City of Madison

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

Agenda - 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.

Tuesday, September 16, 2025 **6:30 PM** **210 Martin Luther King, Jr. Blvd. Room 201 (City-County Building)**

Hybrid Meeting

The City of Madison is holding the Common Council meeting in a hybrid format. Members of the public may choose to view and/or provide comment in person or virtually at hybrid Common Council meetings.

Written Comments: You can send comments on agenda items to allalders@cityofmadison.com

Register for Public Comment:
- Register to speak at the meeting
- Register to answer questions
- Register in support or opposition of an agenda item (without speaking)

If you want to speak at this meeting you must register. You can register at https://www.cityofmadison.com/MeetingRegistration. When you register to speak, you will be sent an email with the information you will need to join the virtual meeting.

Watch the Meeting: If you would like to join the meeting as an observer, please visit https://www.cityofmadison.com/watchmeetings.

Listen by Phone: (877) 853-5257 (Toll Free) Webinar ID: 884 0339 8665

Speaking Guidelines

If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below immediately.

Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese inmediatamente al número de teléfono que figura a continuación.

Yog tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntaub ntawv ua lwm yam los sis lwm cov kev pab kom siv tau qhov kev pab, kev ua num los sis kev pab cuam no, thov hu rau tus xov tooj hauv qab no tam sim no.

Please contact the Office of the Common Council at (608) 266-4071.

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

Notified Absences: None.

Opening Remarks

Presentations

1. 89887 Presentation: Poetry recitation by Octavia Ikard - "Some Places"

Attachments: Some Places.pdf

Legislative History

9/8/25 Council Office Refer to the COMMON COUNCIL

Honoring Resolutions

2. 89884 Recognizing September 15, 2025, through October 15, 2025, as Hispanic Heritage Month

Sponsors: Yannette Figueroa Cole, Satya V. Rhodes-Conway, John W. Duncan, Tag Evers, Derek Field, 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, Michael E. Verveer And Regina M. Vidaver

Attachments: Hispanic Heritage Month 2025 Sources.pdf

Legislative History

9/8/25 Council Office RECOMMEND TO COUNCIL TO ADOPT

Disclosures and Recusals

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

Presentation of Consent Agenda

3. 86546 Consent Agenda Document (9/16/25)

Legislative History

12/27/24	Council Office	RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER

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

Public comments will not be taken on items which are listed on the consent agenda for referral and the Council adopts the referral as part of the consent agenda OR when the Council has heard public comments on an item at a previous meeting and the item is on this agenda for discussion and action only. The Council may allow public comments in either instance by a majority vote.

Recessed Public Hearings

Report of Plan Commission

4. **89375** Creating Section 28.022-00724 of the Madison General Ordinances to change the zoning of property located at 302-308 East Washington Avenue and 15-27 North Butler Street from UMX (Urban Mixed-Use) and PD (Planned Development) District to PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00725 to approve a Specific Implementation Plan. (District 2)

Sponsors: Planning Division

Attachments: 302-308 E Washington Ave.pdf
Application_Redacted.pdf
Letter of Intent_Redacted.pdf
Building Plans.pdf
Lighting Plans.pdf
Link to Demo File 89434
Link to Cond Use File 89237
Link to CSM File 88957

Legislative History

7/30/25	Attorney's Office	Referred for Introduction
	Plan Commission Public Hearing (8/25/25), Common Council (9/2/25)	
8/5/25	COMMON COUNCIL	Refer For Public Hearing to the PLAN COMMISSION
9/2/25	COMMON COUNCIL	Re-refer for Recessed Public Hearing to the PLAN COMMISSION
	Plan Commission (9/15/25), Common Council (9/16/25)	

AGENDA NOTE: A recommendation will be made from the floor as Plan Commission meets 9/15/25.

Public Hearings

Capital Budget

5. 89733 2026 Executive Capital Budget

Attachments: 2026 FC Briefing Schedule and Public Notice
2026 Capital Budget
2026 CIP Executive Budget Overview.pdf

Legislative History

8/27/25	FINANCE COMMITTEE Finance Committee (Public Hearings - 9/8/25, 9/29/25; additional briefing with no public comment - 9/9/25), Common Council (Public Hearings 9/16/25, 10/7/25, 11/11/25)	Referred for Introduction
9/2/25	COMMON COUNCIL	Refer For Public Hearing to the FINANCE COMMITTEE
9/8/25	FINANCE COMMITTEE	Table
9/9/25	FINANCE COMMITTEE	Refer For Public Hearing

End of Public Hearings

Petitions and Communications

None received by agenda deadline.

Business Presented by the Mayor

Appointments

6. 89735 Report of the Mayor submitting resident committee appointments (introduction 9-2-2025; action 9-16-2025).

Legislative History

8/27/25	Mayor's Office Confirm 9/16/25	Referred for Introduction
9/2/25	COMMON COUNCIL Confirm 9/16/25	Refer to a future Meeting to Confirm to the COMMON COUNCIL

7. 89937 Report of the Mayor submitting resident committee appointments (introduce 9-16-2025; action 10-7-2025).

Legislative History

9/10/25	Mayor's Office Confirm 10/7/25	Referred for Introduction

Confirmation Hearings

8. 89711 Submitting the appointment of Lydia McComas for confirmation of a five-year term as City Clerk.

Sponsors: Satya V. Rhodes-Conway

Attachments: McComas Final Contract.pdf

Legislative History

8/26/25	Human Resources Department Finance Committee (9/8/25), Common Council (9/16/25)	Referred for Introduction
9/2/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
9/8/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

9. **89716** Submitting the appointment of Jamie M. Acton for confirmation of a five-year term as Transit General Manager.

Sponsors: Satya V. Rhodes-Conway

Attachments: Acton Final Contract.pdf

Legislative History

8/26/25	Human Resources Department Finance Committee (9/8/25), Common Council (9/16/25)	Referred for Introduction
9/2/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
9/8/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

Business Presented by the President of the Common Council

10. **86555** Confirming the Madison Common Council meeting formats through December 9, 2025:
10/7/25 - Hybrid (Virtual & CCB 201)
10/28/25 - Hybrid (Virtual & CCB 201)
11/11/25 (Budget) - Hybrid (Virtual & CCB 201)
11/12/25 (Budget, if needed) - Hybrid (Virtual & CCB 201)
11/13/25 (Budget, if needed) - Hybrid (Virtual & **MMB 215**)
11/25/25 - **Virtual**
12/9/25 - Hybrid (Virtual & CCB 201)

Legislative History

12/27/24	Council Office	RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER

Reports of Officers

Report of Board of Park Commissioners

11. **89553** Recognizing the Lake Wingra Loop Community Bike Ride occurring on September 28, 2025, celebrating the special sites surrounding Lake Wingra, and urging city staff to identify and promote policies and practices that promote the health of Lake Wingra. (District 13)

Sponsors: Tag Evers

Legislative History

8/14/25	Council Office	Referred for Introduction
	Board of Park Commissioners (9/10/25), Common Council (9/16/25)	
9/2/25	COMMON COUNCIL	Refer to the BOARD OF PARK COMMISSIONERS
9/10/25	BOARD OF PARK COMMISSIONERS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

Report of Board of Public Works

12. **89254** SUBSTITUTE: Amending Sections 4.095, 10.05, 10.055, 10.08, 10.101, 23.24 and 1.08(3)(a) and Creating Section 10.105 of the Madison General Ordinances to enhance the City's street tree protection provisions and to establish a Street Tree Replacement Fund.

Sponsors: Satya V. Rhodes-Conway, Michael E. Verveer, Tag Evers, Davy Mayer, Will Ochowicz And Bill Tishler

Attachments:
- 89254 Body - Version 2
- Tree Protection Specifications-Proposed Updates.pdf
- Tree Protection Ord Changes (7.22.25).pdf
- 89254 Public Comment 8-9-25.pdf
- Public Comments 8-10-25.pdf
- Public Comments 8-11-25.pdf
- Public Comment 8-20-25.pdf
- Public Comment 8-22-25.pdf
- Public Comments 8-25-25.pdf
- File 89254 -- FC Comment 08.25.25.pdf
- Tree Protection Specifications-Proposed Updates (08.28.25).pdf
- Public Comment Save Our Street trees 9-1-25.pdf
- Public Comment 89254-Tree protections 9-2-25.pdf
- Public Comment 89254 Support for Trees 9-2-25.pdf
- Public Comments on Street Tree Protection Ordinance 9-3-25.pdf
- 89254 Body - Version 1
- 89254 Master Report - Version 1

Legislative History

7/22/25	Attorney's Office	Referred for Introduction
	Board of Public Works (9/3/25), Plan Commission (8/11/25), Sustainable Madison Committee (8/20/25), Finance Committee (8/25/25), Common Council (9/16/25)	
8/5/25	COMMON COUNCIL	Refer to the BOARD OF PUBLIC WORKS
	Additional referrals to Plan Commission, Sustainable Madison Committee, Finance Committee.	
8/5/25	BOARD OF PUBLIC WORKS	Referred to the PLAN COMMISSION
8/5/25	BOARD OF PUBLIC WORKS	Referred to the SUSTAINABLE MADISON COMMITTEE

8/5/25	BOARD OF PUBLIC WORKS	Referred to the FINANCE COMMITTEE
8/11/25	PLAN COMMISSION	Re-refer to the PLAN COMMISSION
	On a motion by Alder Field, seconded by Solheim, the Plan Commission recommended to re-refer the Ordinance to the August 25, 2025 Plan Commission meeting.	
8/25/25	SUSTAINABLE MADISON COMMITTEE	Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS
8/25/25	FINANCE COMMITTEE	Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS
8/25/25	PLAN COMMISSION	Return to Lead with the Recommendation for Approval
	On a motion by Alder Field, seconded by Alder Guequierre, the Plan Commission returned the item to the Board of Public Works with a recommendation to approve and asked that the sponsors or the Board of Public Works consider further clarification on the following: 1) That the tree radius is what is used in the policy and the tree protection zone within the radius is confined to the public right-of-way, 2) That the street permit related consequences are applicable to unauthorized tree damage or removal, specifically the word “unauthorized”, 3) Where there could be a conflict with other city policies regarding placing property entrances in locations that would otherwise be prohibited but where a street tree is not present, and 4) The process for the revocation of permits and the appeal process to the Board of Public Works.	
9/3/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER
	A motion was made by Ald. Guequierre, seconded by Ald. Lankella, to refer back to the Board of Public Works. The motion passed by voice vote/other. Lead agency is Board of Public Works (9/17/25), Common Council (10/7/25)	

AGENDA NOTE: Public comment will be heard when the file returns to Council on 10/7/25.

13. **89325** Amending Sections 10.25(4), 23.21(1), 23.22, 23.25 and 23.40(4)(b) of the Madison General Ordinances to reflect changes to tree authority and the requirements of the terrace treatment policy.

Sponsors: John P. Guequierre And Badri Lankella

Legislative History

7/28/25	Attorney's Office	Referred for Introduction
	Board of Public Works (9/3/25), Board of Parks Commissioners (8/13/25), Common Council (9/16/25)	
8/5/25	COMMON COUNCIL	Refer to the BOARD OF PUBLIC WORKS
	Additional referral to Board of Park Commissioners.	
8/5/25	BOARD OF PUBLIC WORKS	Referred to the BOARD OF PARK COMMISSIONERS
8/13/25	BOARD OF PARK COMMISSIONERS	Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS
9/3/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

14. **89521** Accepting sanitary sewer, storm sewer, and sidewalk improvements

constructed by Private Contract In 3030 Ohmeda Drive CSM, Private Contract No. 9082 (District 16).

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 3030 Ohmeda Dr CSM Sanitary Schedule A Unit Cost.pdf
3030 Ohmeda Dr CSM Storm Schedule A Unit Cost.pdf
9082 Sidewalk Schedule A.pdf

Legislative History

8/12/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
9/3/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

15. **89629** Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract In Village At Autumn Lake Phase 14, Private Contract No. 9381 (District 17).

Sponsors: BOARD OF PUBLIC WORKS

Attachments: VAL Ph 14 Sanitary Schedule A Unit Cost.pdf
VAL Ph 14 Storm Schedule A Unit Cost.pdf
9381 Street Schedule A excluding bituminous.pdf

Legislative History

8/20/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
9/3/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

16. **89636** Authorizing the Mayor and the City Clerk to execute an Amendment to Contract 7809 between the City of Madison and Strand Associates, Inc. for additional design engineering services for Pleasant View Road reconstruction from Mineral Point Road to Timber Wolf Trail. (District 9)

Sponsors: Joann Pritchett

Legislative History

8/20/25	Engineering Division	Referred for Introduction Board of Public Works (9/3/25), Common Council (9/16/25).
9/2/25	COMMON COUNCIL	Refer to the BOARD OF PUBLIC WORKS
9/3/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

17. **89664** Authorizing the Mayor and the City Clerk to execute Amendment No. 6 to Contract 8910, the existing Purchase of Services contract between the City of Madison and Tetra Tech, Inc. for engineering services for the East Isthmus and Yahara River Watershed Study (District 2, District 4, District 6, District 12, District 15).

Sponsors: BOARD OF PUBLIC WORKS

Legislative History

8/22/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
9/3/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

18. 89681 Approving temporary construction work with associated noise impacts between the hours of 7:00 PM and 7:00 AM for work associated with the City of Madison/Wisconsin Department of Transportation reconstruction of John Nolen Drive (E Lakeside St to S Broom St), #11860 (District 4).

Sponsors: Michael E. Verveer

Legislative History

8/22/25	Engineering Division	Re-refer to the BOARD OF PUBLIC WORKS
9/3/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

A motion was made by Ald. Lankella, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT with additional recommendation that work within 300' of residences is limited to 12 nights heavy construction (storm water & paving), and up to 8 nights private utility construction, 60 nights total. Additional notification will be mailed to impacted residents. The motion passed by voice vote/other.

19. 89732 Awarding Public Works Contract No. 9677, Quann Park Lighting Project. (District 14)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9677 Bid Open Tab.pdf
9677 award.pdf

Legislative History

8/26/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
9/3/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

20. 89746 Assessing Benefits West Washington Avenue and South Henry Street Resurfacing Assessment District - 2024. (District 4)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 14389_WWashHenry_Assess_FINAL.pdf

Legislative History

8/27/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
9/3/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

21. 89747 Approving plans and specifications for public improvements necessary for the project known as 3565 Tulane Avenue CSM and authorizing construction to be undertaken by the Developer, Private Contract No. 9685 (District 15).

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9685 Exhibit.pdf

Legislative History

8/27/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
9/3/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

22. 89748 Assessing Benefits Sheboygan Avenue and Segoe Road Assessment District - 2024. (District 11)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 14215_SegoeSheboygan_Assessments_FINAL.pdf

Legislative History

8/27/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
9/3/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

23. **89749** Declaring the City of Madison's intention to exercise its police powers establishing the Pontiac Trail, Boston Court, Rosewood Circle, and Nokomis Circle Assessment District - 2025. (District 10)

Sponsors: Yannette Figueroa Cole

Legislative History

8/27/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
9/3/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

24. **89757** Awarding Public Works Contract No. 9673, Bartillon Shelter Fiber Connection. (District 12)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9673 Bid Open Tab.pdf
9673 award.pdf

Legislative History

8/28/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
9/3/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

25. **89759** Awarding Public Works Contract No. 8806, Buffalo Trail, Barron Court, and Green Lake Pass Assessment District - 2025. (District 11)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 8806 Bid Open tab.pdf
8806 award.pdf

Legislative History

8/28/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
9/3/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

Report of City Clerk

26. **86238** Report of Operator License Applications September 16, 2025. See attached report for list of operators.

Attachments: new operators

Legislative History

11/20/24	Clerk's Office	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

Report of Common Council Executive Committee

27. **89344** Accepting the 2025 Agency Annual Surveillance Technology Reports for the 2024 Calendar Year

Sponsors: Regina M. Vidaver

Attachments: Annual Surveillance Technology Reports 2025 - Combined.pdf

Legislative History

7/29/25	Council Office	Referred for Introduction
	Common Council Executive Committee (9/16/25), Common Council (9/16/25)	
8/5/25	COMMON COUNCIL	Refer to the COMMON COUNCIL EXECUTIVE COMMITTEE

AGENDA NOTE: A recommendation will be made from the floor as Common Council Executive Committee meets 9/16/25.

28. **88483** Creating Section 2.035 of the Madison General Ordinances related to requiring elector signatures with application to fill vacancy on the Common Council.

Sponsors: MGR Govindarajan, Derek Field And Sean O'Brien

Legislative History

5/27/25	Attorney's Office	Referred for Introduction
	Common Council Executive Committee (7/1/25), Common Council (7/1/25)	
6/3/25	COMMON COUNCIL	Referred to the COMMON COUNCIL EXECUTIVE COMMITTEE
7/1/25	COMMON COUNCIL	Re-refer to the COMMON COUNCIL EXECUTIVE COMMITTEE
7/1/25	COMMON COUNCIL EXECUTIVE COMMITTEE	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER
	Recommended re-referral to the Common Council Executive Committee (8/5/25) and Common Council (8/5/25)	
8/5/25	COMMON COUNCIL	Re-refer to the COMMON COUNCIL EXECUTIVE COMMITTEE
8/5/25	COMMON COUNCIL EXECUTIVE COMMITTEE	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER

AGENDA NOTE: A recommendation will be made from the floor as Common Council Executive Committee meets 9/16/25.

Report of Finance Committee

29. **89472** Authorizing the Transit General Manager to file an application for a Section 5307, 5337 & 5339 Super Grant, public transit capital, capital maintenance, and capital planning grant with U.S. Department of Transportation and authorizing the Mayor and the City Clerk to execute the associated grant agreement with USDOT and the associated 13 (c) agreement with Teamsters Local No. 120.

Sponsors: Yannette Figueroa Cole, Sabrina V. Madison And Derek Field

Legislative History

8/6/25	Metro Transit	Referred for Introduction

Finance Committee (9/9/25), Common Council (9/16/25)

9/2/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
9/8/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

30. **89580** Repealing and recreating Section 4.28 of the Madison General Ordinances related to TIF Applications to update TIF application fee and application process.

Sponsors: Satya V. Rhodes-Conway, Regina M. Vidaver And MGR Govindarajan

Legislative History

8/18/25	Attorney's Office	Referred for Introduction
	Finance Committee (9/8/25), Common Council (9/16/25)	
9/2/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
9/8/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

31. **89707** Authorizing the Mayor and City Clerk to execute 2025 Youth Homelessness Demonstration Program (YHDP) contract amendments with Briarpatch Youth Services, OutReach, and the Center for Community Stewardship, allocating previously unallocated funds. (Citywide)

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

Legislative History

8/26/25	Community Development Division	Referred for Introduction
	Finance Committee (9/8/25), Community Development Block Grant Committee (9/4/25), Common Council (9/16/25)	
9/2/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
	Additional referral(s) to Community Development Block Grant	
9/4/25	FINANCE COMMITTEE	Refer to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE
9/4/25	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
9/8/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

32. **89717** Authorizing the Mayor and City Clerk to amend the 2024-25 EHH contract with Briarpatch Youth Services to add $12,600 of State EHH funds reallocated from an EHH contract with Legal Action of Wisconsin. (Citywide)

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

Legislative History

8/26/25	Community Development Division	Referred for Introduction
	Finance Committee (9/8/25), Community Development Block Grant (9/4/25), Common Council (9/16/25)	
9/2/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
	Additional referral(s) to Community Development Block Grant	

9/4/25	FINANCE COMMITTEE	Refer to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE
9/4/25	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
9/8/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

33. **89724** Authorizing the allocation of approximately $3.5 million of combined City and Federal funds among seven non-profit agencies to support the provision of homeless services and housing resources beginning in 2026, the outcomes of a competitive RFP process conducted by the Community Development Division, and authorizing the Mayor and City Clerk to enter into agreements with agencies selected to receive funds to implement the specified programs and services. (Citywide)

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

Attachments: Attachment - Homeless Services and Housing Resources RFP 2025.pdf
Attachment -DRAFT 2025 City RFP Allocation Plan.pdf
Item 89724 RegistrantsReport-Final Report CDBG 9-4-2025.pdf
Item 89724-Public Comments 9-4-2025 CDBG Committee.pdf

Legislative History

8/26/25	Community Development Division Finance Committee (9/8/25), Community Development Block Grant (9/4/25), Common Council (9/16/25)	Referred for Introduction
9/2/25	COMMON COUNCIL Additional referral(s) to Community Development Block Grant	Refer to the FINANCE COMMITTEE
9/4/25	FINANCE COMMITTEE	Refer to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE
9/4/25	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
9/8/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

34. **89734** Establishing rules and procedures for Common Council deliberations on the City of Madison's 2026 Capital and Operating Budgets.

Sponsors: Regina M. Vidaver And MGR Govindarajan

Attachments: 2026 Budget Calendar (File 89734).pdf

Legislative History

8/27/25	Finance Department Finance Committee (9/8/25), Common Council (9/16/25)	Referred for Introduction
9/2/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
9/8/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

35. **89779** Extending the contract between the City of Madison and MACH Onehealth, Inc.

dba Madison Street Medicine to provide those services and extend currently allocated funding through April 2026, at an additional cost of $0 dollars from the City of Madison, and authorizes the use of up to $100,000 of additional funds from Dane County to pay for those services

Sponsors: Davy Mayer

Attachments: Item 89779 RegistrantsReport-Final Report CDBG 9-4-2025.pdf
Item 89779-Dairy Drive_Public Comments 9-4-2025 CDBG Committee.pdf
File 89779 -- Public Comment, FC 09.08.2025.pdf

Legislative History

8/30/25	Council Office	Referred for Introduction
	Finance Committee (9/8/25), City-County Homeless Issues Committee (9/15/25), Common Council (9/16/25)	
9/2/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
9/3/25	FINANCE COMMITTEE	Refer to the CITY-COUNTY HOMELESS ISSUES COMMITTEE
9/8/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER
	This motion failed 1-5.	

AGENDA NOTE: The motion to adopt failed, therefore there is no recommendation.

Report of Plan Commission

36. 88957 Approving a Certified Survey Map of property owned by Butler Plaza, LLC located at 302-308 E Washington Avenue and 15-27 N Butler Street (District 2).

Sponsors: Planning Division

Attachments: CSM Application_Redacted.pdf
Letter of Intent.pdf
Proposed CSM.pdf
Link to Demo File 89434
Link to Rezoning Ord File 89375
Link to Cond Use File 89237

Legislative History

7/2/25	Planning Division	Referred for Introduction
	Plan Commission (8/25/25), Common Council (9/2/25)	
7/15/25	COMMON COUNCIL	Referred to the PLAN COMMISSION
9/2/25	COMMON COUNCIL	Re-refer to the PLAN COMMISSION
	Plan Commission (9/15/25), Common Council (9/16/25)	

AGENDA NOTE: A recommendation will be made from the floor as Plan Commission meets 9/15/25.

Report of Police Department

37. 85968 Chief of Police 2nd Quarter Report: Chief John Patterson, Madison Police

Department

Attachments: Quarterly Report Q2 2025.pdf

Legislative History

11/5/24	Police Department	RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER

Report of Risk Manager

38. **89173** A. Fiscus - Vehicle Damage - $91.99

Legislative History

8/5/25	COMMON COUNCIL	Referred to the Risk Manager
9/9/25	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

39. **89505** Grange Insurance - Vehicle Damage - $1,541.94

Legislative History

9/2/25	COMMON COUNCIL	Refer to the Risk Manager
9/9/25	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

40. **89516** T. Schad - Vehicle Damage - $500.00

Legislative History

9/2/25	COMMON COUNCIL	Refer to the Risk Manager
9/9/25	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

41. **89546** C. Ducommun - Property Damage - $746.59

Legislative History

9/2/25	COMMON COUNCIL	Refer to the Risk Manager
9/9/25	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

42. **89639** A. Becker - Vehicle Damage - $2,012.94

Legislative History

9/2/25	COMMON COUNCIL	Refer to the Risk Manager
9/9/25	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

Items Referred to this Meeting

Resolutions

43. **89632** Authorizing the Planning Division to enter into a contract with The Creative Company, Inc. to develop a regional music brand for the Greater Madison area in alignment with the goals of the Greater Madison Music City initiative.

Sponsors: Yannette Figueroa Cole And Dina Nina Martinez-Rutherford

Legislative History

8/20/25	Planning Division Common Council (9/16/25)	Referred for Introduction
9/2/25	COMMON COUNCIL Adopt 9/16/25	Refer to a future Meeting to Adopt to the COMMON COUNCIL

44. **89635** Authorizing the Planning Division to continue the Artist at Work program, focusing on destination marketing for Madison's music sector, and to select and contract non-profit partners as grantees.

Sponsors: Yannette Figueroa Cole, Dina Nina Martinez-Rutherford And Michael E. Verveer

Legislative History

8/20/25	Planning Division Common Council (9/16/25)	Referred for Introduction
9/2/25	COMMON COUNCIL Adopt 9/16/25	Refer to a future Meeting to Adopt to the COMMON COUNCIL

Introduction of New Business for Referral Without Debate

Ordinances

45. **89899** Creating Section 28.022-00728 of the Madison General Ordinances to change the zoning of property located at 6303 Portage Road and 4821 Hoepker Road from Temporary A (Agriculture) District to TR-P (Traditional Residential-Planned) District. (District 17)

Sponsors: Planning Division

Attachments: 4821 Hoepker Road.pdf

Legislative History

9/9/25	Attorney's Office Plan Commission Public Hearing (10/20/25), Common Council (10/28/25)	Referred for Introduction

46. **89916** Amending several sections of Chapter 28 to reduce minimum lot width and lot area within certain zoning districts and to reduce the rear setback for alley loaded one-story attached garages.

Sponsors: Satya V. Rhodes-Conway, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, Carmella Glenn, MGR Govindarajan, John P. Guequierre, Badri Lankella, Sabrina V. Madison, Dina Nina Martinez-Rutherford, Julia Matthews, Davy Mayer, Sean O'Brien, Michael E. Verveer And Regina M. Vidaver

Attachments: 89916 Body

Legislative History

9/9/25	Attorney's Office Plan Commission Public Hearing (10/6/25), Housing Policy Committee (9/25/25), Common Council (10/7/25)	Referred for Introduction

47. **89917** Amending various sections of Chapter 28 to update the existing step down rules for larger buildings when adjacent to a residential district.

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

Attachments: 89917Body.pdf

Legislative History

9/9/25 Attorney's Office Referred for Introduction

Plan Commission Public Hearing (10/6/25), Housing Policy Committee (9/25/25), Common Council (10/7/25)

48. **89918** Amending sections within Chapter 28 to allow detached Accessory Dwelling Units to have two units and not be included in maximum permitted use accessory structure size.

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

Legislative History

9/9/25 Attorney's Office Referred for Introduction

Plan Commission Public Hearing (10/6/25), Housing Policy Committee (9/25/25), Common Council (10/7/25)

Resolutions

49. **89766** Approving the final plat of *Raemisch Farm Development* on land generally addressed as 4000-4150 Packers Avenue (District 18).

Sponsors: Planning Division

Attachments: Application_Redacted.pdf

Letter of Intent.pdf

Final Plat.pdf

Link to Prelim Plat Res ID 72365

Legislative History

8/28/25 Planning Division Referred for Introduction

Plan Commission (10/20/25), Common Council (10/28/25)

50. **89767** Approving the preliminary plat of the *LEO Living* on property addressed as 6303 Portage Road and 4821 Hoepker Road (District 17).

Sponsors: Planning Division

Attachments: Subdivision Application.pdf
Letter of Intent.pdf
Preliminary Plat.pdf
Project Plans.pdf
Tree Survey.pdf
Stormwater Mgmt Memo.pdf
Traffic Impact Analysis.pdf

Legislative History

8/28/25 Planning Division Referred for Introduction
Plan Commission (10/20/25), Common Council (10/28/25)

51. **89776** Approving a Certified Survey Map of property owned by 4 Lakes Properties, LLC and Dayton-Orchard, LLC located at 120-126 N Orchard Street, 1313 Randall Court, 1314 Randall Court, and 1309-1311 W Dayton Street (District 8).

Sponsors: Planning Division

Attachments: Subdivision Application.pdf
Letter of Intent.pdf
Proposed CSM.pdf

Legislative History

8/29/25 Planning Division Referred for Introduction
Plan Commission (10/6/25), Common Council (10/7/25)

52. **89777** Approving a Certified Survey Map of property owned by Rohr Chabad House at the University of Wisconsin, Inc. located at 223-225 W Gilman Street (District 2).

Sponsors: Planning Division

Attachments: Application.pdf
Letter of Intent.pdf
Proposed CSM.pdf

Legislative History

8/29/25 Planning Division Referred for Introduction
Common Council (10/7/25)

53. **89778** Approving a Certified Survey Map of property owned by Capitol Lakes, Inc. located at 333-345 W Main Street, 110 S Henry Street, and 334 W Doty Street (District 4).

Sponsors: Planning Division

Attachments: Application.pdf
Letter of Intent.pdf
Proposed CSM.pdf

Legislative History

8/29/25 Planning Division Referred for Introduction
Common Council (10/7/25)

54. 89833 Authorizing a loan to Stella's Bakery of Madison or its assigns in the amount of $250,000 for real estate improvements to the commercial property at 3113 Syene Road through the TID 51 Small Cap TIF program using TID #51 incremental revenue as authorized in the TID #51 Project Plan (RES-23-00208) adopted by the Common Council on March 7, 2023. (District 14)

Sponsors: Isadore Knox Jr.

Attachments: TIF Loan Summary Stellas of Madison.pdf

Legislative History

9/4/25 Economic Development Division — Referred for Introduction

Finance Committee (9/29/25), Economic Development Committee (9/17/25), Common Council (10/7/25)

55. 89836 Authorizing a Purchase and Sale Agreement to transfer the land and improvements at 802, 810 and 818 West Badger Road to the Community Development Authority and/or its assigns for the Park Badger Redevelopment Project. (District 14)

Sponsors: Satya V. Rhodes-Conway, John P. Guequierre, Carmella Glenn, Regina M. Vidaver And Yannette Figueroa Cole

Attachments: 12846 Park Badger Phase 1_PSA.pdf

Legislative History

9/4/25 Economic Development Division — Referred for Introduction

Finance Committee (9/29/25), Common Council (10/7/25)

56. 89855 Approving the schedule of Special Charges for the State Street Mall/Capitol Concourse for 2024/2025 Maintenance Charges. (District 2, District 4, and District 8)

Sponsors: Michael E. Verveer And MGR Govindarajan

Attachments: 2025 Schedule A-Parcel Calculation.pdf

MallMaint_SpecialChargesMap2025-07-30.pdf

Legislative History

9/5/25 Parks Division — Referred for Introduction

Finance Committee (9/29/25), Downtown Coordinating Committee (9/18/25), Common Council (10/7/25)

57. 89860 Recognizing the appointment of John Patterson and approving the terms and conditions of employment for John Patterson as City of Madison Police Chief.

Sponsors: Satya V. Rhodes-Conway

Attachments: Patterson Conditional Offer Letter - Signed.pdf

Patterson Final Contract.pdf

Legislative History

9/5/25 Human Resources Department — Referred for Introduction

Finance Committee (9/29/25), Common Council (10/7/25)

58. 89879 Approving an intergovernmental agreement with the Town of Blooming Grove

for the City to provide building inspection services for the Town.

Sponsors: Satya V. Rhodes-Conway, Derek Field, Dina Nina Martinez-Rutherford And Sean O'Brien

Attachments: BG-COM Building Inspections Services Agreement (Draft).pdf

Legislative History

9/8/25 Attorney's Office Referred for Introduction
Finance Committee (9/29/25), Common Council (10/7/25)

59. **89880** Applying to the Dane County Board for exemption from the Dane County Library Tax levied under Section 43.57(3) and 43.64(2) Wisconsin Statutes.

Sponsors: Sabrina V. Madison

Attachments: 2026 EXEMPT MINIMUN LEVY.pdf

Legislative History

9/8/25 Library Referred for Introduction
Finance Committee (9/29/25), Common Council (10/7/25)

60. **89881** Amending the Police Department's operating budget, and authorizing the Mayor and Chief of Police (or designee) to accept a Project Safe Neighborhoods grant award of $8,082 to aid investigations into violent and gun crime.

Sponsors: Yannette Figueroa Cole And John W. Duncan

Legislative History

9/8/25 Police Department Referred for Introduction
Finance Committee (9/29/25), Common Council (10/7/25)

61. **89882** Authorizing the Mayor and City Clerk to enter into a non-competitive 5-year Services Agreement with Waste Management of Wisconsin, Inc. and Deer Track Park Landfill, Inc., for disposal of certain solid waste material. (Citywide)

Sponsors: John P. Guequierre And Badri Lankella

Attachments: Non-Competitive Selection Request - Waste Management 2025.pdf

Legislative History

9/8/25 Engineering Division Referred for Introduction
Finance Committee (9/29/25), Board of Public Works (9/17/25), Common Council (10/7/25)

62. **89898** Delete the 1.0 FTE position #1454 of Program Assistant 1; recreate the position as a Program Assistant 2; and reallocate the employee to the new position.

Sponsors: Director of Human Resources

Attachments: PB Memo Program Assistant 1 Final.pdf

Legislative History

9/8/25 Human Resources Department Referred for Introduction
Finance Committee (9/29/25), Personnel Board (9/24/25), Common Council (10/7/25)

63. **89915** Delete the classification of Control Systems Technician in CG 16, R19 and recreate it in CG16, R20; recreate position #1790 in the new classification and reallocate the employee.

Sponsors: Director of Human Resources

Attachments: PB Memo Control Systems Technician.pdf
Classification Control System Technician Draft 09-2025.pdf

Legislative History

9/9/25 Human Resources Department — Referred for Introduction
Finance Committee (9/29/25), Personnel Board (9/24/25), Common Council (10/7/25)

64. **89926** Approving a loan of up to $80,000 from the Community Development Division's Child Care Facilities Loan Program to Monona Grove Nursery School for use in developing new child care space, and authorizing the Mayor and City Clerk to enter into agreements with that agency to complete the specified project. (District 15)

Sponsors: Bill Tishler, Regina M. Vidaver And Dina Nina Martinez-Rutherford

Legislative History

9/10/25 Community Development Division — Referred for Introduction
Finance Committee (9/29/25), Common Council (10/7/25)

65. **89933** Authorizing the execution of a Memorandum of Understanding between the City and the University of Wisconsin Board of Regents regarding the referral of eligible students to rent below market rate units as contemplated by Madison General Ordinance Section 28.071.

Sponsors: MGR Govindarajan, Satya V. Rhodes-Conway, Will Ochowicz And Michael E. Verveer

Attachments: Exhibit A - Memorandum of Understanding.pdf

Legislative History

9/10/25 Attorney's Office — Referred for Introduction
Finance Committee (9/29/25), Common Council (10/7/25)

66. **89945** Authorizing the Mayor and City Clerk to execute agreements between the City of Madison and Dane County that govern the exchange of revenue for shared services, collaborative projects, and joint responsibilities as authorized in the 2025 Adopted Operating Budget (District 16 and citywide).

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

Attachments: DRAFT Coordinated Entry 2025.pdf
DRAFT Dairy Drive 2025.pdf
DRAFT Tenant Services 2025.pdf
INTERGOVERMENTAL FUNDING AGREEMENT BETWEEN THE CITY OF MA

Legislative History

9/10/25 Community Development Division — Referred for Introduction
Finance Committee (9/29/25), Common Council (10/7/25)

67. **89947** Adopting and confirming the Labor Agreement between the City of Madison and the Teamsters Union Local 120, affiliated with the International Brotherhood of Teamsters, for the period of January 1, 2025 through December 31, 2027

Sponsors: Satya V. Rhodes-Conway And Director of Human Resources

Legislative History

9/10/25 Attorney's Office Referred for Introduction

Finance Committee (9/29/25), Common Council (10/6/25)

68. **89948** A Resolution authorizing a competitive selection five-year contract with Integral Building Systems, Inc for the procurement, installation, and support of structured cabling, access control, audio visual systems and security cameras.

Sponsors: Satya V. Rhodes-Conway

Legislative History

9/10/25 Department of Information Technology Referred for Introduction

Finance Committee (9/29/25), Common Council (10/7/25)

Presentation of Claims Against the City

Claims - Refer to the Risk Manager

69. **89743** S. Hassan - Property Loss - $950.00

70. **89744** S. Webb - Property Damage - $500.00

71. **89773** D. Ayres - Vehicle Damage - $4,000.00

72. **89783** O. Eversole - Vehicle Damage - $2,484.46

73. **89786** K. Phelps - Vehicle Damage - $250.00

74. **89789** J. Tollefsrud - Property Damage - $200.00

75. **89802** J. Phelan - Property Damage - $5,900.00

76. **89807** L. Young - Vehicle Damage - $Amount to be Determined

77. **89810** J. Lattimore III - Violation of Rights - $5,000.00

78. **89815** Progressive for C. Stilson - Rental Vehicle and Bodily Injury - $753.64

79. **89818** C. Sweeney - Vehicle Damage - $Amount to be Determined

80. **89936** R. Pegg - Vehicle Damage - $4,166.67

Announcements & Introductions of Items from the Floor

Adjournment

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 89887

File ID:	89887	**File Type:**	Presentation	**Status:**	Presentation
Version:	1	**Reference:**		**Controlling Body:**	Council Office
				File Created Date :	09/08/2025
File Name:	Presentation: Poetry recitation by Octavia Ikard			**Final Action:**	
Title:	Presentation: Poetry recitation by Octavia Ikard - "Some Places"				
Notes:					
				CC Agenda Date:	09/16/2025
				Agenda Number:	1.
Sponsors:				**Effective Date:**	
Attachments:	Some Places.pdf			**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	lwindsor-engnell@cityofmadison.com			**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	09/08/2025	Refer	COMMON COUNCIL			
	Action Text:	This Presentation was Refer to the COMMON COUNCIL					

Text of Legislative File 89887

Title

Presentation: Poetry recitation by Octavia Ikard - "Some Places"

Body

2025-26 Madison Youth Poet Laureate: Octavia Ikard

Octavia Ikard is a multi-disciplinary African American writer who grew up in Tallahassee, Florida, and Durham, North Carolina. The rich black Southern culture they were raised in, in combination with the stories and customs prevalent within their family permeate every aspect of their writing. They hope to continuously challenge people to lend their ear to truths that need to

be spoken no matter how hard they are to hear. Octavia's writing is the purest manifestation of their love for themself and the black women around them. Octavia hopes to live as long as possible so one day they'll be a story worth telling.

some places stick to our shoes like gum
we did not shimmy off onto the concrete good enough
a reminder to how we lived when we try to pick up our feet
but still felt the old one anchoring us down
some places stick like plaque to molars,
like if you took the joy you woke up with this morning
and tried to scrub it off, only more of that place would be revealed
for me, this is not a good thing

i do not want my smile to be a hallway,
i do not want anyone to walk into the dead end of my eyes
and find a scrap of me standing there
i do not want my kiss to taste like red
clay from Carolina ground,
the swampy heat of the Everglades
but I guess some places code into the bloodline.

my dad drove me to a rickety group of houses
in Madison and said this,
this is where your brother was born
and this is where the children used to play
on the playground and this is how me and your mother and brother
were a place, a family that didn't include you yet
some places are just like that,
where your brother was born and you weren't
and yet still I'm the sibling, the granddaughter,
the niece from up there where it's cold,
where there are tall buildings and bustling cities
somehow the symbiote of the Midwest,
has integrated itself into me and
I'm a blast of winter air and foreign for my family
because I guess some places turn you into them

other places are like the buildup
of hairs crocheted in a drain
a problem you made but can't seem to touch,
too used to water lapping around your ankles
my mom hadn't touched Madison
long enough to leave a fingerprint
and yet when she moved me in she told me,
this was a hard hard place
some places are where your mother died
and you are not sure what killed her
and like gum
like plaque
like grief
you let that grow into something
that shouldn't be love, but that is

every place shouldn’t be a poem,
but I cannot unwrite my family
out of the body of Madison
i cannot sit in a classroom, and not wonder
if there is a tile that touched my father’s feet
and mine our sharing, if there is a glance
of this yawning lake that both my brother and I
have reclined into, walked past, put a prayer into
every place I have lived, becomes a ghost peeking
around the corner of my melancholy,

City of Madison

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Master

File Number: 89884

File ID:	89884	**File Type:**	Resolution	**Status:**	Honoring Resolution
Version:	1	**Reference:**		**Controlling Body:**	Council Office
				File Created Date :	09/08/2025
File Name:	Hispanic Heritage Month 2025			**Final Action:**	
Title:	Recognizing September 15, 2025, through October 15, 2025, as Hispanic Heritage Month				
Notes:					
				CC Agenda Date:	09/16/2025
				Agenda Number:	2.
Sponsors:	Yannette Figueroa Cole, Satya V. Rhodes-Conway, John W. Duncan, Tag Evers, Derek Field, 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, Michael E. Verveer And Regina M. Vidaver			**Effective Date:**	
Attachments:	Hispanic Heritage Month 2025 Sources.pdf			**Enactment Number:**	
Author:	Ald. Figueroa Cole			**Hearing Date:**	
Entered by:	imatthias@cityofmadison.com			**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/9/2025	Khadidiatou Dia	Approve	9/26/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	09/08/2025	RECOMMEND TO COUNCIL TO ADOPT				
	Action Text:	This Resolution was RECOMMEND TO COUNCIL TO ADOPT					

Text of Legislative File 89884

Fiscal Note

No fiscal impact.

Title

Recognizing September 15, 2025, through October 15, 2025, as Hispanic Heritage Month

Body

WHEREAS, each year, the United States recognizes the economic, cultural, and social contributions that Hispanic/Latinx/e peoples have brought to our nation; and,

WHEREAS, the rich and distinctive culture of the Hispanic/Latinx/e community has always been an integral part of our country's identity; and,

WHEREAS, this month represents the anniversary of independence for Chile, Costa Rica, El Salvador, Guatemala, Honduras, México, and Nicaragua; and,

WHEREAS, Hispanic Heritage Month extends to October as October 12th is Día de la Raza; and,

WHEREAS, according to United Nations, there are 826 different Indigenous groups in Latin America and the Caribbean; and,

WHEREAS, many Latinx/e in the American continent are the descendants of Indigenous groups and their diverse tribes, such as the Arawak (Colombia and Venezuela), Aztecs/Mayans (Mexico and Central America), the Incas (South America), and the Taino (Cuba, Puerto Rico, the Dominican Republic, Haiti, and Jamaica), in addition to the many Latinx/e who share additional cultural roots, including African or Afro-Latinx/e and Asian-Latinx/e; and,

WHEREAS, some Latinx/e have lost the ability to speak ancestral native languages such as Quechua, Quiche, Nahuatl, Aymara, and others as these languages were replaced by the Spanish language during the colonialization of present day Central and South American and Caribbean countries, while others have lost or never acquired the ability to speak Spanish due to language suppression efforts here in the United States, where Latinx/e are still told to “speak English” despite the fact that the U.S. has no official language and that Spanish was the first non-native language spoken on the American continent; and,

WHEREAS, one-third of the present-day United States was internationally recognized as Mexico prior to the end of the Mexican-American war in 1848 and was inhabited by free people of Indigenous, African, and Mexican descent when Latinx/e were able to cross the Rio Grande border freely; and,

WHEREAS, while Latinx/e people had their land taken away, they have won the struggle of cultural survival; and,

WHEREAS, based on 2020 Census data, the Hispanic/Latinx/e population of the United States totals 62.1 million, which represents 19% of our population, and in 2021 the population grew to 62.5 million, making Hispanic/Latinx/e people the nation’s largest ethnic or racial minority; and,

WHEREAS, based on 2020 Census data, the Hispanic/Latinx/e population of Wisconsin was 447,290, almost 8% of the state's population and a growth of over 100,000 from 2010; and,

WHEREAS, the Hispanic/Latinx/e population of Dane County totals almost 42,000, of which the City of Madison is home to 23,408, an increase of over 7,000 people since 2010; and,

WHEREAS, according to the Latino Data Collaborative, Latinx/e purchasing power reached $4.1 trillion in 2023, which has grown 2.4 times faster than the national average; and,

WHEREAS, Hispanic Heritage Month is one of enormous pride for Hispanics/Latinx/e living in the United States as the Hispanic and Latinx/e culture has had a profound and positive influence on our country and community through their strong commitment to family, faith, hard work, and selfless service; and,

WHEREAS, Madison is fortunate to count among its population a dynamic Hispanic/Latinx/e community that plays an important role in our city's economy and society; and,

WHEREAS, we encourage all Madisonians to recognize and applaud the many contributions made by our Hispanic/Latinx/e community to enhance the quality of life in every aspect of our city and that have contributed to our collective fight for equality and justice; and,

WHEREAS, whether their ancestors have been here for generations, or if they are among our newest residents, we recognize that Hispanic Heritage is American Heritage, and that our brothers and sisters in the Hispanic American community represent a rich history of country and culture;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Common Council recognize the month of September 15, 2025, through October 15, 2025, as Hispanic Heritage Month in the City of Madison.

BE IT FURTHER RESOLVED that the Mayor and Common Council congratulate our Hispanic/Latinx/e community on this significant month and thank them for their contributions to the vibrancy of the City of Madison.

Sources:
https://www.pewresearch.org/fact-tank/2021/09/09/key-facts-about-u-s-latinos-for-national-hispanic-heritage-month/
https://www.hispanicheritagemonth.gov/
https://data.census.gov/profile?g=160XX00US5548000
https://latinodonorcollaborative.org/us-latino-gdp/#:~:text=Latino%20Purchasing%20Power%20Hits%20%244.1,housing%2C%20tech%2C%20and%20beyond.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 86546

File ID:	86546	**File Type:**	Report	**Status:**	Consent Agenda
Version:	1	**Reference:**		**Controlling Body:**	Council Office
				File Created Date :	12/27/2024
File Name:	Consent Agenda Document (9/16/25)			**Final Action:**	
Title:	Consent Agenda Document (9/16/25)				
Notes:					
				CC Agenda Date:	09/16/2025
				Agenda Number:	3.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	lwindsor-engnell@cityofmadison.com			**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	12/27/2024	RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER				
	Action Text:	This Report was RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER					

Text of Legislative File 86546

Title
Consent Agenda Document (9/16/25)

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 89375

File ID:	89375	**File Type:**	Ordinance	**Status:**	Recessed Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	07/30/2025
File Name:	East Washington North Butler Rezone			**Final Action:**	

Title: Creating Section 28.022-00724 of the Madison General Ordinances to change the zoning of property located at 302-308 East Washington Avenue and 15-27 North Butler Street from UMX (Urban Mixed-Use) and PD (Planned Development) District to PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00725 to approve a Specific Implementation Plan. (District 2)

Notes: 6976EastWashingtonNorthButlerRZ

		CC Agenda Date:	09/16/2025
		Agenda Number:	4.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	302-308 E Washington Ave.pdf, Application_Redacted.pdf, Letter of Intent_Redacted.pdf, Building Plans.pdf, Lighting Plans.pdf, Link to Demo File 89434, Link to Cond Use File 89237, Link to CSM File 88957	**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	7/30/2025	Michael Haas	Approved as to Form	8/19/2025
1	2	7/31/2025	Maggie McClain	Approve	8/19/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	07/30/2025	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction
Notes: Plan Commission Public Hearing (8/25/25), Common Council (9/2/25)

1	COMMON COUNCIL	08/05/2025	Refer For Public Hearing	PLAN COMMISSION	Pass
	Action Text:	A motion was made by Govindarajan, seconded by Guequierre, to Refer For Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.			
1	COMMON COUNCIL	09/02/2025	Re-refer for Recessed Public Hearing	PLAN COMMISSION	Pass
	Action Text:	A motion was made by Vidaver, seconded by Figueroa Cole, to Re-refer for Recessed Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.			
	Notes:	Plan Commission (9/15/25), Common Council (9/16/25)			

Text of Legislative File 89375

Fiscal Note

No City appropriation required.

Title

Creating Section 28.022-00724 of the Madison General Ordinances to change the zoning of property located at 302-308 East Washington Avenue and 15-27 North Butler Street from UMX (Urban Mixed-Use) and PD (Planned Development) District to PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00725 to approve a Specific Implementation Plan. (District 2)

Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 302-308 East Washington Avenue and 15-27 North Butler Street from UMX (Urban Mixed-Use) and PD (Planned Development) District to PD (GDP) (Planned Development-General Development Plan) and approves a Specific Implementation Plan to construct up to 11-story mixed-use building with 9,000 square feet of commercial space and 76 apartments.

****

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

1. Map Amendment 00724 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00724. The following described property is hereby rezoned to PD (GDP) (Planned Development-General Development Plan) District.

Lots 1, 8, 9, 10, and Part of Lot 7, Block 112, Original Pritchette Plat of Madison, located in the SW 1/4 of the SW 1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin, and more particularly described as follows:

Commencing at the True Corner for the South Quarter Corner of aforesaid Section 13, thence along the south line of the SW 1/4 of the SW 1/4 of said Section 13 South 88 Degrees 53 Minutes 29 Seconds East, 1,906.20 feet; thence North 01 Degrees 06 Minutes 31 Seconds East, 840.69 feet to the southernmost corner of said Lot 8 and the Point of Beginning; thence along the northeasterly right of way line of N Butler Street, North 43 Degrees 52 Minutes 49 Seconds West, 331.44 feet to the westernmost corner of said Lot 1; thence along the northwesterly line of said Lot 1, North 46 Degrees 10 Minutes 15 Seconds East, 132.42 feet to the northernmost corner of said Lot 1; thence, along the northeasterly line of said Lot 1, Lot 10, and Lot 9, South 43 Degrees 50 Minutes 43 Seconds East, 198.62 feet to the easternmost corner of said Lot 9; thence South 46 Degrees 09 Minutes 14 Seconds West, 32.07 feet; thence South 43 Degrees 56 Minutes 51 Seconds East, 132.59 feet to a point on the northwest right of way of E Washington Avenue; thence along said right of way of E Washington Avenue, South 46 Degrees 02 Minutes 44 Seconds West, 100.38 feet to the Point of Beginning. Said

parcel contains 39,601 square feet or 0.91 acres."

2. WHEREAS, a Planned Development District Specific Implementation Plan has been duly filed for approval of the Madison Common Council and is hereby made an integral component of the zoning district regulations.

NOW, THEREFORE, the Common Council of the City of Madison do ordain as follows:

Map Amendment 0000725 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-0000725. A Planned Development District Specific Implementation Plan is hereby approved for the following described property:

Lots 1, 8, 9, 10, and Part of Lot 7, Block 112, Original Pritchette Plat of Madison, located in the SW 1/4 of the SW 1/4 of Section 13, T7N, R9E, City of Madison, Dane County, Wisconsin, and more particularly described as follows:

Commencing at the True Corner for the South Quarter Corner of aforesaid Section 13, thence along the south line of the SW 1/4 of the SW 1/4 of said Section 13 South 88 Degrees 53 Minutes 29 Seconds East, 1,906.20 feet; thence North 01 Degrees 06 Minutes 31 Seconds East, 840.69 feet to the southernmost corner of said Lot 8 and the Point of Beginning; thence along the northeasterly right of way line of N Butler Street, North 43 Degrees 52 Minutes 49 Seconds West, 331.44 feet to the westernmost corner of said Lot 1; thence along the northwesterly line of said Lot 1, North 46 Degrees 10 Minutes 15 Seconds East, 132.42 feet to the northernmost corner of said Lot 1; thence, along the northeasterly line of said Lot 1, Lot 10, and Lot 9, South 43 Degrees 50 Minutes 43 Seconds East, 198.62 feet to the easternmost corner of said Lot 9; thence South 46 Degrees 09 Minutes 14 Seconds West, 32.07 feet; thence South 43 Degrees 56 Minutes 51 Seconds East, 132.59 feet to a point on the northwest right of way of E Washington Avenue; thence along said right of way of E Washington Avenue, South 46 Degrees 02 Minutes 44 Seconds West, 100.38 feet to the Point of Beginning. Said parcel contains 39,601 square feet or 0.91 acres."

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

Amendment: x

FROM: Tim Parks, Planning Division

Repeal: _____

Creation: _____

Please draft the following ordinance:

Note: Is this ordinance exempt from the provisions of Section 2.05(4)?

_____ If so, **circle** the appropriate paragraph number under which exemption is claimed. [1, 2, 3, 4, 5, 6, 7, 8, 9]

_____ If not, the signature of the Mayor or the Alderperson who will sponsor this ordinance is required below.

See Attachment(s): ____

Date to be Presented: 5 August 2025

Referral(s): Plan Commission: 25 August 2025; Common Council: 2 September 2025

Fiscal Note: No Fiscal Impact

Sponsor(s): Planning Division

When completed:

Send DRAFT to: Tim Parks (original will be held until otherwise notified)

Send copy to: _____

Note: Unless otherwise indicated, this ordinance will be submitted directly to Common Council.

If request is to rezone property, the following additional information must be furnished before the ordinance can be drafted:

Rezone following property:

Address 302-308 E Washington Ave. and 15-27 N Butler St. Alder District 2

From UMX and PD District To PD(GDP-SIP) District

Proposed Use: Amend and expand General Development Plan and Specific Implementation Plan for Butler Plaza to construct up to 11-story mixed-use building with 9,000 square feet of commercial space and 76 apartments

By Direction Of: _____ Date: 10 July 2025

Meagan Tuttle, Director Planning Division

LAND USE APPLICATION - INSTRUCTIONS & FORM

LND-A

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

FOR OFFICE USE ONLY:

Date Received _____ ☐ Initial Submittal

Paid _____ ☐ Revised Submittal

All Land Use Applications must be filed with the Zoning Office. Please see the revised submittal instructions on Page 1 of this document.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application. If your project requires both Land Use and Urban Design Commission (UDC) submittals, a completed UDC Application and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

APPLICATION FORM

1. Project Information

Address (list all addresses on the project site):

15-27 N Butler St & 302-308 E Washington Ave

Title: _____

2. This is an application for (check all that apply)

- ☒ Zoning Map Amendment (Rezoning) from _____ to _____
- ☐ Major Amendment to an Approved Planned Development - General Development Plan (PD-GDP)
- ☐ Major Amendment to an Approved Planned Development - Specific Implementation Plan (PD-SIP)
- ☒ Review of Alteration to Planned Development (PD) (by Plan Commission)
- ☐ Conditional Use or Major Alteration to an Approved Conditional Use
- ☒ Demolition Permit ☐ Other requests _____

3. Applicant, Agent, and Property Owner Information

Applicant name Erik Minton Company Butler Plaza LLC

Street address 21 N Butler St City/State/Zip Madison, WI 53703

Telephone 608-256-1400 Email [redacted]

Project contact person Duane Johnson Company Knothe & Bruce Architects

Street address 8401 Greenway Blvd., Ste 900 City/State/Zip Middleton, WI 53562

Telephone 608-836-3690 Email [redacted]

Property owner (if not applicant) _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

4. Required Submittal Materials

Pursuant to Section 28.181(4), MGO, no application is complete unless all required information is included and all application fees have been paid. **The Zoning Administrator may reject an incomplete application.** Use this checklist to prepare a complete Land Use Application. Make sure to review the *Submittal Requirements for PDFs* (listed on Pages 3 and 4). Note: Not all development plan materials listed below are required for all applications. Submittal materials are as determined by staff. Those application types which have specific additional submittal requirements, as noted below, are outlined in Land Use Application Form LND-B.

Req.	Required Submittal Information	Contents	✓
	Filing Fee ($ 950.00)	Refer to the Fee Schedule on Page 8 and the Revised Fee Submittal Instructions on Page 1.	
	Digital (PDF) Copies of all Submitted Materials noted below	Digital (PDF) copies of all items are required. All PDFs **must comply** with the *Submittal Requirements for PDFs* (listed on Pages 3 and 4) and follow the revised submittal procedures outlined on Page 1.	
	Land Use Application	Forms must include the property owner's authorization	
	Legal Description (For Zoning Map Amendments only)	Legal description of the property, complete with the proposed zoning districts and project site area in square feet and acres.	
	Pre-Application Notification	Proof of written 30-day notification to alder, neighborhood association, and business associations. In addition, Demolitions require posting notice of the requested demolition to the City's Demolition Listserv at least 30 days prior to submitting an application. For more information, see Page 1 of this document.	
	Letter of Intent (LOI)	Narrative description of the proposal in detail, including, but not limited to, the existing site conditions, project schedule, phasing plan, proposed uses, hours of operation, number of employees, gross square footage, number of units and bedrooms, public subsidy requested, project team, etc.	
	Development Plans	For a detailed list of the content requirements for each of these plan sheets, see Land Use Application Form LND-B	

Req.		✓	Req.		✓	Req.		✓
	Site Plan			Utility Plan			Roof and Floor Plans	
	Survey or site plan of existing conditions			Landscape Plan and Landscape Worksheet			Fire Access Plan and Fire Access Worksheet	
	Grading Plan			Building Elevations			Street Tree Plan and Street Tree Report	

	Supplemental Requirements (Based on Application Type)	Additional materials are required for the following application types noted below. See Land Use Application Form LND-B for a detailed list of the submittal requirements for these application types. ☐ The following Conditional Use Applications: ☐ Lakefront Developments ☐ Outdoor Eating Areas ☐ Development Adjacent to Public Parks ☐ Modifications to Parking Requirements (i.e. Parking Reductions or Exceeding the Maximum) ☐ Demolition Permits ☐ Zoning Map Amendments (i.e. Rezonings) ☐ Planned Development General Development Plans (GDPs) / Planned Development Specific Implementation Plans (SIPs) ☐ Development within Downtown Core (DC) and Urban Mixed-Use (UMX) Zoning Districts	

APPLICATION FORM (CONTINUED)

5. Project Description

Provide a brief description of the project and all proposed uses of the site:

_____

_____

Proposed Square-Footages by Type:

Overall (gross): _____ Commercial (net): _____ Office (net): _____

Industrial (net): _____ Institutional (net): _____

Proposed Dwelling Units by Type (if proposing more than 8 units):

Efficiency: _____ 1-Bedroom: _____ 2-Bedroom: _____ 3-Bedroom: _____ 4 Bedroom: _____ 5-Bedroom: _____

Density (dwelling units per acre): _____ Lot Area (in square feet & acres): _____

Proposed On-Site Automobile Parking Stalls by Type (*if applicable*):

Surface Stalls: _____ Under-Building/Structured: _____ Electric Vehicle-ready[1]: _____ Electric Vehicle-installed[1]: _____

Proposed On-Site Bicycle Parking Stalls by Type (*if applicable*):

[1] See Section 28.141(8)(e), MGO for more information

Indoor (long-term): _____ Outdoor (short-term): _____

Scheduled Start Date: _____ **Planned Completion Date:** _____

6. Applicant Declarations

☒ **Pre-application meeting with staff.** Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Kevin Firchow & Lisa McNabola Date 10/1/24

Zoning staff Jenny Kirchgatter Date 10/1/24

☒ **Posted notice of the proposed demolition on the** City's Demolition Listserv (if applicable). Date Posted 3/20/25

☐ Public subsidy is being requested (indicate in letter of intent)

☒ **Pre-application notification:** The zoning code requires that the applicant notify the district alder and all applicable neighborhood and business associations **in writing no later than 30 days prior to FILING this request**. Evidence of the pre-application notification or any correspondence granting a waiver is required. List the alderperson, neighborhood association(s), business association(s), AND the dates notices were sent.

District Alder Bennett Date 3/20/25

Neighborhood Association(s) Capitol Neighborhoods Date 3/20/25

Business Association(s) _____ Date _____

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Erik Minton Relationship to property Owner / Developer

Authorizing signature of property owner Erik Minton Date 6/26/25

June 30, 2025
Updated July 28, 2025

Ms. Meagan Tuttle
Department of Planning & Community & Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Letter of Intent - Land Use Application Submittal

15-27 N Butler and 302-308 E Washington Ave
KBA Project #2406

Ms. Meagan Tuttle:

The following is submitted together with the plans and application for the staff, Urban Design Commission and Plan Commission's consideration of approval.

Organizational Structure:

<u>Owner:</u>
Butler Plaza LLC
21 N Butler St
Madison, WI 53703
608-256-1400
Contact: Erik Minton
[redacted]

<u>Architect:</u>
Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste 900
Middleton, WI 53562
608-836-3690
Contact: Duane Johnson
[redacted]

<u>Engineer:</u>
Wyser Engineering
300 E Front St
Mt. Horeb, WI 53572
608-437-1980
Contact: Wade Wyser
[redacted]

<u>Landscape Design:</u>
Saiki Design, Inc.
1110 S. Park St.
Madison, WI 53715
608-251-3600
Contact: Christopher Sina
[redacted]

<u>Introduction:</u>
This proposed project includes the redevelopment of the buildings located at 302 & 308 E Washington Ave located at the north corner of North Butler Street and East Washington Avenue. Located within the Capitol Neighborhoods, the buildings are currently occupied by Capital Fitness and Eisenberg Law Offices. This application requests the removal of these two existing buildings for the development of a new 11-story mixed-use building including 76 multifamily dwelling units, two levels of underground parking, and approximately 9,000 SF of commercial space. This project is part of a Planned Development (PD 279), which includes additional buildings located at 15-27 N Butler St. The 308 E Washington Ave property (Eisenberg Law Office Building) will be adopted into PD 279 for the proposed redevelopment. This redevelopment proposal responds to both the City's Downtown Plan for growth and the undersupply of housing in the City of Madison, specifically the downtown core area, while maintaining important commercial space. Madison is experiencing consistent and steady job growth and a resulting

population growth. Although the City has seen much new construction over the past several years, vacancy rates continue to hover around 3%, signaling a significant undersupply of housing. This undersupply directly leads to rising rents and the increase in housing costs for all City residents.

Downtown Plan

The properties are within the boundaries of the City of Madison Downtown Plan adopted July 2012. The Plan was the product of 4 plus years of work including 125 group meetings with neighborhood and community groups, City Boards and Commissions, business owners and many other interested parties.

The Plan places this site inside the boundaries of the Downtown Core, which is recommended for the highest intensity of development within the city. One of the Plan's key recommendations is to accommodate future growth within the downtown.

The Downtown Plan also provides guidelines for building height and designates this site as a having a maximum building height of 10 stories, this includes a 2-story bonus height that is available in the Plan's Additional Height Area H. The additional height was specifically allowed to encourage taller buildings that provide continuity with the Capital Gateway Corridor while also providing the additional design flexibility to address the transition to the adjacent lower density neighborhood.

Existing Structures and Proposed Deconstruction

302 E Washington Ave. is currently occupied by a 3-story brick building built in 1927 and renovated in 1997, at which time much of the brick detailing and corner parapet height changes were removed.

308 E Washington Ave. is a 2-story brick building, built in 1902 with the addition of the second floor added in 1956 with subsequent renovations in the late 1990's.

Neither of the existing buildings are listed on the National or State Register of Historic Places.

Given that the buildings are not registered as historically or architecturally significant and that the proposed redevelopment is consistent with the city and neighborhood plans, it is our opinion that the standards for demolition can be met.

The site is located on a prominent corner of the city that is currently underutilized and could be better utilized as a mixed-use property. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structure. Due to the size and construction of the buildings, it is not feasible to move or reuse the existing structures.

Project Description:

The proposed project is an 11-story mixed-use development consisting of 76 dwelling units and approximately 9,000 square feet of commercial space, over 2 floors, which will be used for new updated gym space for Capitol Fitness Center.

The massing of this building is scaled appropriately for the site and will enhance the contextual corridor of East Washington Ave. Contemporary in style and color; traditional brick veneer and masonry techniques are utilized to reinforce the fabric of the neighborhood and invoke a sense of permanence. Two brick masses are separated by a metal composite panel ribbon. This paneling begins at the ground plane and runs vertically and opens up at the top of the building to form a dynamic sloping roofline. The rust-colored accent adds a colorful flair to the building design, using a resilient material that will not degrade over time. This roof form is visible from multiple approaches to the building. Secondary elevations carryover a similar design language relying on large amounts of masonry and accenting metal paneling to add visual intrigue when viewing this project from different vantage points. Residential HVAC grilles have been thoughtfully placed on minor, recessed wall locations. Louvers are then masked by decorative metal paneling in a dark complimentary color to the brick veneer.

At the pedestrian level, the primary street facades host large segments of wall space devoted to glass storefronts. This not only increases the attractiveness of the building's exterior but also promotes the overall concept of 'wellness' by flooding the interior of a renovated Capitol Fitness with natural light and visual connections to the streetscape. The large-scale window walls are continued on the residential levels to form a holistic composition.

The 11th floor contains a communal gathering space with large curtain walls to maximize light and views. An adjacent rooftop terrace not only adds a dimensional setback to the top of the building but ensures that all tenants in this building have inclusionary access to outdoor living space and rooftop views.

The site is located in an ideal spot for taking advantage of alternate transportation modes, it is within walking distance of multiple options for dining and shopping and is a block away in each direction to a Bus Rapid Transit station. Bike parking will be supplied at both the interior and exterior of the building and the site is located directly adjacent to the Mifflin St Bike Boulevard. A limited number of vehicle parking stalls will be added beneath the building. These will be accessed via the existing underground parking and will not require additional access point to the nearby streets.

City and Neighborhood Input:

We have met with City Staff on several occasions for this proposed development including: a pre-application meeting on October 1, 2024, DAT meeting on February 27, 2025, UDC meeting on April 30, 2025 to give an informational presentation, and a neighborhood meeting on June 5, 2025. When this project was first discussed with the City, Alder Bennett was the Alder and since the April 2025 election, Alder Will Ochowicz is the Alder for this site; they have been informed of this project and Alder Ochowicz attended the June 5 neighborhood meeting. This input has helped shape this proposed development.

Rezoning and Planned Development Amendment

The majority of the proposed development is within an existing PD 279 that includes all of the existing buildings along N Butler St between E Mifflin St and E Washington Ave. In consultation with city staff, the preferred zoning compliance strategy for the proposed redevelopment is an amendment to the existing PD. Amendment to PD 279 includes the following modifications:

- Enlargement of the PD to include the parcel at 308 E Washington (Parcel #070913324095) currently zoned UMX. The revised PD boundary will be recorded in a new CSM as a component of the Land Use Application.
- Removal of existing buildings:
    - 302 E Washington- 13,500 sf commercial space on 3 floors (Partial Capital Fitness)
    - 308 E Washington- 4,250 sf commercial space on 2 floors (Existing Eisenberg Law Office)
- New construction: 302 E Washington- 11 story mixed-use building including:
    - 8,893 sf commercial space on 2 floors (Capital Fitness)
    - 76 Apartment units and support infrastructure.
    - Garage Parking:
        - Removal of (6) existing stalls in demolition area
        - Addition of (16) new stalls
        - Net gain of 10 stalls
- Plaza redesign and reconstruction of the street side and rear plaza located at 21 N. Butler St

We feel that the Standards for approval for Planned Development major alterations outlined in MGO 26.098 (2) can be found to have been met. Please see summarized standards and commentary below:

Standards for Approval of Zoning Map Amendment.

The standards for approval of a zoning map amendment to the PD District, or any major alteration to an approved General Development Plan, are as follows:

(a) The applicant shall demonstrate that no other base zoning district can be used to achieve a substantially similar pattern of development. Planned developments shall not be allowed simply for the purpose of increasing overall density or allowing development that otherwise could not be approved unless the development also meets one or more of the objectives of (1) above. Conditions under which planned development may be appropriate include:

1. Site conditions such as steep topography or other unusual physical features; or
2. Redevelopment of an existing area or use of an infill site that could not be reasonably developed under base zoning district requirements.
    - Due to multiple existing buildings within this PD, rezoning to a standard zoning district that meets all the standards would not be practical. Significant topographic changes across the site and connecting buildings also contribute to the unique requirements meeting the need for an expanded PD.

(b) The PD District plan shall facilitate the development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.

- The proposed project is in line with the City's Comprehensive Plan and Downtown Plan. The Downtown Plan and Generalized Future Land Use Map call for this Site's future use to be Downtown Core Mixed-Use.

(c) The PD District plan shall not adversely affect the economic health of the City or the area of the City where the development is proposed. The City shall be able to provide municipal services to the property where the planned development is proposed without a significant increase of the cost of providing those services or economic impact on municipal utilities serving that area.

- Municipal services to the property are existing and any utilities found to be inadequate would be replaced or upgraded during the design and construction process.

(d) The PD District plan shall not create traffic or parking demands disproportionate to the facilities and improvements designed to meet those demands. (Am. by ORD-24-00001, 1-17-24)

- As summarized within the project description, this site is located in an area ideal for alternative transportation. The limited vehicle parking stalls that are proposed will be accessed through the existing underground parking limiting any new access points and limiting impact to neighboring streets.

(e) The PD District plan shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses and create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose of the PD District.

- The project aligns with the architectural forms and the material composition of the proposed and existing buildings along E. Washington Ave. Primarily utilizing masonry veneers, this building can transition from the main view corridor to the residential district beginning along Mifflin Street. The roof form echoes the AC hotel located one block to the South. Since the new building is of a different era and within different height area when compared to the other buildings within this PD, the architecture has intentionally taken on a different style and form appropriate for this height and scale of a project. We feel this is appropriate for this area and situation. Other landscaping and streetscape designs are compatible in character.

(f) The PD District plan shall include open space suitable to the type and character of development proposed, including for projects with residential components, a mix of structured and natural spaces for use by residents and visitors. Areas for stormwater management, parking, or in the public right of way shall not be used to satisfy this requirement.

- The project will incorporate individual unit balconies and a large, shared roof-top community terrace. This carries on the tradition established in its predecessor buildings in the Butler Plaza, of which this new project is connected on several levels. In addition, the ground level plaza located behind 21 N Bulter will be reconstructed, this plaza will incorporate a fountain, shade areas, and heavily landscaped planters, it will be used by both residential tenants and as a restaurant seating area. The landscaping and street frontage of 21 N Butler St will be upgraded, as well as a new set of planters that step down the E. Washington street frontage.

(g) The PD district shall include suitable assurances that each phase could be completed in a manner that would not result in an adverse effect upon the community as a result of termination at that point.

- This project will be completed in one phase with a similar timeframe and temporary disruption as a similar project of this scope.

Conditional Use request for extra stories as allowed by the Additional Height Areas Map:
The proposed building height is 11 stories/ 129' (Avg 124' on the South 132' to the North). As outlined in the Downtown plan, the project is located in the 8+2 bonus story area. The developer seeks the two additional bonus stories (10 story/144') based on the standards listed below. The developer will also include a voluntary land use restriction agreement to provide income-restricted dwelling units in exchange for permission to include an 11th story, provided that the total building height does not exceed 144 feet. All elements of the proposed building will terminate below the Capital View Preservation height.

Bonus Height Standards:

a. The excess height is compatible with the existing or planned character of the surrounding area:
The project height is consistent with the planned height of the surrounding building along the East Washington corridor, including The Continental located one block north on the 400 Block of E Washington Ave. and the AC Hotel located one block south on the 200 block of E Washington Ave. In addition, a10-story planned redevelopment of the St. John's Lutheran Church site directly to the north on the same block as the proposed project.

b. The excess height allows for a demonstrated higher quality building:
The proposed additional building height facilitates the revitalization of the Capital Fitness facility, which has faced significant financial challenges and a substantial decline in membership post-pandemic. Without the allowance for an additional two stories, the development of the new two-story commercial space would not be viable.
Architecturally, the commercial space will feature a prominent glass façade on the lower two floors, harmonizing with the existing commercial structures along Butler Street. This proposal ensures the availability of high-quality, sizable commercial spaces along E. Washington Avenue for the foreseeable future, a rarity in today's commercial market.
Additionally, this proposal incorporates a substantial investment in the plaza at the rear of Butler Plaza. This redesigned space will serve dual purposes: as a communal area for residential tenants and, during business hours, as an outdoor dining venue for Naples 15 restaurant. The investment in this area will contribute significantly to the long-term success and appeal of both the restaurant and the broader development.

c. The scale, height and mass of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the project:
This standard is not applicable as there are no landmark buildings within or adjacent to the project.

d. There are no negative impacts on the priority viewsheds:
The viewsheds up and down East Washington Avenue are not negatively impacted as demonstrated by our viewshed studies.

Conformance with UDD No. 4 Requirements

This proposed design addresses the following Urban Design District 4 criteria:

- Public Rights-of-Way-
  - Terrace and sidewalk enlargement along East Washington will comply with Traffic Engineering standards. Public areas for circulation and bike parking are provided with required clearances. Landscape planters will be added along E Washington Ave and the street plaza in front of Butler Plaza will be reworked to provide an engaging pedestrian experience.
- Off-Street Parking and Loading Areas
  - Due to the presence of the Bus Rapid Transit Line and limited surface lot space, off-street parking on grade is limited to site bike parking stalls accessed via a shared driveway easement accessed from East Washington Ave. The remainder of new parking spaces are included in underground parking levels accessed from the existing building. This includes a substantial new bike parking area. All underground parking will connect through the existing parking beneath Butler Plaza and will not require any new curb cuts or parking entrances onto the streets.
- Signs
  - Building Signage will comply with MGO standards for group 2 districts
- Building Design
  - The primary material choice of masonry and glass complements the adjacent buildings along both N Butler St and East Washington Ave. The composite panel accent feature offers a modern detail, to the view corridor along East Washington Ave, particularly as it will sit adjacent to the forthcoming redevelopment of the St John's Church site.
- Lighting
  - Accent sconce lighting at various heights of the building façade provide a modern visual decoration. The quantity and placement is restrained. Functional lighting at grade is provided via exterior sconces and under canopy lighting, providing safe levels of lighting without excess glare. Additional lighting is provided on the community terrace with consideration to dark sky lighting design principles.
- Landscaping
  - Terraced landscape planters along East Washington provide a rich layering of hardscape and plantings against the building.
  - Enlargement of planting beds along North Butler St will provide additional planting variety in the existing concrete terrace.
  - A private outdoor plaza with ornamental trees, shrubbery and seating areas will provide an attractive gathering space for residents and restaurant guests.
  - All plantings have been selected as hardy species, fully compatible with the climate/growing conditions associated with an urban site.
- Utility Service
  - All utility services will be routed via underground service lines and connections.

Site Development Data:

Densities:

Lot Area	30,745 S.F. / 0.70 acres (Parcel A & Lots 7&8)
Dwelling Units	76 D.U. (New project only)
Lot Area / D.U.	405 S.F./D.U.
Density	109 units/acre
Lot Coverage	25,906 S.F. / 84% (Parcel A & Lots 7&8)
Building Height:	11 Stories / 128'-6" (avg across slopes)
Commercial Area:	8,893 S.F.

Dwelling Unit Mix:

	Studio	19
	One Bedroom	37
	Two Bedroom	19
	Three Bedroom	1
	Total	76 D.U.

Vehicle Parking:

	Underground	16
	Surface parking	0
	Total	16 vehicle stalls

Bicycle Parking:

	Garage Wall-Mount	23
	Garage Floor-Mount	63
	Commercial Surface	12
	Guest Surface	8
	Total	106 bike stalls

Project Schedule:
It is anticipated that construction will start in spring of 2026 and be completed in Fall of 2027.

Thank you for your time and consideration of our proposal.

Sincerely,

Duane Johnson, AIA, Partner

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address:	Minton Butler - 15 N. Butler St. & 302 E. Washington Ave.
Contact Name & Phone #:	Kevin Burow 608-836-3690

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☒ Yes	☐ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒ Yes	☐ No	☐ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒ Yes	☐ No	☐ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒ Yes	☐ No	☐ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☒ Yes	☐ No	☐ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☒ Yes	☐ No	☐ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☒ No	☐ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☒ No	☐ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☒ No	☐ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☒ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☒ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☒ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☒ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane?	☒ Yes	☐ No	☐ N/A
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☐ Yes	☐ No	☒ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☐ Yes	☐ No	☒ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☐ No	☒ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☐ No	☒ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☐ Yes	☐ No	☒ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☐ Yes	☐ No	☒ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒ Yes	☐ No	☐ N/A
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒ Yes	☐ No	☐ N/A
b) Is there at least 40' between a hydrant and the building?	☒ Yes	☐ No	☐ N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	☒ Yes	☐ No	☐ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☐ No	☒ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☒ Yes	☐ No	☐ N/A
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.



BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

PROJECT NUMBER: 2406

GROSS AREAS	
LEVEL	**GROSS AREA**
P02	7954 SF
P01	7954 SF
CAPITOL FITNESS LL	5979 SF
LEVEL 01	2855 SF
LEVEL 1.5 MEZZ.	4948 SF
LEVEL 02	7011 SF
LEVEL 03	7011 SF
LEVEL 04	7011 SF
LEVEL 05	7198 SF
LEVEL 06	7198 SF
LEVEL 07	7198 SF
LEVEL 08	7198 SF
LEVEL 09	7198 SF
LEVEL 10	7198 SF
LEVEL 11	5914 SF
TOTAL AREA	99823 SF

NEW BIKE STALLS	
TYPE	QUANTITY
SITE BIKE STALL	20
ON SITE: 20	
F.M. BIKE STALL	2
EXISTING PL-A (89'-8"): 2	
F.M. BIKE STALL	49
W.M. BIKE STALL - ALT. HEIGHT	23
P01: 72	
F.M. BIKE STALL	12
P02: 12	
TOTAL PARKING COUNT: 106	

NEW VEHICLE STALLS	
TYPE	QUANTITY
ADA PARKING STALL	1
PARKING STALL	5
P01: 6	
PARKING STALL	10
P02: 10	
TOTAL PARKING COUNT: 16	

UNIT - TOTAL BY BEDROOM	
UNIT OCCUPANCY	**QUANTITY**
1 BED	37
2 BED	19
3 BED	1
STUDIO	19
TOTAL UNITS: 76	

SHEET INDEX

G 000 COVER SHEET

SURVEY & SITE

V001 SITE SURVEY

C101 SITE DEMOLITION PLAN
C200 GRADING & EROSION CONTROL PLAN
C300 UTILITY PLAN

CA101 ARCHITECTURAL SITE PLAN
CA102 SITE LIGHTING PLAN
CA103 FIRE DEPARTMENT ACCESS PLAN
CA104 LOT COVERAGE

L100 TREE PRESERVATION & REMOVAL PLAN
L200 SITE FURNISHINGS PLAN - STREETSCAPE
L201 SITE FURNISHINGS PLAN - PATIO
L300 PLANTING PLAN - STREETSCAPE
L301 PLANTING PLAN - PATIO
L400 PLANT SCHEDULE & LANDSCAPE POINTS WORKSHEET

ARCHITECTURAL INDEX

AC100.2 PARKING LEVEL 02 - OVERALL
AC100.1 PARKING LEVEL 01 - OVERALL
AC101 LEVEL 01 PLAN
AC101.5 LEVEL 1.5 PLAN
AC102 LEVEL 02 PLAN
AC103 LEVEL 03 PLAN
AC104 LEVEL 04 PLAN
AC105 LEVEL 05 PLAN
AC106 LEVEL 06 PLAN
AC107 LEVEL 07 PLAN
AC108 LEVEL 08 PLAN
AC109 LEVEL 09 PLAN
AC110 LEVEL 10 PLAN
AC111 LEVEL 11 PLAN
AC112 ROOF PLAN

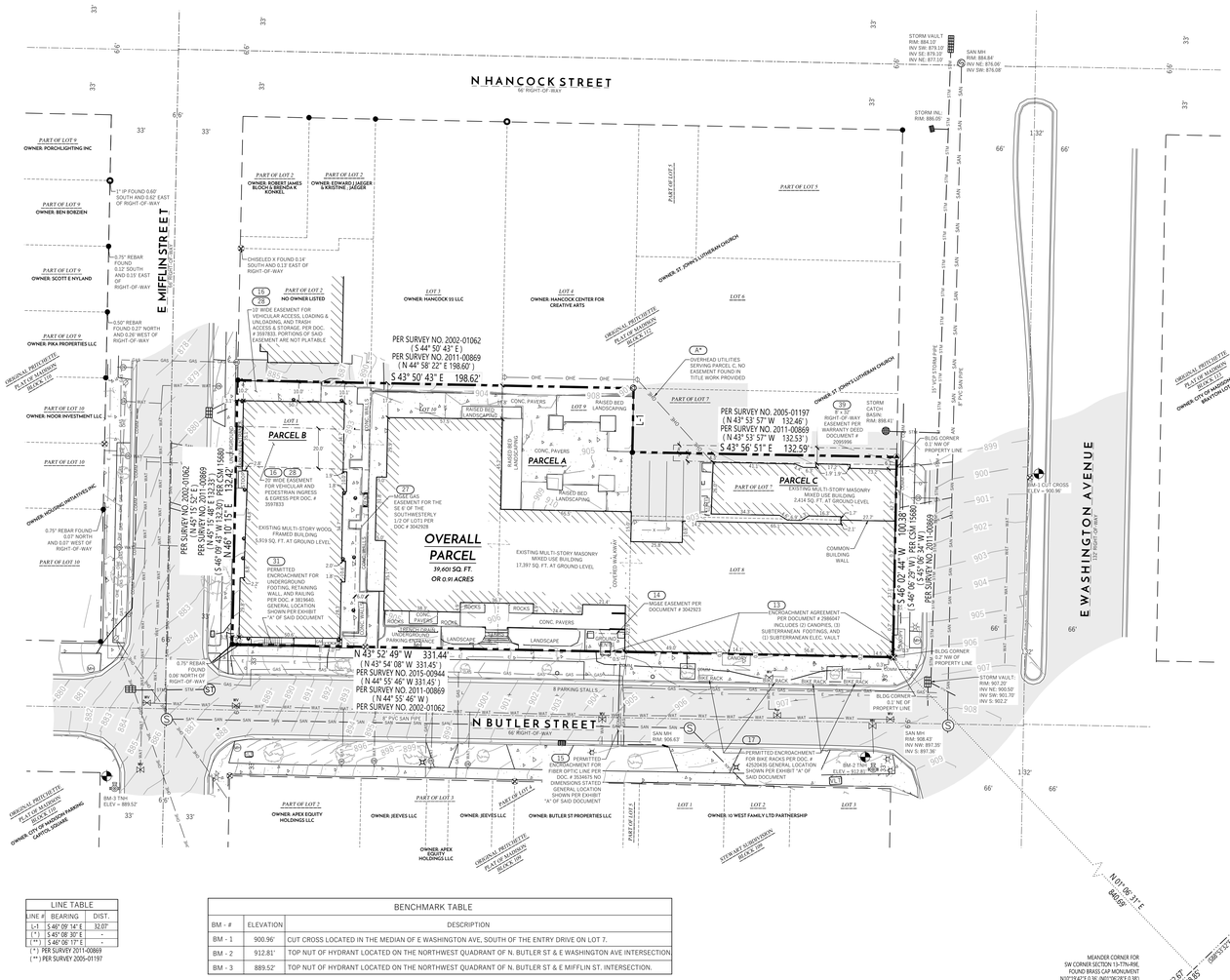
AC201 EXTERIOR ELEVATIONS
AC202 EXTERIOR ELEVATIONS
AC203 EXTERIOR ELEVATIONS
AC204 EXTERIOR ELEVATIONS
AC205 EXTERIOR ELEVATIONS - COLOR
AC206 EXTERIOR ELEVATIONS - COLOR
AC207 EXTERIOR ELEVATIONS - COLOR
AC208 EXTERIOR ELEVATIONS - COLOR

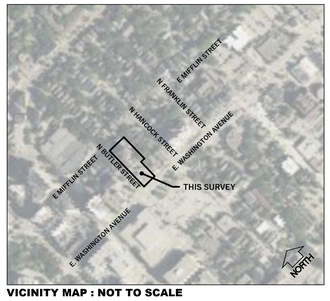
AC301 BUILDING SECTION

AC900 MATERIAL BOARD
AC901 CONCEPT RENDERING
AC902 CONCEPT RENDERING
AC903 CONCEPT RENDERING
AC904 CONCEPT RENDERING
AC905 CONCEPT RENDERING
AC906 CONCEPT RENDERING

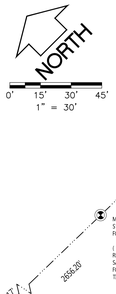
LUA & UDC SUBMITTAL - 6-30-2025

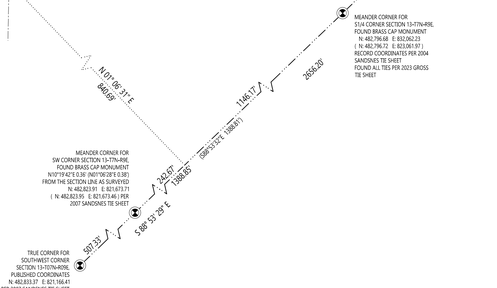
knothe bruce ARCHITECTS





VICINITY MAP : NOT TO SCALE





LINE TABLE		
LINE #	BEARING	DIST.
L-1	S 46° 09' 14" E	32.07'
(*)	S 45° 06' 30" E	-
(**)	S 46° 06' 17" E	-

(*) PER SURVEY 2011-00869
(**) PER SURVEY 2005-01197

BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	900.96'	CUT CROSS LOCATED IN THE MEDIAN OF E WASHINGTON AVE, SOUTH OF THE ENTRY DRIVE ON LOT 7.
BM - 2	912.81'	TOP NUT OF HYDRANT LOCATED ON THE NORTHWEST QUADRANT OF N. BUTLER ST & E WASHINGTON AVE INTERSECTION.
BM - 3	889.52'	TOP NUT OF HYDRANT LOCATED ON THE NORTHWEST QUADRANT OF N. BUTLER ST & E MIFFLIN ST. INTERSECTION.

LEGEND

- FOUND PLSS MONUMENT TYPE NOTED
- FOUND IRON PIPE SIZE NOTED
- FOUND 3/4" REBAR, UNLESS NOTED
- FOUND PK NAIL
- PK NAIL SET
- 3/4" REBAR SET 1.50 LB/FT
- SET CUT CROSS
- FOUND CUT CROSS
- SANITARY MANHOLE
- CURB STOP
- GAS METER
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- UNKNOWN MANHOLE
- COMMUNICATIONS PEDESTAL
- CATCH BASIN
- STORM MANHOLE
- DOWNSPOUT
- UNDERGROUND UTILITY VAULT
- ELECTRICAL METER
- AIR CONDITIONING UNIT
- UTILITY POLE
- SIGN
- PARKING METER
- COMMUNICATION PEDESTAL
- LIGHT POLE
- DECIDUOUS TREE/BUSH
- SECTION LINE
- PROPERTY LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- LANDSCAPING LIMITS
- EASEMENT LINE
- ENCROACHMENT LINE
- BUILDING FOOTPRINT
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- BOULDER/ROCK WALL
- RAILING
- EDGE OF TREES/BRUSH
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- NATURAL GAS LINE
- COMMUNICATION LINE
- ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONTOUR MAJOR
- CONTOUR MINOR
- RECORDED INFORMATION
- VERTICAL BENCHMARK

GENERAL NOTES

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON APRIL 29TH, AND MAY 3RD, 2023.
2. NORTH REFERENCE FOR THIS ALTA/NSPS LAND TITLE SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH BUTLER STREET THAT BEARS N 43° 52' 49" W.
3. SUBSURFACE UTILITIES AND FIXTURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFACE FEATURES AND ACCESSORIES, DIGGERS HOTLINE FIELD MARKINGS AND EXISTING MAPS AND RECORDS.
4. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
5. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511 OR 811
6. FEATURES HAVE BEEN LOCATED BY SURVEYOR IN FIELD THAT MAY HAVE ADVERSE TITLE ELEMENTS. AS TO WHICH ELEMENT- ENCROACHMENT, CLAIM OF UNRECORDED EASEMENT, PRESCRIPTIVE EASEMENT, AND SO FORTH CAN NOT BE DETERMINED BY SURVEYOR.
7. BOUNDARY INFORMATION FROM PROPOSED CSM FOR ST. JOHN'S LUTHERAN CHURCH ADJACENT PARCEL. BLOCK 112 WAS SURVEYED IN ITS ENTIRETY PRIOR TO COMPUTATIONS.

LEGAL DESCRIPTION AS FURNISHED

PER FIRST AMERICAN TITLE LLC, TITLE COMMITMENT, FILE NO. NCS-1219078-MAD DATED: MAY 14, 2024 AT 7:30 A.M.

PARCEL A:

LOTS EIGHT (8), NINE (9), AND TEN (10), BLOCK ONE HUNDRED TWELVE (112), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 302 EAST WASHINGTON AVENUE, 15 AND 21 NORTH BUTLER STREET, MADISON, WI 53703
TAX PARCEL NO. 251/0709-133-2408-7

PARCEL B:

LOT ONE (1), BLOCK ONE HUNDRED TWELVE (112), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 27 NORTH BUTLER STREET, MADISON, WI 53703
TAX PARCEL NO. 251/0709-133-2404-5

PARCEL C:

LOT SEVEN (7), BLOCK ONE HUNDRED TWELVE (112), ORIGINAL PLAT OF MADISON, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THE NORTHEAST 32 FEET THEREOF.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 308 EAST WASHINGTON AVENUE, MADISON, WI 53703
TAX PARCEL NO. 251/0709-133-2409-5

LEGAL DESCRIPTION AS SURVEYED

OVERALL PARCEL:

A PARCEL OF LAND, BEING ALL OF LOTS 1, 8, 9, 10 AND A PART OF LOT 7, BLOCK 112, ORIGINAL PRITCHETTE PLAT OF MADISON, RECORDED IN VOLUME A OF PLATS ON PAGE 3 AS DOCUMENT NO. 102, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 07 NORTH, RANGE 09 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE TRUE CORNER LOCATION OF THE SOUTHWEST CORNER OF AFORESAID SECTION 13; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, SOUTH 88 DEGREES 53 MINUTES 29 SECONDS EAST, 507.33 FEET TO THE MEANDER CORNER FOR AFORESAID SOUTHWEST CORNER OF SAID SECTION 13; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 53 MINUTES 29 SECONDS EAST, 242.67 FEET; THENCE NORTH 01 DEGREES 06 MINUTES 31 SECONDS EAST, 840.69 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH BUTLER STREET, ALSO BEING THE SOUTHERNMOST POINT OF AFORESAID LOT 8 AND THE POINT OF BEGINNING;

THENCE, ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH BUTLER STREET, NORTH 43 DEGREES 52 MINUTES 49 SECONDS WEST, 331.44 FEET TO THE WESTERN MOST CORNER OF AFORESAID LOT 1, ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF EAST MIFFLIN STREET; THENCE, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, ALSO THE BEING NORTHWESTERLY LINE OF AFORESAID LOT 1, NORTH 46 DEGREES 10 MINUTES 15 SECONDS EAST, 132.42 FEET TO THE NORTHERN MOST POINT OF SAID LOT 1; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LOTS 1, 9, & 10, SOUTH 43 DEGREES 50 MINUTES 43 SECONDS, 198.62 FEET TO THE EASTERN MOST CORNER OF AFORESAID LOT 9; THENCE, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9, SOUTH 46 DEGREES 09 MINUTES 14 SECONDS EAST, 32.07 FEET, TO THE NORTHERN MOST POINT OF AFORESAID LOT 8; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LOT 8, SOUTH 46 DEGREES 56 MINUTES 51 SECONDS EAST, 132.59 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF EAST WASHINGTON AVENUE, ALSO BEING THE EAST MOST CORNER OF AFORESAID LOT 8; THENCE, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, ALSO BEING THE SOUTHEASTERLY LINE OF SAID LOT 8, SOUTH 46 DEGREES 02 MINUTES 44 SECONDS WEST, BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 39,601 SQUARE FEET OR 0.91 ACRES.

NOTES REGARDING ALTA TABLE A REQUIREMENTS

ITEM 3: ALL OF THE SUBJECT PARCELS SURVEYED FALL WITHIN "ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 409 OF 850, MAP NUMBER 55025C0409G, MAP REVISED DATE OF JANUARY 02, 2009.

ITEM 9: 117 REGULAR PARKING STALLS, 4 OVERFLOW PARKING STALLS, & 1 HANDICAP PARKING STALL. (122 TOTAL PARKING STALLS).

ITEM 16: NO EVIDENCE OF CURRENT EARTHWORK OR CONSTRUCTION WAS OBSERVED ONSITE AT THE TIME OF THIS SURVEY.

SURVEYORS CERTIFICATE

TO: BUTLER PLAZA LLC
ARCADIA LLC
BANK OF SUN PRAIRIE
PARK BANK
MARK A. EISENBERG AND KATHLEEN L. EISENBERG LIVING TRUST, DATED SEPTEMBER 20, 2016, OR THEIR SUCCESSORS IN TRUST.
STEPHEN J. EISENBERG AND PAMELA K. EISENBERG LIVING TRUST, DATED JANUARY 08, 2019, OR THEIR SUCCESSORS IN TRUST.
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B), 8, 9, 11(A), 13, 16, 20(A), 20(B), AND 20(C) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 29TH, AND MAY 3RD, 2024.

DATE OF PLAT OR MAP: MAY ____, 2024.

IN ACCORDANCE WITH SECTION 3.B OF THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, ADDITIONAL CERTIFICATION BELOW TO FULFILL WISCONSIN ADMINISTRATIVE CODE, A-E 7 - MINIMUM STANDARDS FOR PROPERTY SURVEYS IN WISCONSIN. ITEM A-E 7.05 (8)

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT THIS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND THAT THIS SURVEY COMPLIES WITH A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR



DIGGERS HOTLINE
Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

NOTES REGARDING SCHEDULE B - PART II

PER FIRST AMERICAN TITLE LLC, TITLE COMMITMENT, FILE NO. NCS-1219078-MAD DATED: MAY 14, 2024 AT 7:30 A.M.

(1) ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRE OF PERSONS IN POSSESSION OF THE LAND.

(2) EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.

(3) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICT IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.

ONE OF THESE ITEMS 1-3 MAY AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON. AS TO WHICH ADVERSE TITLE ELEMENT, CLAIM OF EASEMENT, ENCROACHMENT OR ETC. CANNOT BE DETERMINED BY SURVEYOR.

(A*) OVERHEAD UTILITIES AS SHOWN FROM FIELD LOCATIONS, SERVING PARCEL C. NO EASEMENT FOUND IN TITLE WORK PROVIDED.

AFFECTS PARCEL A:

(12) PCD(SIP) RECORDED ON APRIL 07, 1998 AS DOCUMENT NO. 2953869.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON FEBRUARY 18, 2002 AS DOCUMENT NO. 3448106.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON MAY 03, 2002 AS DOCUMENT NO. 3484233.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON MAY 19, 2003 AS DOCUMENT NO. 3715044.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON DECEMBER 15, 2006 AS DOCUMENT NO. 4262913.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON MAY 09, 2007 AS DOCUMENT NO. 4307057.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON JUNE 15, 2016 AS DOCUMENT NO. 5242312.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON DECEMBER 19, 2018 AS DOCUMENT NO. 5460885.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON APRIL 03, 2019 AS DOCUMENT NO. 5478723.

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS BLANKET IN NATURE, AND IS NOT SHOWN HEREON.

(13) ENCROACHMENT AGREEMENT (PRIVILEGE IN STREETS) BY AND BETWEEN CITY OF MADISON AND BUTLER PLAZA, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY RECORDED ON JUNE 25, 1998 AS DOCUMENT NO. 2986047.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON

(14) RIGHT-OF-WAY GRANT FOR UNDERGROUND ELECTRIC TO MADISON GAS AND ELECTRIC COMPANY, A WISCONSIN.COMPANY RECORDED ON NOVEMBER 11, 1998 AS DOCUMENT NO. 3042923.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON

(15) ENCROACHMENT AGREEMENT BY AND BETWEEN CITY OF MADISON, AND BUTLER STREET PROPERTIES LLC AND BUTLER PLAZA LLC, BOTH BEING A WISCONSIN LIMITED LIABILITY COMPANY RECORDED ON AUGUST 26, 2002 AS DOCUMENT NO. 3534675.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON

(16) TERMS AND CONDITIONS OF THE RELEASE AND GRANT OF EASEMENT TO BUTLER PLAZA, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS RECORDED ON NOVEMBER 25, 2002 AS DOCUMENT NO. 3597833.

EASEMENTS GRANTED TO BUTLER PLAZA, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS RECORDED ON SEPTEMBER 25, 2002 AS DOCUMENT NO. 3554134.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON.

(17) ENCROACHMENT AGREEMENT BY AND BETWEEN CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION AND BUTLER PLAZA, LLC, A WISCONSIN LIMITED LIABILITY COMPANY RECORDED ON NOVEMBER 02, 2006 AS DOCUMENT NO. 4250435.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON.

(18) NONEXCLUSIVE INSTALLATION AND SERVICE AGREEMENT:

DATED: JANUARY 10, 2008
PARTIES: CC VIII OPERATING, LLC AND BUTLER PLAZA, LLC
RECORDED: APRIL 23, 2008
INSTRUMENT NO.: 4422944

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS NOT GRAPHIC IN NATURE. THEREFORE IS NOT SHOWN HEREON.

(19) NONEXCLUSIVE INSTALLATION AND SERVICE AGREEMENT:

DATED: JULY 15, 2015
PARTIES: CC VIII OPERATING, LLC AND BUTLER PLAZA, LLC
RECORDED: AUGUST 04, 2015
INSTRUMENT NO.: 5173736

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS NOT GRAPHIC IN NATURE. THEREFORE IS NOT SHOWN HEREON.

(20) UTILITY EASEMENT TO SPECTRUM MID-AMERICAN, LLC, DATED JULY 17, 2019, RECORDED/FILED FEBRUARY 05, 2020 AS DOCUMENT NO. 5560709.

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS BLANKET IN NATURE, AND IS NOT SHOWN HEREON.

(21) ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON MARCH 01, 2024 AS DOCUMENT NO. 5949327.

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS NOT GRAPHIC IN NATURE. THEREFORE IS NOT SHOWN HEREON.

AFFECTS PARCEL B:

(26) PCD(SIP) RECORDED ON APRIL 07, 1998 AS DOCUMENT NO. 2953869.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON FEBRUARY 18, 2002 AS DOCUMENT NO. 3448106.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON MAY 03, 2002 AS DOCUMENT NO. 3484233.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON DECEMBER 15, 2006 AS DOCUMENT NO. 4262913.
ALTERATION TO AN APPROVED & RECORDED SPECIFIC IMPLEMENTATION PLAN RECORDED ON APRIL 03, 2019 AS DOCUMENT NO. 5478723.

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS BLANKET IN NATURE, AND IS NOT SHOWN HEREON.

(27) EASEMENT GRANTED TO MADISON GAS AND ELECTRIC COMPANY, A WISCONSIN CORPORATION RECORDED ON NOVEMBER 11, 1998 AS DOCUMENT NO. 3042928.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON.

(28) ENCROACHMENT AGREEMENT BY AND BETWEEN CITY OF MADISON, AND BUTLER STREET PROPERTIES LLC AND BUTLER PLAZA LLC, BOTH BEING A WISCONSIN LIMITED LIABILITY COMPANY RECORDED ON AUGUST 26, 2002 AS DOCUMENT NO. 3534675.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON.

(29) PCD(SIP) RECORDED ON OCTOBER 28, 2002 AS DOCUMENT NO. 3576595.

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS NOT GRAPHIC IN NATURE. THEREFORE IS NOT SHOWN HEREON.

(30) TERMS AND CONDITIONS OF THE RELEASE AND GRANT OF EASEMENT TO BUTLER PLAZA, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS RECORDED ON NOVEMBER 25, 2002 AS DOCUMENT NO. 3597833.

EASEMENTS GRANTED TO BUTLER PLAZA, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS RECORDED ON SEPTEMBER 25, 2002 AS DOCUMENT NO. 3554134.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON.

(31) ENCROACHMENT AGREEMENT BY THE BETWEEN CITY OF MADISON, AND ARCADIA, LLC, A WISCONSIN LIMITED LIABILITY COMPANY RECORDED ON SEPTEMBER 30, 2003 AS DOCUMENT NO. 3819640.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON.

(32) EASEMENT AND AGREEMENT GRANTED TO BUTLER PLAZA, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY RECORDED ON DECEMBER 09, 2003 AS DOCUMENT NO. 3850612.

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS NOT GRAPHIC IN NATURE. THEREFORE IS NOT SHOWN HEREON.

(33) NONEXCLUSIVE INSTALLATION AND SERVICE AGREEMENT:

DATED: JULY 15, 2015
PARTIES: CC VIII OPERATING, LLC AND BUTLER PLAZA, LLC
RECORDED: AUGUST 04, 2015
INSTRUMENT NO.: 5173735

(34) UTILITY EASEMENT TO SPECTRUM MID-AMERICA, LLC, DATED JULY 17, 2019, RECORDED/FILED FEBRUARY 04, 2020 AS DOCUMENT NO. 5560669.

THIS ITEM DOES AFFECT SUBJECT PARCEL, BUT IS BLANKET IN NATURE, AND IS NOT SHOWN HEREON.

AFFECTS PARCEL C:

(39) RIGHT OF WAY AS SET FORTH IN DEED RECORDED AUGUST 21, 1925 IN VOLUME 315 OF DEEDS, PAGE 347 AS DOCUMENT NO. 451427 AND IN WARRANTY DEED RECORDED ON AUGUST 01, 1988 IN VOLUME 11762, PAGE 59 AS DOCUMENT NO. 2095996.

THIS ITEM DOES AFFECT SUBJECT PARCEL AND IS PLOTTED HEREON.

WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
ERIC MINTON
BUTLER PLAZA LLC
21 NORTH BUTLER STREET
MADISON, WI 53703-2804

SURVEYED BY: MA/DZ
DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

21 NORTH BUTLER STREET
MADISON, WI 53703

ALL OF LOTS 1, 8, 9, 10, AND PART OF LOT 7, BLOCK 112, ORIGINAL PRICHETTE PLAT OF MADISON
LOCATED IN THE SW 1/4 - SW 1/4, SEC. 13 T-07-N, R-09-E,
CITY OF MADISON, DANE COUNTY, WI

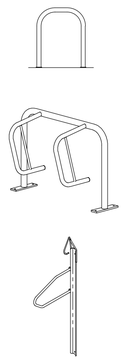
Sheet Title: **ALTA/NSPS LAND TITLE SURVEY**

Revisions:		
No.	Date:	Description:

Graphic Scale	0' 7.5' 15' 30' 45'
Wyser Number	24-1239
Set Type	ALTA SURVEY
Date Issued	05/17/2024
Sheet Number	V001

KEYED PLAN NOTES

1	ACCESSIBLE ROUTE - 5% RUNNING SLOPE / 2% CROSS SLOPE MAX.
2	AREA WELL
3	RAISED CONCRETE PLANTERS (TYP.) - SEE SHEET L101
4	EXISTING STREET PARKING STALLS (TYP.)
5	EXISTING PARKING METER
6	EXISTING LIGHT POLE
7	EXISTING TREE/SHRUB (TYP.)
8	EXISTING SIGN
9	PLAZA IMPROVEMENT PLAN - SEE LANDSCAPE PLANS
10	BUILDING LIGHT FIXTURE (TYP.) - SEE SHEET CA102
11	TRANSFORMER ROOM ACCESS
12	STEEL EGRESS STAIR
13	RIGHT-OF-WAY



BIKE RACKS

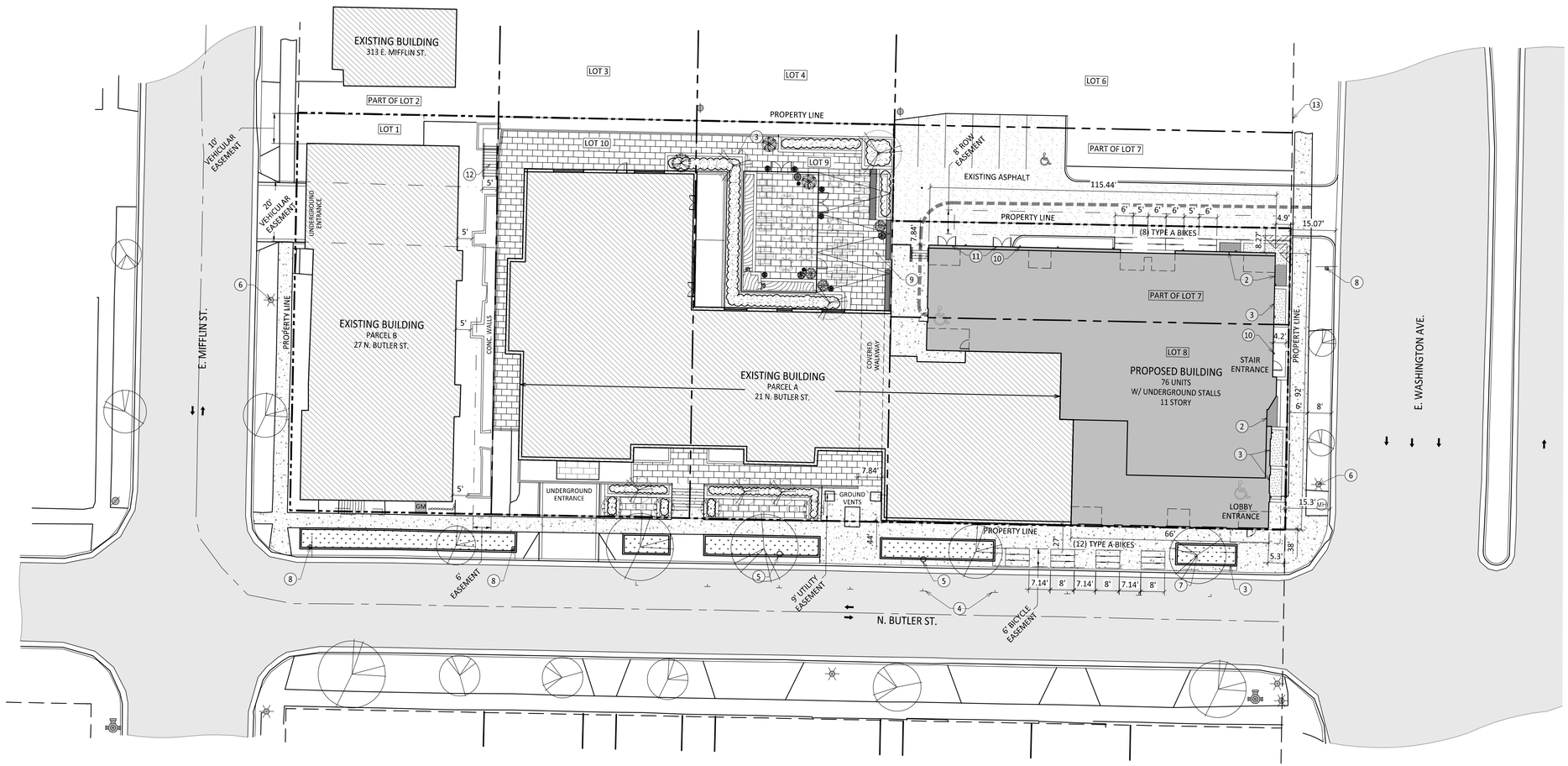
TYPE A
INTERIOR & EXTERIOR FLOOR MOUNTED: "INVERTED U" TYPE. MADRAX UX OR SARIS BIKE DOCK

TYPE B
INTERIOR FLOOR MOUNTED: MADRAX SPARTAN RACK OR SARIS CITY BIKE RACK

TYPE C
INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

SITE DEVELOPMENT DATA:

ZONING	PD - Planned Development
DENSITIES:	
LOT AREA	30,745 S.F. / 0.7 ACRES
DWELLING UNITS	76 UNITS
LOT AREA / D.U.	405 S.F. / D.U.
DENSITY	109 UNITS / ACRE
LOT COVERAGE	25,906 S.F. (84%)
BUILDING HEIGHT	11 STORIES / 132'-4"
COMMERCIAL AREA	9,082 S.F.
GROSS BUILDING AREA (INCL. GARAGES)	99,946 S.F.
DWELLING UNIT MIX:	
STUDIO	19
ONE BEDROOM	37
TWO BEDROOM	19
THREE BEDROOM	1
TOTAL	76 D.U.
VEHICLE PARKING STALLS:	
UNDERGROUND GARAGE - EXIST.	112 (INCL. 4 ADA)
UNDERGROUND GARAGE - NEW	16 (INCL. 1 ADA)
TOTAL	128 VEHICLE STALLS
10% EV READY (13)	
BICYCLE PARKING:	
GARAGE	86
SURFACE - COMMERCIAL/GUESTS	4
TOTAL	90 BICYCLE STALLS



1 CA101 ARCHITECTURAL SITE PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

GENERAL NOTES:

1. THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

2. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.

3. ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.

4. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.

5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM

6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.

8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.

10. AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.

11. APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).

12. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

knothe • bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, STE 900
Middleton, WI 53562

ISSUED
LUA & UDC Submittal - June 30, 2025

PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
CA101

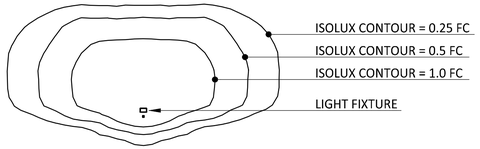
PROJECT NUMBER 2406

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LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Main Entrance	+	1.0 fc	5.0 fc	0.2 fc	25.0:1	5.0:1
Egress Route	+	0.8 fc	6.2 fc	0.2 fc	31.0:1	4.0:1
Commons Roof Deck - Floor 11	+	1.8 fc	5.8 fc	0.2 fc	25.0:1	5.0:1

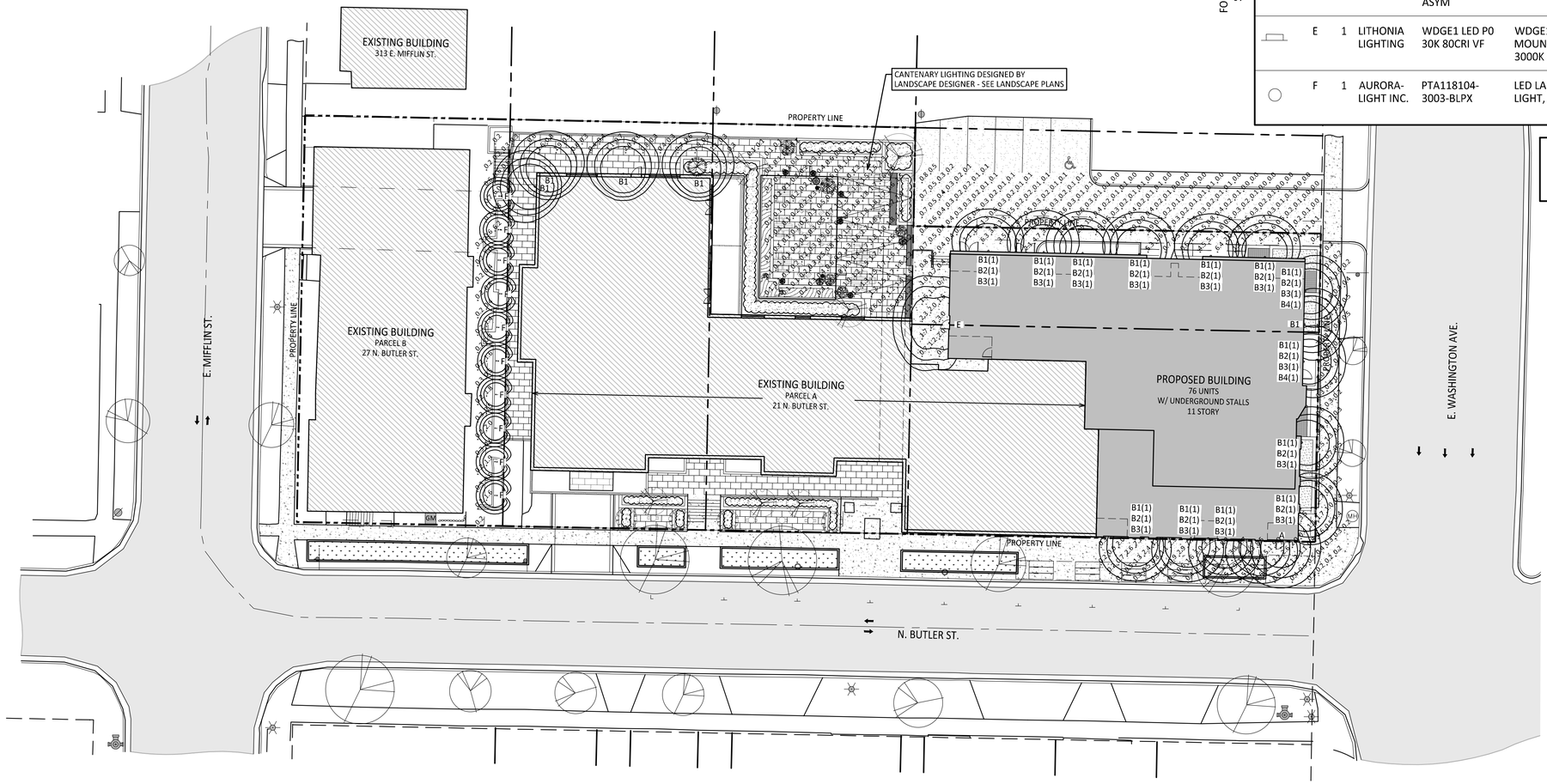
EXAMPLE LIGHT FIXTURE DISTRIBUTION



LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
○	A	2	LITHONIA LIGHTING	WF3 LED 30K	3" ULTRA-THIN WAFER DOWNLIGHT, 3000K, BLACK FINISH	WPX1_LED_P1 _30K_MVOLT.ies	10'-0" ABOVE GRADE ON BUILDING
○	B1	18	GOTHAM	IC04UDWC 30K 10 AR LSS ASYM DOWN	4" WALL MOUNT DOWNLIGHT, 10W, ASYMMETRIC BEAM	IC04UDWC30_10 AR LSS ASYM - DOWN.ies	9'-0" ABOVE GRADE ON BUILDING
○	B2	13	GOTHAM	IC04UDWC 30K 10 AR LSS 10D DOWN SDDB	4" WALL MOUNT DOWNLIGHT, 10W, 10 DEGREE BEAM	IC04UDWC30_10 AR LSS 10D - DOWN.ies	55'-0" ABOVE GRADE ON BUILDING
○	B3	13	GOTHAM	IC04UDWC 30K 10 AR LSS 10D DOWN SDDB	4" WALL MOUNT DOWNLIGHT, 10W, 10 DEGREE BEAM	IC04UDWC30_10 AR LSS 10D - DOWN.ies	115'-0" ABOVE GRADE ON BUILDING
○	B4	2	GOTHAM	IC04UDWC 30K 10 AR LSS 10D DOWN SDDB	4" WALL MOUNT DOWNLIGHT, 10W, 10 DEGREE BEAM	IC04UDWC30_10 AR LSS 10D - DOWN.ies	125'-0" ABOVE GRADE ON BUILDING
○	C	3	GOTHAM	IC04UDWC 30K 5 AR LSS 10D DOWN SDDB	4" WALL MOUNT DOWNLIGHT, 5W, 10 DEGREE BEAM	IC04UDWC30_5 AR LSS 10D - DOWN.ies	9'-0" ABOVE FLOOR ON BUILDING
○	D	7	ZANEEN EXTERIOR	EYES 17 IP67 3000K CRI90 ASYM	EYES HANDRAIL LIGHT, 3000K	PHOTOMETRIC_L12 R0008.ies	3'-6" ABOVE FLOOR IN RAILING
▭	E	1	LITHONIA LIGHTING	WDGE1 LED P0 30K 80CRI VF	WDGE1 WALL MOUNT LIGHT, 3000K 80CRI	WDGE1 LED P0 30K 80CRI VF.ies	10'-0"" ABOVE GRADE ON BUILDING
○	F	1	AURORA-LIGHT INC.	PTA118104-3003-BLPX	LED LANDSCAPE LIGHT, 3000K, 12V	LPL1-30 (3000K).ies	3'-0" ABOVE GRADE IN PLANTER

FOR FIXTURES C AND D SEE SHEET CA102a



1 CA102 SITE LIGHTING PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

GENERAL NOTES
1. (#) INDICATES QUANTITY OF LIGHTS STACKED ON BUILDING FACADE - SEE ELEVATIONS FOR PLACEMENTS

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ISSUED
LUA & UDC Submittal - June 30, 2025

PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

SHEET TITLE
SITE LIGHTING PLAN

SHEET NUMBER
CA102

PROJECT NUMBER 2406

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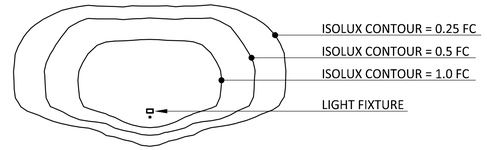
LUMINAIRE SCHEDULE

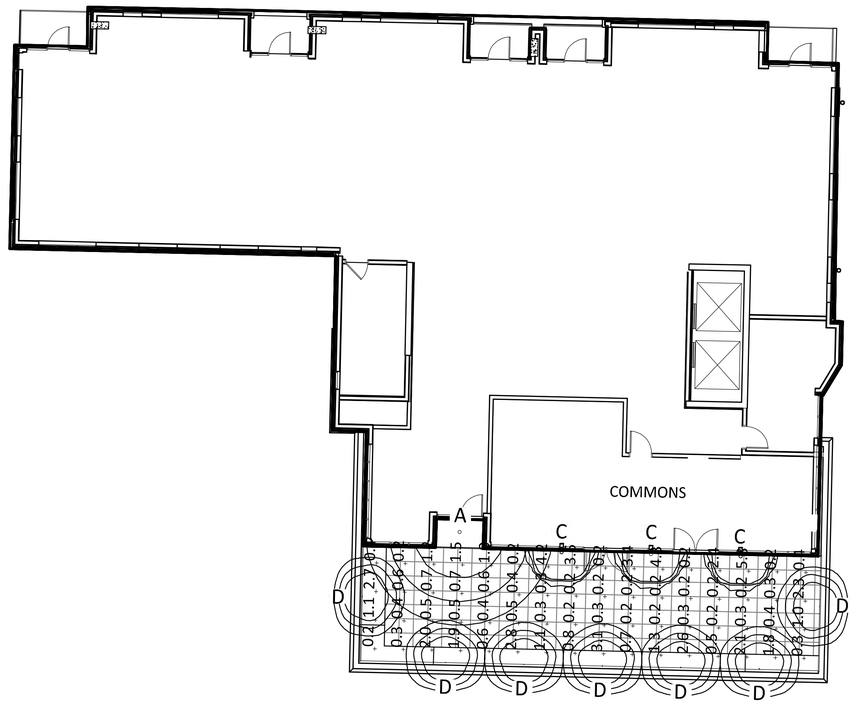
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
○	C	3	GOTHAM	IC04UDWC 30K 5 AR LSS 10D DOWN SDDB	4" WALL MOUNT DOWNLIGHT, 5W, 10 DEGREE BEAM	IC04UDWC30_5 AR LSS 10D - DOWN.ies	9'-0" ABOVE FLOOR ON BUILDING
○	D	7	ZANEEN EXTERIOR	EYES 17 IP67 3000K CRI90 ASYM	EYES HANDRAIL LIGHT, 3000K	PHOTOMETRIC_L12 R0008.ies	3'-6" ABOVE FLOOR IN RAILING

LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Main Entrance	+	1.0 fc	5.0 fc	0.2 fc	25.0:1	5.0:1
Egress Route	+	0.8 fc	6.2 fc	0.2 fc	31.0:1	4.0:1
Commons Roof Deck - Floor 11	+	1.8 fc	5.8 fc	0.2 fc	25.0:1	5.0:1

EXAMPLE LIGHT FIXTURE DISTRIBUTION





1 CA102a ROOF DECK LIGHTING
1" = 10'-0"

GRAPHIC SCALE
0 10 20 30
1 INCH = 10 FT (24X36 SHEET)

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Middleton, WI 53562

ISSUED
LUA & UDC Submittal - June 30, 2025

PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

SHEET TITLE
ROOF DECK LIGHTING PLAN

SHEET NUMBER
CA102a

PROJECT NUMBER 2406

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FIRE ACCESS DATA

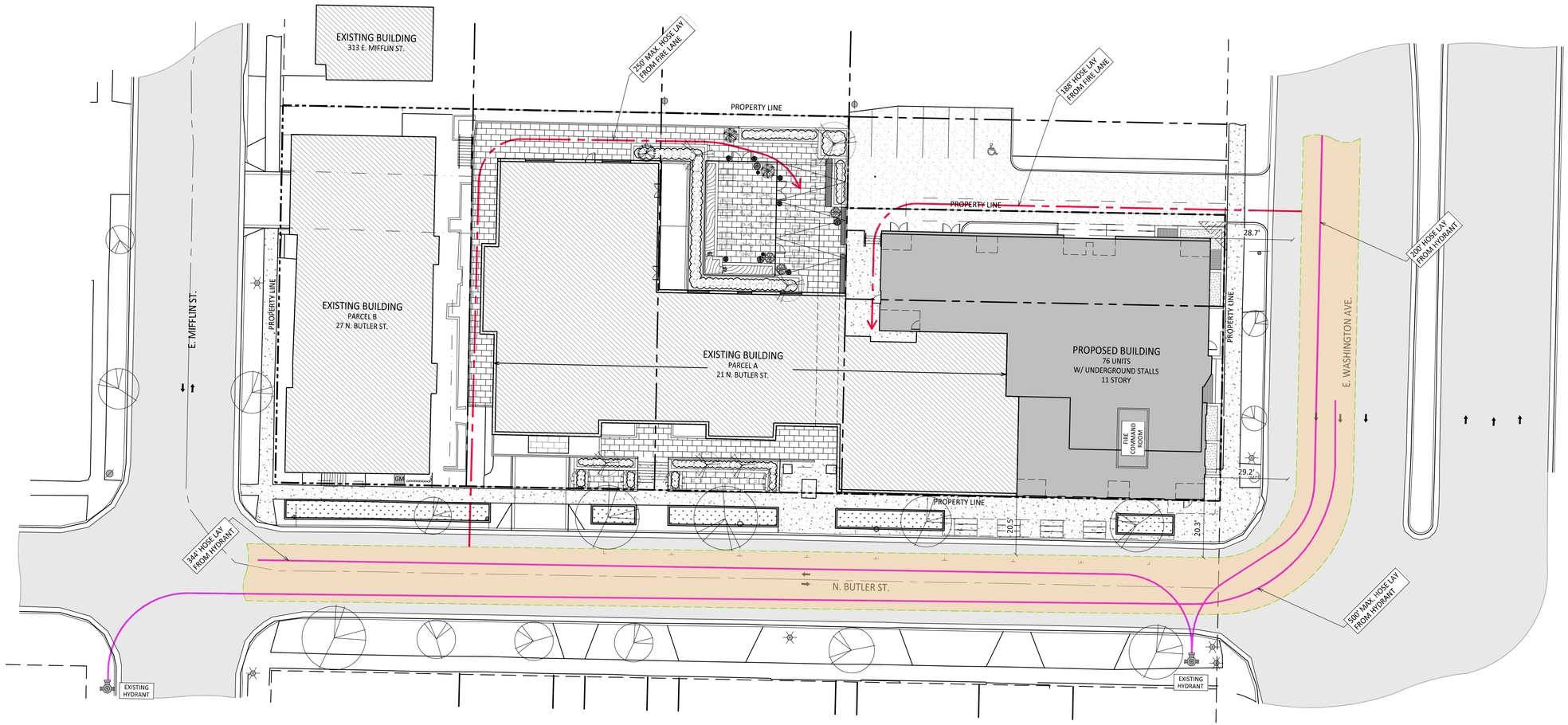
	BUILDING #1
BUILDING PERIMETER	422 LINEAR FEET

20' WIDE FIRE ACCESS LANE

250' MAX. HOSE LAY FROM 20' FIRE ACCESS LANE

500' MAX. HOSE LAY FROM HYDRANT

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Middleton, WI 53562



1 CA103 FIRE DEPARTMENT ACCESS PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

ISSUED
LUA & UDC Submittal - June 30, 2025

PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

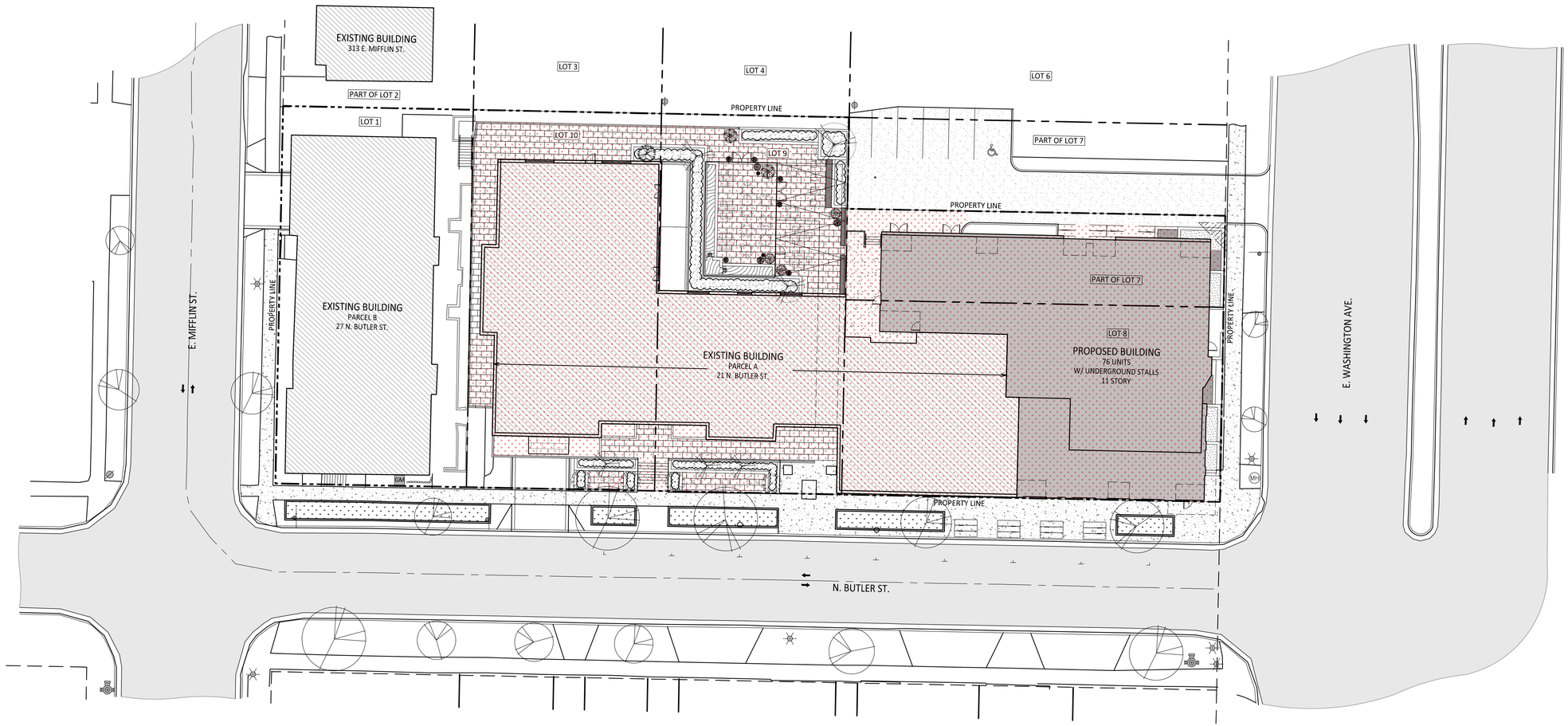
15 N. BUTLER ST. &
302 E. WASHINGTON
AVE. MADISON, WI.

SHEET TITLE
FIRE DEPT.
ACCESS PLAN

SHEET NUMBER
CA103

PROJECT NUMBER 2406

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1 CA104 LOT COVERAGE
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60
1 INCH = 20 FT (24X36 SHEET)

LOT COVERAGE

ZONING	PD
MAXIMUM LOT COVERAGE	N/A
LOT AREA	30,745 S.F.
PROPOSED COVERAGE	25,906 S.F. / 84%

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Middleton, WI 53562

ISSUED
LUA & UDC Submittal - June 30, 2025

PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

SHEET TITLE
LOT COVERAGE

SHEET NUMBER
CA104

PROJECT NUMBER 2406

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DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE SITE, NOT INCLUDING INTERNAL BUILDING DEMOLITION, INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE (BY OTHERS), "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, WHERE NOT INCLUDED WITHIN THE FIELD SURVEY, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE, IT IS THE CONTRACTOR'S / BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR / BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE OWNER AND ENGINEER OF RECORD. WYSER ENGINEERING TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.

2. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER AND ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 2.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING OWNER AND ENGINEER OR ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 2.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 2.4. NOTIFYING THE OWNER, DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.

3. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.

4. CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING SHARED ACCESS ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.

5. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.

6. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND / OR UTILITY INSTALLATION ENCROACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCHING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.

7. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND / OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.

8. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.

9. ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.

10. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.

11. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL OR PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE / FLOWABLE FILL".

12. GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER PROPOSED PAVED AREAS.

13. RESTORATION OF THE EXISTING RIGHT-OF-WAYS AS NEEDED ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL, THIS INCLUDES, BUT IS NOT LIMITED TO, CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

14. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING ON THE WEEK OF APRIL 29, 2024. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.

2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.

3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED. ALL CITY RIGHT-OF-WAY IMPROVEMENTS ARE TO BE COMPLETED BASED ON THE CITY OF MADISON ISSUED PLAN SET. IMPROVEMENTS SHOWN ON THIS PLAN ARE FOR GENERAL REFERENCE ONLY.

4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.

5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

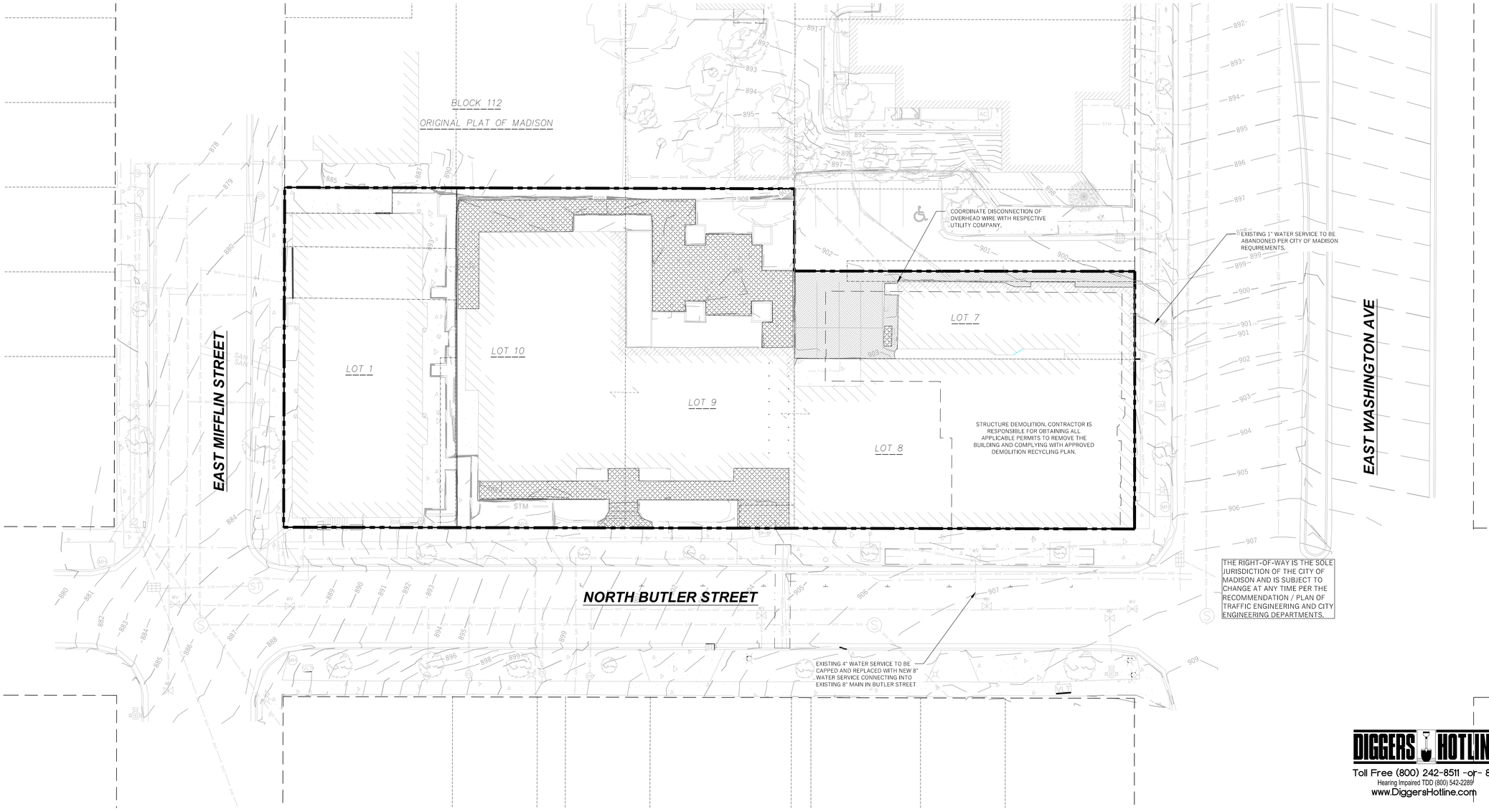
7. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

8. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: https://www.cityofmadison.com/business/pw/specs.cfm.

LEGEND (PROPOSED)

- PROPERTY LINE
- NEW BUILDING (FOR REFERENCE)
- SAWCUT LIMITS
- FULL SECTION ASPHALT REMOVAL AREA
- CONCRETE REMOVAL AREA

NORTH



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www.DiggersHotline.com

WYSER ENGINEERING

15 N BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI 53703

BUTLER ST. REDEVELOPMENT
CITY OF MADISON, DANE COUNTY, WI

Sheet Title: DEMOLITION PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	24-1239
Set Type	LUA & UDC
Date Issued	06/30/2025
Sheet Number	C101

File: W:\2024\241239_Butler Plaza, E. Washington Ave\Dwg\24-1239_Civil Design.dwg Layout: Demo Plan User: awatkins Plotted: Jun 30, 2025 - 7:46am

GENERAL NOTES

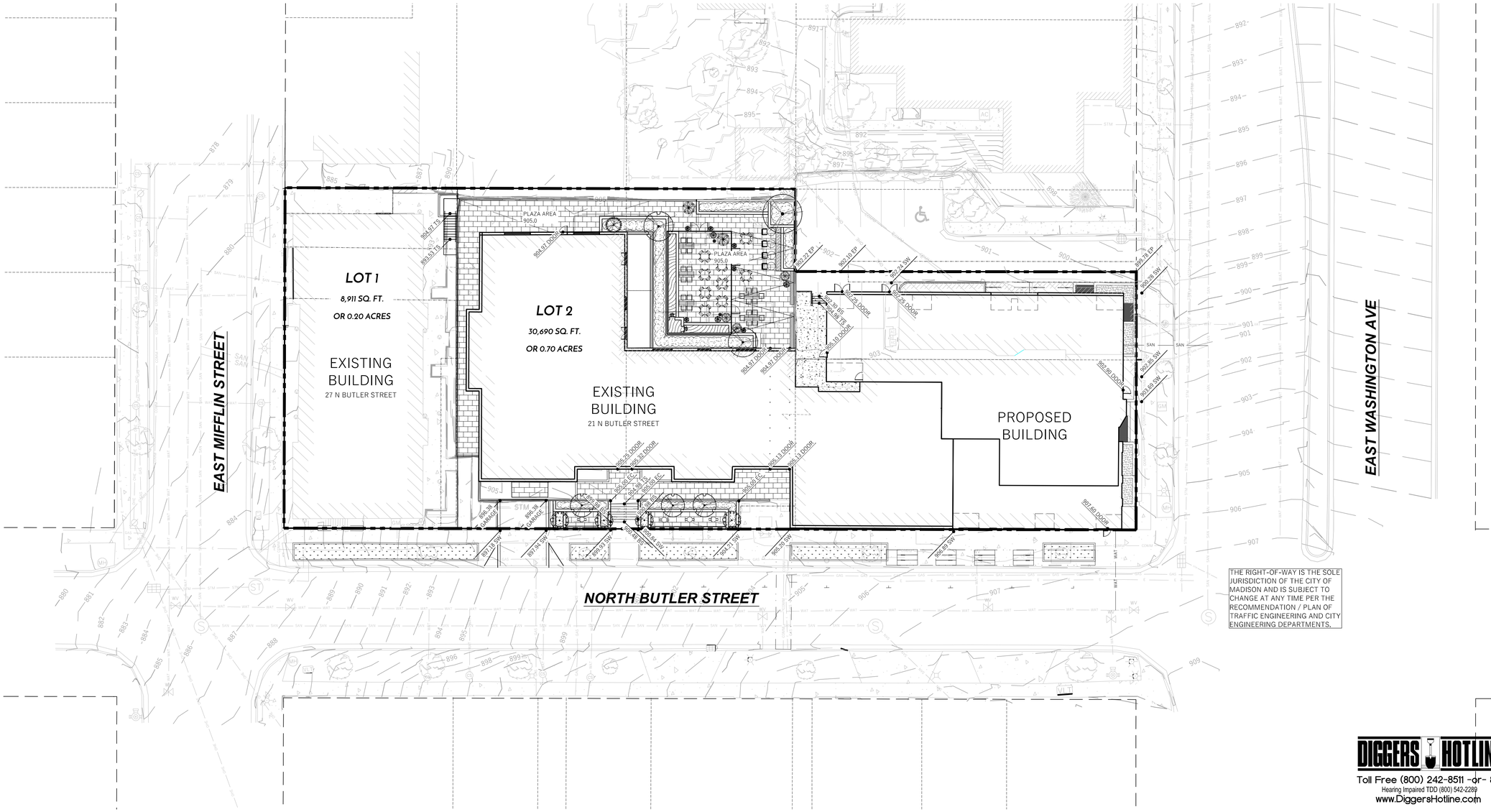
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2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED. ALL CITY RIGHT-OF-WAY IMPROVEMENTS ARE TO BE COMPLETED BASED ON THE CITY OF MADISON ISSUED PLAN SET. IMPROVEMENTS SHOWN ON THIS PLAN ARE FOR GENERAL REFERENCE ONLY.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
7. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
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LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- CONCRETE PAVEMENT
- 1180 — PROPOSED MAJOR CONTOUR
- 1181 — PROPOSED MINOR CONTOUR
- STM — STM — PROPOSED STORM SEWER
- 1181.25 EP — SPOT GRADE
- DRAINAGE GRADE BREAK
- 1.0% — DRAINAGE ARROW

NORTH

NOTE:
SPOT GRADES ARE AS FOLLOWS:
- FFE - FINISHED FLOOR GRADE
- EP - EDGE OF ASPHALT PAVEMENT
- EC - EDGE OF CONCRETE PAVEMENT
- BC - BACK OF CURB
- SW - EDGE OF SIDEWALK
- FG - FINISH GRADE
- TW - FINISH GRADE ADJACENT TOP OF WALL
- BW - FINISH GRADE ADJACENT BOTTOM OF WALL (NOT FOOTING)



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WYSER ENGINEERING

15 N BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI 53703

BUTLER ST. REDEVELOPMENT

CITY OF MADISON, DANE COUNTY, WI

Sheet Title: GRADING & EROSION CONTROL PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	24-1239
Set Type	LUA & UDC
Date Issued	06/30/2025
Sheet Number	C200

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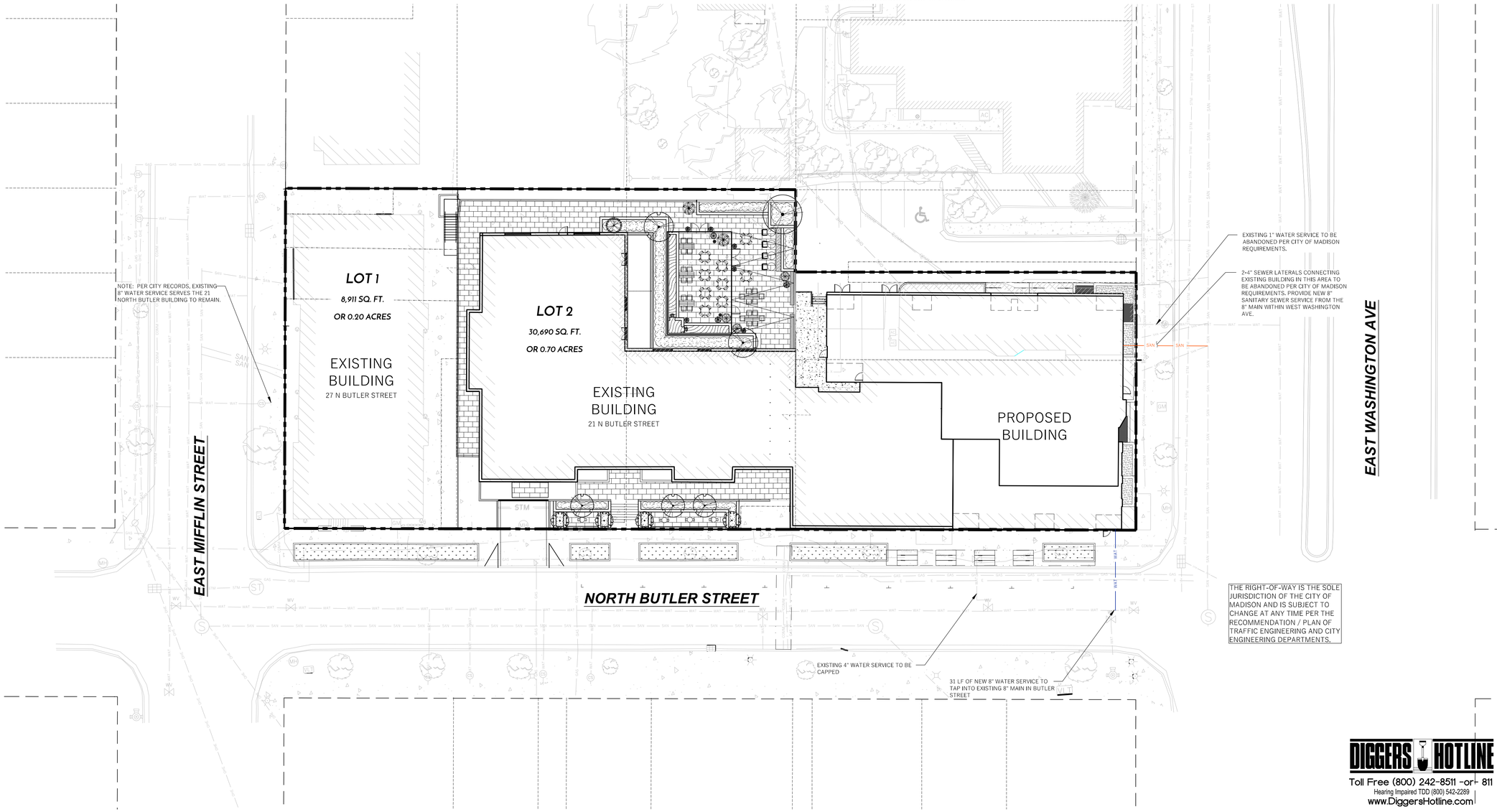
GENERAL NOTES

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LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- CONCRETE PAVEMENT
- WAT — PROPOSED WATER MAIN
- SAN — PROPOSED SANITARY SEWER
- STM — PROPOSED STORM SEWER
- GAS — PROPOSED GAS SERVICE (DESIGN BY OTHERS)
- E — PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)

NORTH



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WYSER ENGINEERING

15 N BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI 53703

BUTLER ST. REDEVELOPMENT
CITY OF MADISON, DANE COUNTY, WI

Sheet Title: UTILITY PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	24-1239
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Date Issued	06/30/2025
Sheet Number	C300

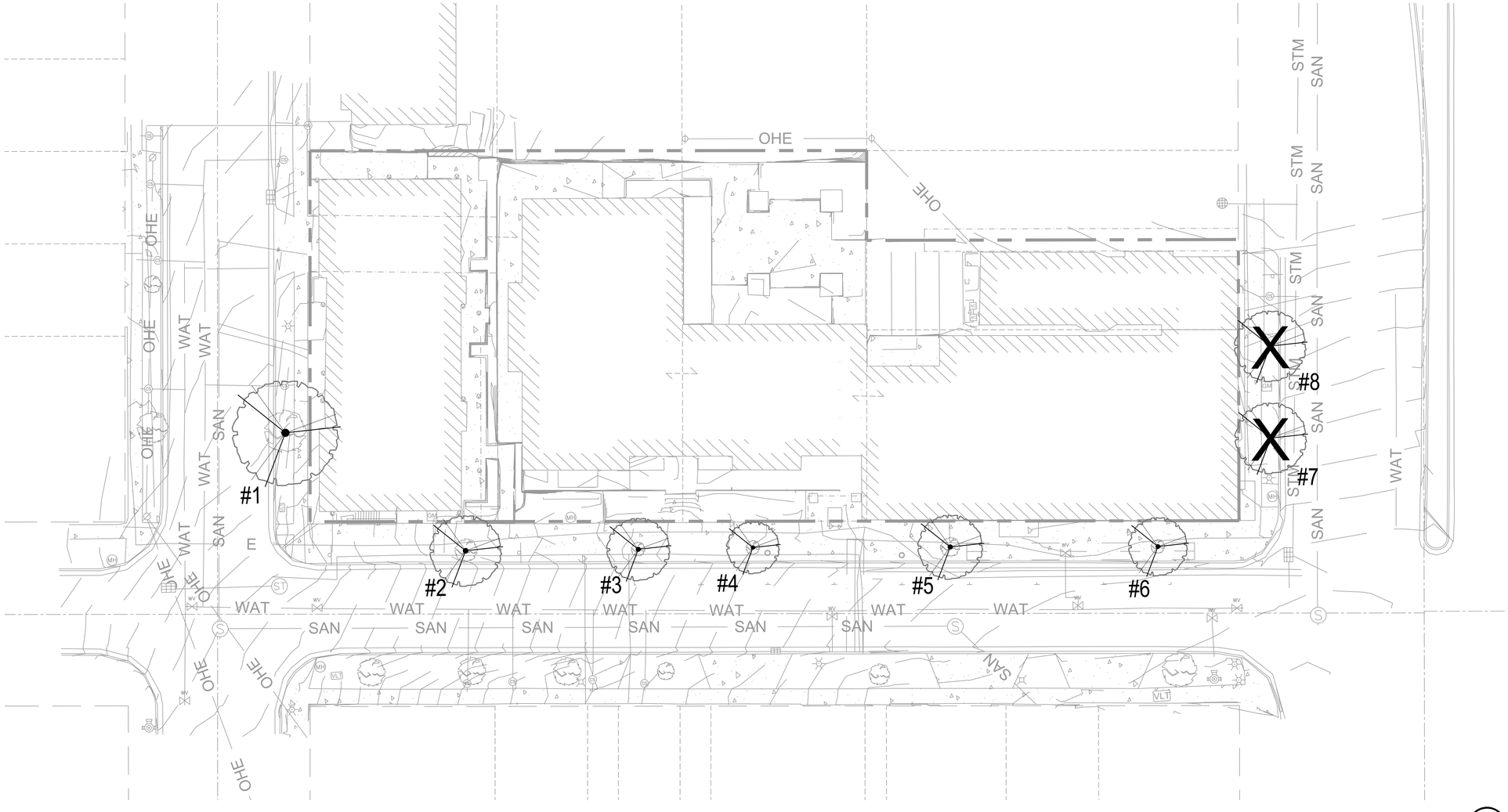
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NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR SHALL PROTECT BENCHMARKS.
3. ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
4. THIS PROJECT PROPOSES THE REMOVAL OF TWO (2) TREES IN THE EAST WASHINGTON AVE TERRACE. THE CONTRACTOR SHALL CONTACT CITY FORESTRY AT 266-4816 TO ISSUE A STREET TREE REMOVAL PERMIT. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
5. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: WWW.CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
6. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
7. SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
8. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING MAY BE REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
9. STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300- PART 1 STANDARDS FOR PRUNING.

EXISTING TREE INVENTORY

Number	Species	Caliper (in)	Disposition	Public
1	Green Ash	18	Remain	Yes
2	Honey Locust	12	Remain	Yes
3	Honey Locust	11	Remain	Yes
4	Honey Locust	9	Remain	Yes
5	Honey Locust	11	Remain	Yes
6	Honey Locust	10	Remain	Yes
7	Ginkgo	12	Remove	Yes
8	Ginkgo	12	Remove	Yes



1 TREE PRESERVATION AND REMOVAL PLAN
1" = 20'-0"

0 20' 40'
1" = 20'

NORTH

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, STE 900
Middleton, WI 53562

saiki DESIGN

ISSUED
LAND USE APPLICATION - 06-30-2025

WISCONSIN
Abbie Moillen
LA-673
Madison
Wisconsin
LANDSCAPE ARCHITECT
6/30/2025

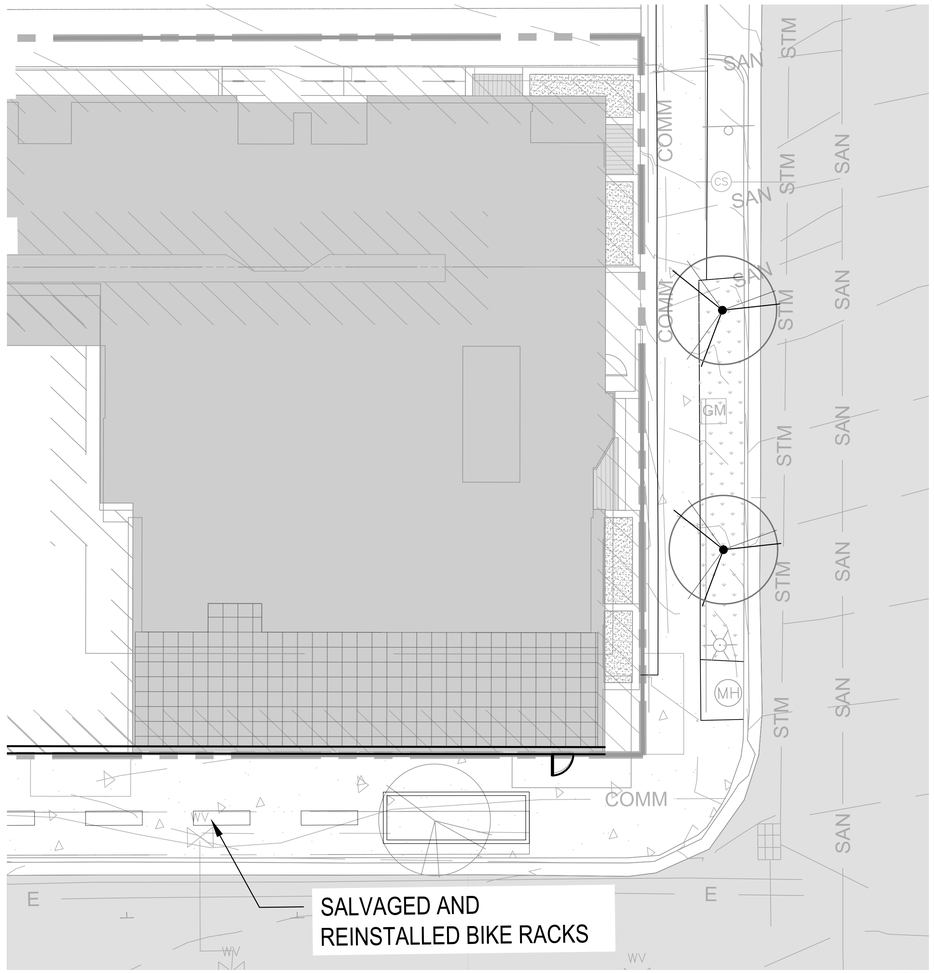
BUTLER STREET REDEVELOPMENT
PROJECT TITLE

BUTLER ST.
MADISON, WI.
SHEET TITLE
TREE PRESERVATION AND REMOVAL PLAN

SHEET NUMBER
L100

PROJECT NUMBER 2406

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1 SITE FURNISHINGS PLAN - SOUTHEAST STREETSCAPE
1" = 10'-0"

0 10' 20'
1" = 10'

NORTH

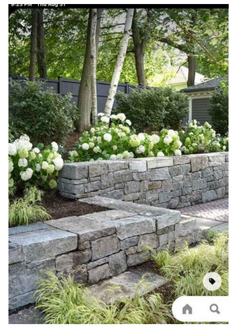
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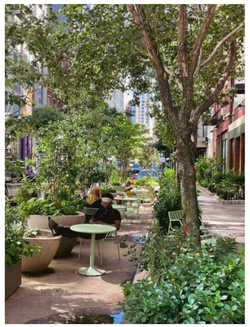
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2. PROTECT ALL BENCHMARKS. PROTECT ALL EXISTING PAVEMENTS, CURBS, UTILITIES, AND OTHER IMPROVEMENTS TO REMAIN FROM CONSTRUCTION ACTIVITIES. INCLUDE ANY RELOCATED BENCHMARKS IN AS-BUILT DRAWINGS.
3. PROVIDE CONSTRUCTION STAKING FOR ALL HORIZONTAL AND VERTICAL ALIGNMENTS.
4. ANY DEVIATION FROM CONCRETE JOINTING OR PAVER LAYOUT AS SHOWN ON THE PLANS WILL REQUIRE REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH MODIFICATIONS.
5. RESTORE ALL AREAS DISTURBED BY CONSTRUCTION WITHIN OR OUTSIDE OF THE CONSTRUCTION BOUNDARY TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
6. CONTACT CITY OF MADISON PRIOR TO PERFORMING ANY WORK WITHIN THE CITY RIGHT OF WAY TO CONFIRM RESTORATION.
7. THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION OF TRAFFIC ENGINEERING AND ENGINEERING DIVISIONS. FORWARD ANY CHANGES PROPOSED BY CITY OFFICIALS TO LANDSCAPE ARCHITECT FOR CONSIDERATION AND DIRECTION BEFORE PROCEEDING.
8. ALL FURNITURE SHOWN IS FOR SCALE ONLY.


SEATWALL AND PLANTINGS


TERRACE PLANTING

SITE FURNISHINGS


BENCH

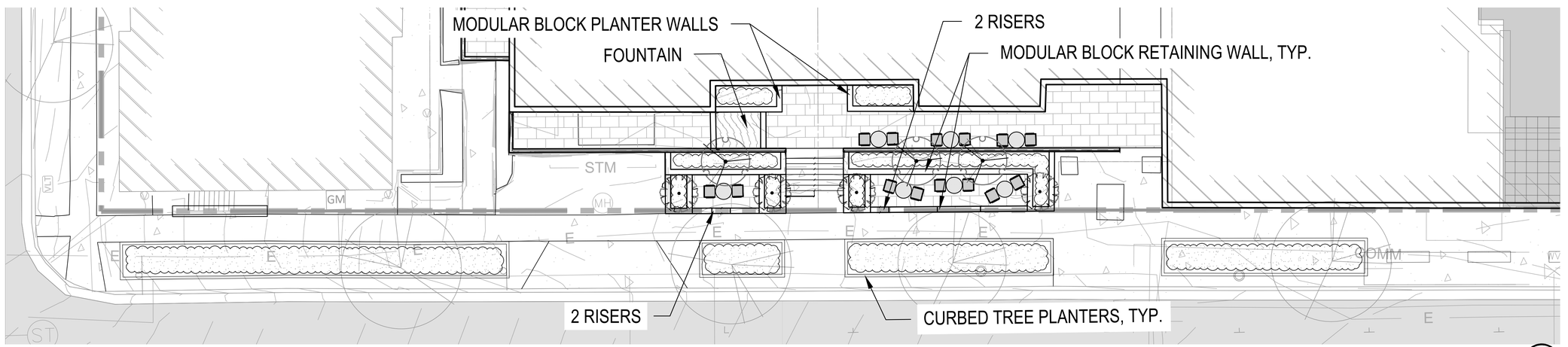

SEATING


RAISED SEATING AREA


SEATING


TERRACE PLANTING

LEGEND
- PEDESTAL PAVERS
- LAWN
- PLANTINGS, SEE L300/L301
- EXISTING PARAPET AND RAILING



2 SITE FURNISHINGS PLAN - NORTHWEST STREETSCAPE
1" = 10'-0"

0 10' 20'
1" = 10'

NORTH

kba
knothe bruce
ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, STE 900
Middleton, WI 53562

saiki
DESIGN

ISSUED
LAND USE APPLICATION - 06-30-2025

WISCONSIN
Abbie Mollien
LA-673
Madison
Wisconsin
LANDSCAPE ARCHITECT
6/30/2025

BUTLER STREET
REDEVELOPMENT
PROJECT TITLE

BUTLER ST.
MADISON, WI.
SHEET TITLE
SITE FURNISHING
LAYOUT PLAN

SHEET NUMBER
L200

PROJECT NUMBER 2406

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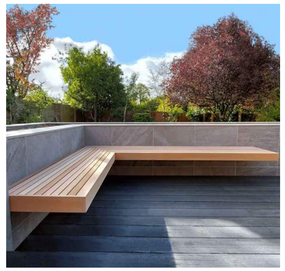
NOTES

1. FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT. CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2. PROTECT ALL BENCHMARKS. PROTECT ALL EXISTING PAVEMENTS, CURBS, UTILITIES, AND OTHER IMPROVEMENTS TO REMAIN FROM CONSTRUCTION ACTIVITIES. INCLUDE ANY RELOCATED BENCHMARKS IN AS-BUILT DRAWINGS.
3. PROVIDE CONSTRUCTION STAKING FOR ALL HORIZONTAL AND VERTICAL ALIGNMENTS.
4. ANY DEVIATION FROM CONCRETE JOINTING OR PAVER LAYOUT AS SHOWN ON THE PLANS WILL REQUIRE REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH MODIFICATIONS.
5. RESTORE ALL AREAS DISTURBED BY CONSTRUCTION WITHIN OR OUTSIDE OF THE CONSTRUCTION BOUNDARY TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
6. CONTACT CITY OF MADISON PRIOR TO PERFORMING ANY WORK WITHIN THE CITY RIGHT OF WAY TO CONFIRM RESTORATION.
7. THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION OF TRAFFIC ENGINEERING AND ENGINEERING DIVISIONS. FORWARD ANY CHANGES PROPOSED BY CITY OFFICIALS TO LANDSCAPE ARCHITECT FOR CONSIDERATION AND DIRECTION BEFORE PROCEEDING.
8. ALL FURNITURE SHOWN IS FOR SCALE ONLY.

LEGEND

- PEDESTAL PAVERS
- LAWN
- PLANTINGS, SEE L300/L301
- EXISTING PARAPET AND RAILING

SITE FURNISHINGS


BENCH

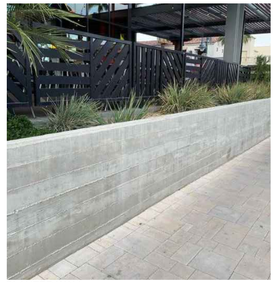

GREENHOUSE


OVERHEAD LIGHTING

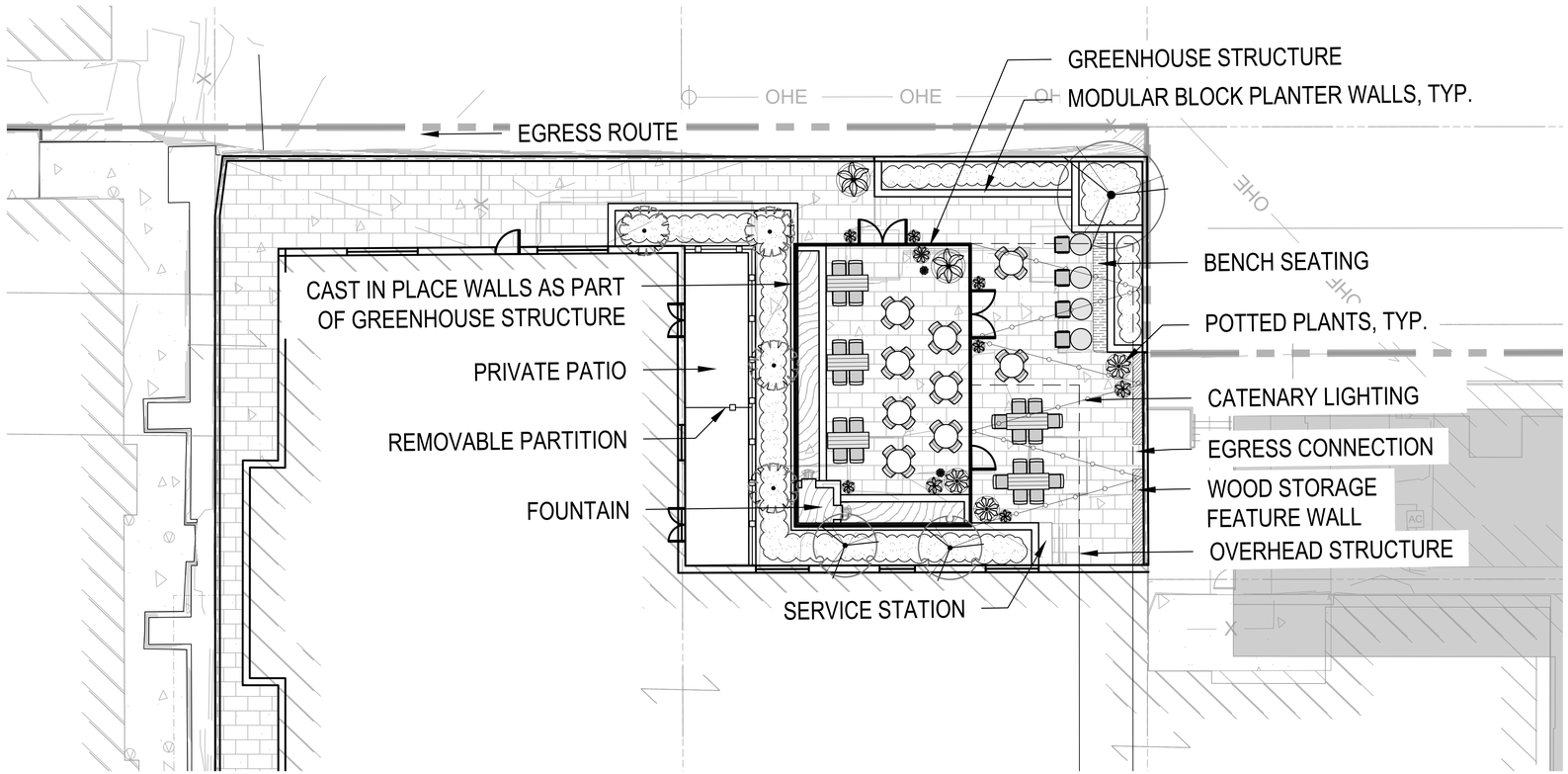

RAISED PLANTERS


OVERHEAD STRUCTURE


WOOD STORAGE


PLANTER WALL

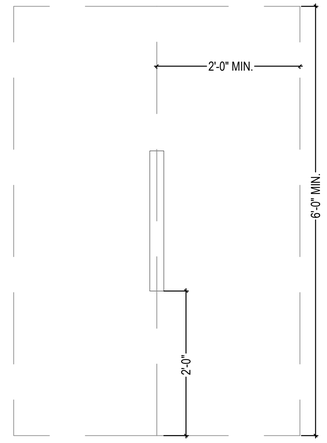

FOUNTAIN



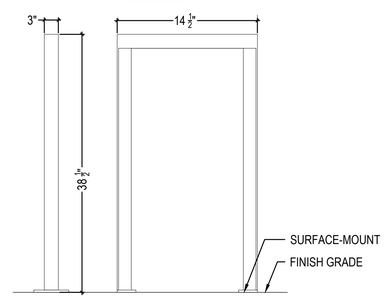
1 SITE FURNISHINGS PLAN - REAR PATIO
1" = 10'-0"

0 10' 20'
1" = 10'

NORTH



PLAN VIEW



SIDE & FRONT ELEVATIONS

NOTES:
1. BIKE STALLS SHALL BE A MINIMUM OF 2' BY 6'. PLACEMENT SHALL NOT RESULT IN A BICYCLE OBSTRUCTING A WALKWAY.
2. BASIS-OF-DESIGN: "METRO" BIKE RACK BY MADRAX. FLUSH MOUNT, BLACK POWDERCOAT FINISH.
3. RACKS SHALL BE SPACED 4'-0" APART AND AS INDICATED ON DRAWINGS

2 BIKE RACK DETAIL
NTS

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, STE 900
Middleton, WI 53562

saiki DESIGN

ISSUED
LAND USE APPLICATION - 06-30-2025

WISCONSIN Abbie Mollien LA-673 Madison Wisconsin LANDSCAPE ARCHITECT
6/30/2025

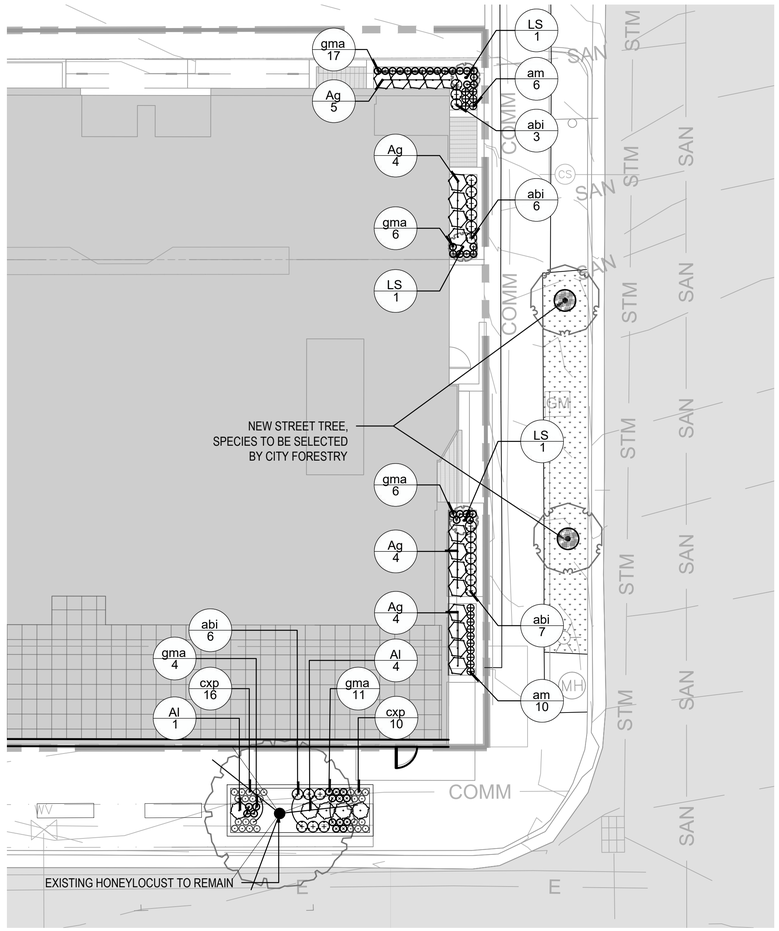
BUTLER STREET REDEVELOPMENT
PROJECT TITLE

BUTLER ST.
MADISON, WI.
SHEET TITLE
SITE FURNISHING LAYOUT PLAN

SHEET NUMBER
L201

PROJECT NUMBER 2406

© Knothe & Bruce Architects, LLC



1 PLANTING PLAN - SOUTHEAST STREETSCAPE

1" = 10'-0"

0 10' 20'
1" = 10'

NORTH

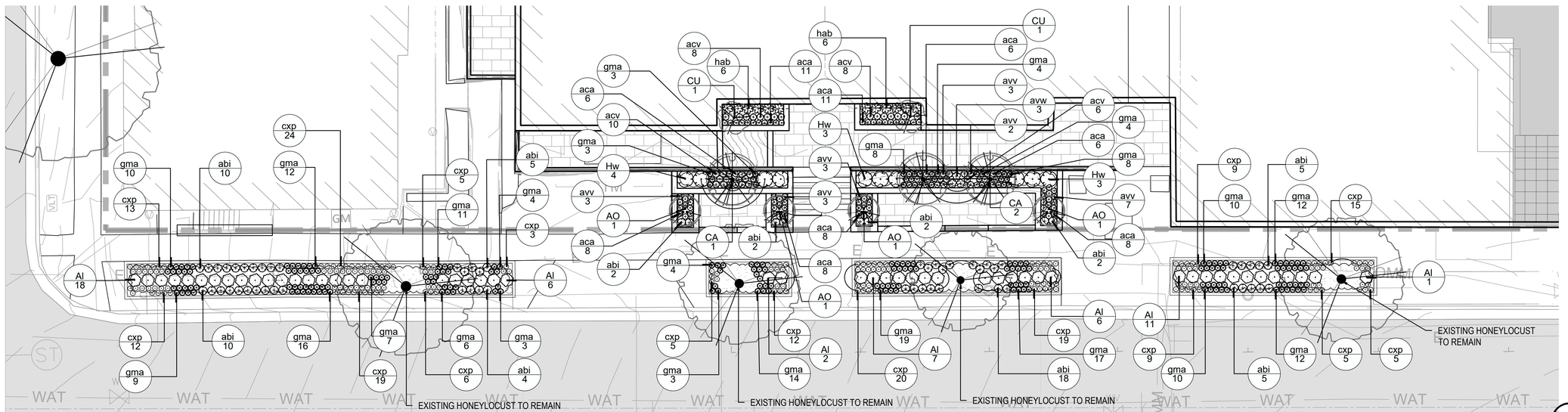
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL/HEIGHT	SPACING
ORNAMENTAL TREES						
	AO	4	Amelanchier alnifolia 'Obelisk' / Standing Ovation™ Serviceberry	15 gal	2" - 2.5" Cal	Per Plan
	CU	2	Carpinus caroliniana 'J.N. Upright' / Firespire® American Hornbeam	B&B	2"Cal	Per Plan
	CA	3	Cornus alternifolia / Pagoda Dogwood	15 gal	2" - 2.5" Cal	Per Plan
	LS	3	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	10 gal	2" - 2.5" Cal	Per Plan

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	HEIGHT
DECIDUOUS SHRUBS						
	Ag	17	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	2 gal	30" O.C.	12" MIN.
	Al	56	Aronia melanocarpa Low Scape Mound / Low Scape Mound Aronia	3 gal	30" O.C.	18" MIN.
	Hw	10	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal	36" O.C.	18" MIN.
ORNAMENTAL GRASSES						
	cxp	207	Carex pensylvanica / Pennsylvania Sedge	1 qt	12" O.C.	6" MIN.
PERENNIALS						
	am	16	Allium x 'Millenium' / Millenium Ornamental Onion	1 gal	12" O.C.	6" MIN.
	abi	87	Amsonia x 'Blue Ice' / Blue Ice Bluestar	1 gal	18" O.C.	12" MIN.
	aca	72	Asarum canadense / Wild Ginger	1 qt	12" O.C.	6" MIN.
	avw	3	Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe	1 gal	18" O.C.	12" MIN.
	acv	32	Astilbe chinensis 'Visions' / Visions Chinese Astilbe	1 gal	15" O.C.	12" MIN.
	avv	21	Astilbe x 'Vision Vulcano' / Vision Vulcano Astilbe	1 gal	12" O.C.	12" MIN.
	gma	253	Geranium maculatum / Spotted Geranium	1 gal	12" O.C.	6" MIN.
	hab	12	Heuchera villosa 'Autumn Bride' / Autumn Bride Hairy Alumroot	1 gal	24" O.C.	12" MIN.

NOTES

1. FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT. CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
2. PROTECT ALL BENCHMARKS. INCLUDE ANY RELOCATED BENCHMARKS IN AS-BUILT DRAWINGS.
3. ALL EXISTING PLANT MATERIAL IS SHOWN AT EXISTING, APPROXIMATED SIZE PER CITY OF MADISON STANDARDS.
4. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
5. AS DEFINED BY MADISON GENERAL ORDINANCE 10.10, CITY FORESTRY WILL ASSESS THE FULL COST OF THE STREET TREE INSTALLATION TO THE ADJACENT PROPERTY OWNER. CITY FORESTRY WILL DETERMINE STREET TREE PLANTING SITES AND TREE SPECIES TYPE. STREET TREE PLANTING WILL BE SCHEDULED AFTER THERE IS SUBSTANTIAL COMPLETION OF THE NEW PLAT DEVELOPMENT ALONG THE STREET SEGMENT.
6. ALL WRAPPINGS, WIRE BASKETS, BURLAP, AND OTHER MISCELLANEOUS MATERIAL SHALL BE COMPLETELY REMOVED FROM ALL SHRUB AND TREE ROOT BALLS PRIOR TO INSTALLATION.
7. VISUALLY INSPECT AND VERIFY SPECIFIED TOPSOIL AND PLANTING SOIL DEPTHS ARE PRESENT PRIOR TO PLANTING AS OUTLINED IN SPECIFICATIONS.
8. ANY LAWN OR LANDSCAPED AREAS WITHIN OR OUTSIDE OF THE CONSTRUCTION BOUNDARY THAT ARE DISTURBED SHALL BE RE-SEEDED AND/OR REPAIRED WITH ORIGINAL MATERIALS AND TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
9. APPLY MYCORRHIZAL FUNGI TO ALL PLANTINGS AS OUTLINED IN SPECIFICATIONS.
10. ALL PLANTING AREAS TO RECEIVE 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE SPECIFIED.
11. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL, SEE SPECIFICATIONS FOR MORE INFORMATION.



2 PLANTING PLAN - NORTHWEST STREETSCAPE

1" = 10'-0"

0 10' 20'
1" = 10'

NORTH

knothe bruce ARCHITECTS
Phone: 608.836.3690
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saiki DESIGN

ISSUED
LAND USE APPLICATION - 06-30-2025

WISCONSIN
Abbie Mollien
LA-673
Madison
Wisconsin
LANDSCAPE ARCHITECT
6/30/2025

BUTLER STREET REDEVELOPMENT
PROJECT TITLE

BUTLER ST.
MADISON, WI.
SHEET TITLE
PLANTING PLAN

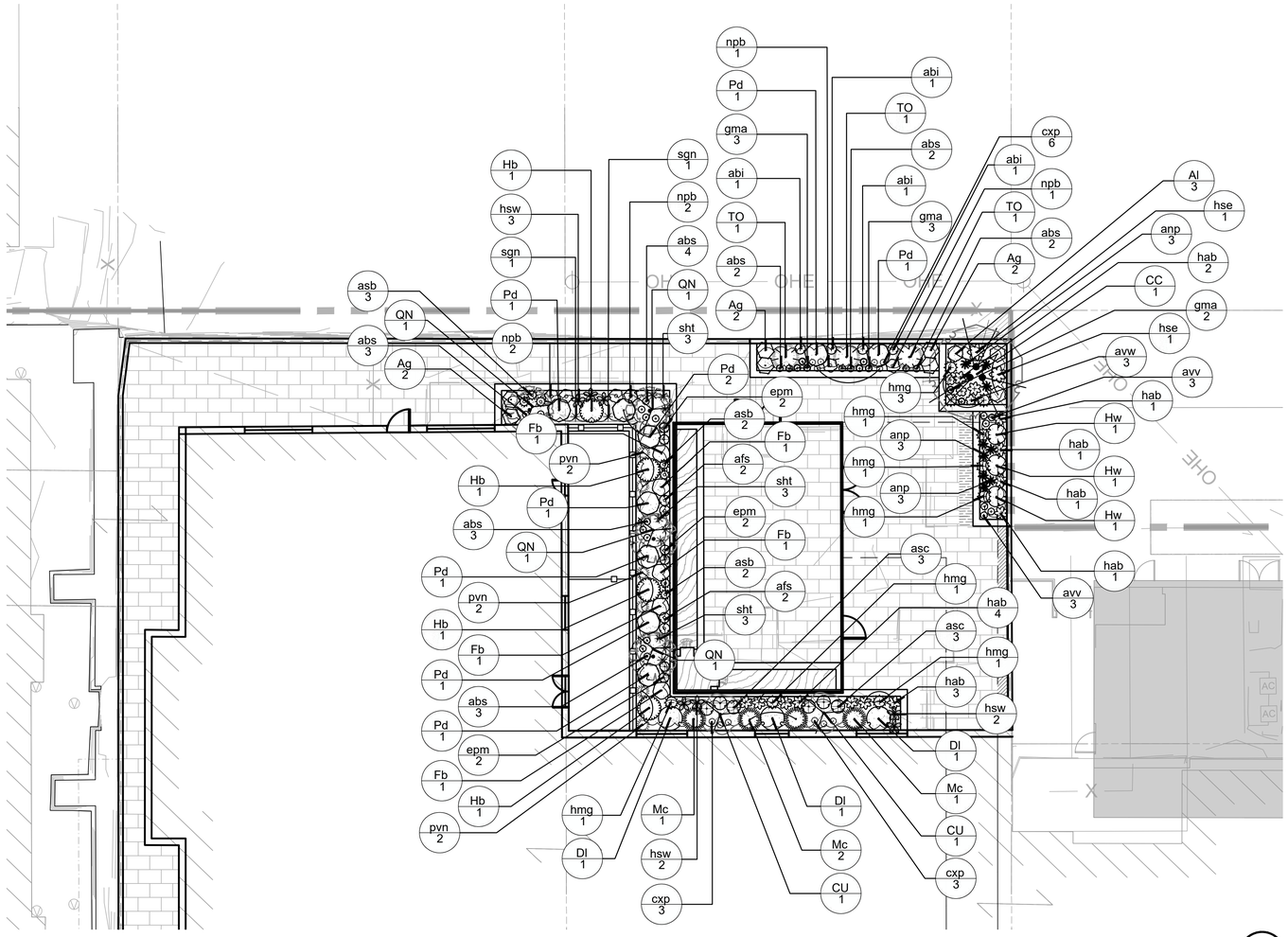
SHEET NUMBER
L300

PROJECT NUMBER 2406

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NOTES

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10. ALL PLANTING AREAS TO RECEIVE 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE SPECIFIED.
11. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF PLANT MATERIAL, SEE SPECIFICATIONS FOR MORE INFORMATION.



1 PLANTING PLAN - REAR PATIO
1" = 10'-0"

0 10' 20'
1" = 10'

NORTH

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL/HEIGHT	SPACING
DECIDUOUS TREES						
	QN	4	Quercus robur x bicolor 'Nadler' / Kindred Spirit® Oak	B&B	1.5"Cal	Per Plan
EVERGREEN TREES						
	TO	3	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	15 gal	2"CAL, 6` HT (MIN.)	Per Plan
ORNAMENTAL TREES						
	CU	2	Carpinus caroliniana 'J.N. Upright' / Firespire® American Hornbeam	B&B	2"Cal	Per Plan
	CC	1	Cercis canadensis / Eastern Redbud	B&B	6`HT (MIN.), MULTI-STEMMED	Per Plan

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	HEIGHT
DECIDUOUS SHRUBS						
	Ag	6	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	2 gal	30" O.C.	12" MIN.
	Al	3	Aronia melanocarpa Low Scape Mound / Low Scape Mound Aronia	3 gal	30" O.C.	18" MIN.
	DI	3	Diervilla lonicera / Bush Honeysuckle	3 gal	42" O.C.	18" MIN.
	Fb	5	Forsythia viridissima 'Bronxensis' / Bronx Forsythia	3 gal	30" O.C.	18" MIN.
	Hb	4	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	3 gal	42" O.C.	18" MIN.
	Hw	3	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal	36" O.C.	18" MIN.
	Pd	9	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	3 gal	42" O.C.	18" MIN.
EVERGREEN SHRUBS						
	Mc	4	Microbiota decussata 'Prides' / Celtic Pride® Siberian Carpet Cypress	3 gal	42" O.C.	12" MIN.
ORNAMENTAL GRASSES						
	cxp	12	Carex pensylvanica / Pennsylvania Sedge	1 qt	12" O.C.	6" MIN.
	pvn	6	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal	24" O.C.	18" MIN.
	sgn	2	Sorghastrum nutans / Indian Grass	1 gal	18" O.C.	12" MIN.
	sht	9	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal	18" O.C.	12" MIN.
PERENNIALS						
	afs	4	Achillea x 'Firefly Sunshine' / Firefly Sunshine Yarrow	1 gal		
	abs	19	Ajuga reptans 'Black Scallop' / Black Scallop Carpet Bugle	1 qt	12" HT (MIN.)	6" MIN.
	asb	7	Allium x 'Summer Beauty' / Summer Beauty Ornamental Onion	1 gal	18" O.C.	12" MIN.
	abi	4	Amsonia x 'Blue Ice' / Blue Ice Bluestar	1 gal	18" O.C.	12" MIN.
	asc	6	Anemone x hybrida 'September Charm' / September Charm Japanese Anemone	1 gal	24" O.C.	12" MIN.
	avw	3	Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe	1 gal	18" O.C.	12" MIN.
	avv	6	Astilbe x 'Vision Vulcano' / Vision Vulcano Astilbe	1 gal	12" O.C.	12" MIN.
	anp	9	Athyrium niponicum 'Pictum' / Japanese Painted Fern	1 gal	18" O.C.	6" MIN.
	epm	6	Echinacea x 'CBG Cone 2' / Pixie Meadowbrite® Purple Coneflower	1 gal	18" O.C.	12" MIN.
	gma	8	Geranium maculatum / Spotted Geranium	1 gal	12" O.C.	6" MIN.
	hmg	9	Hakonechloa macra 'All Gold' / All Gold Japanese Forest Grass	1 gal	24" O.C.	12" MIN.
	hsw	7	Hemerocallis x 'Summer Wine' / Summer Wine Daylily	1 gal	24" O.C.	12" MIN.
	hab	13	Heuchera villosa 'Autumn Bride' / Autumn Bride Hairy Alumroot	1 gal	24" O.C.	12" MIN.
	hse	2	Hosta sieboldiana 'Elegans' / Elegans Hosta	1 gal	30" O.C.	12" MIN.
	npb	6	Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Catmint	1 gal	24" O.C.	12" MIN.

knothe • bruce
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Phone: 608.836.3690
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saiki DESIGN

ISSUED
LAND USE APPLICATION - 06-30-2025

WISCONSIN
Abbie Moilien
LA-673
Madison
Wisconsin
LANDSCAPE ARCHITECT
6/30/2025

BUTLER STREET REDEVELOPMENT
PROJECT TITLE

BUTLER ST.
MADISON, WI.
SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L301

PROJECT NUMBER 2406

© Knothe & Bruce Architects, LLC

PLANT SCHEDULE - TOTAL SITE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL/HEIGHT	SPACING
DECIDUOUS TREES						
	QN	4	Quercus robur x bicolor 'Nadler' / Kindred Spirit® Oak	B&B	1.5"Cal	Per Plan
EVERGREEN TREES						
	TO	3	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	15 gal	2"CAL, 6' HT (MIN.)	Per Plan
ORNAMENTAL TREES						
	AO	4	Amelanchier alnifolia 'Obelisk' / Standing Ovation™ Serviceberry	15 gal	2" - 2.5" Cal	Per Plan
	CU	4	Carpinus caroliniana 'J.N. Upright' / Firespire® American Hornbeam	B&B	2"Cal	Per Plan
	CC	1	Cercis canadensis / Eastern Redbud	B&B	6' HT (MIN.), MULTI-STEMMED	Per Plan
	CA	3	Cornus alternifolia / Pagoda Dogwood	15 gal	2" - 2.5" Cal	Per Plan
	LS	3	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	10 gal	2" - 2.5" Cal	Per Plan

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	HEIGHT
DECIDUOUS SHRUBS						
	Ag	23	Aronia melanocarpa 'UCONNAM012' / Ground Hug® Black Chokeberry	2 gal	30" O.C.	12" MIN.
	Al	59	Aronia melanocarpa Low Scape Mound / Low Scape Mound Aronia	3 gal	30" O.C.	18" MIN.
	Dl	3	Diervilla lonicera / Bush Honeysuckle	3 gal	42" O.C.	18" MIN.
	Fb	5	Forsythia viridissima 'Bronxensis' / Bronx Forsythia	3 gal	30" O.C.	18" MIN.
	Hb	4	Hydrangea paniculata 'ILVOBO' / Bobo® Panicle Hydrangea	3 gal	42" O.C.	18" MIN.
	Hw	13	Hydrangea quercifolia 'Pee Wee' / Pee Wee Oakleaf Hydrangea	3 gal	36" O.C.	18" MIN.
	Pd	9	Physocarpus opulifolius 'Donna May' / Little Devil™ Dwarf Ninebark	3 gal	42" O.C.	18" MIN.
EVERGREEN SHRUBS						
	Mc	4	Microbiota decussata 'Prides' / Celtic Pride® Siberian Carpet Cypress	3 gal	42" O.C.	12" MIN.
ORNAMENTAL GRASSES						
	cxp	219	Carex pensylvanica / Pennsylvania Sedge	1 qt	12" O.C.	6" MIN.
	pvn	6	Panicum virgatum 'Northwind' / Northwind Switch Grass	1 gal	24" O.C.	18" MIN.
	sgn	2	Sorghastrum nutans / Indian Grass	1 gal	18" O.C.	12" MIN.
	sht	9	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	1 gal	18" O.C.	12" MIN.
PERENNIALS						
	afs	4	Achillea x 'Firefly Sunshine' / Firefly Sunshine Yarrow	1 gal		
	abs	19	Ajuga reptans 'Black Scallop' / Black Scallop Carpet Bugle	1 qt	12" HT (MIN.)	6" MIN.
	am	16	Allium x `Millenium` / Millenium Ornamental Onion	1 gal	12" O.C.	6" MIN.
	asb	7	Allium x 'Summer Beauty' / Summer Beauty Ornamental Onion	1 gal	18" O.C.	12" MIN.
	abi	91	Amsonia x 'Blue Ice' / Blue Ice Bluestar	1 gal	18" O.C.	12" MIN.
	asc	6	Anemone x hybrida 'September Charm' / September Charm Japanese Anemone	1 gal	24" O.C.	12" MIN.
	aca	72	Asarum canadense / Wild Ginger	1 qt	12" O.C.	6" MIN.
	avw	6	Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe	1 gal	18" O.C.	12" MIN.
	acv	32	Astilbe chinensis 'Visions' / Visions Chinese Astilbe	1 gal	15" O.C.	12" MIN.
	avv	27	Astilbe x 'Vision Vulcano' / Vision Vulcano Astilbe	1 gal	12" O.C.	12" MIN.
	anp	9	Athyrium niponicum 'Pictum' / Japanese Painted Fern	1 gal	18" O.C.	6" MIN.
	epm	6	Echinacea x 'CBG Cone 2' / Pixie Meadowbrite® Purple Coneflower	1 gal	18" O.C.	12" MIN.
	gma	261	Geranium maculatum / Spotted Geranium	1 gal	12" O.C.	6" MIN.
	hmg	9	Hakonechloa macra 'All Gold' / All Gold Japanese Forest Grass	1 gal	24" O.C.	12" MIN.
	hsw	7	Hemerocallis x 'Summer Wine' / Summer Wine Daylily	1 gal	24" O.C.	12" MIN.
	hab	25	Heuchera villosa 'Autumn Bride' / Autumn Bride Hairy Alumroot	1 gal	24" O.C.	12" MIN.
	hse	2	Hosta sieboldiana 'Elegans' / Elegans Hosta	1 gal	30" O.C.	12" MIN.
	npb	6	Nepeta x faassenii 'Purrsian Blue' / Purrsian Blue Catmint	1 gal	24" O.C.	12" MIN.

LANDSCAPE POINTS WORKSHEET

Developed Lots	SF	Minimum Open Space Required (SF)	Landscape Units Required	Landscape Points Subtotal
Total Developed Area	13,173	n/a	44	220
			Landscape Points Required	220

Development Frontage - N. Butler St.	LF	Overstory Tree Req. (or x2 for Orn./Evrgrn. Tree Sub.)		Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & Streets	357	12		60
Element	**Point Value**	**Quantity Proposed**	**Quantity Existing**	**Points Achieved**
Overstory Deciduous Tree	35	0	0	0
Ornamental Tree	15	9	0	135
Evergreen Tree	35	0	0	0
Shrub, deciduous	3	10	0	30
Shrub, evergreen	4	0	0	0
Ornamental Grasses/Perennials	2	178	0	356
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
			Development Frontage Points Total	521

Development Frontage - E. Washington Ave.	LF	Overstory Tree Req. (or x2 for Orn./Evrgrn. Tree Sub.)		Shrubs Required
Total LF of Street Frontage Between Bldg./Parking & Streets	132	4		22
Element	**Point Value**	**Quantity Proposed**	**Quantity Existing**	**Points Achieved**
Overstory Deciduous Tree	35	0	0	0
Ornamental Tree	15	3	0	45
Evergreen Tree	35	0	0	0
Shrub, deciduous	3	17	0	51
Shrub, evergreen	4	0	0	0
Ornamental Grasses/Perennials	2	61	0	122
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4	0	0	0
			Development Frontage Points Total	218

General Site, Foundation, Screening				
Element	**Point Value**	**Quantity Proposed**	**Quantity Existing**	**Points Achieved**
Overstory Deciduous Tree	35	4	0	140
Ornamental Tree	15	3	0	45
Evergreen Tree	35	3	0	105
Shrub, deciduous	3	33	0	99
Shrub, evergreen	4	4	0	16
Ornamental Grasses/Perennials	2	138	0	276
Ornamental/Decorative Fence or Wall (4 pts/10 LF)	4		0	0
			General Site Plantings Total	681

TOTAL LANDSCAPE POINTS	1202

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saiki DESIGN

ISSUED
LAND USE APPLICATION - 06-30-2025

WISCONSIN
Abbie Moillen
LA-673
Madison
Wisconsin
LANDSCAPE ARCHITECT
6/30/2025

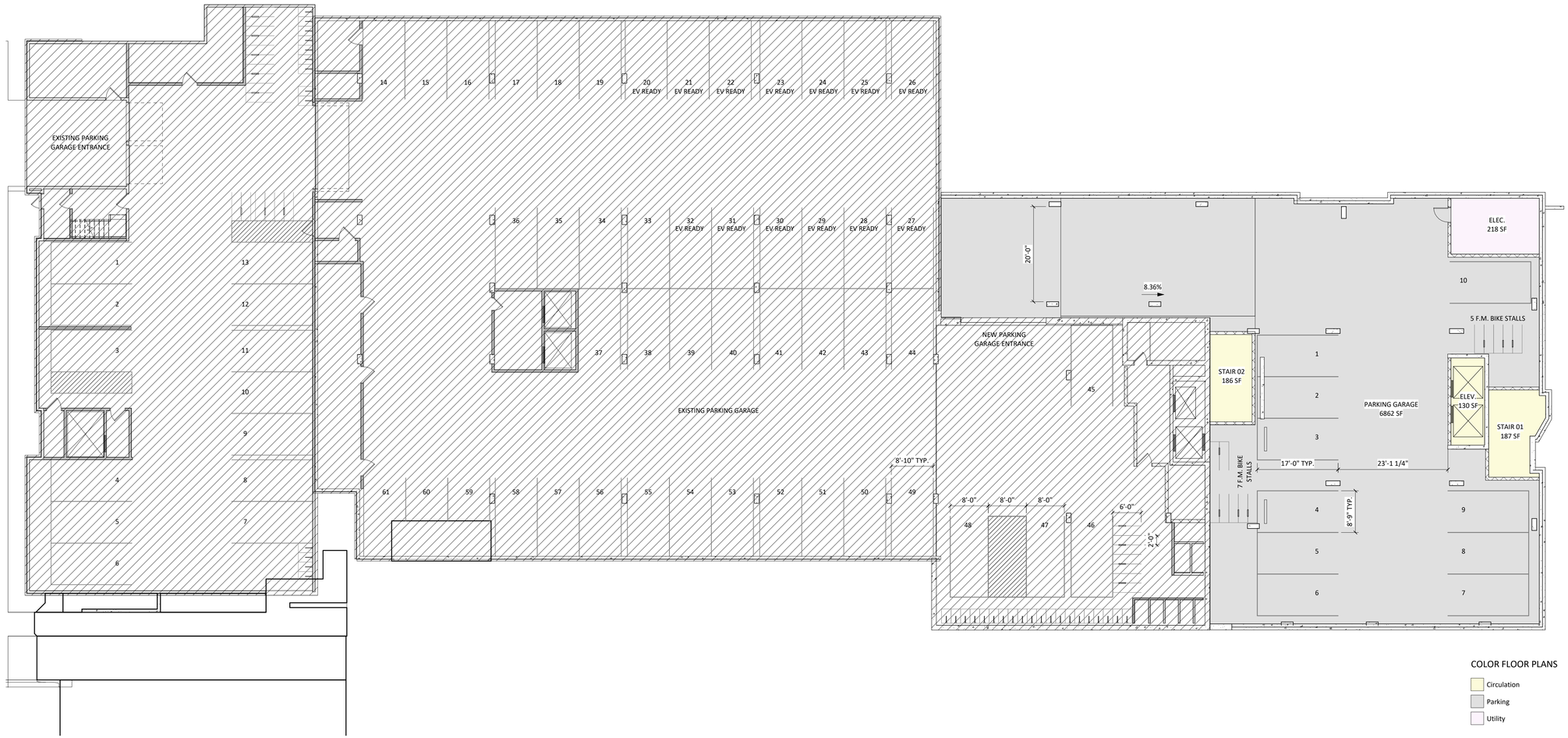
BUTLER STREET REDEVELOPMENT
PROJECT TITLE

BUTLER ST.
MADISON, WI.
SHEET TITLE
PLANT SCHEDULE AND LANDSCAPE POINTS WORKSHEET

SHEET NUMBER
L400

PROJECT NUMBER 2406

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1 PARKING LEVEL 02
3/32" = 1'-0"

COLOR FLOOR PLANS
- Circulation
- Parking
- Utility

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PROJECT TITLE
BUTLER ST. REDEVELOPMENT

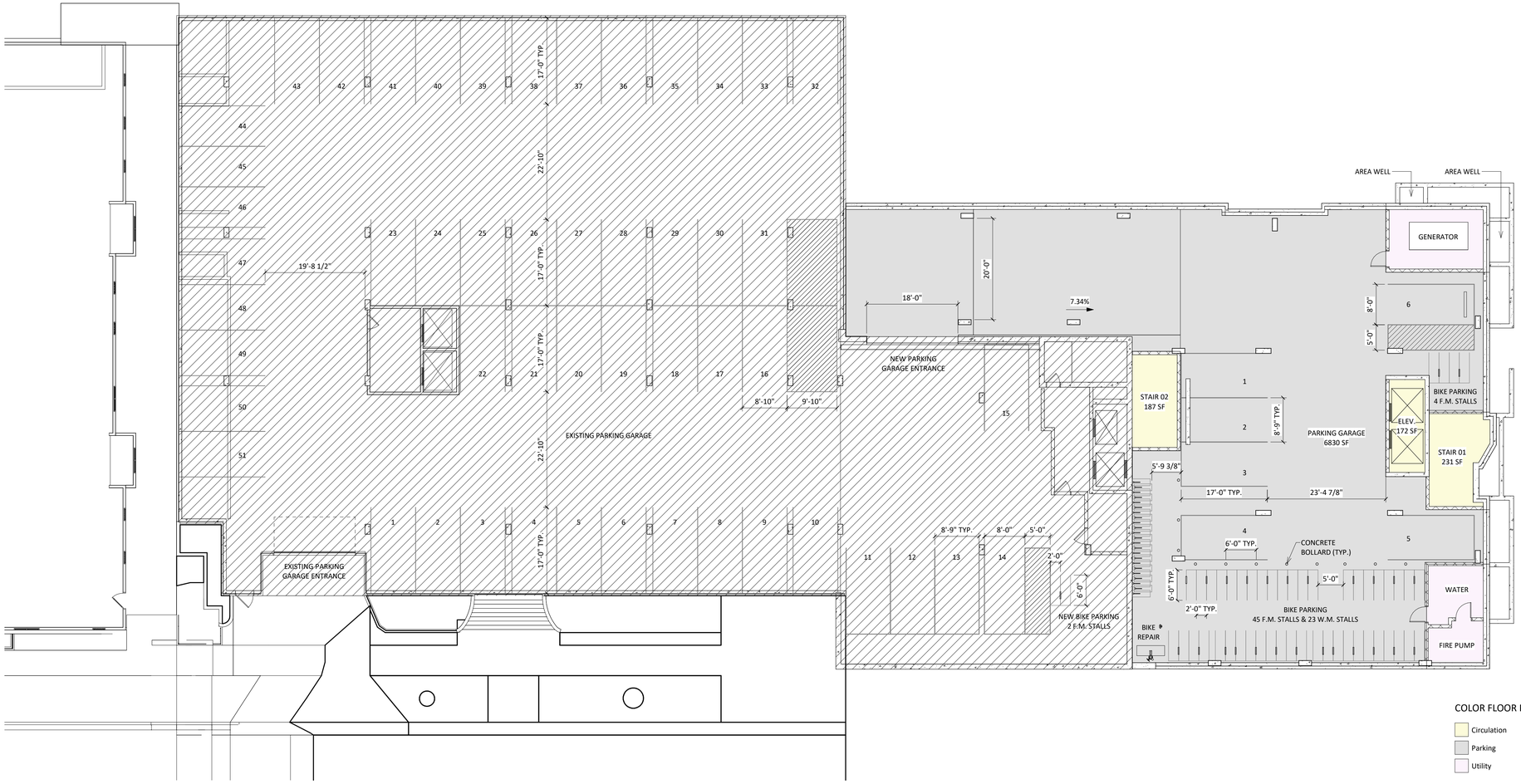
15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

SHEET TITLE
PARKING LEVEL 02 - OVERALL

SHEET NUMBER
AC100.2

PROJECT NUMBER
2406

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COLOR FLOOR PLANS

- Circulation
- Parking
- Utility

1 PARKING LEVEL 01
3/32" = 1'-0"

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PROJECT TITLE
BUTLER ST. REDEVELOPMENT

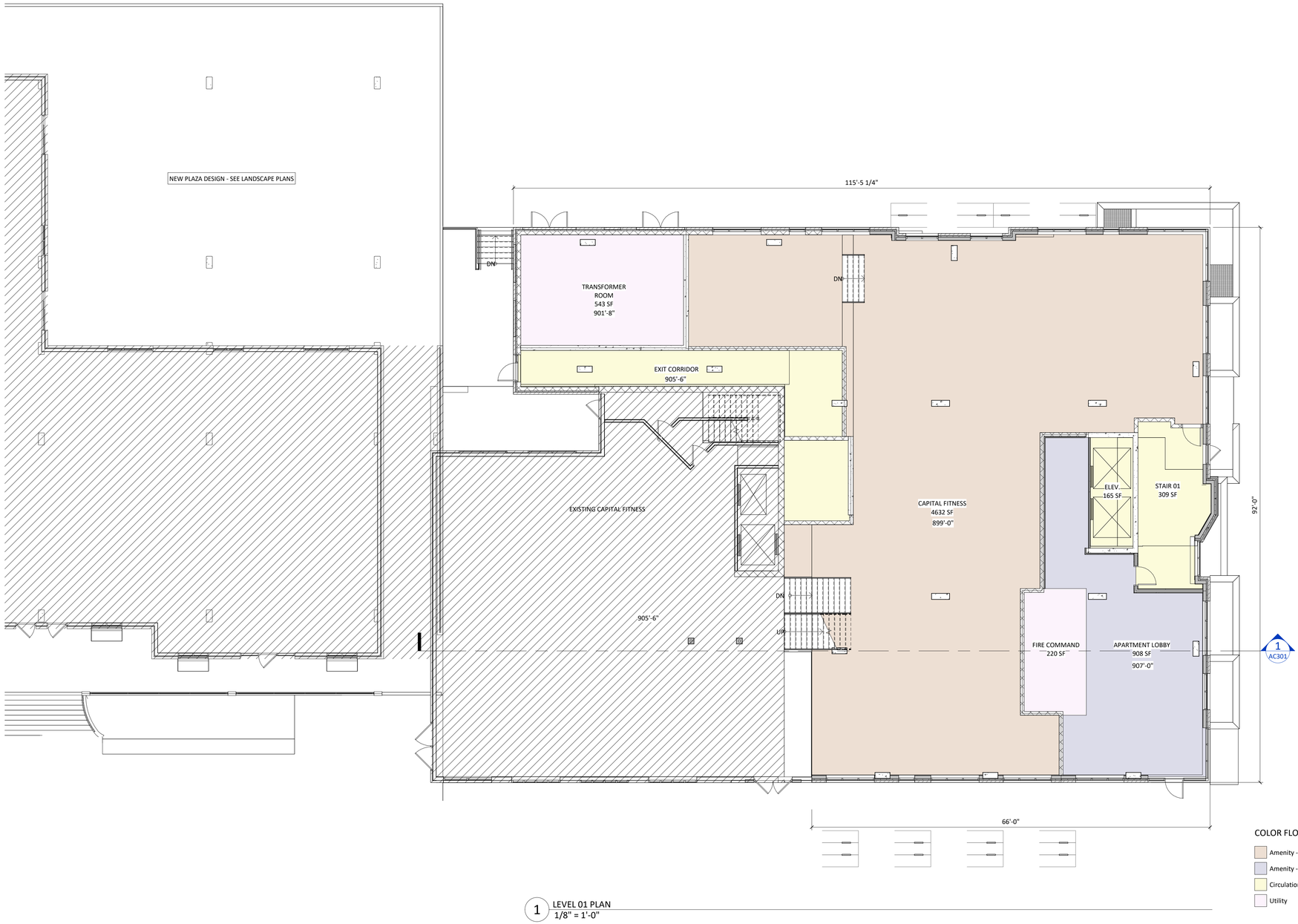
15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

SHEET TITLE
PARKING LEVEL 01 - OVERALL

SHEET NUMBER
AC100.1

PROJECT NUMBER
2406

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1 LEVEL 01 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Amenity - Active
- Amenity - Leasure
- Circulation
- Utility

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PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

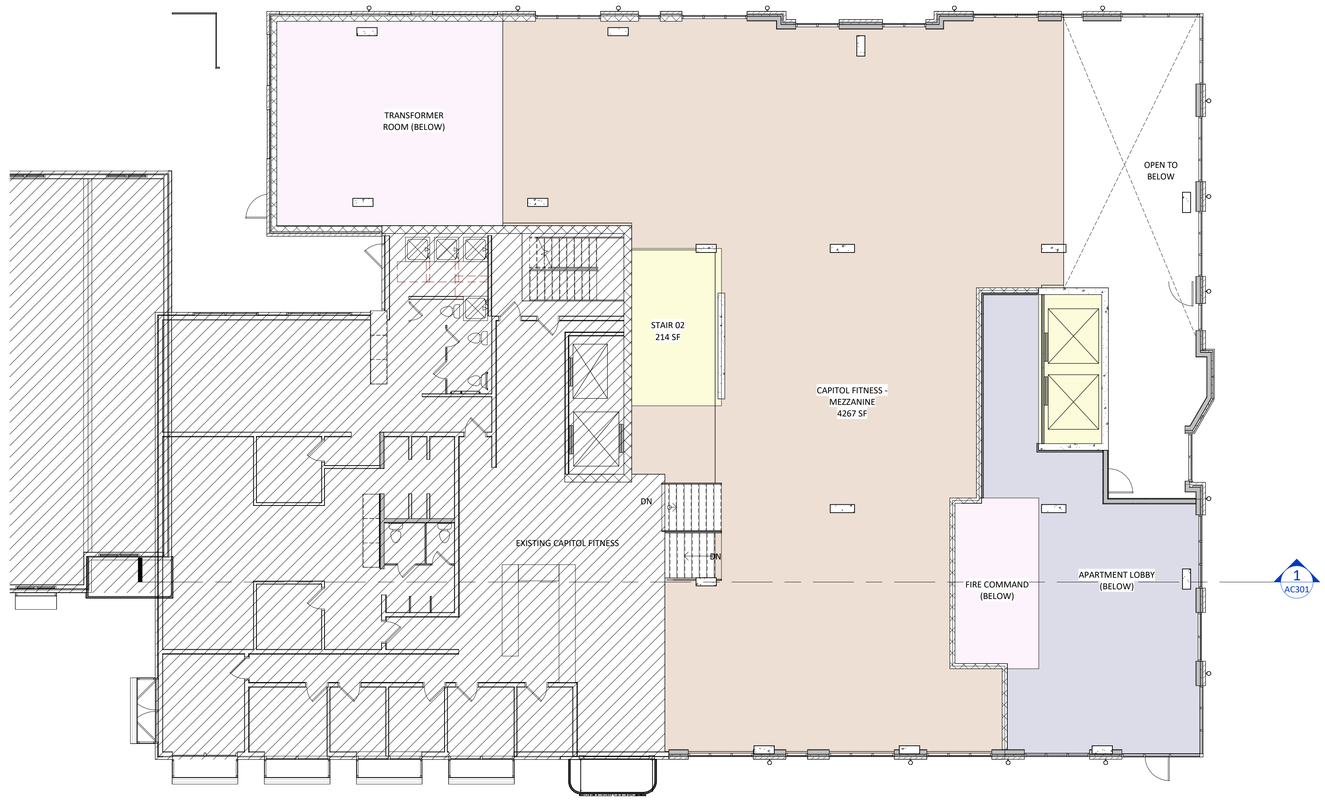
15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
LEVEL 01 PLAN

SHEET NUMBER
AC101

PROJECT NUMBER
2406

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1 LEVEL 1.5 - MEZZANINE PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Amenity - Active
- Amenity - Leasure
- Circulation
- Utility

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PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

15 N. BUTLER ST. & 302
E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
LEVEL 1.5 PLAN

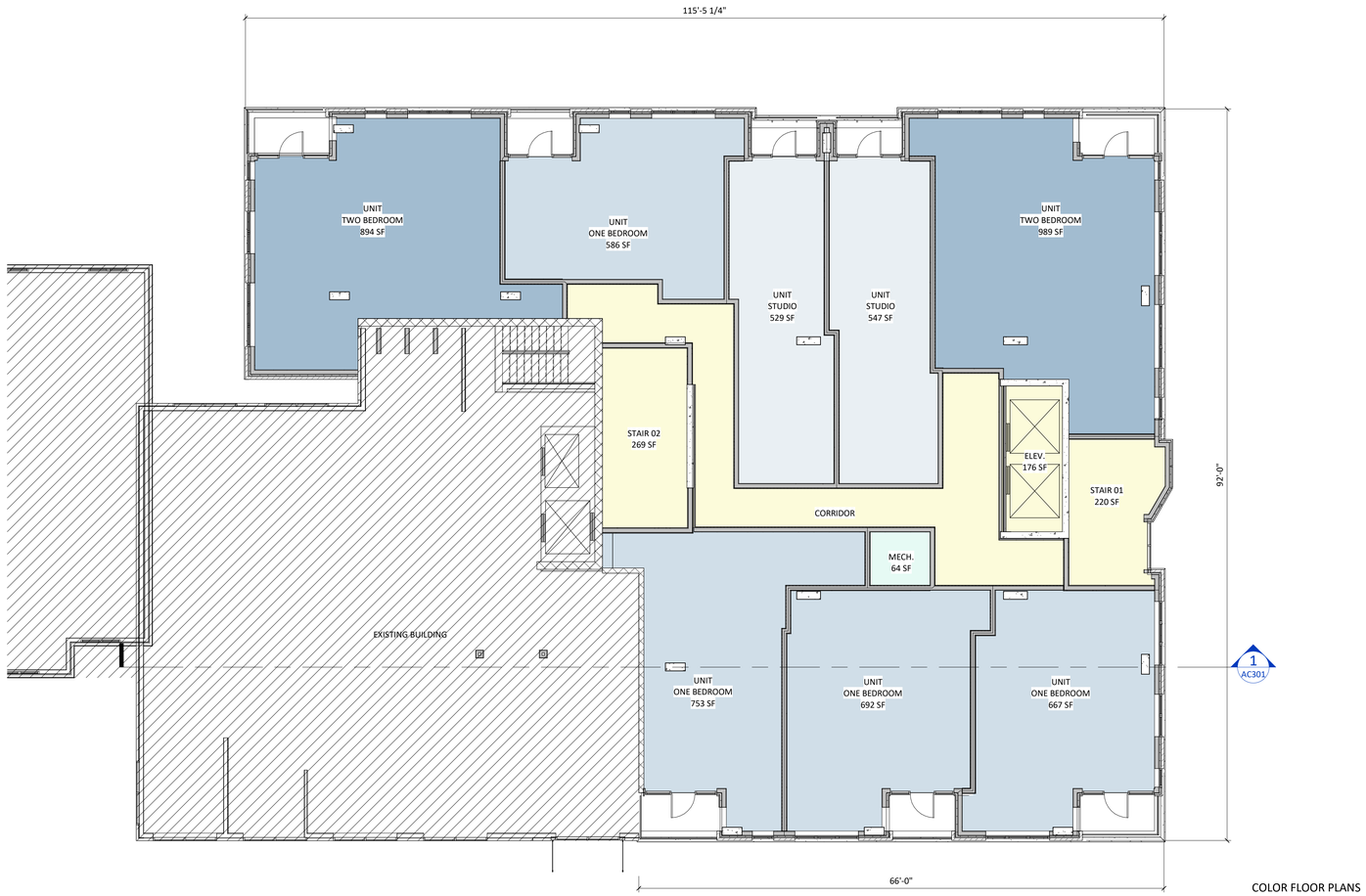
SHEET NUMBER
AC101.5

PROJECT NUMBER
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1 LEVEL 02 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS
- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

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PROJECT TITLE
BUTLER ST. REDEVELOPMENT

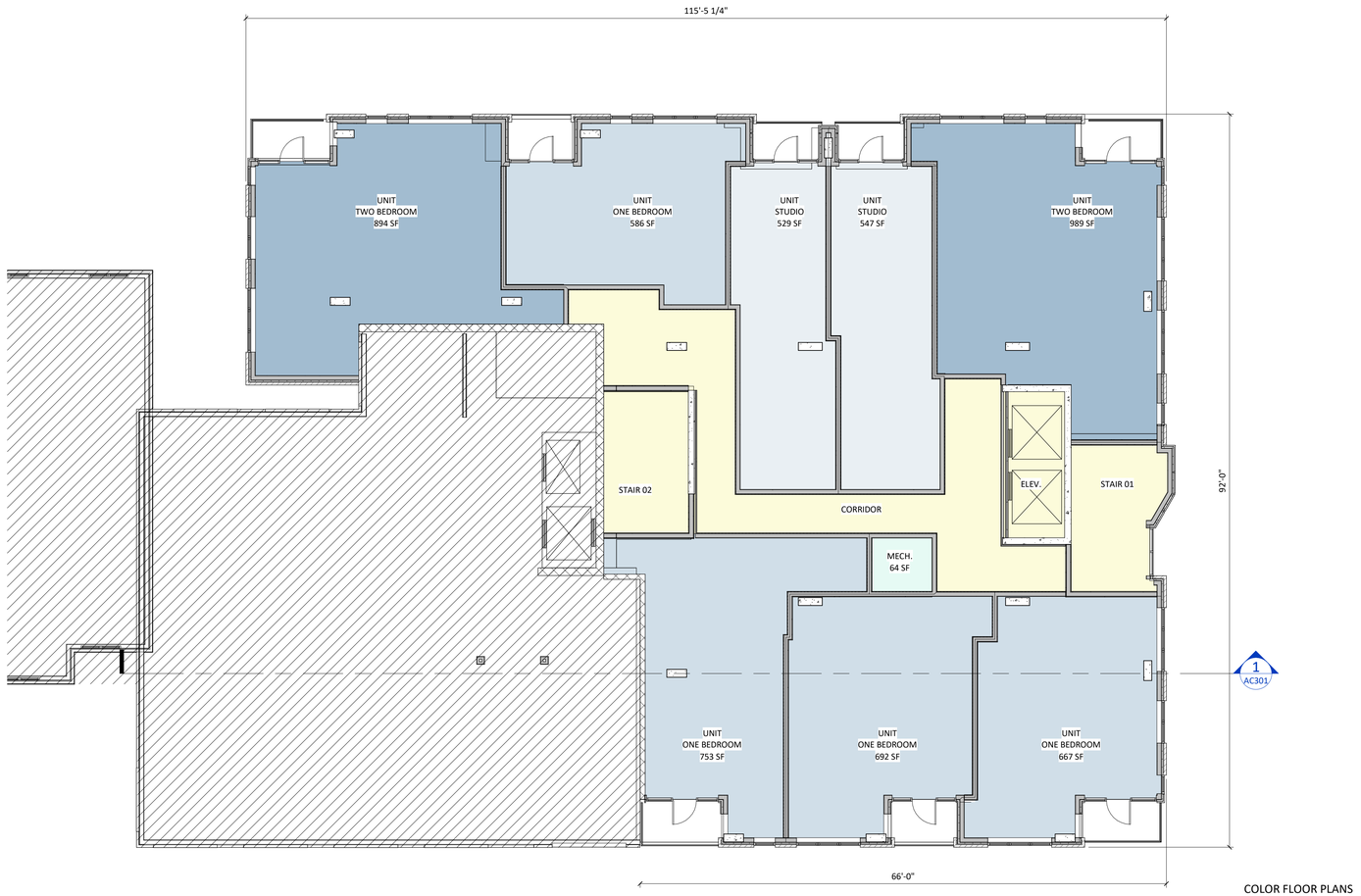
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MADISON, WI.

SHEET TITLE
LEVEL 02 PLAN

SHEET NUMBER
AC102

PROJECT NUMBER
2406

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1 LEVEL 03 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

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PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

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MADISON, WI.

SHEET TITLE
LEVEL 03 PLAN

SHEET NUMBER
AC103

PROJECT NUMBER
2406

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1 LEVEL 04 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

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REDEVELOPMENT

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SHEET TITLE
LEVEL 04 PLAN

SHEET NUMBER
AC104

PROJECT NUMBER
2406

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1 LEVEL 05 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS
- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

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SHEET TITLE
LEVEL 05 PLAN

SHEET NUMBER
AC105

PROJECT NUMBER
2406

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1 LEVEL 06 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Utility

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SHEET TITLE
LEVEL 06 PLAN

SHEET NUMBER
AC106

PROJECT NUMBER
2406

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1 LEVEL 07 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

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SHEET TITLE
LEVEL 07 PLAN

SHEET NUMBER
AC107

PROJECT NUMBER
2406

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1 AC108 LEVEL 08 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

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SHEET TITLE
LEVEL 08 PLAN

SHEET NUMBER
AC108

PROJECT NUMBER
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1 LEVEL 09 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

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SHEET TITLE
LEVEL 09 PLAN

SHEET NUMBER
AC109

PROJECT NUMBER
2406

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1 LEVEL 10 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS
- Studio
- 1 Bed
- 2 Bed
- Circulation
- Support Spaces

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REDEVELOPMENT

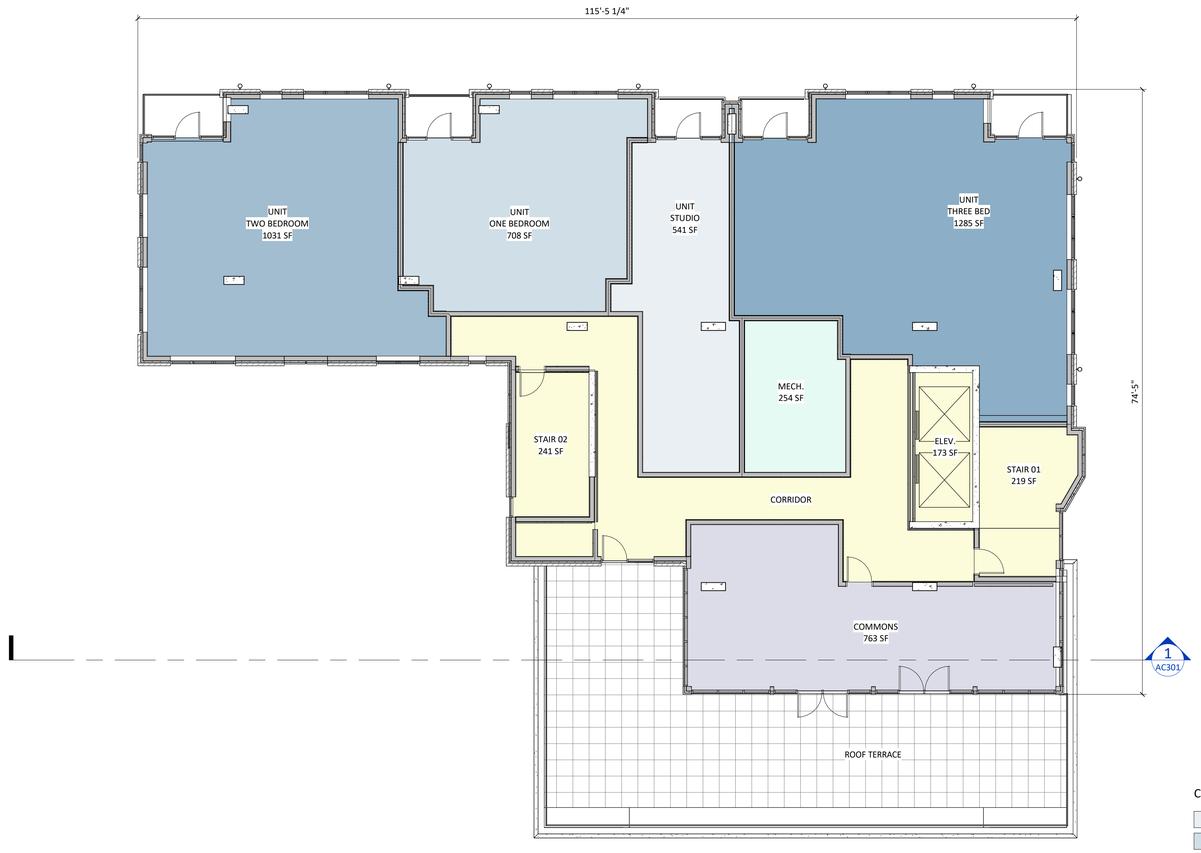
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SHEET TITLE
LEVEL 10 PLAN

SHEET NUMBER
AC110

PROJECT NUMBER
2406

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1 LEVEL 11 PLAN
1/8" = 1'-0"

COLOR FLOOR PLANS

- Studio
- 1 Bed
- 2 Bed
- 3 Bed
- Amenity - Leasure
- Circulation
- Support Spaces

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REDEVELOPMENT

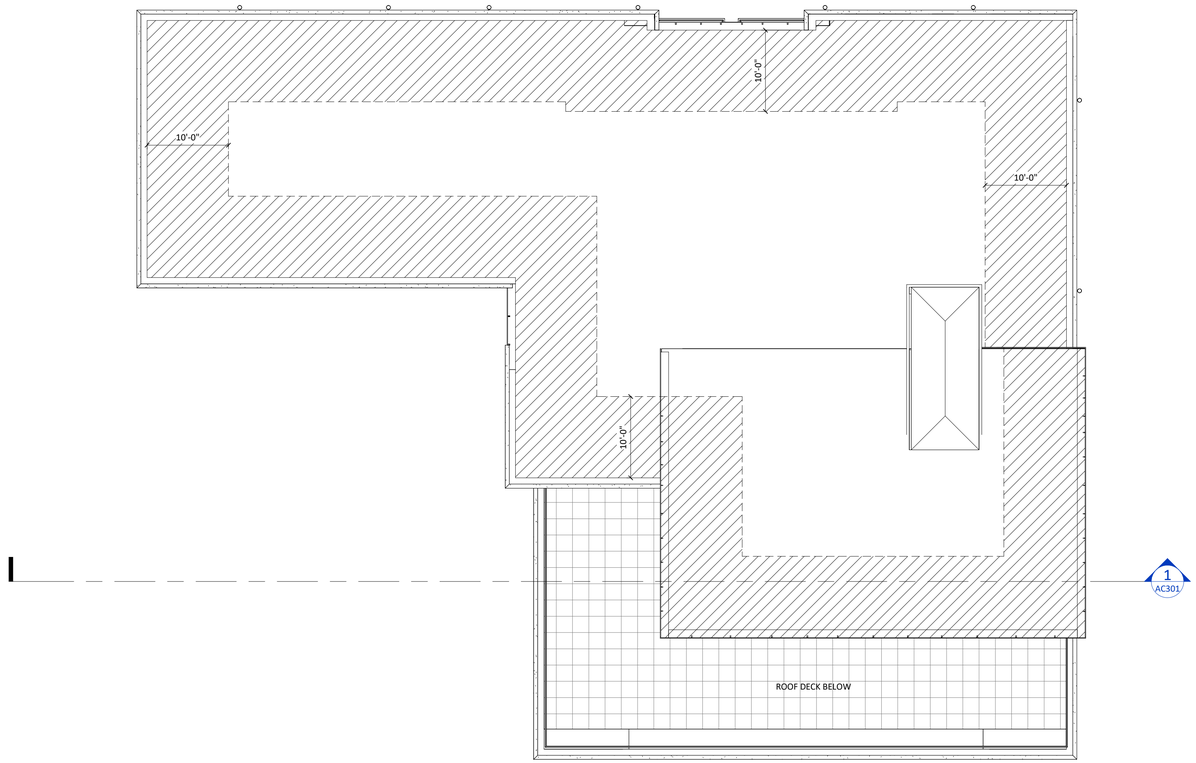
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SHEET TITLE
LEVEL 11 PLAN

SHEET NUMBER
AC111

PROJECT NUMBER
2406

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1 CITY - 12 - ROOF
1/8" = 1'-0"

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PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

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SHEET TITLE
ROOF PLAN

SHEET NUMBER
AC112

PROJECT NUMBER
2406

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EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH



1 CITY ELEVATION - SOUTHWEST
1/8" = 1'-0"

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PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

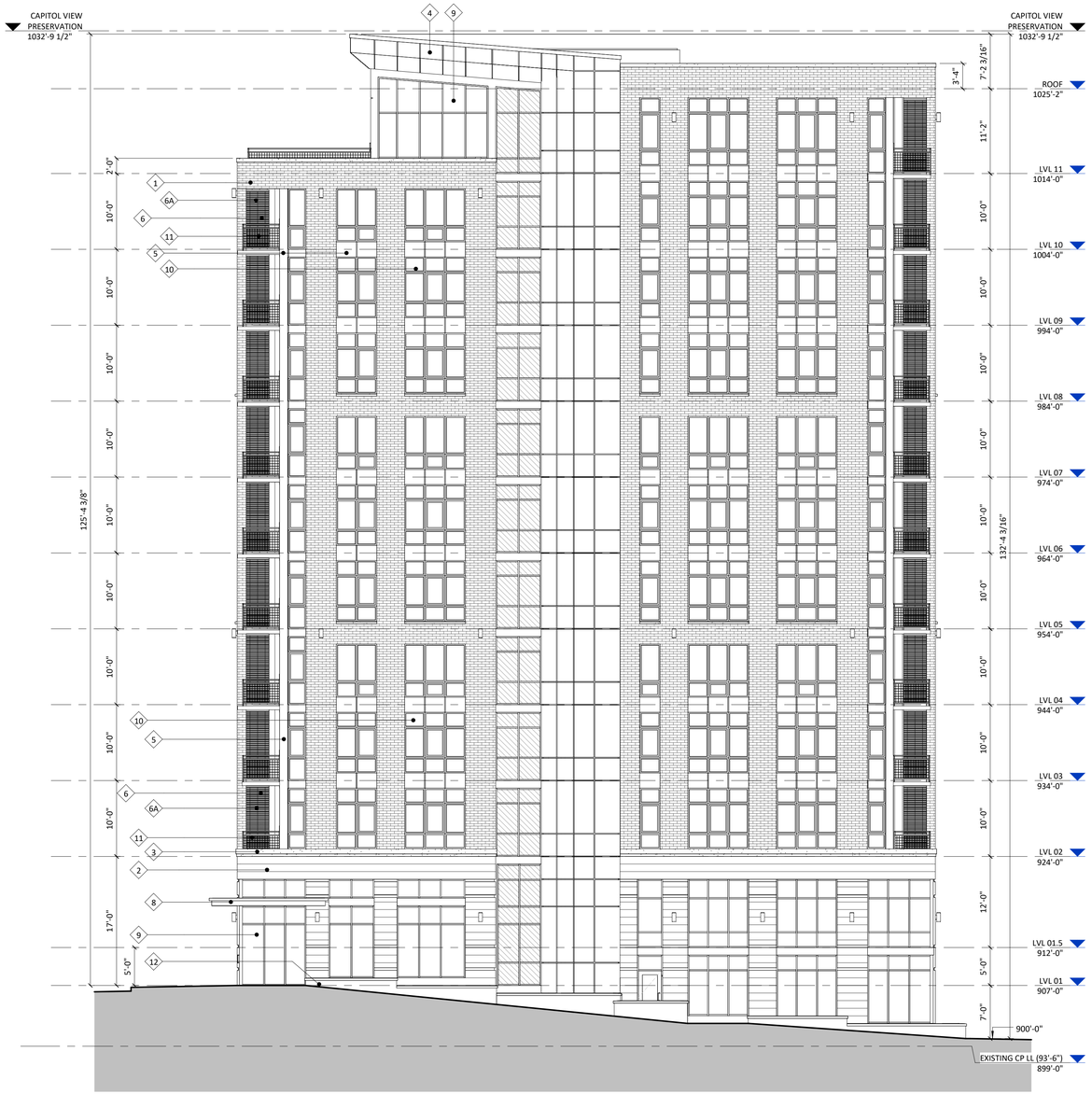
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SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER
AC201

PROJECT NUMBER
2406

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1 CITY ELEVATION - SOUTHEAST
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH

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ISSUED FOR:
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PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

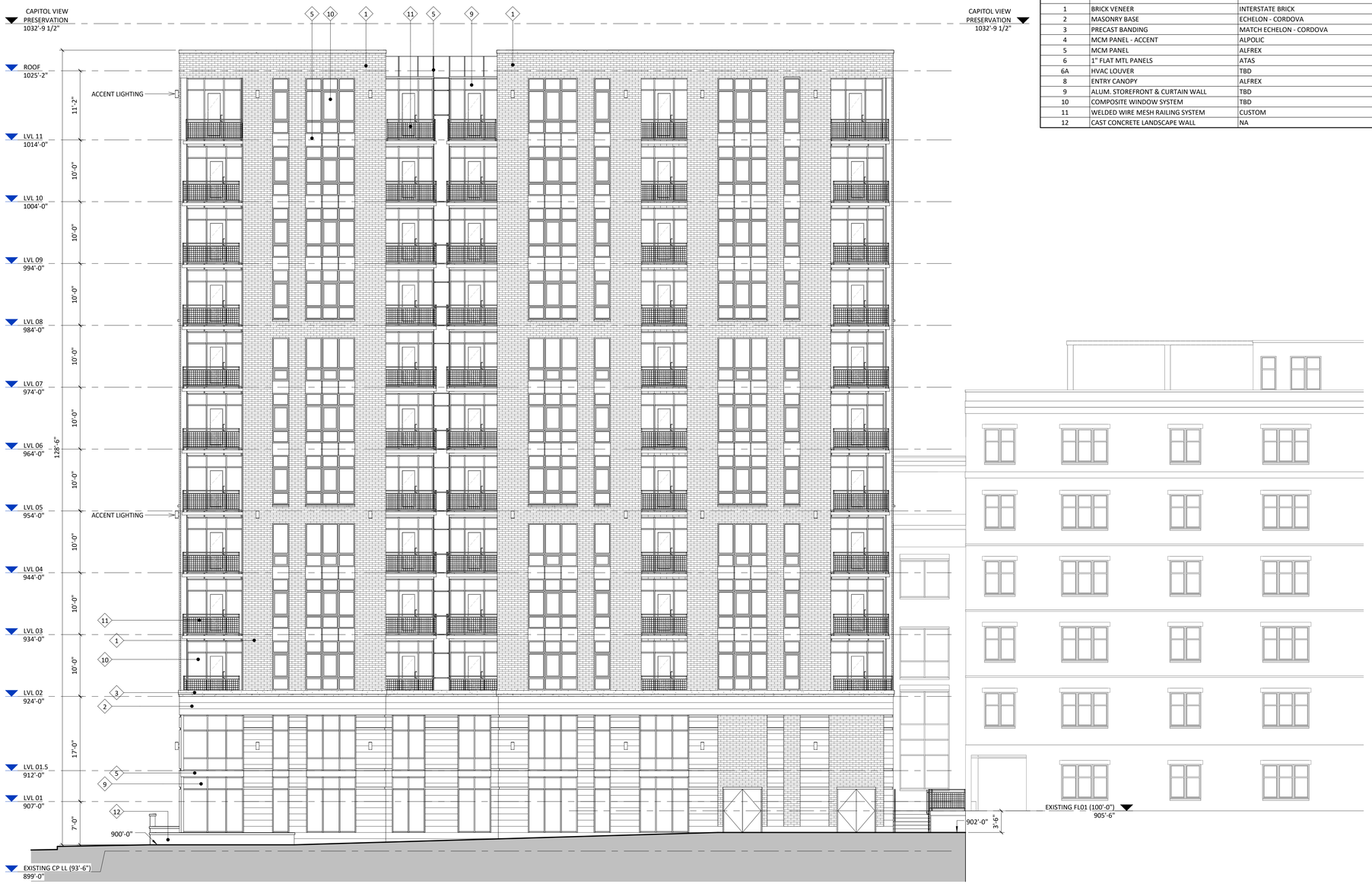
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MADISON, WI.

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER
AC202

PROJECT NUMBER
2406

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1 CITY ELEVATION - NORTHEAST
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH

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PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC203

PROJECT NUMBER
2406

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1 CITY ELEVATION - NORTHWEST
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH

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PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
AC204

PROJECT NUMBER
2406

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EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH



1 SOUTHWEST ELEVATION
1/8" = 1'-0"

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PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

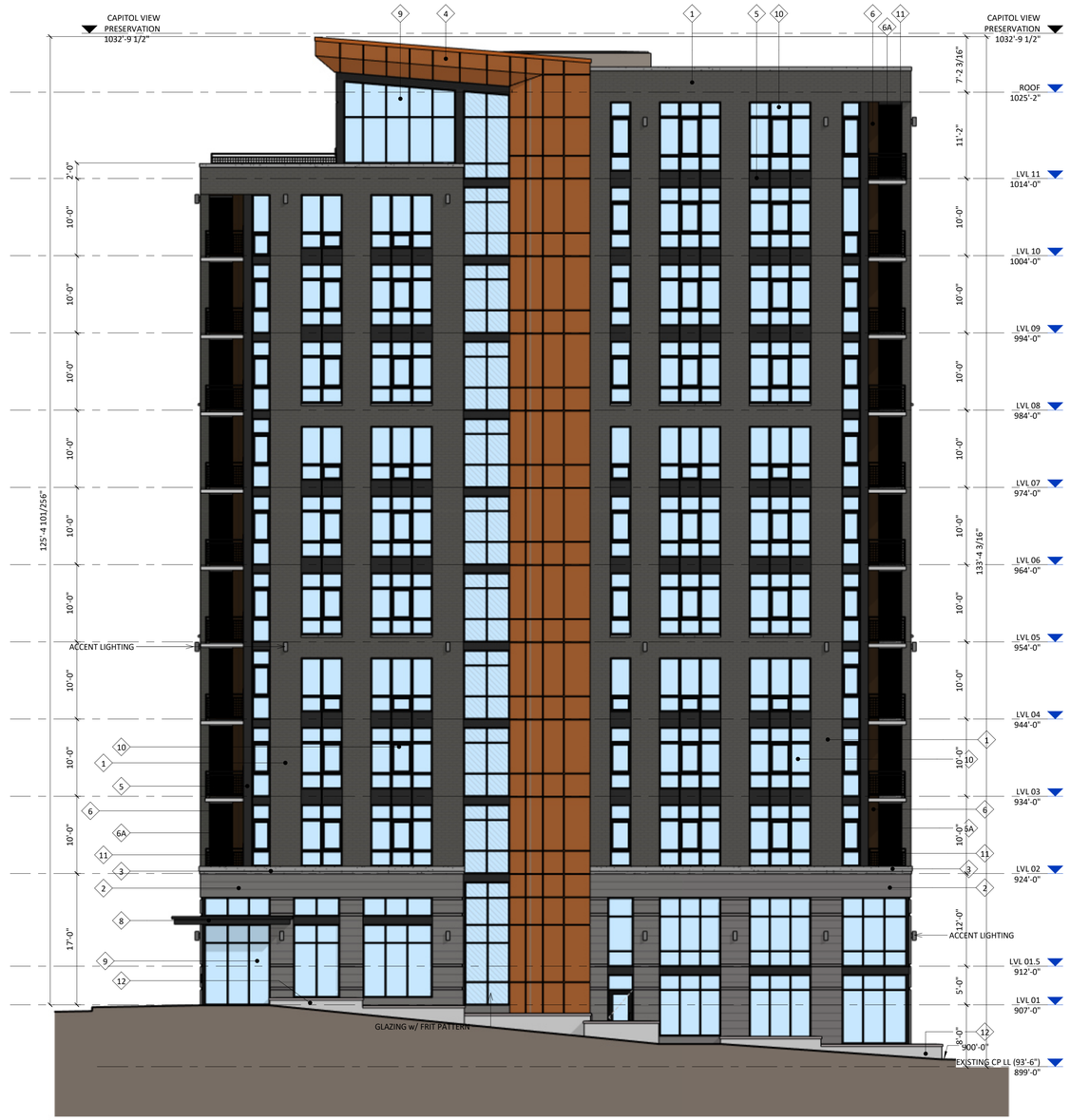
SHEET TITLE
EXTERIOR ELEVATIONS - COLOR

SHEET NUMBER
AC205

PROJECT NUMBER
2406

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EXTERIOR MATERIAL SCHEDULE			
MARK	**BUILDING ELEMENT**	**MANUFACTURER**	**COLOR**
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH



1 SOUTHEAST ELEVATION
1/8" = 1'-0"

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, STE. 900
Middleton, WI 53562

ISSUED FOR:
LUA & UDC SUBMITTAL - 6-30-2025

PROJECT TITLE
BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

SHEET TITLE
EXTERIOR ELEVATIONS - COLOR

SHEET NUMBER
AC206

PROJECT NUMBER
2406

© Knothe & Bruce Architects, LLC



1 NORTHWEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, STE. 900
Middleton, WI 53562

ISSUED FOR:
LUA & UDC SUBMITTAL - 6-30-2025

PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
EXTERIOR ELEVATIONS - COLOR

SHEET NUMBER
AC207

PROJECT NUMBER
2406

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1 NORTHWEST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	BUILDING ELEMENT	MANUFACTURER	COLOR
1	BRICK VENEER	INTERSTATE BRICK	COAL
2	MASONRY BASE	ECHELON - CORDOVA	GRANITE - GROUND FACE
3	PRECAST BANDING	MATCH ECHELON - CORDOVA	MATCH GRANITE
4	MCM PANEL - ACCENT	ALPOLIC	RUSTED STEEL
5	MCM PANEL	ALFREX	BLACK
6	1" FLAT MTL PANELS	ATAS	CHOCOLATE BROWN
6A	HVAC LOUVER	TBD	COLOR MATCH CHOCOLATE BROWN
8	ENTRY CANOPY	ALFREX	BLACK
9	ALUM. STOREFRONT & CURTAIN WALL	TBD	BLACK
10	COMPOSITE WINDOW SYSTEM	TBD	BLACK
11	WELDED WIRE MESH RAILING SYSTEM	CUSTOM	BLACK
12	CAST CONCRETE LANDSCAPE WALL	NA	RUBBED FINISH

knothe bruce ARCHITECTS
Phone: 608.836.3690
8401 Greenway Blvd, STE. 900
Middleton, WI 53562

ISSUED FOR:
LUA & UDC SUBMITTAL - 6-30-2025

PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

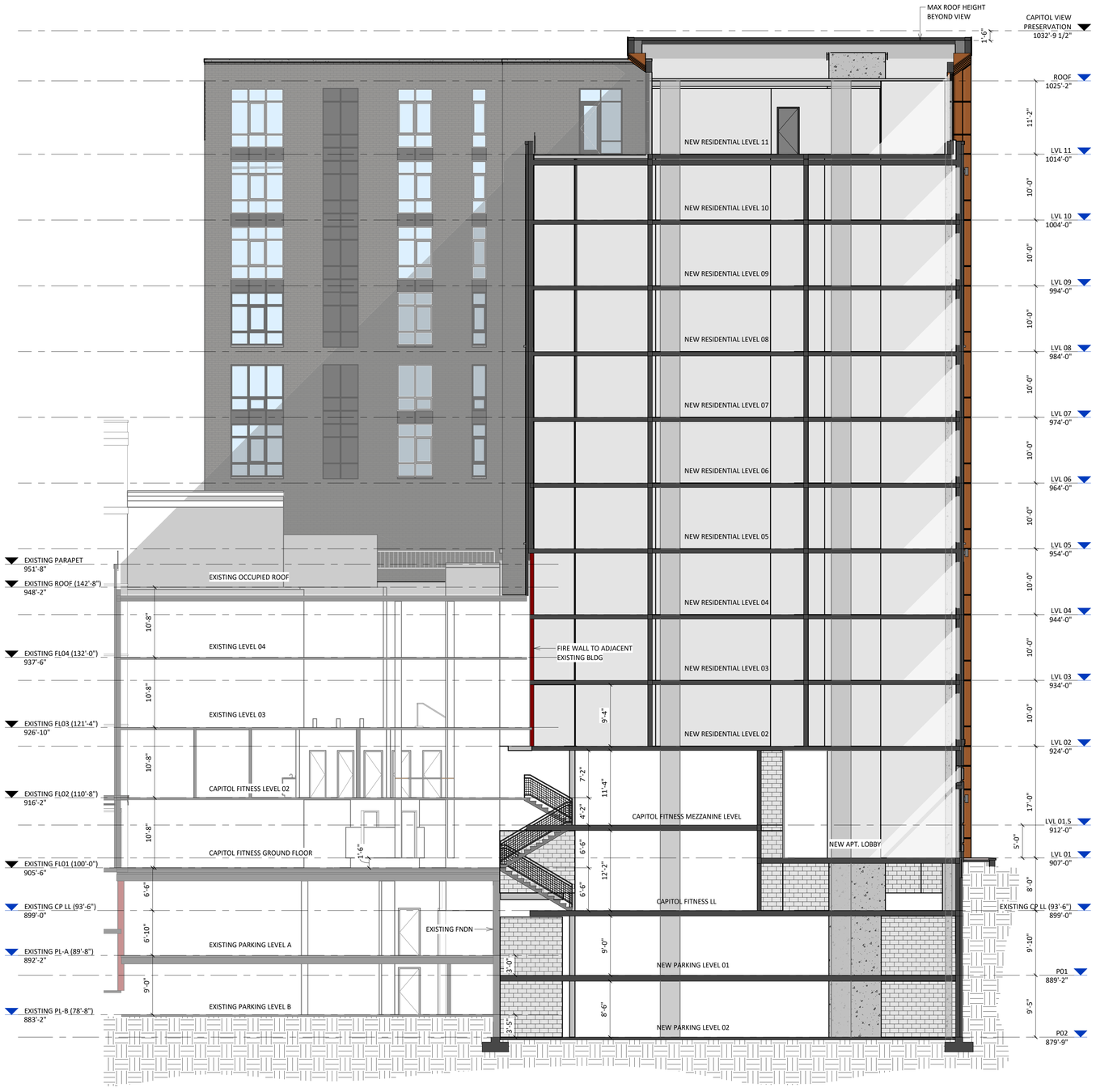
15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
EXTERIOR ELEVATIONS - COLOR

SHEET NUMBER
AC208

PROJECT NUMBER
2406

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1 BUILDING SECTION
1/8" = 1'-0"

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Phone: 608.836.3690
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Middleton, WI 53562

ISSUED FOR:
LUA & UDC SUBMITTAL - 6-30-2025

PROJECT TITLE
BUTLER ST.
REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE.
MADISON, WI.

SHEET TITLE
BUILDING SECTION

SHEET NUMBER
AC301

PROJECT NUMBER
2406

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87



CONCEPT RENDERING

AC901

BUTLER ST. REDEVELOPMENT
15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.
REVIEW | 2025.06.20 | 2406

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CONCEPT RENDERING

AC902

BUTLER ST. REDEVELOPMENT
15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.
REVIEW | 2025.06.20 | 2406 knothe•bruce ARCHITECTS



CONCEPT RENDERING

AC903

BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

REVIEW | 2025.06.20 | 2406

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06



CONCEPT RENDERING

AC904

BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

REVIEW | 2025.06.20 | 2406

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CONCEPT RENDERING

AC905

BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

REVIEW | 2025.06.20 | 2406

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CONCEPT RENDERING

AC906

BUTLER ST. REDEVELOPMENT

15 N. BUTLER ST. & 302 E. WASHINGTON AVE. MADISON, WI.

REVIEW | 2025.06.20 | 2406

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LITHONIA LIGHTING®

Catalog Number	
Notes	Minton Butler
Type	Lighting Fixture Type A

FEATURES & SPECIFICATIONS

INTENDED USE — The 3" Wafer-Thin LED recessed downlight with remote driver box combines high quality light output and efficiency while eliminating the pot light housing for competitive affordability. This innovate wafer-slim Type IC design allows easy installation for new construction or remodel from below the ceiling without the requirement of a pot light housing for insulation. The LED module maintains at least 70% light output for 36,000 hours. These LED Wafer downlights are intended for closets, attics, hallways, bathrooms, kitchens, basements, soffits, entry ways, porches, garages, stairwells, corridors, nursing/retirement homes, condos, elevators, apartments, and any other small areas.

CONSTRUCTION — IC rated driver and fixture - approved for direct contact with insulation. Aluminum die cast outer frame. Durable, powder coat paint to prevent rust. Round fixture with integral edge-lit LED's. Plenum rated cable connector to connect from module to remote driver box. Isolated driver integrated inside steel remote box with four 7/8" knockouts with slots for pryout. Suitable for pulling wires with the 12 cubic-inch wiring compartment to accommodate up to (8) 14 gauge insulated conductors, or (6) 12 gauge insulated conductors; making the Wafer LED Downlights much easier to wire in 2in/2out (plus ground) daisy-chain applications and contractor friendly.

INSTALLATION — Ideal for shallow ceiling plenum; no housing required. Steel spring clip for easy installation. 3" cut out template is provided to ensure a correct sized hole is cut into ceiling for proper installation of the trim. Size of hole should not exceed 3 1/8 inches for this product. Suitable for installation in t-grid and drop ceiling applications. 6" plenum space required for installation of remote driver box.

OPTICS — Wafer-Thin downlight edge-lit LED technology uses light guided plate to distribute light. Polycarbonate lens provides even illumination throughout the space. Utilizes 2700K, 3000K, and 4000K color temperature LEDs.

ELECTRICAL — Connect directly to 120V power supply via provided UL recognized driver. Driver and Fixture Wet location approved and IC rated. High efficient driver with power factor > 0.9. Ambient operating temperature: -40°F (-40°C) to +104°F (+40°C). Dimming down to 10% (See page 2 for recommended dimmers). Standard input wattage is 8W ,68 lumens per watt. Actual wattage may differ by +/- 5% when operating at 120V +/- 10%. Replaces 50W incandescent.

LISTINGS — CSA certified to US and Canadian safety standards. ENERGY STAR® qualified. Wet location. Air Tight certified in accordance with ASTM E283-2004. NOM certified.

WARRANTY — 5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Wafer LED Recessed Downlight

WF3
3" LED Module

IC/Non-IC
New Construction/Remodel



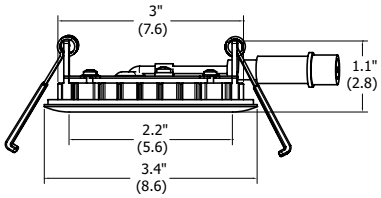

Matte black

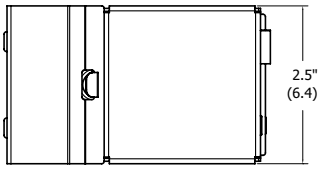

Brushed nickel

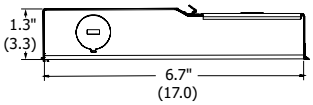

Oil-rubbed bronze

Specifications

Aperture:	2.2 (5.6)
Ceiling opening:	3 (7.6)
Overlap trim:	3.4 (8.6)
Height:	1.1 (2.8)







All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION For shortest lead times, configure product using **standard options (shown in bold).** **Example:** WF3 LED 30K MW

WF3	LED		
Series	**Lamp**	**CCT/CRI/W/Lumens[1]**	**Finish**
WF3 3" wafer-thin LED downlight	**LED** LED	**27K**[2] 2700K/80CRI/8W/540L	**MW** Matte white
		30K 3000K/80CRI/8W/550L	**MB** Matte black
		40K 4000K/80CRI/7.9W/590L	**BN** Brushed nickel
			ORB Oil-rubbed bronze

Accessories: *Order as separate catalog number.*

WF3 PAN R12	3" new construction pan, retail pack of 12
WFEXC6 U	6' FT4 cable
WFEXC10 U	10' FT4 cable
WFEXC20 U	20' FT4 cable


WF3_Pan

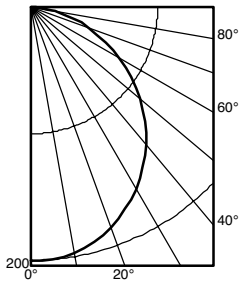

Extension Cable

Notes
1 Total system delivered lumens.
2 Available in Matte White only.

PHOTOMETRICS

Distribution Curve | **Distribution Data** | **Output Data** | **Coefficient of Utilization** | **Illuminance Data at 30" Above Floor for a Single Luminaire**

WF3 LED 27K, 2700 K LEDs, 8 watts, 545 lumens, 68.1 lm/w, test no. ISF 30891P2



	Ave	Lumens
0	201	
5	200	19
15	192	54
25	176	81
35	154	96
45	127	98
55	97	86
65	65	65
75	34	36
85	8	9
90	0	

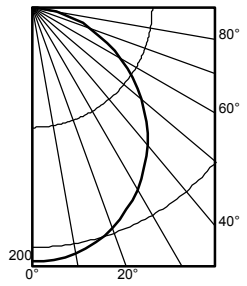
Zone	Lumens	% Lamp
0° - 30°	154.4	28.3
0° - 40°	250.9	46.0
0° - 60°	435.3	79.8
0° - 90°	545.2	100.0
90° - 180°	0.0	0.0
0° - 180°	545.2	*100.0

*Efficiency

pf	80%			20%			50%		
pc				70%					
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	100	96	102	98	95	98	94	92
2	91	84	79	89	83	78	86	80	76
3	80	72	65	78	71	65	75	69	64
4	71	62	56	70	61	55	67	60	54
5	63	54	48	62	54	48	60	53	47
6	57	48	42	56	48	42	54	47	41
7	52	43	37	51	43	37	50	42	37
8	47	39	33	47	39	33	45	38	33
9	43	35	30	43	35	30	42	35	30
10	40	32	27	40	32	27	39	32	27

Mounting Height	Inital FC Center Beam	50% beam - 63.3° Diameter	FC	10% beam - 108.2° Diameter	FC
8.0	6.6	6.8	3.3	15.2	0.7
10.0	3.6	9.2	1.8	20.7	0.4
12.0	2.2	11.7	1.1	26.2	0.2
14.0	1.5	14.2	0.8	31.8	0.2
16.0	1.1	16.6	0.6	37.3	0.1

WF3 LED 30K, 3000 K LEDs, 8 watts, 550 lumens, 68.8 lm/w, test no. ISF 30891



	Ave	Lumens
0	212	
5	212	20
15	203	57
25	186	86
35	163	102
45	134	104
55	102	91
65	69	68
75	36	38
85	8	10
90	0	

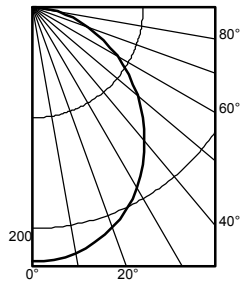
Zone	Lumens	% Lamp
0° - 30°	163.2	28.3
0° - 40°	265.1	46.0
0° - 60°	460.0	79.8
0° - 90°	576.1	100.0
90° - 180°	0.0	0.0
0° - 180°	576.1	*100.0

*Efficiency

pf	80%			20%			50%		
pc				70%					
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	100	96	102	98	95	98	94	92
2	91	84	79	89	83	78	86	80	76
3	80	72	65	78	71	65	75	69	64
4	71	62	56	70	61	55	67	60	54
5	63	54	48	62	54	48	60	53	47
6	57	48	42	56	48	42	54	47	41
7	52	43	37	51	43	37	50	42	37
8	47	39	33	47	39	33	45	38	33
9	43	35	30	43	35	30	42	35	30
10	40	32	27	40	32	27	39	32	27

Mounting Height	Inital FC Center Beam	50% beam - 63.3° Diameter	FC	10% beam - 108.2° Diameter	FC
8.0	7.0	6.8	3.5	15.2	0.7
10.0	3.8	9.2	1.9	20.7	0.4
12.0	2.3	11.7	1.2	26.2	0.2
14.0	1.6	14.2	0.8	31.8	0.2
16.0	1.2	16.6	0.6	37.3	0.1

WF3 LED 40K, 4000 K LEDs, 7.9 watts, 590 lumens, 74.7 lm/w, test no. ISF 31230



	Ave	Lumens
0	230	
5	229	22
15	219	62
25	202	93
35	174	109
45	141	109
55	106	95
65	70	70
75	38	40
85	9	11
90	1	

Zone	Lumens	% Lamp
0° - 30°	176.6	29.0
0° - 40°	285.2	46.8
0° - 60°	488.6	80.2
0° - 90°	609.5	100.0
90° - 120°	0.1	0.0
90° - 130°	0.1	0.0
90° - 150°	0.1	0.0
90° - 180°	0.1	0.0
0° - 180°	609.6	*100.0

*Efficiency

pf	80%			20%			50%		
pc				70%					
pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	104	100	96	102	98	95	98	95	92
2	91	84	79	89	83	78	86	80	76
3	80	72	66	79	71	65	76	69	64
4	71	63	56	70	62	55	67	60	55
5	64	55	48	63	54	48	60	53	47
6	57	49	42	57	48	42	55	47	42
7	52	44	37	51	43	37	50	42	37
8	48	39	33	47	39	33	46	38	33
9	44	36	30	43	35	30	42	35	30
10	40	33	27	40	32	27	39	32	27

Mounting Height	Inital FC Center Beam	50% beam - 62.8° Diameter	FC	10% beam - 107.4° Diameter	FC
8.0	7.6	6.7	3.8	15.0	0.8
10.0	4.1	9.2	2.0	20.4	0.4
12.0	2.5	11.6	1.3	25.9	0.3
14.0	1.7	14.0	0.9	31.3	0.2
16.0	1.3	16.5	0.6	36.8	0.1

DIMMER COMPATIBILITY

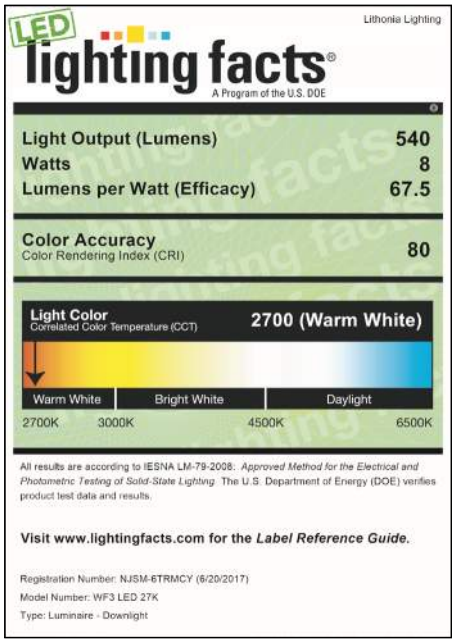
COMPATIBLE DIMMERS					
Leviton	**Lutron**			**Sensorswitch**	**Synergy/Leviton**
6633-PA	Maestro MACL-153M (TX)	Diva/Skylark DVRP-253PCTRP-253P	Panel Module HW/LP-RPM-4A-120	nSP5 PCD 2W	ISD 600 I 120/IPI06
IPL06-LED/INC mode	Maestro Wireless MRF2-6ELV	Skylark CTCL-150	Panel Module HW/LP-RPM-4U-120	nSP5 PCD ELV 120	ISD 400 ELV 120/IPE04
6615-P	Gen 3.0 DVCL-153P (T9)	Caseta Wireless PD-5NE	Grafik QS/Wallbox LQRJ-WPM-6P		
	Maestro MSCL-OP153M	Maestro MACL-LFQ	Grafik Eye 3000 Family HWI-WPM-6D-120		
	Caseta Wireless PD-6WCL	RadioRA2 RRD-6NA	HomeWorksQS / my Room LQSE-4A1-D/ MQSE-4A1-D/MQSE-3A1/MQSE-2A1-D,120V		
	Grafik T GT-5NEM / GTJ-5NEM	HomeWorks HQRD-6NA	Homeworks QS LQSE-4A-120-D		

*Requires Lutron Smart Bridge L-BDG2-WH for wireless applications (sold separately)

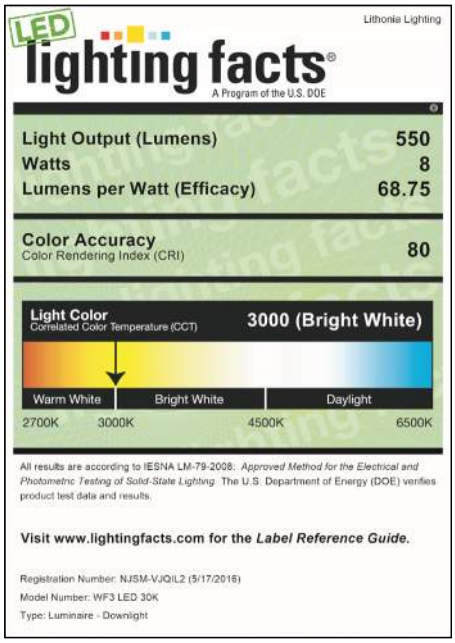
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ENERGY DATA

3" ENERGY DATA - 2700K	
Lumens	540
Color temperature	2700K
CRI	80
Lumens/Watt	67.5
Min. starting temperature	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A standards
Input voltage	120V
Total Harmonic Distortion	13.5%
Min. power factor	0.97
Input frequency	50/60 Hz
Rated wattage	8W
Input power	8W
Input current	0.07A



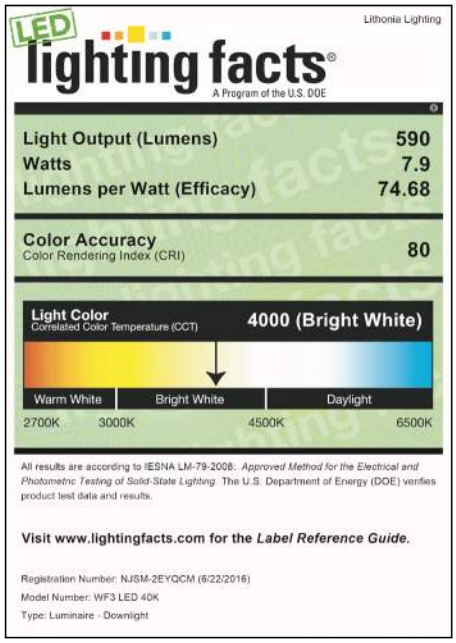
3" ENERGY DATA - 3000K	
Lumens	550
Color temperature	3000K
CRI	80
Lumens/Watt	68.75
Min. starting temperature	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A standards
Input voltage	120V
Total Harmonic Distortion	13.5%
Min. power factor	0.97
Input frequency	50/60 Hz
Rated wattage	8
Input power	8W
Input current	0.07A



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ENERGY DATA

3" ENERGY DATA - 4000K	
Lumens	590
Color temperature	4000K
CRI	80
Lumens/Watt	74.68
Min. starting temperature	-40°C (-40°F)
EMI/RFI	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A standards
Input voltage	120V
Total Harmonic Distortion	13.5%
Min. power factor	0.97
Input frequency	50/60 Hz
Rated wattage	7.9
Input power	7.9W
Input current	0.07A



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gotham® | INCITO™

Multiple Layers of Light

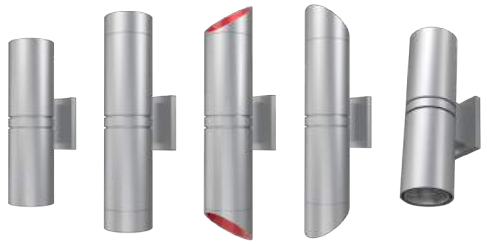
Minton Butler

Lighting Fixture Types B1 through B4

Luminaire Type:

Catalog Number:

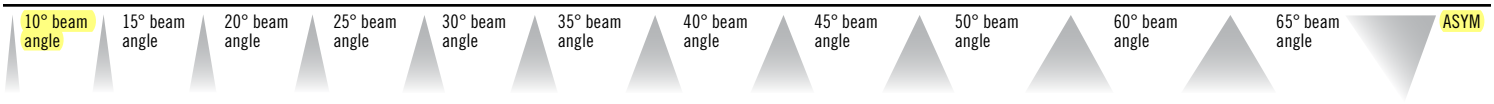
High Center Beam Wall Mount Direct/Indirect Cylinder 4"



Feature Set

- Downlight and uplight can be individually specified for lumen output, beam spreads and accessories, allowing for a complete custom design
- Accessories available in vivid colors to give designers the freedom to create unique luminaires
- 12 optimized distribution patterns allow designers to achieve unique specifications for their projects
- Bounding Ray™ delivers top down flash for superior glare control
- 45° cutoff to source and source image
- Fully serviceable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAdam Ellipse; 85 CRI typical, 90+ CRI optional
- Fixtures are damp location standard; wet location (WL) and IP66 options available - covered ceiling not required.
- 20 standard cylinder colors in textured and gloss finish; custom or RAL colors also available
- ENERGY STAR® Certified product
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting. UGR FAQ

Distribution



Superior Perfomance

Nominal Lumens per Direction	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000
Delivered Lumens	703	807	1062	1545	1977	2419	2920	3548	3982	4419	4848
Wattage	6.7	7.5	9.8	15.1	21.5	26.5	34.1	33.8	39.5	46.2	53.2
Efficacy	104	108	108	102	92	91	86	105	101	96	91

*Based on 3500K AR LSS 35D 80CRI down orientation only

Coordinated Apertures | Multiple Layers of Light



General Illumination Layer | EVO



High Center Beam Layer | Incito



EVO + Incito — Multiple Layers of Light

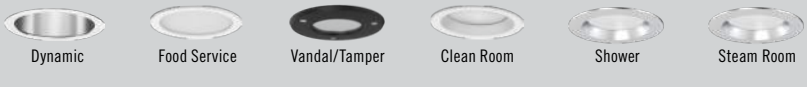
Core



Healthcare



Special Applications



OVERVIEW

COMPLEMENTARY PRODUCTS

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ORDERING INFORMATION

A+ Capable options indicated by this color background.

Luminaire Type:

Catalog Number:

EXAMPLE: ICO4UDWC 35/15 AR LSS 35D SNT SDBLB U30LM U35D USNT USDBLB MVOLT GZ10 JBX DWHG

Series		Color Temperature		Direct Lumens (Down)		Reflector Color		Reflector Finish		Direct Beam (Down)	
ICO4UDWC	Incito 4in Wall Mount Direct/Indirect Round Cylinder Open Downlight	27/	2700 K	05	500 lumens	AR	Clear	LSS	Semi-specular	10D[2]	10° beam angle
		30/	3000 K	07	750 lumens	PR	Pewter	LD	Matte diffuse	15D	15° beam angle
		35/	3500 K	10	1000 lumens	WTR	Wheat	LS	Specular	20D	20° beam angle
		40/	4000 K	15	1500 lumens	GR	Gold			25D	25° beam angle
		50/	5000 K	20	2000 lumens	WR[1]	White painted			30D	30° beam angle
				25	2500 lumens	BR[1]	Black painted			35D	35° beam angle
				30	3000 lumens	WRAMF[1]	White anti-microbial			40D	40° beam angle
				35	3500 lumens	BZR[1]	Dark Bronze painted			45D	45° beam angle
				40	4000 lumens					50D	50° beam angle
				45	4500 lumens					60D	60° beam angle
				50	5000 lumens					65D	65° beam angle
										ASYM[3]	Asymmetric

Direct Snoot Option (Down)		Direct Snoot Insert Color[5] (Down)				Direct Louver Option (Down)		Indirect Lumens (Up)	
(blank)	No Snoot	SDNA	Natural Aluminum	SDWH	Matte White	(blank)	No Louver	U05LM	500 lumens
SNT	Snoot	SDDB	Gloss Dark Bronze	SDBNH	Matte Bronze	RNGLV	Concentric Ring Louver	U07LM	750 lumens
SNTANG	Angle Cut Snoot	SDBL	Gloss Black	SDNAT	Matte Natural Aluminum			U10LM	1000 lumens
SHLD[4]	Light Shield	SDWHG	Gloss White	SDSST	Matte Sandstone			U15LM	1500 lumens
		SDMB	Gloss Medium Bronze	SDSPD	Matte Dark Grey			U20LM	2000 lumens
		SDSS	Gloss Sandstone	SDSPE	Matte Green			U25LM	2500 lumens
		SDGC	Gloss Charcoal Grey	SDSPH	Matte Light Red			U30LM	3000 lumens
		SDTG	Gloss Tennis Green					U35LM	3500 lumens
		SDBR	Gloss Bright Red					U40LM	4000 lumens
		SDSB	Gloss Steel Blue					U45LM	4500 lumens
		SDDBT	Matte Dark Bronze					U50LM	5000 lumens
		SDBLB	Matte Black						
					See Architectural colors for RAL and custom colors.				

Indirect Beam (Up)		Indirect Snoot Option (Up)		Indirect Snoot Insert Color[5] (Up)				Indirect Louver Option (Up)	
U10D[2]	10° beam angle	(blank)	No Snoot	USDNA	Natural Aluminum	USDWH	Matte White	(blank)	No Louver
U15D	15° beam angle	USNT[6]	Snoot	USDDB	Gloss Dark Broze	USDBNH	Matte Bronze	URNGLV	Concentric Ring Louver
U20D	20° beam angle	USNTANG	Angle Cut Snoot	USDBL	Gloss Black	USDNAT	Matte Natural Aluminum		
U25D	25° beam angle	USHLD[4]	Light Shield	USDWHG	Gloss White	USDSST	Matte Sandstone		
U30D	30° beam angle			USDMB	Gloss Medium Bronze	USDSPD	Matte Dark Grey		
U35D	35° beam angle			USDSS	Gloss Sandstone	USDSPE	Matte Green		
U40D	40° beam angle			USDGC	Gloss Charcoal Grey	USDSPH	Matte Light Red		
U45D	45° beam angle			USDTG	Gloss Tennis Green				
U50D	50° beam angle			USDBR	Gloss Bright Red				
U60D	60° beam angle			USDSB	Gloss Steel Blue				
U65D	65° beam angle			USDDBT	Matte Dark Bronze				
UASYM[3]	Asymmetric			USDBLB	Matte Black				
					See Architectural colors for RAL and custom colors.				

ORDERING CONTINUES ON NEXT PAGE...

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ORDERING INFORMATION

Voltage		Driver[8]		Mounting	
MVOLT	120V - 277V	**GZ10**	0-10V driver dims to 10%	**JBX**	Integral driver, Recessed or Surface J-box
120	120V	**GZ1**	0-10V driver dims to 1%		
277	277V	**EZ10**	eldoLED 0-10V ECOdrive. Linear dimming to 10% min.		
347[7]	347V	**EZ1**	eldoLED 0-10V ECOdrive. Linear dimming to 1% min.		
		EZB	eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.		
		EDAB[9]	eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.		
		EDXB[9,10]	eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Min: 1000LM; Max: 4000LM.		
		ELV[9]	Electronic line voltage / forward phase / Triac dimming, 120V Only.		
		ECOD[9]	Lutron® EcoSystem® digital Hi-Lume 1% soft-on, fade to black. Max: 4000LM.		

Control Interface[11]		Options		Architectural Colors for Cylinder - Powder Paint[5]			
(blank)	No controls	**SF**	Single fuse. Specify 120V or 277V.	**DDB**	Gloss Dark Bronze	**DDBT**	Textured Dark Bronze
NLT	nLight® dimming pack.	**90CRI**	High CRI (90+)	**DBL**	Matte Black	**DBLB**	Textured Black
NLTER[12]	nLight® dimming pack for fixtures on emergency circuit	**N80**	nLight Lumen Compensation	**DWH**	Gloss White	**DWHG**	Textured White
NLTAIR2	nLight® AIR dimming pack.	**HAO**[13]	HAO High Ambient Option (40°C)	**DMB**	Matte Medium Bronze	**DBNH**	Textured Bronze
NLTAIRER2[12]	nLight® AIR dimming pack for fixtures on emergency circuit	**WL**[14]	Wet Location	**DNA**	Gloss Natural Aluminum	**DNAT**	Textured Natural Aluminum
2NLT	2 nLight dimming packs	**IP66**[15]	Lensed, IP66 rated	**DSS**	Gloss Sandstone	**DSST**	Textured Sandstone
2NLTER[12]	2 nLight dimming packs for fixtures on emergency circuits			**DGC**	Gloss Charcoal Grey	**DSPD**	Textured Dark Grey
2NLTAIR2	2 nLight AIR dimming packs			**DTG**	Gloss Tennis Green	**DSPE**	Textured Green
2NLTAIRER2[12]	2 nLight AIR dimming packs for fixtures on emergency circuits			**DBR**	Gloss Bright Red	**DSPH**	Textured Light Red
				DSB	Gloss Steel Blue	**DWHAMF**	Gloss White with Anti-microbial finish

ACCESSORIES — order as separate catalog numbers (shipped separately)

GCOLORS KIT	Architectural colors chip kit, consisting of powder-coat and plated finishes
OPTC4 XXD	Additional optics for field installation. Replace "XX" with beam angle.

ORDERING NOTES

1. Not available with Reflector Finish.
2. Only available up to 1500 lumens.
3. Up to 4500 lumens down and 3500 lumens up. Refer to Max Lumens per Rating chart. Not available with SNT, USNT, SHLD, or USHLD.
4. Not available with Snoot Insert Color.
5. For details on RAL and Custom colors please see Architectural colors
6. Not available with WL or IP66 options.
7. Factory supplies two step down transformers. Both must be utilized for single or dual control operation. Transformers must be remote mounted and access is required to location of remote mounted devices.
8. Refer to Tech 240 for compatible dimmers.
9. Not available with Control Interfaces.
10. Includes terminator resistor.
11. Field installed. Access required to location of remote mounted device. Choose 1 nLight dimming pack to control direct and indirect lighting together. Choose 2 nLight dimming packs to control direct and indirect lighting independently.
12. For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
13. Only available up to 2500 lumens; not available with WL, or IP66.
14. Up to 5000 lumens down and 3500 lumens up for all non-ASYM beams; up to 4500 lumens down and 3500 lumens up for ASYM beam. Refer to Max Lumens per Rating Chart.
15. Up to 3500 lumens down and up for all non-ASYM beams; up to 2500 lumens down and up for ASYM beam. Refer to Max Lumens per Rating chart.

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SPECIFICATIONS

Optical Assembly
Fully serviceable and upgradeable lensed LED light engine suitable for field maintenance or service from room side.

Optical design is a Bounding Ray™ design with 45° cutoff to source and source image. Top down flash characteristic for superior glare control.

Direct/Indirect Lighting
The downlight and uplight portions of the luminaire can be individually specified for in terms of lumen output, beam spreads, and accessories.

The luminaire encompasses dual drivers, allowing for downlight and uplight to be independently controlled.

Available up to 5,000 lumens down and 5,000 lumens up for a total of 10,000 lumens per luminaire.

Accessories
The luminaire is available with 4 accessories that serve functional and aesthetic purposes. 1) Snoot: improved cut-off angle, glare control, and decorative appeal with insert (available in multiple finishes); 2) Angle Cut Snoot: decorative appeal with insert (available in multiple finishes); 3) Light Shield: glare control; and 4) Concentric Ring Louver: improved cut-off angle and glare control.

Electrical
The luminaire shall operate from a 50 or 60 Hz ±3 Hz AC line over a voltage ranging from 120 VAC to 277 VAC. Support 347V via remote-mounted stepdown transformers. The fluctuations of line voltage shall have no visible effect on the luminous output.

The luminaire shall have a power factor of 90% or greater at all standard operating voltages and full luminaire output.

Sound Rated A+. Driver shall be >80% efficient at full load across all input voltages.

Input wires shall be 18AWG, 300V minimum solid copper.

All drivers are ROHS compliant.

Controls
Luminaire shall be equipped with interface for nLight wired or nLight AIR networks with integral power supply as per specification.

Dimming
The luminaire shall be capable of continuous dimming without perceivable stroboscopic flicker as measured by flicker index (ANSI/IES RP-16-10) over a range of 100 – 10%, 100 – 1.0% or 100 – 0.1% of rated lumen output with a smooth shut off function to step to 0%.

eldoLED LED drivers shall conform to IEEE P1789 standards. Alternatively, manufacturers must demonstrate conformance with product literature and testing which demonstrates this performance. Systems that do not meet IEEE P1789 will not be considered.

Driver is inaudible in 24dB environment, and stable when input voltage conditions fluctuate over what is typically experienced in a commercial environment.

Construction
Heavy-gauge aluminum construction.

Extruded body with flangeless reflector allows flow-through passive thermal management.

Listings
Fixtures are CSA Certified to meet US and Canadian Standards: All fixtures manufactured in strict accordance with the appropriate and current requirements of the "Standards for Safety" to UL, damp location standard; wet location options available (WL) or lensed (IP66). All drivers are ROHS compliant.

Luminaire configurations are Energy Star certified through testing in EPA–recognized laboratories, with the results reviewed by an independent, accredited certification organization. Visit www.energystar.gov for specific configurations listed.

BUY AMERICAN ACT
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

Photometrics
LEDs tested to LM-80 standards. Measured by IESNA Standard LM-79-08 in an accredited lab. Lumen output shall not decrease by more than 30% over the minimum operational life of 60,000 hours.

Color appearance from luminaire to luminaire of the same type and in all configurations, shall be consistent both initially and at 6,000 hours and operate within a tolerance of <2.5 MacAdam ellipse as defined by the center of the quadrangles defined in ANSI C78.377-2015.

Warranty
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

A+ Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight® control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

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ICO - eldoLED Driver Default Dimming Curve			
Nomenclature	Min Dimming	Driver Dim Curve	Control Dim Curve
EZ10	10%	Linear	Linear/Logarithmic
EZ1	1%	Linear	Linear/Logarithmic
EZB	<1%	Logarithmic	Linear
EDAB	<1%	Logarithmic*	Linear
EDXB	<1%	Square	Linear

*Changeable through DALI controller

Lumen Output Multiplier		
CRI	CCT	Multplier
80	2700K	0.916
	3000K	0.948
	3500K	1
	4000K	1.032
	5000K	1.1
90	2700K	0.748
	3000K	0.8
	3500K	0.838
	4000K	0.845
	5000K	0.945

Reflector Finish Multiplier	
Reflector Finish	Multiplier
LS - Specular	1
LSS - Semi Specular	0.956
WR - White	0.87
LD - Matte Diffuse	0.85
BR - Black	0.73
BZR - Bronze	0.73

Direction Multiplier	
Direction	Multiplier
Direct	1
Indirect	0.986

Driver		Control Provided (note: 347V/UVOLT versions provided with 347 option selected)			
Nomenclature	Description	NLT	NLTER	NLTAIR2	NLTAIRER2
GZ10	0-10V driver dims to 10%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V ER G2
GZ1	0-10V driver dims to 1%	nPP16 D EFP	nPP16 D ER EFP	RPP20 D 24V G2	RPP20 D 24V ER G2
EZ10	eldoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2
EZ1	eldoLED 0-10V ECOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2
EZB	eldoLED 0-10V SOLOdrive	nPS 80 EZ	nPS 80 EZ ER	RPP20 D 24V G2	RPP20 D 24V ER G2

Max Lumens per Rating			
Rating	Beams	Down Lumens	Up Lumens
Damp	All Non-ASYM	5000	5000
	ASYM	4500	3500
Wet	All Non-ASYM	5000	3500
	ASYM	4500	3500
IP66	All Non-ASYM	3500	3500
	ASYM	2500	2500

Note:
Actual performance may differ as a result of end user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.

J-box Compatibility Matrix		Cylinder Configurations	
		JBX	JBX w/EDXB Driver
Recommended J-box (by others)	4" Octagonal 4x4x1.5 deep"	✓	✗
	4" Octagonal 4x4x2.125 deep	✓	✓
	4" Square 4x4x1.5 deep	✓	✗

Standard Architectural Color Options for Cylinder/Snoot Bodies, and Snoot Inserts

DSS P12 **LITHONIA** Sandstone

DSST P90 **TEXTURED** Sandstone

DBR P34 **LITHONIA** Bright Red

DSPH P80 **TEXTURED** Light Red

DMB P11 **LITHONIA** Medium Bronze

DBNH P74 **TEXTURED** Bronze

DTG P33 **LITHONIA** Tennis Green

DSPE P78 **TEXTURED** Green

DSB P49 **LITHONIA** Steel Blue

DNA P07 **LITHONIA** Natural Aluminum

DNAT P89 **TEXTURED** Natural Aluminum

DGC P32 **LITHONIA** Charcoal Gray

DSPD P77 **TEXTURED** Dark Grey

DDB P50 **LITHONIA** Dark Bronze

DDBT P88 **TEXTURED** Dark Bronze

DBL P13 **LITHONIA** Black

DBLB P75 **TEXTURED** Black

DWH P21 **LITHONIA** White

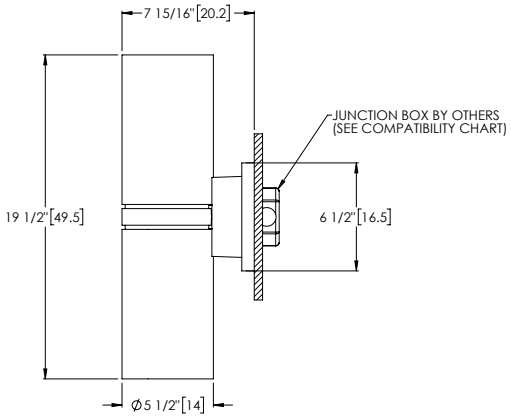
DWHG P86 **TEXTURED** White

NOTE: These colors were carefully reproduced to give as true a depiction as possible of finished product color. Some colors, however, may vary slightly from actual appearance due to display/printing variations and limitations. Please always contact a Gotham representative for an accurate paint chip sample.

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JBX Recessed J-Box

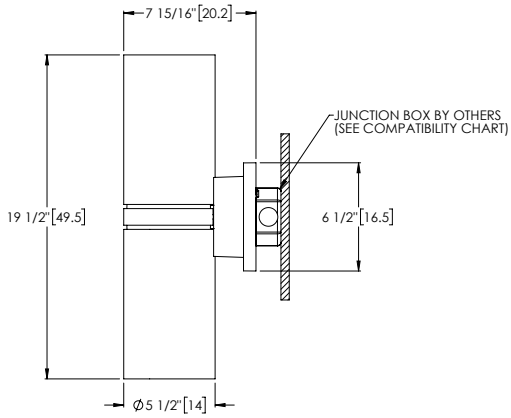




ICO4UDWC with no accessories

JBX Surface J-Box

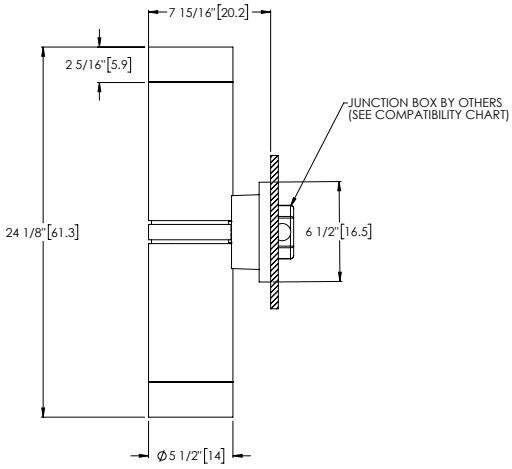




ICO4UDWC with no accessories

ICO4UDWC with SNT and USNT accessories

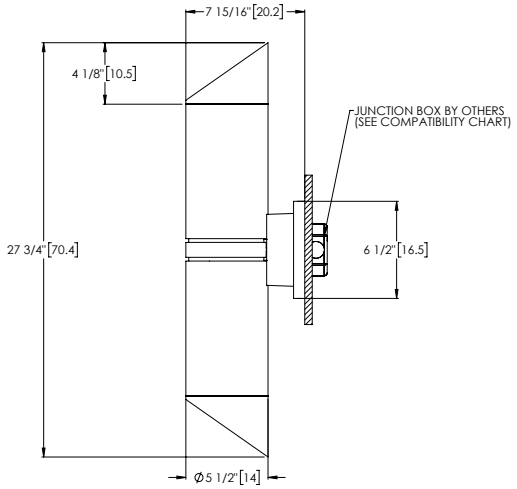




Snoot can be specified Up , Down or Both (as shown)

ICO4UDWC with SNTANG and USNTANG accessories

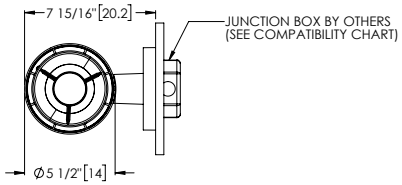




Snoot can be specified Up , Down or Both (as shown)

ICO4UDWC with RNGLV and URNGLV accessories

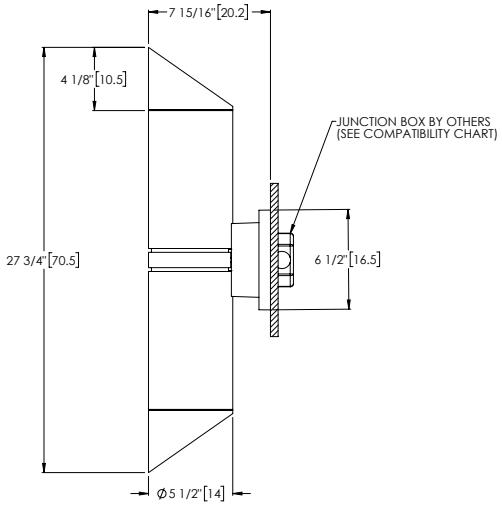




Louver can be specified Up, Down, or Both (as shown)

ICO4UDWC with SHLD and USHLD accessories





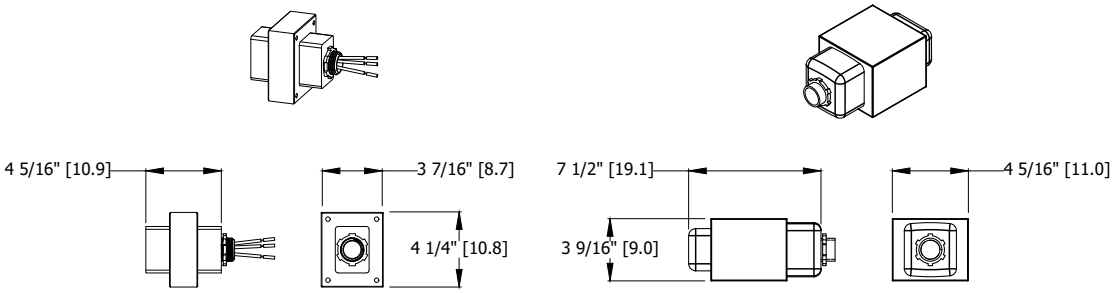
Snoot can be specified Up , Down or Both (as shown)

*Dimensions in inches [centimeters]

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DIMENSIONAL DATA

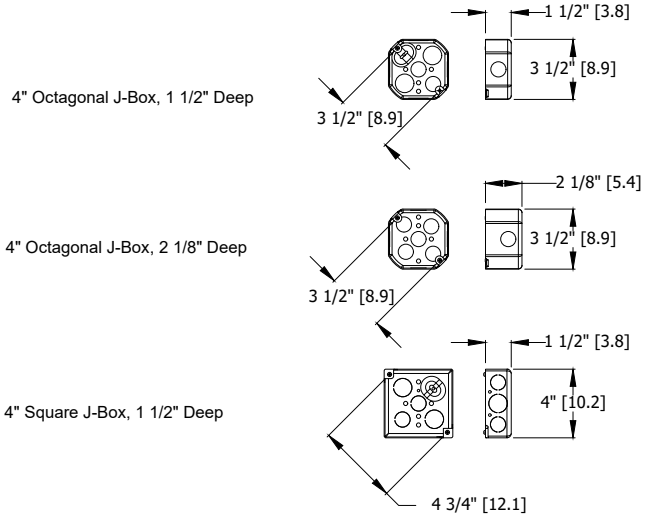
347V Stepdown Transformer



347 Transformer:
Up to 6000LM
Install to accessible
junction box by others

347 Transformer:
8000LM and up
Install to accessible
junction box by others

Junction Box Dimensions (by others)



*Dimensions in inches [centimeters]

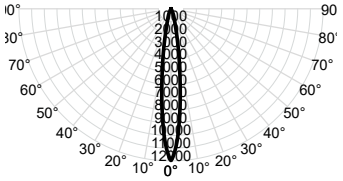
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Photometry

CONSULT WWW.GOTHAMLIGHTING.COM FOR ADDITIONAL PHOTOMETRY.

ICO4UDWC 35/15 AR LSS 15D Input Watts: 15.1, Delivered Lumens: 1504, LPW: 99.6, S/MH: 0.24, Test No: ISF 192654P7204

Downlight shown only



CP Summary		Zonal Lumen Summary		
	0°	Zone	Lumens	% Fixture
0°	11,964	0° - 30°	1,449	96%
5°	8,038	0° - 40°	1,479	98%
15°	1,254	0° - 60°	1,501	100%
25°	280	0° - 90°	1,503	100%
35°	41	90° - 180°	1	0%
45°	19	0° - 180°	1,504	100%
55°	5			
65°	1			
75°	0			
85°	0			
90°	0			

Coefficients of Utilization										
ρf			80%			70%			50%	
ρc						20%				
ρw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	122	122	122	119	119	119	114	114	114
1	116	115	113	114	113	111	110	109	108
2	112	109	107	110	107	105	107	105	103
3	108	104	102	106	103	101	104	101	99
4	104	100	98	103	100	97	101	98	96
5	101	97	94	100	97	94	98	95	93
6	98	94	92	97	94	91	96	93	91
7	96	92	89	95	91	89	94	91	89
8	93	90	87	93	89	87	92	89	87
9	91	88	85	91	87	85	90	87	85
10	89	86	83	89	86	83	88	85	83

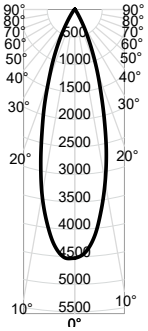
Cone of Light		
Mounting Height	Initial FC Center Beam	Beam Diameter
6.0	332.3	1.5
8.0	186.9	2.0
10.0	119.6	2.4
12.0	83.1	2.9
14.0	61.0	3.4

Beam Angle: 13.9°
Field Angle: 30.8°

Luminance (cd/sq.m)	
	Average Luminance
0°	1,505,657
45°	3,408
55°	1,106
65°	300
75°	0
85°	0

ICO4UDWC 35/15 AR LSS 30D Input Watts: 15.1, Delivered Lumens: 1411, LPW: 93.4, S/MH: 0.47, Test No: ISF 192657P7424

Downlight shown only



CP Summary		Zonal Lumen Summary		
	0°	Zone	Lumens	% Fixture
0°	4,525	0° - 30°	1,295	92%
5°	4,140	0° - 40°	1,376	97%
15°	2,088	0° - 60°	1,407	100%
25°	590	0° - 90°	1,410	100%
35°	95	90° - 180°	1	0%
45°	26	0° - 180°	1,411	100%
55°	6			
65°	1			
75°	0			
85°	0			
90°	0			

Coefficients of Utilization										
ρf			80%			70%			50%	
ρc						20%				
ρw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	112	110	108	110	108	107	106	105	103
2	106	103	100	105	102	99	102	99	97
3	101	97	94	100	96	93	97	94	92
4	97	92	89	96	92	88	94	90	87
5	92	88	85	92	87	84	90	86	84
6	89	84	81	88	84	81	87	83	80
7	85	81	77	85	80	77	84	80	77
8	82	77	74	82	77	74	81	77	74
9	79	75	72	79	74	71	78	74	71
10	76	72	69	76	72	69	75	71	69

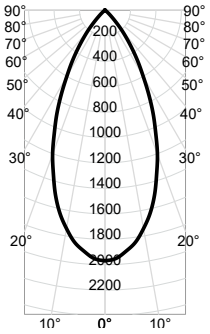
Cone of Light		
Mounting Height	Initial FC Center Beam	Beam Diameter
6.0	125.7	3.1
8.0	70.7	4.2
10.0	45.3	5.2
12.0	31.4	6.3
14.0	23.1	7.3

Beam Angle: 29.3°
Field Angle: 58.8°

Luminance (cd/sq.m)	
	Average Luminance
0°	569,489
45°	4,664
55°	1,327
65°	300
75°	0
85°	0

ICO4UDWC 35/15 AR LSS 45D Input Watts: 15.1, Delivered Lumens: 1437, LPW: 95.2, S/MH: 0.73, Test No: ISF 192660P6224

Downlight shown only



CP Summary		Zonal Lumen Summary		
	0°	Zone	Lumens	% Fixture
0°	1,968	0° - 30°	1,060	74%
5°	1,901	0° - 40°	1,329	92%
15°	1,504	0° - 60°	1,432	100%
25°	894	0° - 90°	1,437	100%
35°	378	90° - 180°	1	0%
45°	78	0° - 180°	1,437	100%
55°	10			
65°	3			
75°	1			
85°	0			
90°	0			

Coefficients of Utilization										
ρf			80%			70%			50%	
ρc						20%				
ρw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	120	120	120	117	117	117	112	112	112
1	111	109	107	109	107	105	105	104	102
2	104	100	97	102	99	96	99	96	94
3	97	92	89	96	91	88	93	90	86
4	91	86	82	90	85	81	88	84	80
5	86	80	76	85	79	75	83	78	75
6	81	75	71	80	74	70	78	74	70
7	76	70	66	75	70	66	74	69	66
8	72	66	62	71	66	62	70	65	62
9	68	62	59	68	62	58	67	62	58
10	65	59	55	64	59	55	63	58	55

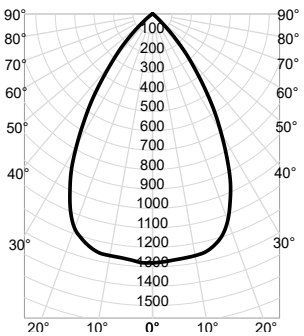
Cone of Light		
Mounting Height	Initial FC Center Beam	Beam Diameter
6.0	54.7	5.2
8.0	30.8	6.9
10.0	19.7	8.7
12.0	13.7	10.4
14.0	10.0	12.1

Beam Angle: 46.9°
Field Angle: 80.5°

Luminance (cd/sq.m)	
	Average Luminance
0°	247,708
45°	13,812
55°	2,211
65°	900
75°	490
85°	0

ICO4UDWC 35/15 AR LSS 65D Input Watts: 15.1, Delivered Lumens: 1382, LPW: 91.5, S/MH: 0.98, Test No: ISF 192663P7204

Downlight shown only



CP Summary		Zonal Lumen Summary		
	0°	Zone	Lumens	% Fixture
0°	1,280	0° - 30°	913	66%
5°	1,270	0° - 40°	1,238	90%
15°	1,231	0° - 60°	1,376	100%
25°	946	0° - 90°	1,382	100%
35°	471	90° - 180°	1	0%
45°	114	0° - 180°	1,382	100%
55°	12			
65°	3			
75°	1			
85°	0			
90°	0			

Coefficients of Utilization										
ρf			80%			70%			50%	
ρc						20%				
ρw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	119	119	119	116	116	116	111	111	111
1	110	108	106	108	106	104	104	102	101
2	102	98	95	101	97	94	97	94	92
3	95	90	86	94	89	85	91	87	84
4	88	83	78	87	82	78	85	81	77
5	82	76	72	82	76	72	80	75	71
6	77	71	66	76	70	66	75	70	66
7	72	66	61	71	66	61	70	65	61
8	68	61	57	67	61	57	66	61	57
9	64	57	53	63	57	53	62	57	53
10	60	54	50	59	54	50	59	53	50

Cone of Light		
Mounting Height	Initial FC Center Beam	Beam Diameter
6.0	35.6	7.5
8.0	20.0	10.0
10.0	12.8	12.5
12.0	8.9	15.0
14.0	6.5	17.5

Beam Angle: 64.1°
Field Angle: 96.1°

Luminance (cd/sq.m)	
	Average Luminance
0°	161,080
45°	20,269
55°	2,654
65°	900
75°	490
85°	0

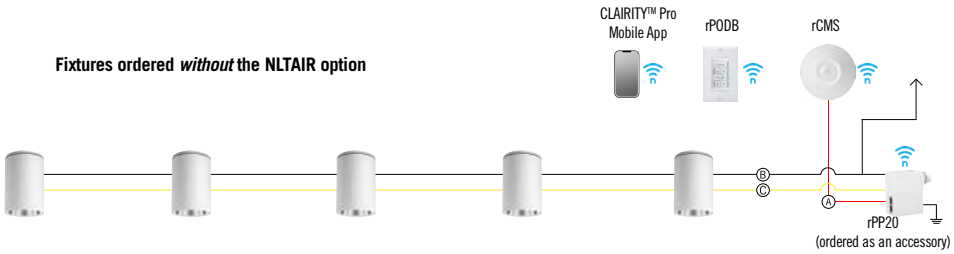
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NLIGHT AIR

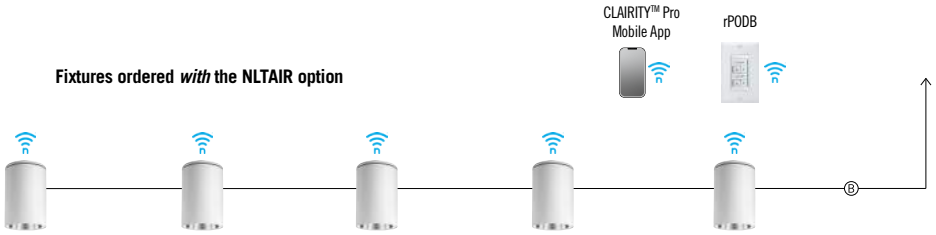
Possibilites for nLight® AIR

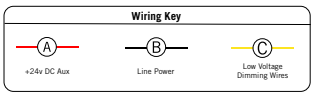
nLight® AIR is the ideal solution for retrofit or new construction spaces where adding communication wiring is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each EVO Luminaire ordered with the NLTAIR option. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.

Fixtures ordered *without* the NLTAIR option



Fixtures ordered *with* the NLTAIR option





nLight® AIR Control Accessories

Order as separate catalog number. Visit nLight AIR.

Wall Switches	Model Number
On/Off single pole	rPODB (color) G2
On/Off two pole	rPODB 2P (color) G2
On/Off & raise/lower single pole	rPODB DX (color) G2
On/Off & raise/lower two pole	rPODB 2P DX (color) G2

nLight® AIR Control Accessories *(cont.)*

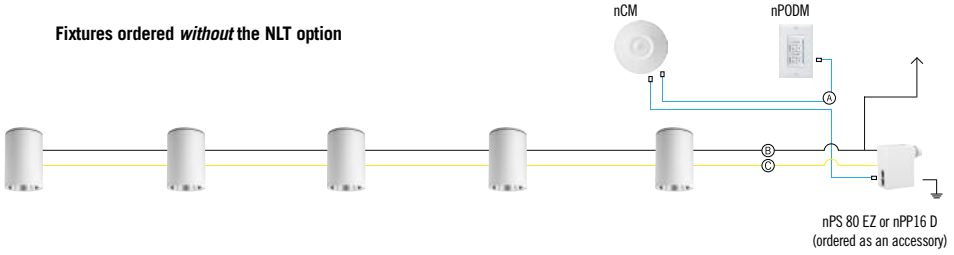
Occupancy Sensors (PIR/dual tech)	Model Number
Small motion 360°, ceiling	rCMS 9 / rCMS PDT 9
Large motion 360°, ceiling	rCMS 10 / rCMS PDT 10

NLIGHT

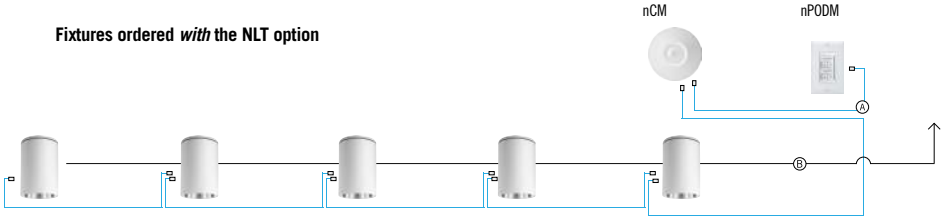
Possibilites for nLight® wired

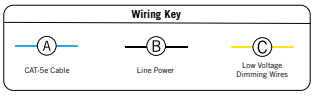
nLight® Wired The nLight® solution is a digital networked lighting control system that provides both energy savings and increased user configurability by cost effectively integrating time-based, daylight-based, sensor-based and manual lighting control schemes.

Fixtures ordered *without* the NLT option



Fixtures ordered *with* the NLT option





nLight® Wired Control Accessories

Order as separate catalog number. Visit nLight.

Wall Switches	Model Number
On/Off single pole	nPODM (XX)
On/Off two pole	nPODM 2P (XX)
On/Off & raise/lower single pole	nPOD DX (XX)
On/Off & raise/lower two pole	nPODM 2P DX (XX)
Graphic touchscreen	nPOD GFX (XX)
Photocell Controls	
Dimming	nCM ADCX

nLight® Wired Control Accessories *(cont.)*

Occupancy Sensors (PIR/dual tech)	Model Number
Small motion 360°, ceiling	nCM 9 / nCM PDT 9
Large motion 360°, ceiling	nCM 10 / nCM PDT 10
Wide View	nWV 16 / nWV PDT 16
Wall switch with raise/lower	nWSX LV DX / nWSX PDT LV DX
Cat-5 Cables (plenum rated)	
10', CAT5	CAT5 10FT J1
15', CAT5	CAT5 15FT J1

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ZANEEN®

PROJECT

TYPE

SPECIFIER

Minton Bu
Lighting Fi

EYES 17 FOR HANDRAIL RECESSED

E12R0008- ____ - ____

base number | Color Temperature | Reflector Options

1.To build a product code in our configurator select the specify button on the base model # product page
2. To build a manual product code on this datasheet choose from the options listed below in blue font and add the suffix to the base model #



GENERAL

Series: Eyes Handrail
Subseries: Eyes 17 for Handrail
Brand: Unonovesette
Division: Exterior
Mounting Type: Recessed
Mounting Location: Handrail
Subcategory: Marker

PHYSICAL

Shape: Round
Diameter (mm): 17
Diameter (in): 11/16
Depth (mm): 17
Depth (in): 11/16
Light Distribution: Direct
Weight (kg): 0.13
Installation Requirement: Fixing springs
Diffuser: Extra clear glass 4mm
Fixture Finish: PSS
Fixture Material: Stainless Steel AISI 316L
Cable Details: 200 cm 2x0,5 mm2
Cut-out Measurements: 15mm / 9/16"

ELECTRICAL

Lamp Type: LED
Input Wattage (W): 2.33
Total Output Wattage (W): 1.05
Dimming: Non-Dimming / Phase Dimming (120Vac only) / 0-10V Dimming
Driver Included: No
Driver Location: Remote
Driver Type: Constant Current - Universal
Driver Class: Class 2
Housing: ENCP4
Input Voltage (V): 120 - 277
Output Voltage (V): 24
Constant Current (MA): 350

LED

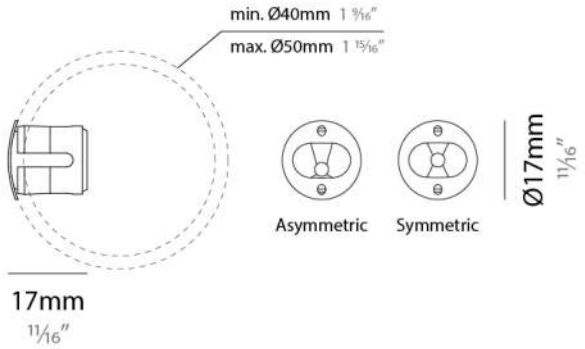
Number of LEDs: 1
Color Temperature (°K): 2700 / 3000
Max. Delivered Lumen (lm): 124 (3000K)
Nominal Lumen (lm): 150 (3000K)
CRI: >90 CRI
Lamp Life (hrs): 50000
Upon Request: RGB

OPTICAL

Reflector°: Asymetric / Symetric

RATINGS AND CERTIFICATIONS

Certified By: Certified for North American Standards
IP rating: IP67
Marine Grade: Stainless Steel AISI 316L



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Available for International specifications by adding 'INT' at the end of the existing Model #. For assistance on 'custom' specifications, contact zteam@zaneen.com.
In a constant effort to supply the best product, we reserve the right to change specifications or materials without notice. The most recent specification sheets are found at zaneen.com

ZANEEN®

EYES 17 FOR HANDRAIL RECESSED

COLOR FINISH CHART

PROJECT	
TYPE	
SPECIFIER	
QUANTITY	
DATE	

FIXTURE Finish

Digital: Not all screens are calibrated the same, and therefore, colors will appear differently between screens.
Physical: When texture is involved, there will be variations in color, character, and tone within a product series and between product families.

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Available for International specifications by adding 'INT' at the end of the existing Model #. For assistance on 'custom' specifications, contact zteam@zaneen.com.
In a constant effort to supply the best product, we reserve the right to change specifications or materials without notice. The most recent specification sheets are found at zaneen.com

ZANEEN®

EYES 17 FOR HANDRAIL RECESSED

PROJECT

TYPE

SPECIFIER

QUANTITY

DATE

LEGEND

↓	floor-mounted		pivotable		special LED (upon request) RGB, RGBW, tunable, gold+, meat+, art+, fashion+
↗	wall and ceiling: recessed and surface mounted		rotating		warm dim / natural dimming LED
↑	ceiling-mounted and wall-mounted		illuminate tilted		rechargeable battery powered
→	wall-mounted		color of suspension cable		fixture with natural vivid LED (upon request)
	omni-directional light distribution		length of suspension cable	CRI	color rendering index
	direct light distribution		reflector degree selection	°K	color temperature
	direct/indirect light distribution		super spot	LM	lumen (luminous flux)
	indirect light distribution		lens	LM/W	efficacy (lumens per watt)
	asymmetric light distribution		lens pack	UGR	Unified Glare Rating (UGR) range from 5-40
	aura light distribution		shine ring	316	marine grade (AISI 316 stainless steel)
	round wall or ceiling cut-out		integrated shine ring with diffuser		walk on
	square wall or ceiling cut-out		free individual colors 01-29		drive on
	the supplied jig specifies the cutout dimensions		individual colors: 00 (free of charge), 01-25 (extra charge)	DSC	Dark Sky Compliance
	minimum distance (meters) lamp - object		luminaire part to be colored (F1)		Americans with Disabilities Act (less than 4" off the wall located between 27"-84" from floor)
	recessed depth		luminaire part to be colored (F2)		lamp protected against explosion
	ceiling thickness in mm		luminaire part to be colored (F3)		blown glass using traditional methods by master glass blower
	ceiling thickness selection		luminaire part to be colored (F4)		acoustic material
	dimmable DP (phase), DV (0-10V), DD (dali), DS (step-dim)		luminaire part to be colored (F5)		protection class I, protection insulation
	included or excluded LED driver/transformer/ control gear		color of 3-circuit adaptor		protection class II, protection insulation
	separately switchable		indirect diffuser		ETL Certified to UL and CSA Standards
	sensor	D	direct diffuser		UL Certified to UL and CSA Standards
	remote control		ball-proof (upon request)		CSA Certified to UL and CSA Standards
	available upon request		accessory		Certified for North American Standards

IP RATING

IP20	protected against ingress of solid bodies greater than 12.5mm (finger)
IP33	protected against ingress of solid bodies greater than 2.5mm protected against sprays of water up to 60 degrees from the vertical (rain)
IP40	protected against ingress of solid bodies greater than 1mm (wire) no protection against the ingress of moisture
IP43	protected against ingress of solid bodies greater than 1mm (wire) protected against sprays of water up to 60 degrees from the vertical (rain)
IP44	protected against ingress of solid bodies greater than 1mm (wire) protected against water splashed from all directions
IP54	protected against limited ingress of dust (wet rooms/covered outdoor areas) protected against water splashed from all directions
IP65	protected against ingress of dust protected against jets of water
IP66	protected against ingress of dust protected against powerful jets of water or heavy seas
IP67	protected against ingress of dust protected against immersion of water between 15cm - 1m for 30 minutes
IP68	protected against ingress of dust protected against immersion of water under pressure for long periods

IK RATING

IK01	protected against 0.14 joules impact (equivalent to 0.25kg mass dropped from 56mm above the surface)
IK02	protected against 0.2 joules impact (equivalent to 0.25kg mass dropped from 80mm above the surface)
IK03	protected against 0.35 joules impact (equivalent to 0.25kg mass dropped from 140mm above the surface)
IK04	protected against 0.5 joules impact (equivalent to 0.25kg mass dropped from 200mm above the surface)
IK05	protected against 0.7 joules impact (equivalent to 0.25kg mass dropped from 280mm above the surface)
IK06	protected against 1 joules impact (equivalent to 0.25kg mass dropped from 400mm above the surface)
IK07	protected against 2 joules impact (equivalent to 0.5kg mass dropped from 400mm above the surface)
IK08	protected against 5 joules impact (equivalent to 1.7kg mass dropped from 300mm above the surface)
IK09	protected against 10 joules impact (equivalent to 5.0kg mass dropped from 200mm above the surface)
IK10	protected against 20 joules impact (equivalent to 5.0kg mass dropped from 400mm above the surface)



WDGE1 LED
Architectural Wall Sconce

Catalog Number

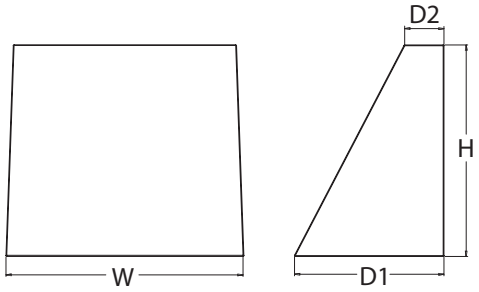
Notes Minton Butler

Type Lighting Fixture Type D

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0 P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[1] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[2]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3] **Shipped separately** AWS 3/8inch Architectural wall spacer[4] PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.[4]

Options

E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[5]
PE	Photocell, Button Type[6]
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7]
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
DSLE	Dual Switching (1 Driver, 2 Light Engines)
CCE	Coastal Construction[4]

Finish

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

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Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 surface-mounted back box (specify finish)

NOTES

1 50K not available in 90CRI.
2 347V not available with E4WH, DS, DSLE or PE.
3 Not qualified for DLC. Not available with E4WH.
4 For PBBW and AWS with CCE option, require an RFA.
5 E4WH not available with PE or DS.
6 PE not available with DS.
7 DS is not available with P0.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	VF	693	99	0	0	0	718	103	0	0	0	739	106	0	0	0	759	108	0	0	0	764	109	0	0	0
		VW	694	99	0	0	0	720	103	0	0	0	740	106	0	0	0	760	109	0	0	0	766	109	0	0	0
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P0	7W	0.060	0.035	0.030	0.026	--
	9W	--	--	--	--	0.026
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

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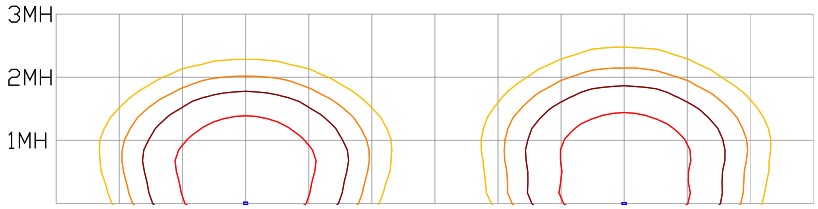
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

Emergency Egress Options

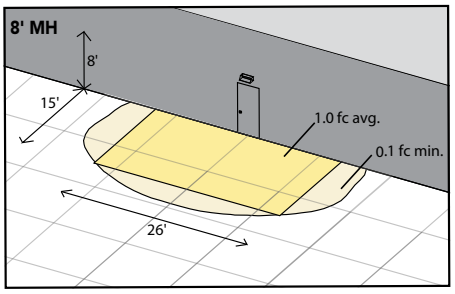
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

Grid = 10ft x 10ft

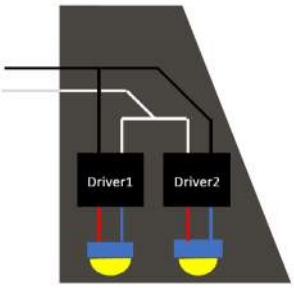


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

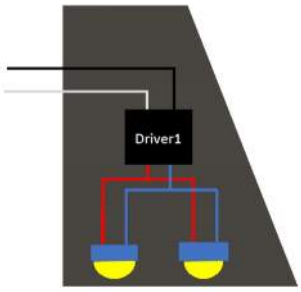
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



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E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"



PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

GOVERNMENT PROCUREMENT
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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AURORALIGHT

PROJECT: Minton Butler

SKU #: Lighting Fixture Type F TYPE:

CENTINELA

PTA118104

The Centinela is a low-energy, high-performance LED path light. Its stylish, contemporary design and slim profile allow it to blend seamlessly into the surrounding landscape.

- Thermally Integrated® w/ Copper Core Technology®
- Cree LED™ XP-L®
- Field serviceable LED module
- Ideal for wide pathways & walkways



CONFIGURATOR:

	LED	FINISH
PTA118104		
( ) = Most common configuration	***(2703) 2700K 3W*** (3003) 3000K 3W	***(NAT) Natural Brass*** (BLP) Bronze Living Patina (BLPX) Extra Dark BLP (NI) Nickel PVD

AVAILABLE FINISHES:



NAT
Natural Brass/ Copper



BLP
Bronze Living Patina



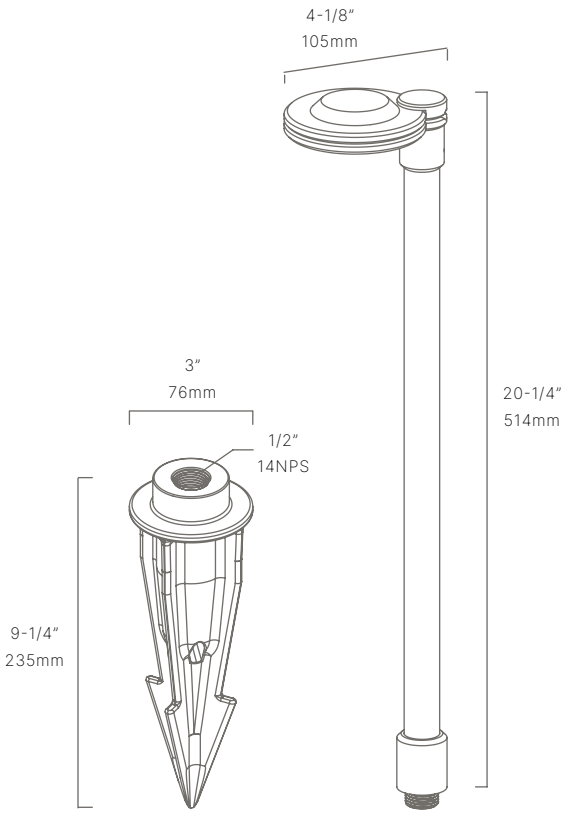
BLPX
Extra Dark Bronze Living Patina



NI
Nickel PVD

FIXTURE DIMENSIONS	L4-1/8" x H20-1/4"
LIGHT SOURCE	Integrated LED
COLOR TEMPERATURES	2700K, 3000K
WATTAGES	3W
CRI (RA)	80 CRI
VOLTAGE	12V
DELIVERED LUMENS	179lm (3000K)
DIMMABLE	Yes, Dim to <10% via Transformer
DRIVER	Yes, 12V Integral Constant Current
TRANSFORMER	12V AC/DC (Supplied by others)
MOUNT	Yes, Included 1/2" NPS Adapter
GROUND STAKE	Yes, Included MGS001109
FINISH	Included Natural
MATERIAL	Brass & Copper
WIRE LENGTH	24"
LOCATION	Exterior Wet
CERTIFICATIONS	UL, IP66, IP67, Dark Sky

*For complete warranty terms, please visit: www.auroralight.com/warranty/



P. 760.931.2910

O. 2742 Loker Ave. W Carlsbad CA 92010

W. www.auroralight.com

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WITH DOMESTIC & IMPORTED MATERIALS

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AURORALIGHT

PROJECT:

SKU #: TYPE:

ADD-ONS

MOUNTS

☐	MGS001510	Ground Stake w/ 2” Brass Cap
☐	MGS001612	Ground Stake w/ 3” Brass Cap
☐	MGS001712	Ground Stake w/ 3-1/4” Brass Cap
☐	MGS005109	9” Deluxe Spike
☐	MGS005212	12” Trident Spike
☐	MJB002303	3” Junction Box w/ PVC Stake
☐	MPM003104	Concrete Pedestal Mount
☐	MSM189102	2” Surface Mount
☐	MSM189203	3” Surface Mount

*For complete details, please visit auroralight.com/mounts/

MOUNTS



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City of Madison

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

Master

File Number: 89733

File ID:	89733	**File Type:**	Capital Budget	**Status:**	Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	08/27/2025
File Name:				**Final Action:**	

Title: 2026 Executive Capital Budget

Notes:

CC Agenda Date: 09/02/2025

Agenda Number: 5.

Sponsors:

Effective Date:

Attachments: 2026 FC Briefing Schedule and Public Notice, 2026 Capital Budget, 2026 CIP Executive Budget Overview.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: echristianson@cityofmadison.com

Published Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	FINANCE COMMITTEE	08/27/2025	Referred for Introduction				
	Action Text:	This Capital Budget was Referred for Introduction					
	Notes:	Finance Committee (Public Hearings - 9/8/25, 9/29/25; additional briefing with no public comment - 9/9/25), Common Council (Public Hearings 9/16/25, 10/7/25, 11/11/25)					
1	COMMON COUNCIL	09/02/2025	Refer For Public Hearing	FINANCE COMMITTEE			Pass
	Action Text:	A motion was made by Vidaver, seconded by Figueroa Cole, to Refer For Public Hearing to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
1	FINANCE COMMITTEE	09/08/2025	Table				Pass

Action Text: Finance Staff presented an overview of the executive capital budget. Department heads presented their agency budgets and answered questions from alders.

A motion was made by Vidaver, seconded by Govindarajan, to Table until the meeting of September 9th at 4:30pm. The motion passed by voice vote/other.

1	FINANCE COMMITTEE	09/09/2025	Refer For Public Hearing	Pass

Action Text: A motion was made by Vidaver, seconded by Govindarajan, to take the item off the table. Agency staff presented their executive capital budgets and answered questions from alders.

Following the briefings, a motion was made by Vidaver, seconded by Govindarajan, to Refer For Public Hearing to the COMMON COUNCIL at the meeting on September 16, 2025. The motion passed by voice vote/other.

Text of Legislative File 89733

Title

2026 Executive Capital Budget

FINANCE COMMITTEE
Schedule of 2026 Capital Budget Deliberations

Time & Locations

- Monday, September 8, 2025: 4:30pm (Virtual Meeting)
- Tuesday, September 9, 2025: 4:30pm (Virtual Meeting)

Agency Capital Budgets

The schedule of Finance Committee's deliberations on the 2026 Executive Capital Budget is shown below. The Capital Budget can be found at:
https://www.cityofmadison.com/finance/budget

Members of the public can register to speak at the Monday, September 8 meeting at
https://www.cityofmadison.com/MeetingRegistration

Monday, September 8 4:30pm* – Virtual Meeting	Tuesday, September 9 4:30pm – Virtual Meeting
AGENCY	**AGENCY**
Public Spaces	***Administration***
Library	Finance
Monona Terrace	Information Technology
	Mayor's Office
PCED	Zoo
Planning	
CDA Redevelopment	***Public Works***
Community Development Division	Fleet Services
Economic Development Division	Parks Division
	Streets Division
Public Safety & Health	Water Utility
Fire	
Police	***Engineering***
	Engineering-Bicycle & Ped
Transportation	Engineering-Facilities
Metro	Engineering-Major Streets
Parking Division	Engineering-Other Projects
Traffic Engineering	Sewer Utility
Transportation	Stormwater Utility

*Note: The 9/8/25 meeting will start at 4:30pm with regular finance committee business and public comment on the budget. The 9/9/25 meeting is a continuation of the prior meeting and will not include a public comment period.

2026 Capital Budget: Executive Budget Overview

Finance Committee
September 8, 2025

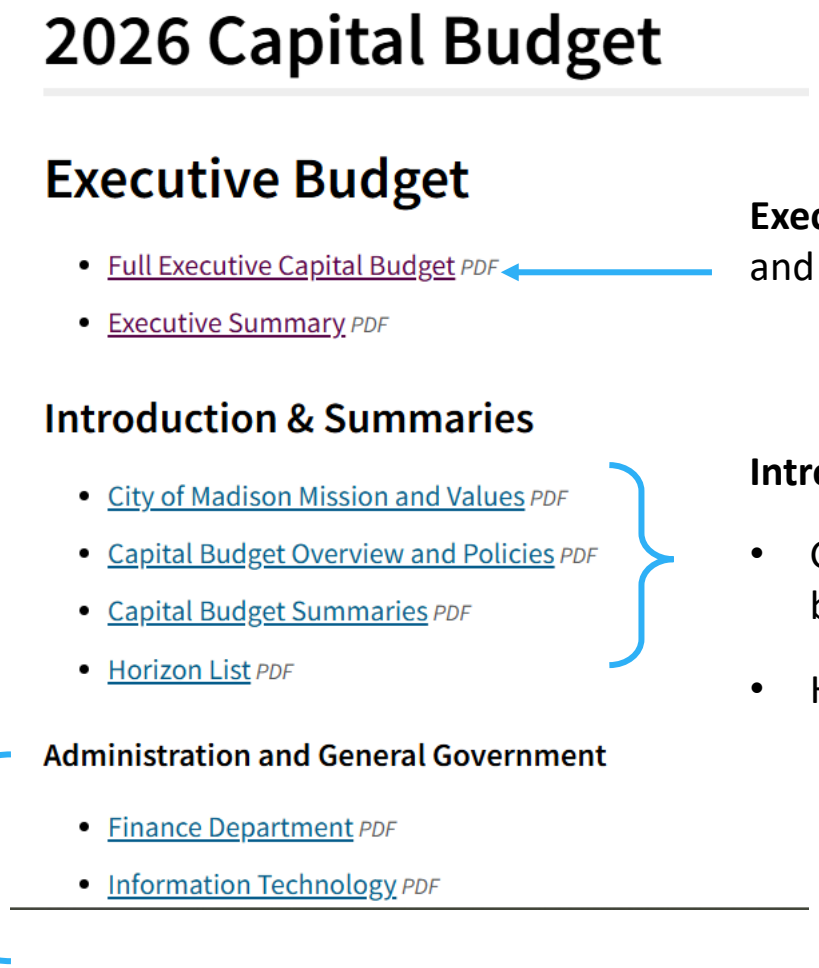
Agenda

1. **Navigating Budget Resources**
   - Capital Budget Web Page
   - How to read agency budgets
2. **Executive Budget Summary**
   - Budget by Element and Funding Source
3. **GO Debt Service**
   - Relationship between Capital and Operating Budgets
4. **Agency Briefings and Process Reminders**
   - Briefing Schedule
   - Amendment Process
   - Preview of Operating Digital Budget Book

Navigating Budget Resources

Where to find the Capital Budget

The executive capital budget and executive summary were published online on 9/2/25: https://www.cityofmadison.com/finance/budget/2026/2026-capital-budget



Executive Summary: Overview and summary of major changes

Introduction & Summaries:

- Guidelines, policies, summary tables by agency, funding & expense types
- Horizon List

Agency Budgets:

- Organized by functional areas

Components of an Agency Budget: CIP Overview

CIP Overview (1-2 pages)

- **Summary Table:** List of all capital projects and programs, with total funding by year
- **Changes from 2025 Adopted CIP (Graph):** Clustered bar graph that compares the total funding for the agency, by year, in the 2026 Executive CIP and the 2025 Adopted CIP
- **Description of Major Changes:** Comments on significant changes between the 2026 Executive CIP and the 2025 Adopted CIP. There is a comment on every project/ program, even if there is no change. Comments may include changes in funding amount, funding source, project scope, timeline, or other aspects of the project.

Engineering - Bicycle and Pedestrian

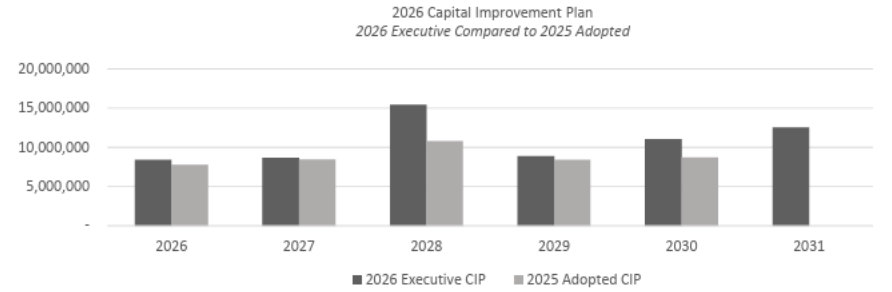
Capital Improvement Plan (CIP) Overview

Budget Phase: Executive

Summary Table

	2026	2027	2028	2029	2030	2031
Bikeways Program	2,867,200	2,945,000	3,174,000	2,868,000	2,936,000	3,083,000
Sidewalk Program	5,275,000	5,525,000	5,775,000	6,025,000	6,275,000	6,525,000
State Street Pedestrian Improvements	-	-	-	-	1,850,000	2,900,000
Stoughton Road Ped/Bike Enhancements	-	-	5,000,000	-	-	-
West Towne Path Phase 2	250,000	200,000	1,496,000	-	-	-
	$ 8,392,200	$ 8,670,000	$ 15,445,000	$ 8,893,000	$ 11,061,000	$ 12,508,000

Changes from 2025 Adopted CIP



Description of Major Changes

Bikeways Program
- Program budget increased by $1.0 million in federal funding from 2026-2030. This reflects a 15.7% increase.
- Program funding source changed from $395,000 in Non-General Fund GO Borrowing to $395,000 in TIF Increment (TID 51) in 2027.

Components of an Agency Budget: Expenditures & Revenues

Summary of Expenditures and Revenues (1-2 pages)

- **2026 CIP by Expenditure Type:** Table with budget amounts by expenditure type (e.g. Bike Path, Building, Land, Street), by year
- **2026 CIP by Funding Source:** Table with budget amounts by funding source (e.g. General Fund (GF) General Obligation (GO) Borrowing; Federal Sources; Impact Fees; Reserves Applied; TIF Increment), by year
- **Borrowing Summary:** Table with General Fund GO Borrowing and Non-General Fund GO Borrowing by year
- **Annual Debt Service:** Estimated debt service, assuming a 10-year repayment schedule and 3% interest
- **Executive Budget by Funding Source (Graph):** Stacked bar graph showing GO Borrowing and Other Sources by year

Engineering - Bicycle and Pedestrian

Summary of Expenditures and Revenues

2026 CIP by Expenditure Type

	2026	2027	2028	2029	2030	2031
Bike Path	3,117,200	2,945,000	9,670,000	2,868,000	2,936,000	3,083,000
Land	-	200,000	-	-	-	-
Street	5,275,000	5,525,000	5,775,000	6,025,000	8,125,000	9,425,000
	$ 8,392,200	$ 8,670,000	$ 15,445,000	$ 8,893,000	$ 11,061,000	$ 12,508,000

2026 CIP by Funding Source

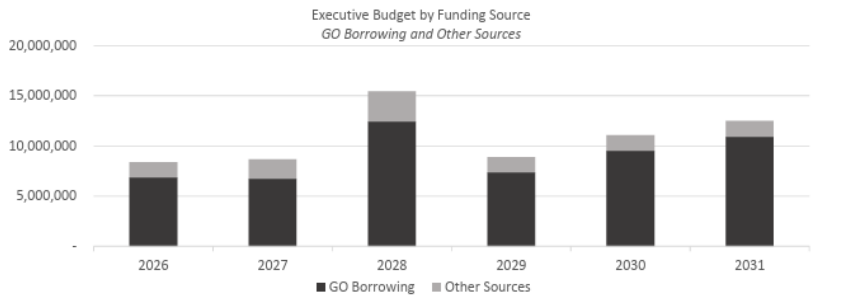
	2026	2027	2028	2029	2030	2031
GF GO Borrowing	6,856,000	6,740,000	12,424,000	7,368,000	7,686,000	8,008,000
Non-GF GO Borrowing	-	-	-	-	1,850,000	2,900,000
Federal Sources	1,511,200	1,510,000	1,500,000	1,500,000	1,500,000	1,575,000
Special Assessment	25,000	25,000	25,000	25,000	25,000	25,000
TIF Increment	-	395,000	1,496,000	-	-	-
	$ 8,392,200	$ 8,670,000	$ 15,445,000	$ 8,893,000	$ 11,061,000	$ 12,508,000

Borrowing Summary

	2026	2027	2028	2029	2030	2031
General Fund GO Borrowing	6,856,000	6,740,000	12,424,000	7,368,000	7,686,000	8,008,000
Non-General Fund GO Borrowing	-	-	-	-	1,850,000	2,900,000
	$ 6,856,000	$ 6,740,000	$ 12,424,000	$ 7,368,000	$ 9,536,000	$ 10,908,000

Annual Debt Service

	2026	2027	2028	2029	2030	2031
General Fund GO Borrowing	891,280	876,200	1,615,120	957,840	999,180	1,041,040
Non-General Fund GO Borrowing	-	-	-	-	240,500	377,000
	$ 891,280	$ 876,200	$ 1,615,120	$ 957,840	$ 1,239,680	$ 1,418,040



Components of an Agency Budget: Carryforward GO Borrowing

Carryforward GO Borrowing Section (1 page)

- **Carryforward GO Borrowing:** Table that summarizes funding authorized in prior capital budgets that will carryforward in 2026. Data reflects unspent funds as of July 31, 2025.
  - "Unused Appropriation Authority" column reflects all unused funds that will carryforward (borrowing, federal sources, grants).
  - "Reauthorized GO Borrowing" column reflects GO Borrowing that will be reauthorized in 2026.

Engineering - Bicycle and Pedestrian

Carryforward General Obligation Borrowing

		Unused Appropriation Authority	Reauthorized GO Borrowing
10138	BIKEWAYS PROGRAM	2,059,577	764,849
10142	CANNONBALL BIKE TRAIL	1,510,737	66,025
10143	CAPITAL CITY TRAIL	992,619	296,124
10148	SIDEWALK PROGRAM	752,375	2,407,319
10160	GARVER PATH	2,845	-
10165	WEST TOWNE PATH	877,223	306,569
11859	AUTUMN RIDGE PATH	373,480	534,451
11868	TROY DR UNDERPASS	8,617,145	2,465,679
13015	MAIN STREET IMPROVEMENTS	5,971	10,910
13664	HERMINA-STARKWEATHER CRK PED BRIDGE	652,057	651,700
13835	CTH M	19,290	-
14143	BADGER RUSK PATH	1,155,420	10,000
		$ 17,018,739	**$ 7,513,626**

Components of an Agency Budget: Project & Program Details

Project & Program Details (1- 10 pages)

- **Identifying Information:** Project Name, Number, Type (Project or Program); and Citywide Element
- **Project Description:** Brief narrative on the purpose and scope of the project
- **Funding Table:** Table that summarizes funding by source, by year

Engineering - Bicycle and Pedestrian

Project & Program Details

Project	**Bikeways Program**	Project #	**10138**
Citywide Element	**Land Use and Transportation**	Project Type	**Program**

Project Description

This program is for bicycle-related improvements and path resurfacing throughout the City. The goal of this program is to improve the pavement quality of the existing bike paths to meet City Standards and provide new paths to close gaps in the network. Projects within this program are prioritized based on pavement quality rating of existing bikeways and projects awarded federal funds through the Transportation Alternatives Program. The focus of funding in 2026 will be for path resurfacing and new paths. Capital City Path Phase 5 & 6 is planned for 2026. E Rusk Ave & Moorland are planned for 2027. Woodward Drive is planned for 2028, and W Beltline Path is planned for 2029.

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	1,356,000	1,040,000	1,674,000	1,368,000	1,436,000	1,508,000
Federal Sources	1,511,200	1,510,000	1,500,000	1,500,000	1,500,000	1,575,000
TIF Increment	-	395,000	-	-	-	-
Total	**$ 2,867,200**	**$ 2,945,000**	**$ 3,174,000**	**$ 2,868,000**	**$ 2,936,000**	**$ 3,083,000**

Project	**Sidewalk Program**	Project #	**10148**
Citywide Element	**Land Use and Transportation**	Project Type	**Program**

Project Description

This program is for repairs to defective sidewalks and installation of new sidewalks. The goal of this program is to provide consistent maintenance of sidewalks for safe conditions, reduce the chance of injury, and to improve and maintain ADA compliance. Each year the Sidewalk Program repairs sidewalks in two or three Council Districts on a 10-year replacement cycle. In 2026, this program has planned sidewalk improvements for Council Districts 2 & 6.

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	5,250,000	5,500,000	5,750,000	6,000,000	6,250,000	6,500,000
Special Assessment	25,000	25,000	25,000	25,000	25,000	25,000
Total	**$ 5,275,000**	**$ 5,525,000**	**$ 5,775,000**	**$ 6,025,000**	**$ 6,275,000**	**$ 6,525,000**

Components of an Agency Budget: 2026 Appropriation

2026 Appropriation (1 page)

- Table summarizing 2026 appropriations only
- Includes agency's original funding request and the amount included in the executive budget
- Budget for 'out-years' is not included in the table

Engineering - Bicycle and Pedestrian

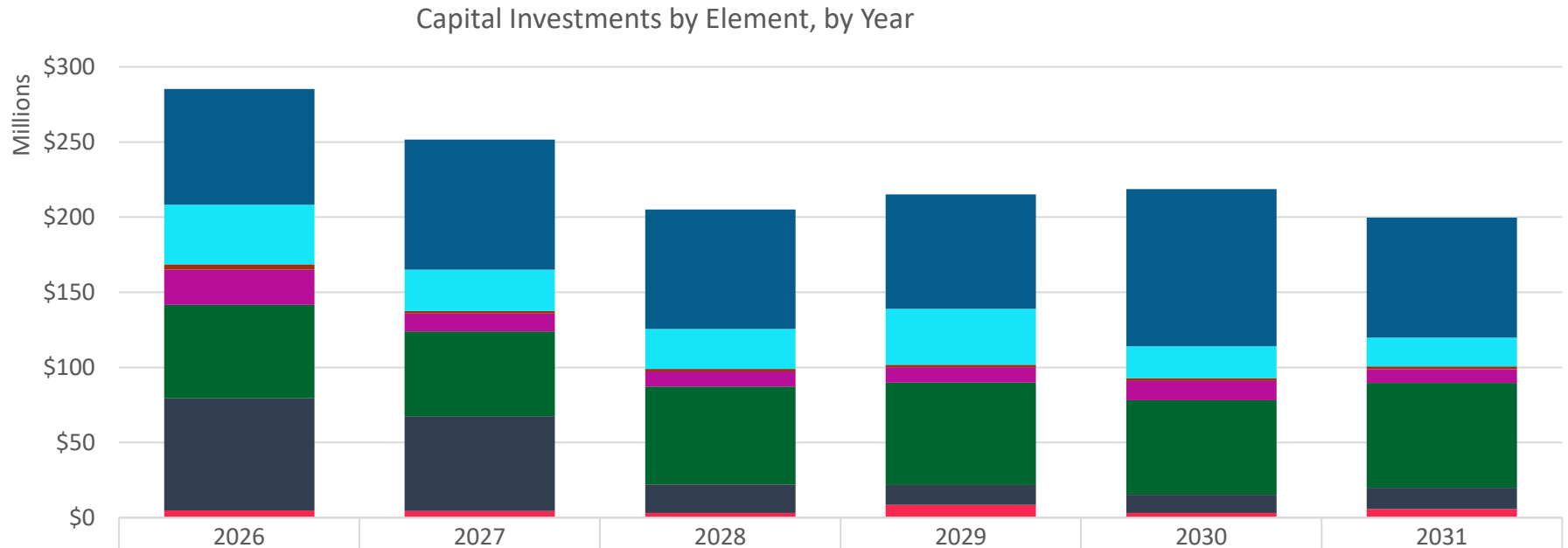
2026 Appropriation Schedule

2026 Appropriation

		Executive Budget		
	Request	GO Borrowing	Other	Total
Bikeways Program	2,490,000	1,356,000	1,511,200	2,867,200
Sidewalk Program	5,275,000	5,250,000	25,000	5,275,000
West Towne Path Phase 2	250,000	250,000	-	250,000
	$ 8,015,000	**$ 6,856,000**	**$ 1,536,200**	**$ 8,392,200**

Executive Budget Summary

2026 Capital Budget = $285.2 million
2026 – 2031 Capital Improvement Plan = $1.38 billion



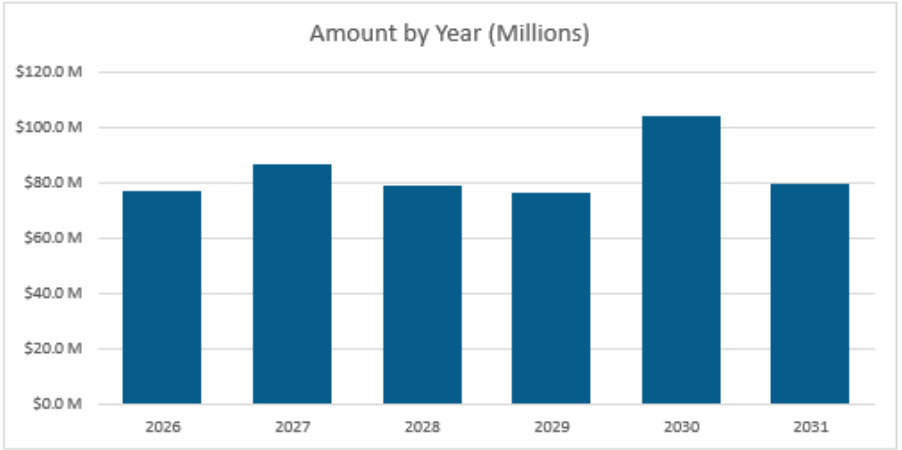
	2026	2027	2028	2029	2030	2031
Land Use and Transportation	76,907,300	86,556,150	79,399,150	76,242,308	104,521,823	79,840,836
Neighborhoods and Housing	39,804,000	27,514,000	26,651,000	37,078,160	21,206,070	19,186,252
Economy and Opportunity	3,456,000	1,690,000	1,690,000	1,690,000	1,772,000	1,854,000
Culture and Character	23,466,500	12,032,000	10,106,800	10,304,500	12,976,500	9,039,475
Green and Resilient	62,118,900	56,335,300	65,003,250	68,021,450	62,892,460	69,905,155
Effective Government	74,680,258	63,026,384	19,103,405	13,230,169	12,081,188	14,130,355
Health and Safety	4,796,250	4,508,750	3,102,000	8,595,938	3,124,735	5,683,425

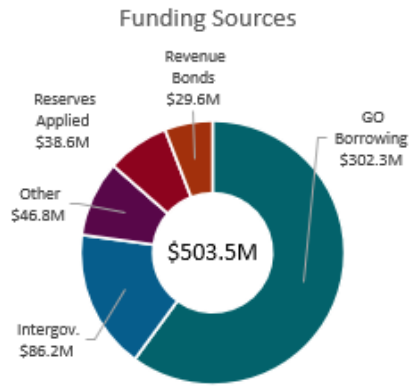
Citywide Elements

- Agencies select Citywide element as part of their submission process
- Projects may address multiple priorities/ elements, but are only presented in one category
- Executive summary has 1-pagers for each element, showing funding by year, by source, and highlights major projects
- Elements are presented in the same order as the Imagine Madison comprehensive plan

Projects by Element: Land Use & Transportation

The 2026 CIP includes $503.5 million in Land Use & Transportation projects and programs, which represents 36.3% of the CIP. This is the largest element in the CIP. This category primarily reflects expenditures for recurring programs to maintain the City's street and sidewalk infrastructure and fund Metro Transit's fleet of buses. Major road reconstructions, such as John Nolen Drive and Regent Street, are also included in this category. These projects are primarily funded by GO borrowing (60.0%; $302.3 million). The next largest share of funding is from intergovernmental sources (17.1%; $86.2 million), representing large federal grants for transit and infrastructure.

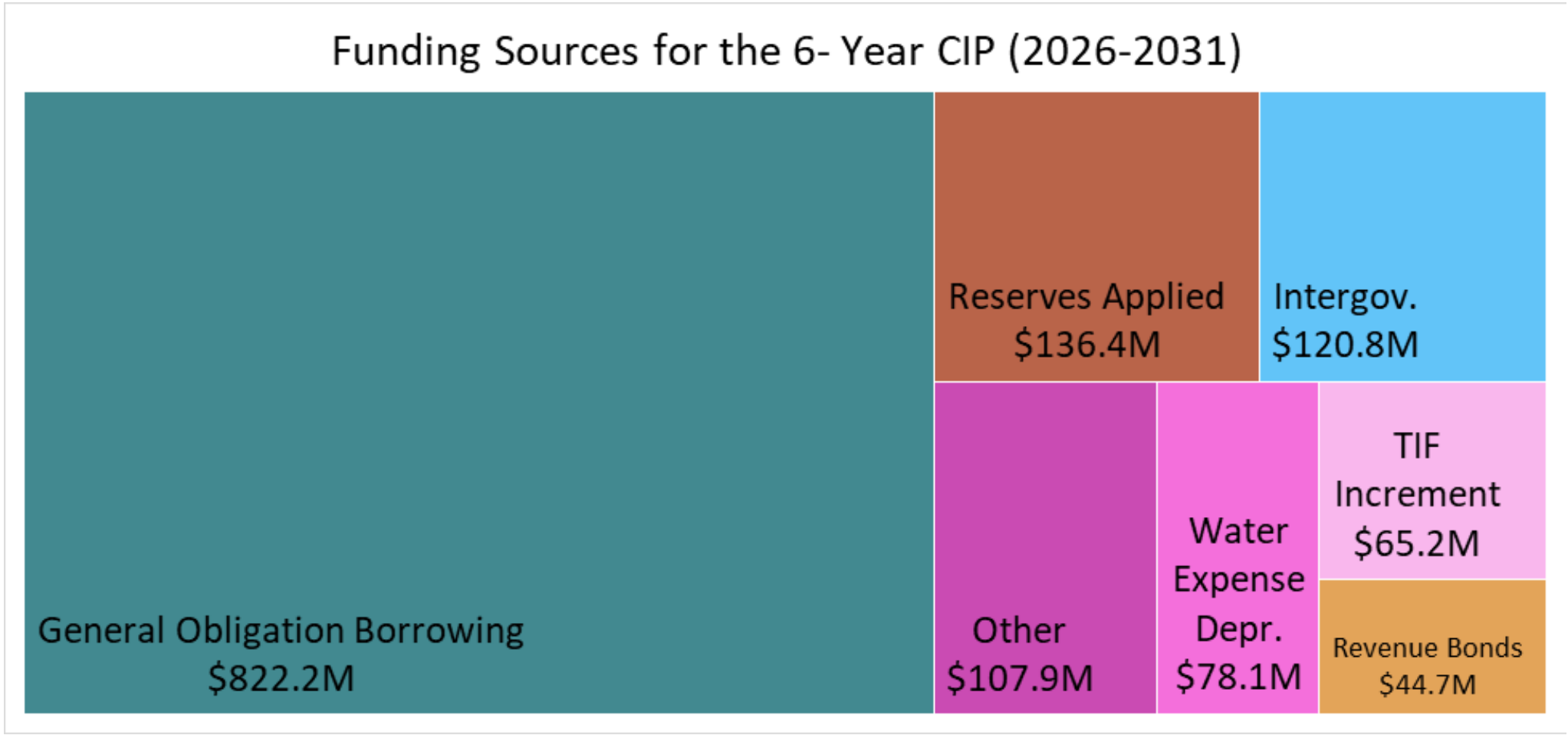




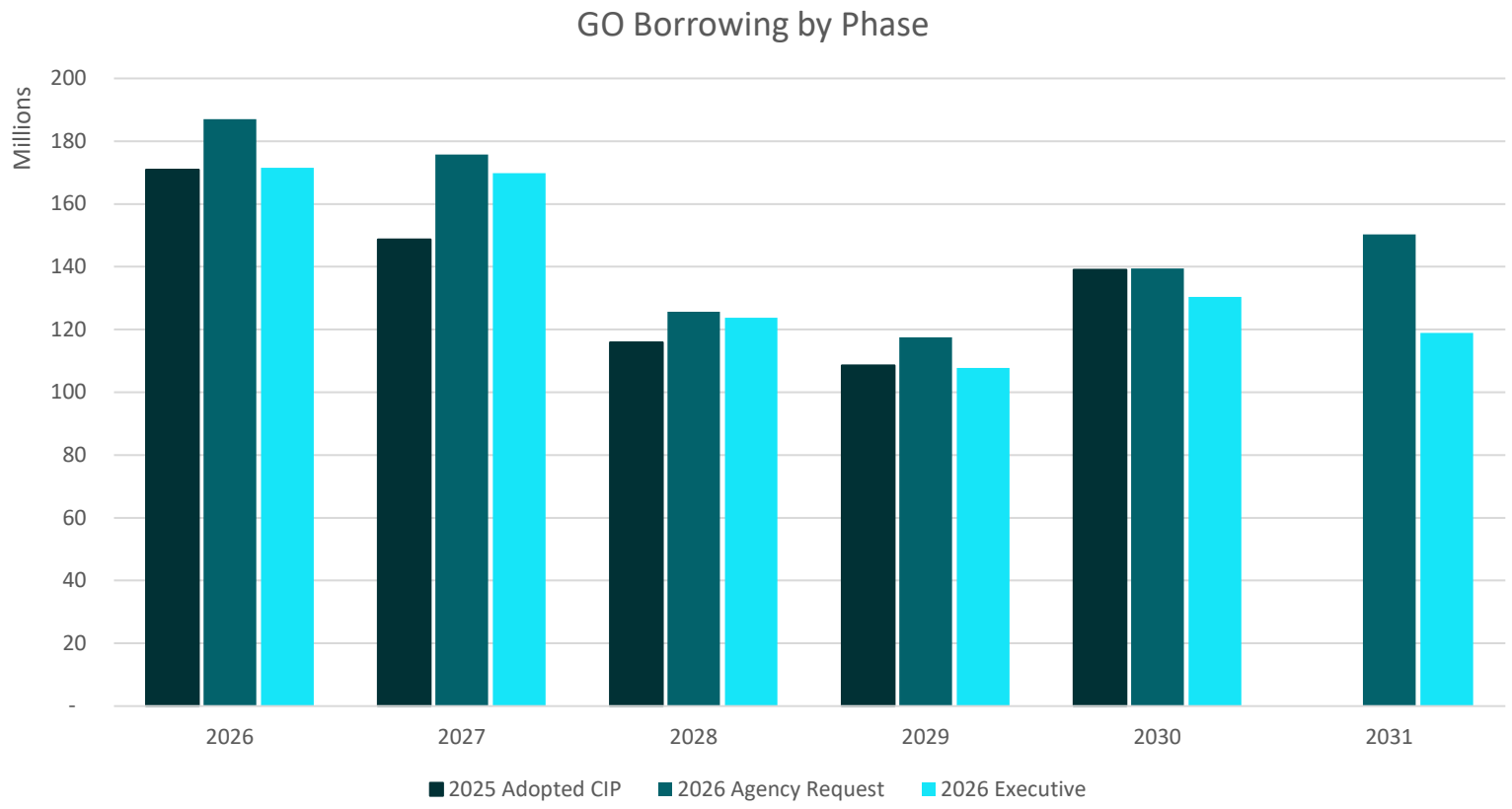
Project & Program Highlights (All Funds)

- **2026 – 2031 (ongoing programs):** Reconstruction Streets ($126.5m); Pavement Management ($123.8m); Transit Buses and Charging Equipment ($90.9m); Sidewalk Program ($35.1m); Bikeways Program ($17.9m): Safe Streets Madison ($10.3m)
- **2026 – 2031 (major projects):** John Nolen Drive ($11.3m); High Point/ Raymond/ MidTown ($17.2m); Regent St ($17.5m)

GO Borrowing is the primary funding source of the CIP (60%), followed by Reserves (10%)



GO Borrowing by Phase



- The executive budget is $20.4 million higher than the 2025 CIP. This reflects updated cost estimates and other adjustments to various projects.
- The Executive Budget is $73.5 million less than agency requests. This reflects shifting costs to non-borrowing funding sources, updating project timelines, and prioritization.

A note on comparing the 2026 budget to prior years

- The annual capital budget can have large variances year-over-year based on the timing of major projects.
- For some large projects (e.g. new City facility, Bus Rapid Transit), costs are typically fully budgeted in the first year of construction/ implementation even if it will be a multi-year effort. This ensures agencies have sufficient budget authority to let contracts.
- 2026 Budget only shows new funding. Previously authorized funding shows in the "carryforward" tables.
- The 2025 adopted capital budget was CIP was $426.5 million compared to 2026 executive budget of $285.2 million. This difference is primarily due to 2025 including $175 million (of which $158 million is federal funding) for North South BRT

Transportation

Carryforward General Obligation Borrowing

		Unused Appropriation Authority	Reauthorized GO Borrowing
12775	INTER-CITY INTERMODAL BUS TERMINAL	193,280	-
13665	North-South Bus Rapid Transit	179,566,177	7,831,000
13781	Inter-City Rail Station and Plan	455,630	380,000
14355	Reconnecting Communities Pilot Gran	933,394	50,000
14699	Interstate 94 Interchanges	250,000	250,000
14793	GRANT PROG: SUPPORT ACCESIBLE TAXI	52,579	-
17607	BUS RAPID TRANSIT PROGRAM	8,921,910	150,000
		$ 190,372,970	**$ 8,661,000**

GO Debt and Debt Service

Background

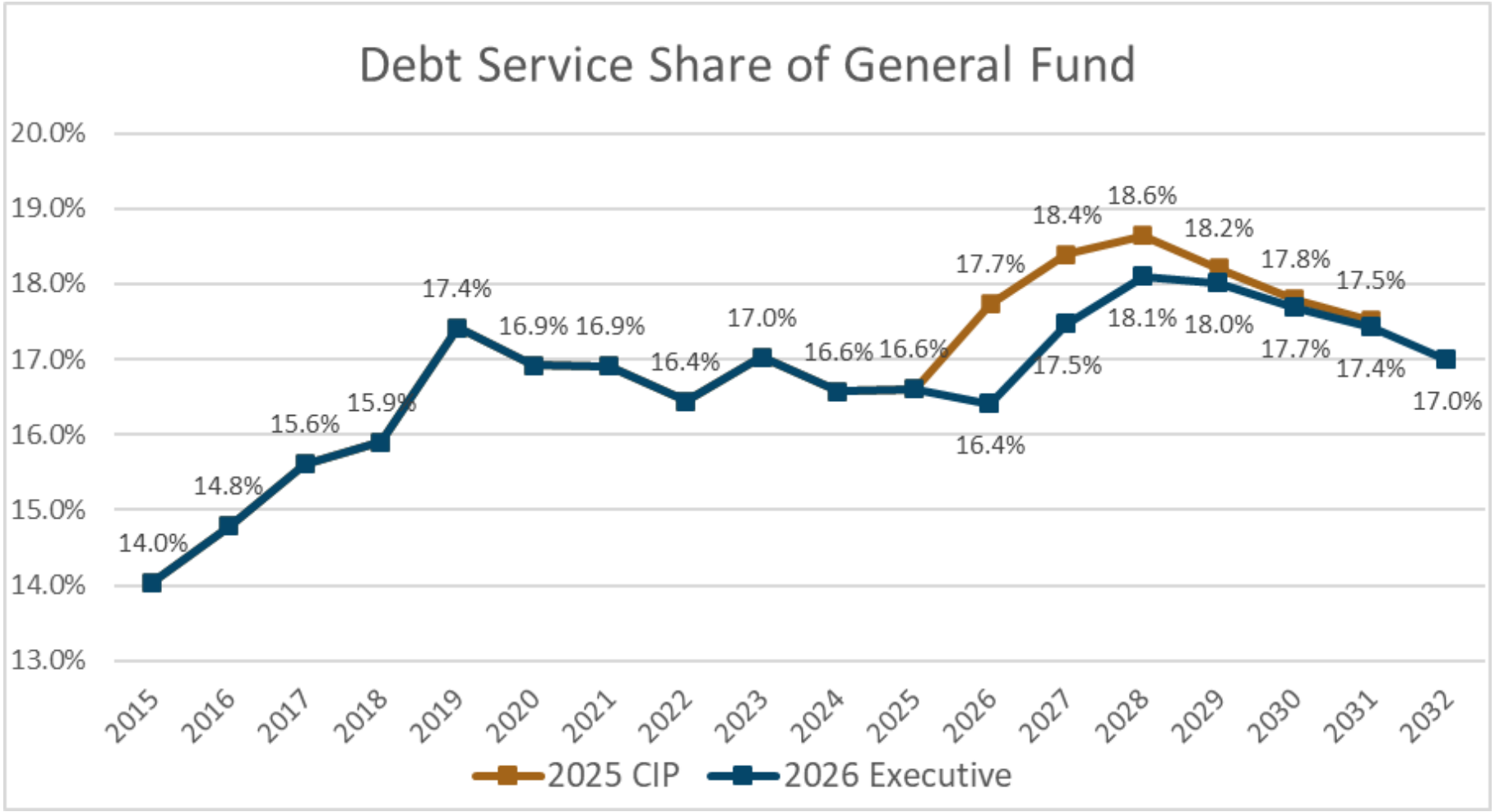
- The City issues debt each year to help finance the cost of projects authorized in the adopted capital budget.
- Most of that debt is in the form of a “general obligation” – this means the City pledges to repay the debt from its general taxing authority (the property tax levy). The remainder of the City’s debt is issued as a “revenue obligation” – this means a specific revenue source, in the City’s case it is usually sewer or water user fees, is pledged to repay the debt.
- Repayment of the principal and interest on general obligation debt is usually made over a 10 year period.
- Annual repayment of the principal and interest is called “debt service” and is included in the operating budget.
- Debt service on a new issuance begins in the year following the debt sale (e.g., repayment of principal and interest on debt sold to finance projects in the 2025 capital budget will begin in the 2026 budget).

Debt Service in the Operating Budget

Budget by Function-General & Library Funds

	2024 Adopted	2025 Adopted	Change	% Change
Administration	30,665,782	32,134,805	1,469,023	4.79%
Debt Service	63,879,900	68,147,105	4,267,205	6.68%
General Government	2,981,006	3,037,505	56,499	1.90%
Misc & Dir Approp to Cap	10,076,416	11,761,683	1,685,267	16.72%
Planning & Development	28,351,278	31,217,922	2,866,644	10.11%
Public Facilities	20,748,477	22,174,898	1,426,422	6.87%
Public Safety & Health	172,427,357	182,256,977	9,829,620	5.70%
Public Works	50,110,608	52,163,641	2,053,033	4.10%
Transportation	26,127,925	29,588,622	3,460,696	13.25%
TOTAL	**405,368,750**	**432,483,159**	**27,114,409**	**6.69%**

Projected debt service as a share of the budget is lower than 2025



Impact of Debt Service on Expenditures

- City cannot cut debt service on already issued debt; otherwise will default

- Levy Limit Calculation
  - Increases prior year levy by net new construction factor, ***excluding debt service***
  - Adds debt service for upcoming year based on amount borrowed in current year (ex. 2026 debt service in levy limit = 2025 borrowing = 2025 adopted capital budget)

- Interaction between Levy Limit and Debt Service
  - Less debt service ***does*** lower allowable total property tax
  - Less debt service ***does not*** increase the allowable levy for operations
  - Debt service paid from other funds (e.g., Stormwater projects) helps the operating budget by creating allowable levy that does not need to be used for debt service
  - ***Reducing borrowing in the capital budget does not address the structural deficit/ ERIP limit or create additional room for operating expenditures***

Agency Briefings & Process Updates

Schedule for Briefings

Monday (9/8)	Tuesday (9/9)

• Public Spaces
  • Library
  • Monona Terrace
 	
• Public Health & Safety
  • Fire
  • Police
 	
• PCED
  • Planning
  • CDA Redevelopment
  • Community Development
  • Economic Development
 	
• Transportation
  • Metro
  • Parking
  • Traffic Engineering
  • Transportation
	• Administration
	  • Information Technology
	  • Mayor's Office
	  • Finance
	  • Zoo
	
	• Public Works
	  • Fleet
	  • Parks
	  • Streets
	  • Water
	
	• Engineering
	  • Bike & Ped
	  • Facilities
	  • Major Streets
	  • Other
	  • Sewer
	  • Stormwater

Briefing Format

- Agencies will give a brief presentation (~5 minutes) highlighting significant projects and major changes in their CIP
- No separate slide presentation
- Discussion and Q&A to follow each presentation

Amendment Process Tips & Timeline

Review the Amendment Presentation at the 8/25 Meeting:

- We provided an in-depth explanation of the amendment process and tips for development amendments at the August 25 Finance Committee Meeting. You can review the recording and presentation attached to Legistar 89653
- Reach out with any questions

Timeline:

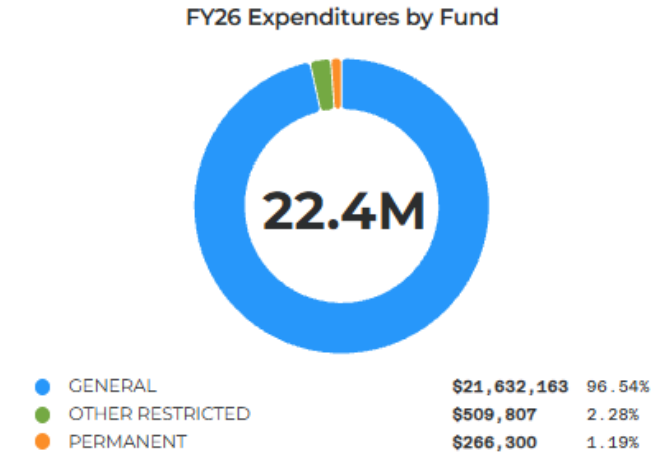
- **Submit preliminary amendments by Wednesday 9/24 at 12pm**
  - Amendment ideas do not have to be fully developed this deadline, but we do have to know you are planning to submit
- **Final amendments will be published on Friday 9/26 around 1pm**

Sponsorship:

- Any alder can submit an FC amendment; Non-FC members must have an FC sponsor
- If you have co-sponsors, be sure to include all sponsors in emails to budget staff so we can verify who is signed on to an amendment

Coming Soon: Digital Budget Book

- Executive operating budget will be released October 7.
- The budget will be published using ClearGov Digital Budget Book (approved in the 2025 budget).
- Some sections will look different, but many new features that will improve navigation and include more visualizations.
- There will still be the option to print a PDF book.
- We will provide a full demo after the release date.



Expenditures by Fund

Category	2025 Adopted	FY 2026 Budgeted	2025 Adopted vs. FY 2026 Budgeted (% Change)
GENERAL	$21,145,458	$21,632,163	2.30%
OTHER RESTRICTED	$497,738	$509,807	2.42%
PERMANENT	$237,300	$266,300	12.22%
Total Expenditures	**$21,880,496**	**$22,408,269**	**2.41%**

City of Madison

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

Master

File Number: 89735

File ID:	89735	**File Type:**	Appointment	**Status:**	Unfinished Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	08/27/2025
File Name:	9-16-2025 Resident committee appointments			**Final Action:**	

Title: Report of the Mayor submitting resident committee appointments (introduction 9-2-2025; action 9-16-2025).

Notes:

CC Agenda Date: 09/16/2025

Agenda Number: 6.

Sponsors:

Effective Date:

Attachments:

Enactment Number:

Author: Satya Rhodes-Conway

Hearing Date:

Entered by: ldcosta@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	08/27/2025	Referred for Introduction				
	Action Text:	This Appointment was Referred for Introduction					
	Notes:	Confirm 9/16/25					
1	COMMON COUNCIL	09/02/2025	Refer to a future Meeting to Confirm	COMMON COUNCIL			Pass
	Action Text:	A motion was made by Vidaver, seconded by Figueroa Cole, to Refer to a future Meeting to Confirm to the COMMON COUNCIL. The motion passed by voice vote/other.					
	Notes:	Confirm 9/16/25					

Text of Legislative File 89735

Title

Report of the Mayor submitting resident committee appointments (introduction 9-2-2025; action 9-16-2025).

Body
I hereby submit, for your consideration and approval, the following resident committee appointments.

2/3 vote required for confirmation of non-city residents.
Pursuant to Sec. 3.30(2) of the Madison General Ordinances, "...provision shall not apply to a member of or candidate for appointment to a City of Madison board, committee or commission where, in the judgement of the mayor and two-thirds (2/3) of the Common Council, the best interests of the city will be served by the appointment of a non-resident member who is particularly well qualified by reasons of education, background, and experience with Madison business concerns or other Madison-based employers and the Mayor specifies fully to the Common Council the reasons why he or she is recommending such appointment."

JOINT CAMPUS AREA COMMITTEE

Plan Commission recommendation:
PATRICK HECK (6th A.D.) - appoint to the position of Plan Commission Member succeeding Arnold (Gabe) Mendez.
TERM EXPIRES WITH TERM ON PLAN COMMISSION: 4-30-2026

MADISON ARTS COMMISSION

ELI M. ASNIEN (20th A.D.) - appoint to the remainder of a three-year term to the position of Resident Member succeeding Mitchell Branscombe. Eli Asnien is a filmmaker and owner of Next Wave Studios. He has worked extensively in the New Orleans film industry. In addition, he has experience with gallery start-ups and numerous live events.
TERM EXPIRES: 4-30-2028

MADISON FOOD POLICY COUNCIL

CASSENDRA H. VETTER (12th A.D) - appoint to the remainder of a three-year term to the position of Resident Member succeeding Teal Evans. Cassandra Vetter is an office operations associate for the UW-Madison Extension’s nutrition education program, FoodWise.
TERM EXPIRES: 10-1-2027

STATE STREET CAMPUS GARAGE/HAWTHORNE COURT PUBLIC ART AD HOC COMMITTEE

REN K. LADASSOR (13th A.D.) - appoint to the position of Madison Arts Commission Member succeeding Anthony Sansalone.
TERM EXPIRES WITH TERM ON MADISON ARTS COMMISSION: 4-30-2027

SUSTAINABLE MADISON COMMITTEE

HEATHER DRISCOLL (15th A.D.) - reappoint to a two-year term to the position of Resident Member. First appointed 2-4-2020.
TERM EXPIRES: 6-30-2027

KAI L. BRITO (6th A.D.) - reappoint to a two-year term to the position of Resident Member. First appointed 2-1-2022.
TERM EXPIRES: 6-30-2027

E. CRISTINA CARVAJAL (9th A.D.) - reappoint to a two-year term to the position of Resident Member. First appointed 2-1-2022.
TERM EXPIRES: 6-30-2027

*ERINN MONROE-NYE, Monona - reappoint to the remainder of a two-year term to the position of Resident Member. First appointed 11-21-2023.
TERM EXPIRES: 6-30-2027

Rationale: Erinn Monroe-Nye is the Energy Services & Policy Manager for Madison Gas &Electric, where she oversees electric vehicle strategy and is already working directly with sustainability staff on an EV pole mounted charger pilot program. MG&E staff has been represented on SMC for over a decade, providing valuable insight into the utility's sustainability efforts and strategies, as well as a direct liaison for staff to get questions answered quickly. Erinn Monroe-Nye's background with large solar energy construction projects and Wisconsin's Focus on Energy program will make her a valuable asset to SMC.

KIMBERLY CHO (4th A.D.) - appoint to the remainder of a two-year term to the position of Resident Member succeeding Susan B. Millar. Kimberly Cho currently holds the First Alternate position and has served since 11-21-2023.
TERM EXPIRES: 6-30-2027

NATALIE L. LESNJAK (11th A.D.) - appoint to the remainder of a two-year term to the position of Resident Member succeeding Riley P. Willman. Natalie Lesnjak currently holds the Second Alternate position and has served since 9-24-2024.
TERM EXPIRES: 6-30-2027

VIBHA B. SRINIVASAN (8th A.D.) - appoint to the remainder of a two-year term to the position of First Alternate succeeding Kimberly Cho, who is assuming a regular position. Vibha Srinivasan is a UW-Madison student studying Economics. She is a data analyst research intern with Epistemic Analytics and a campus sustainability intern with UW-Madison's Office of Sustainability.
TERM EXPIRES: 6-30-2026

TRANSPORTATION COMMISSION

PEPE BARROS (14th A.D.) - reappoint to a three-year term to the position of Resident Member. First appointed 6-20-2023.
TERM EXPIRES: 6-30-2028

WILLIAM (BILL) F. BREMER (10th A.D.) - reappoint to a three-year term to the position of Resident Member. First appointed 6-20-2023.

TERM EXPIRES: 6-30-2028

CHRISTOPHER T. MCCAHILL (15th A.D.) - reappoint to a three-year term to the position of Resident Member. First appointed 6-20-2023
TERM EXPIRES: 6-30-2028

Respectfully submitted,

Satya Rhodes-Conway
Mayor

City of Madison

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

Master

File Number: 89937

File ID:	89937	**File Type:**	Appointment	**Status:**	Mayoral Business
Version:	1	**Reference:**		**Controlling Body:**	Mayor's Office
				File Created Date :	09/10/2025
File Name:	10/7/2025 Resident committee appointments			**Final Action:**	

Title: Report of the Mayor submitting resident committee appointments (introduce 9-16-2025; action 10-7-2025).

Notes:

CC Agenda Date:	09/16/2025
Agenda Number:	7.
Sponsors:	
Effective Date:	
Attachments:	
Enactment Number:	
Author:	Satya Rhodes-Conway
Hearing Date:	
Entered by:	ldcosta@cityofmadison.com
Published Date:	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	09/10/2025	Referred for Introduction				
	Action Text:	This Appointment was Referred for Introduction					
	Notes:	Confirm 10/7/25					

Text of Legislative File 89937

Title

Report of the Mayor submitting resident committee appointments (introduce 9-16-2025; action 10-7-2025).

Body

I hereby submit, for your consideration and approval, the following resident committee appointments.

***2/3 vote required for confirmation of non-city residents.**
Pursuant to Sec. 3.30(2) of the Madison General Ordinances, "...provision shall not apply to a member of or candidate for appointment to a City of Madison board, committee or commission where, in the judgement of the mayor and two-thirds (2/3) of the Common Council, the best interests of the city will be served by the appointment of a non-resident member who is particularly well qualified by reasons of education, background, and experience with Madison business concerns or other Madison-based employers and the Mayor specifies fully to the Common Council the reasons why he or she is recommending such appointment."

AFFIRMATIVE ACTION COMMISSION

COLLIN D. ERICKSON (6th A.D.) - appoint to the remainder of a three-year term to the position of Adult City Resident succeeding Linda Ketcham. Collin Erickson is a customer service manager with FourKites, Inc. He has volunteered with the Tenant Resource Center and Porchlight and served as president of the East Side Alano Club.
TERM EXPIRES: 4-18-2028

NICHOLAS E. FAULKNER (6th A.D.) - appoint to the remainder of a three-year term to the position of Adult City Resident succeeding Shawn Zhu. Nicholas Faulkner is a research analyst at UW-Madison - Center for Health Disparities Research. During his time as a student at the University of Michigan, he served on the Center for Depression Advisory Board and the LEAD scholarship program executive board.
TERM EXPIRES: 4-18-2028

ALCOHOL LICENSE REVIEW COMMITTEE

TIANNA C. KLEMONS (3rd A.D.) - appoint to the remainder of a three-year term to the position of Adult City Resident succeeding Sheri Carter. Tianna Klemons is the grant compliance & administration manager for the American Red Cross. She serves on the Kennedy Elementary PTO board.
TERM EXPIRES: 4-18-2028

ROOM TAX COMMISSION

C.J. RAYMOND (13th A.D.) - reappoint to a one-year term to the position of Hotel/Motel Industry Representative. First appointed 1-14-2025.
TERM EXPIRES: 7-5-2026

*SALLY MILEY, Middleton - reappoint to a one-year term to the position of Adult City Resident. First appointed 7-5-2016.
TERM EXPIRES: 7-5-2026

Rationale: Sally Miley has been a member of this body since its inception in 2016 and previously served as chair. A former alder and deputy mayor, she brings with her a wealth of knowledge and experience. Her finance education and city government experience, as well as her leadership skills, make her a valuable member of this commission.

GLENN KRIEG (19th A.D.) - reappoint to a one-year term to the position of Adult City Resident. First appointed 7-5-2016.
TERM EXPIRES: 7-5-2026

SYLVIA MOSS (16th A.D.) - reappoint to a one-year term to the position of Adult City Resident. First appointed 7-5-2016.
TERM EXPIRES: 7-5-2026

URBAN DESIGN COMMISSION

SHANE A. BERNAU (11th A.D.) - reappoint to a three-year term to the position of Graduate Landscape Architect. First appointed 3-5-2019.
TERM EXPIRES: 6-30-2028

RAFEEQ ASAD (2nd A.D.) - reappoint to a three-year term to the position of Design Professional. First appointed 7-19-2016.
TERM EXPIRES: 6-30-2028

NICHOLAS L. HELLROOD (10th A.D.) - reappoint to a three-year term to the position of Resident Member. First appointed 5-20-2025.
TERM EXPIRES: 6-30-2028

Respectfully submitted,

Satya Rhodes-Conway
Mayor

City of Madison

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

Master

File Number: 89711

File ID: 89711 **File Type:** Resolution **Status:** Report of Officer

Version: 1 **Reference:** **Controlling Body:** FINANCE COMMITTEE

File Created Date : 08/26/2025

File Name: Submitting the appointment of Lydia McComas for confirmation of a five-year term as City Clerk. **Final Action:**

Title: Submitting the appointment of Lydia McComas for confirmation of a five-year term as City Clerk.

Notes:

CC Agenda Date: 09/16/2025

Agenda Number: 8.

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

Attachments: McComas Final Contract.pdf **Enactment Number:**

Author: Erin Hillson, Director of Human Resources **Hearing Date:**

Entered by: kklafka@cityofmadison.com **Published Date:**

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/26/2025	Robert Mulcahy	Approve	9/15/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	08/26/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (9/8/25), Common Council (9/16/25)						
1	COMMON COUNCIL	09/02/2025	Refer	FINANCE COMMITTEE	09/08/2025		Pass
	Action Text: A motion was made by Vidaver, seconded by Figueroa Cole, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						
1	FINANCE COMMITTEE	09/08/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 89711

Fiscal Note

As stated in the Employment Agreement between the City of Madison and Lydia McComas, the City Clerk's salary will be based on an annualized rate of $135,000. Funding for this position is available in the Clerks Office's 2025 Adopted Operating Budget.

Title

Submitting the appointment of Lydia McComas for confirmation of a five-year term as City Clerk.

Body

WHEREAS, the Mayor has appointed Lydia McComas to the position of City Clerk and has recommended to the Common Council that their appointment be confirmed; and,

WHEREAS, the parties have reached an accord on the terms and conditions of an Employment Agreement between the City and Lydia McComas;

NOW THEREFORE, be resolved that Lydia McComas’s appointment to the position of City Clerk is hereby confirmed, and the Mayor and the City Clerk’s Office are authorized to execute an Employment Agreement between the City and Lydia McComas.

EMPLOYMENT AGREEMENT BETWEEN
THE CITY OF MADISON
AND
LYDIA MCCOMAS

This Agreement made this September 16, 2025 by and between the City of Madison, a municipal corporation of Dane County, (hereafter, the "City") and Lydia McComas, a natural person (hereafter, the “City Clerk” or “Employee”).

WITNESSETH;

WHEREAS, the City desires to hire the City Clerk as an employee of the City of Madison to perform the services described herein on its sole behalf as the City Clerk, and

WHEREAS, the City Clerk possesses the necessary knowledge, skill, abilities and experience to perform such services and is willing to perform such services as the City Clerk, and

WHEREAS, the City Clerk has been duly selected and has been confirmed for appointment to the position of City Clerk by the Common Council of the City of Madison on September 16, 2025, and

WHEREAS, the Common Council of the City has authorized the execution of the Agreement by Resolution No. RES_____.

NOW, THEREFORE, in consideration of the mutual covenants, terms, and agreements contained in this document, the receipt and sufficiency of which is mutually acknowledged, the parties agree as follows:

I. CITY CLERK HIRED

Lydia McComas is hired as a non-civil service employee of the City, holding the position of City Clerk pursuant to the terms, conditions and provisions of this Agreement. The City Clerk shall have and exercise full authority and discretion as a Department Head within the City's organizational structure and act as Appointing Authority for employees of the Clerk’s Office in accordance with all appropriate City Ordinances and Mayor's Administrative Procedure Memoranda.

II. FUNCTIONS, DUTIES AND RESPONSIBILITIES OF THE CITY CLERK

A. General Responsibilities:

This is responsible managerial and executive leadership work in developing, planning, organizing, and executing the diverse programs and operations of the Madison Clerk’s Office with governing State Statutes and City Ordinances. The Clerk acts as the Department Head of the Clerk’s

Office, overseeing all staff and programs, and providing direction to the Office. The work shall include: development and implementation of election processes and procedures; issuance of City and County licenses and permits; maintenance of a centralized information bureau as the custodian of official City of Madison documents; administration and recording of the proceedings of the Common Council; and related policy development and direction. This position requires working in close cooperation with other City managers. This work requires a commitment to upholding the City's mission, values and service promise. Under the policy direction of, and reporting to the Mayor, the Clerk is responsible for exercising considerable judgment and discretion in meeting program objectives.

B. Examples of Duties and Responsibilities:

Plan, direct, coordinate, and manage the equitable implementation of the programs, operations and services of the Clerk's Office. Carry out all related statutory responsibilities and duties of a City Clerk. Serve as Clerk of the Common Council and the Committee of the Whole. Administer the oath of office to the Mayor, Alderpersons, and Municipal Judge upon election or appointment. Coordinate and ensure compliance with regulatory agencies to include the City of Madison, Dane County Clerk's Office, and Wisconsin Elections Commission.

Manage a diverse professional and administrative staff. Provide for effective employee relations. Maintain a positive work environment that welcomes and supports a diverse staff. Ensure effective, hiring, training, safety, evaluation, and change management programs.

Develop, implement, and evaluate policies and procedures to promote excellence and compliance with applicable local, state, and federal regulations. Oversee organizational functionality and make changes to enhance efficiency of operations.

Manage the administration of systems that use key performance indicators to track office performance, operations, and budget. Develop, maintain, and support systems that promote continuous improvement and service delivery.

In collaboration with the Common Council Office, prepare Common Council agendas and proceedings. Maintain the official records of the City and publish ordinances and official notices. Serve as the recipient of all official communications, and provide affidavits for court proceedings regarding documents filed with the office.

In collaboration with the Common Council Office, administer the City's legislative tracking system (Legistar). Provide training and direction to other

City agencies in relation to the City's legislative tracking system and legislative process. Provide staff support for the Police & Fire Commission and the Alcohol License Review Committee. Assist members of the public in connecting with their government.

Plan and direct all City elections and supervise the registration of voters. Hire, train, and manage election officials. Ensure the staffing and equipping of each polling location. Ensure each polling location has the training and tools needed to make voting accessible for voters with disabilities. Provide accessible and equitable voting options throughout the City for in-person absentee voting.

Oversee all election processes, including preparation, voting, processing of ballots, canvassing, reporting of results, and post-election audits and other checks. Work with UW-Madison and community partners to facilitate voting. Manage the security of election equipment, ballots, data, and results. Appoint, train, and serve on the municipal Board of Canvassers to certify municipal election results. Advise and support the Board of Canvassers for the Madison Metropolitan School District. Collect and analyze data on why eligible voters are unable to cast a ballot or have their ballot counted, and develop solutions to address the barriers identified. Provide court testimony, affidavits, and declarations for state and federal court cases regarding voting rights. Provide technical advice and feedback to the Wisconsin Election Commission. Provide training and guidance to election administrators in Wisconsin and in other states. Advise national organizations on election best practices.

Provide lobby law oversight regarding lobbying of City officials. Oversee candidate filings and campaign finance filings for the City of Madison and the Madison Metropolitan School District Board of Education. Process nomination papers and administer challenge process and candidate certifications.

Administer the elections of Madison's Central Business Improvement District.

Direct the issuance of City and County licenses and permits.

Execute contracts pursuant to City ordinances and procedures.

Oversee the posting of City meeting agendas, the compilation of the weekly meeting schedule, and the annual creation of the official city roster.

Receive petitions from the public and process them according to applicable state laws and City ordinances.

Oversee the annual Statement of Interests filing for City of Madison elected officials and candidates, members of City committees/boards/commissions, and certain City employees.

Lead and implement the office budget, including preparing annual budget proposals.

Engage in and support public relations activities, including customer relations, media relations, and initiatives such voter education.

Represent the Clerk's Office before City committees and the Common Council. Participate in intra/inter-agency committee efforts. Attend various professional and civic meetings and present/discuss various programs.

Develop and maintain a high level of awareness of related professional standards and the effective integration of evolving technologies and methods. Maintain effective cooperative relationships both internally and with other governmental agencies, including with other local and state election administrators to promote and implement best practices.

Compile and complete various reports and records to be submitted to County and State agencies in a timely manner.

Ensure ongoing maintenance of the agency website and social media content.

Demonstrate a commitment to the City's racial equity and social justice initiatives (RESJI). Participate in and help lead city-wide and agency efforts toward implementing RESJI principles.

Instill a culture of continuous learning and a commitment to ongoing initiatives involving performance excellence systems.

Demonstrate and promote organizational values, in everyday work, to further the mission and vision of the City of Madison.

Perform related work as required.

C. The City Clerk agrees to perform such functions and duties at a professional level of competence and efficiency. The City Clerk shall abide by all requirements of the laws of the State of Wisconsin, and of the ordinances, resolutions, regulations, rules and practices of the City which exist at the time of execution of this Agreement or which may, hereafter, be enacted or amended by the State of Wisconsin or the City in the exercise of their lawful authority. In the event a provision of this Agreement conflicts with any City ordinance, resolution, regulation, rule or policy, the provision

of the Agreement shall control, except that nothing herein shall be interpreted as modifying the obligations or terms Madison General Ordinance §3.35 (the Ethics Code).

D. The City Clerk shall devote full time to the duties and responsibilities provided herein and shall engage in no pursuit that interferes with them. The Mayor, however, may approve the City Clerk's reasonable time away from the regular duties and responsibilities provided such time is approved in advance and taken as vacation leave or absence without pay. Further, the Mayor may authorize other limited outside professional activities on City time provided that they are determined to be of benefit to the City and the City Clerk is not compensated for such activities. Nothing herein limits the City Clerk from performing outside services for compensation provided such outside services have been approved by the Mayor, are not done on City time, and otherwise comply with City ordinances and rules.

E. The standard City workweek is 38.75 hours. However, the City Clerk shall have reasonable flexibility from this standard to accommodate additional time expended outside regular working hours required by attendance at meetings and the like. Such flexibility is not intended to provide or be used as additional vacation or other paid leave.

F. The City Clerk shall have no right to make contracts or commitments for or on behalf of the City except as preauthorized by statute, ordinance or express written consent of the City.

G. The City Clerk shall continue to reside within the City of Madison for the duration of this contract. As a condition of accepting this contract, the City Clerk agrees to waive any right to challenge this residency requirement, by court action or otherwise.

III. COMPENSATION AND BENEFITS

A. The City Clerk's salary shall be based on an annualized rate of $135,000 and shall be paid in approximately equal biweekly payments according to regular City payroll practices. Annual salary adjustments during the term of this agreement may be made at the Mayor's discretion, subject to approval of the Common Council, as provided in the City's established managerial pay plan. The City Clerk shall not be entitled to receive any additional overtime compensation, compensatory time off, or bonuses.

B. The City Clerk shall, in addition to the compensation provided in Paragraph A above, and except as otherwise set forth in the Agreement, be entitled to the following benefits:

1. The City Clerk shall receive the same benefits as all other non-

represented professional employees in Compensation Group 18 as may be provided and/or modified by the Madison General Ordinances, Resolution of the Common Council, Administrative Procedure Memoranda or other official City action throughout the duration of this agreement subject to paragraph II. (G) above.

2. The City Clerk shall be entitled to twenty-five (25) days of vacation in each year of this Agreement. Credited but unused vacation in excess of ten (10) days may be carried forward to the succeeding year with the approval of the Human Resources City Clerk. Except as otherwise provided, the City Clerk shall be paid in full for credited but unused vacation existing at the expiration of this Agreement or upon the City Clerk's retirement, when qualified for receipt of Wisconsin Retirement System (WRS) benefits. If the City Clerk accrues a balance of more than five weeks from the preceding year(s), the City Clerk may elect to convert up to ten (10) days of their annual vacation to an amount of cash equivalent, calculated on their regular earnings. The City Clerk shall apply for such conversion option in accordance with City procedures, and such amount shall be paid in a manner determined by the City.

3. Sick Leave: If the City Clerk leaves the position before the end of the contract period, the City Clerk shall be entitled to payment in full (100%) of any earned but unused sick leave accumulated during each of the fully completed contract period(s). The City Clerk shall be entitled to one-half (50%) of any earned but unused sick leave accumulated to the day the City Clerk terminated City employment during the contract period. If the City terminates the City Clerk's contract before the end of the contract period or the City Clerk leaves the position at the end of the contract period or the City Clerk retires and qualifies for WRS benefits, they shall be entitled to payment in full (100%) of any sick leave the City Clerk would have earned through the end of that year.

4. The City Clerk shall be eligible to participate at City expense in professional seminars, conferences, workshops and related meetings consistent with the role as City Clerk and in accordance with applicable Administrative Procedure Memoranda.

5. The City Clerk shall be reimbursed for relevant professional association and/or licensure dues.

6. The City Clerk shall be eligible for smart phone with data plan reimbursement up to seventy-five (75) dollars per month for City usage.

IV. TERM: RENEWAL OPPORTUNITY; NON-RENEWAL

A. This Agreement shall take effect on September 16, 2025, and shall expire on September 15, 2030, unless terminated sooner as provided herein. All salary and benefit changes shall apply on September 29, 2025.

B. The Mayor, in their sole discretion, may offer renewal of this Agreement to the City Clerk. The Mayor shall notify the City Clerk of the intent to renew the Agreement at least ninety (90) calendar days before the expiration of this Agreement. Failure to so notify the City Clerk shall extend the term of this Agreement by the time of the delay in actual notification (but in no event for more than ninety (90) days) without change in the City Clerk's anniversary date, and shall not act as a full renewal of the Agreement. Renewal of the agreement and of its provisions shall be subject to the approval of the Common Council. In the event the Common Council does not renew this Agreement, this Agreement will remain in effect for ninety (90) days following the non-renewal action by the Common Council or five (5) years from the date of this Agreement, whichever is later.

D. The Mayor, in their sole discretion, may elect not to offer renewal of this Agreement to the City Clerk. In such event, the Mayor shall notify the City Clerk of the intent not to renew the contract at least ninety (90) calendar days before the expiration of this Agreement. Failure to so notify shall extend the term of this Agreement by the time of the delay in actual notification (but in no event for more than ninety (90) days) and shall not act as a renewal of the Agreement. At the expiration of the Agreement, the parties' rights, duties, responsibilities and obligations shall end. However, the City Clerk will, at the sole discretion of the Mayor, be eligible to take a voluntary demotion into any vacant or newly created position for which the City Clerk is qualified.

E. In the event of non-renewal of this Agreement, the Mayor may, in their sole discretion, terminate this Agreement at any earlier date within ninety (90) days of the expiration of this Agreement, as determined by the Mayor. The early termination is to be accomplished by (a) notifying the City Clerk of the date of early termination, and (b) committing to buy out the balance of this Agreement by paying the City Clerk the balance due under this Agreement in a lump sum, including salary and leave benefits (vacation, floating holiday, paid leave, sick leave) earned or to be earned through the original term of this Agreement, together with payment of the City's share of any health insurance premiums or the provision for such payment through the original term of this Agreement. The buy-out may be for the full period left on this Agreement, or any portion of the final ninety (90) days thereof. If this Agreement is terminated early through the provisions of this buy-out

clause, the City Clerk's employment with the City ends as of the date of early termination.

V. PERSONNEL ACTIONS

For a period of twelve (12) months from the effective date of this Agreement, the City Clerk shall serve a probationary period. During the probationary period, the City Clerk serves at the pleasure of the Mayor and may be removed at will by the Mayor. The Mayor will give the City Clerk four (4) weeks' notice of removal. Following the probationary period, and for any renewal of this Agreement, the City Clerk be removed as otherwise provided herein.

The City Clerk is subject to the Mayor's supervision and is, during the term of this Agreement, subject to the Mayor's authority to impose discipline on or to discharge the City Clerk as is provided in Sec. 9 of the City of Madison Personnel Rules, or as may be renumbered or amended hereafter. The City Clerk shall be entitled to the procedural appeal and provisions contained in such subsection or as may be provided other non-represented employees at the time of imposition of suspension or discharge.

VI. CITY OBLIGATIONS AND RIGHTS

The City shall provide staff, equipment, supplies and space that it deems reasonable, in its sole discretion, for the conduct of the work of the City Clerk. The City retains the sole right to determine the organizational structure and overall functioning of the DEPARTMENT.

VII. REOPENING THE AGREEMENT

Either party may request that the Agreement be reopened for renegotiation if or when the City Clerk's duties or responsibilities change significantly. A "significant" change in the City Clerk's duties is defined as that degree of change in duties and responsibilities that would qualify a civil service position for reclassification pursuant to standard City personnel practices.

Factors which may be considered include the addition or deletion of duties, changes in Department services or the addition or deletion of programs. If there is no agreement, the original Agreement shall control and shall not be reopened. Agreement changes, if any, and any resulting reclassification of the position shall not be deemed the creation of a new position so as to require competition.

VIII. LIABILITY PROTECTION

The City shall defend and indemnify the City Clerk against and for any and all demands, claims, suits, actions and legal proceedings brought against them in their official capacity or personally for acts performed within the scope of their

employment to the extent and only to the extent authorized by the Wisconsin Statutes in effect at the time of the act complained of and as may be provided by any City insurance coverage for employees at such time.

IX. STATEMENT OF ECONOMIC INTERESTS

Pursuant to Madison General Ordinance §3.35 (the Ethics Code), the City Clerk shall file a Statement of Economic Interests with the City Clerk within 14 days of their appointment. Each person required to file a Statement of Economic Interests shall annually file with the Clerk an updated Statement no later than April 30 of each year.

X. DOCUMENTS AND MATERIALS PROPERTY OF THE CITY

All of the documents, materials, files, reports, data and the like which the City Clerk prepares or receives while this Agreement is in effect are the sole property of the City of Madison. The City Clerk will not publish any such materials or use them for any research or publication without attribution to the City other than as work performed pursuant to the terms of this Agreement.

XI. APPEARANCE BEFORE ANY CITY ENTITY FOLLOWING SEPARATION FROM EMPLOYMENT

The City Clerk shall be subject to the provisions of Madison General Ordinance §3.35 (the Ethics Code).

XII. TERMINATION OF AGREEMENT

A. The City Clerk may elect to terminate this Agreement before the expiration of the contract period. If the City Clerk provides less than forty-five (45) calendar days' notice in writing to the Mayor, the City Clerk forfeits all rights to the cash equivalent of any of the benefits enumerated in Section III. B. of the Agreement. If the City Clerk provides forty-five (45) calendar days' notice, or greater, in writing to the Mayor, the benefits enumerated in Section III. B. of the Agreement will be paid according to the terms of the City Clerk leaving during the contract period. These forfeiture provisions do not apply if the City Clerk retires from this position and qualifies for benefits under the Wisconsin Retirement System.

B. The City Clerk's discharge (as provided for in section 9 of the City of Madison Personnel Rules) during the term of this Agreement shall be deemed a breach of material provision of the Agreement. In the event of a discharge or other breach of a material provision of the Agreement by the City Clerk, the City Clerk shall forfeit all compensation and benefits from the date of notification of the breach by the City. This action shall not impact the receipt of benefits earned during the total period of employment. In the event of an alleged breach of a material provision of this Agreement

by either party, the concerned party shall notify the other party in writing within thirty (30) working days, which shall be followed by a meeting of the parties to resolve the alleged breach. In the event the issue is not resolved, the City Clerk or the City may pursue contract remedies.

C. The City retains the right, in its sole discretion, to abolish the position of City Clerk or to reorganize as it deems in the best interest of the City. In the event the City abolishes the position of City Clerk or reorganizes the Department to the extent that the position of City Clerk is no longer required, this Agreement shall terminate and all rights, duties and obligations of the parties shall mutually end without recourse ninety (90) calendar days after final approval of such abolishment of position or reorganization by the Common Council, except as provided in Madison General Ordinance §3.35 (the Ethics Code). In such case, all benefits provided in renewal or non-renewal of the agreement apply.

XIII. NO ASSIGNMENT OR SUBCONTRACT

The City Clerk shall not assign or subcontract any interest or obligation under this Agreement.

XIV. AMENDMENT

This Agreement shall be amended only by written Addendum to Agreement of the parties approved and authorized for execution in the same fashion as this original Agreement.

XV. NO WAIVER

No failure to exercise and no delay in exercising any right, power or remedy on either party's part shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or remedy preclude any other or further exercise thereof, or the exercise of any other right, power, or remedy.

XVI. ENTIRE AGREEMENT

No agreements, oral or written, express or implied, have been made by either party hereto, except as expressly provided herein. All prior agreements and negotiations are superseded hereby. This Agreement and any duly executed addenda or amendments thereto constitute the entire Agreement between the parties hereto.

XVII. SEVERABILITY

In the event any provisions of this Agreement are determined by any court of law to be unconstitutional, illegal, or unenforceable, it is the intention of the parties that

all other provisions of this Agreement shall remain in full force and effect.

XVIII. GOVERNING INTENT AND LAW

This Agreement shall be interpreted in the first instance in accordance with the spirit and intent of the Substitute Report of the Human Resources Committee Report approved by the Common Council on August 2, 1988 and shall be controlled, construed and enforced in accordance with the laws of the State of Wisconsin.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the day and year contained herein.

EMPLOYEE:

_____
Lydia McComas

CITY OF MADISON
A Wisconsin Municipal Corporation

_____
Satya Rhodes-Conway, Mayor

_____
Michael Haas, Interim City Clerk

APPROVED:

_____
David P. Schmiedicke
Finance Director

APPROVED AS TO FORM:

_____
Patricia Lauten, Deputy City Attorney

City of Madison

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

Master

File Number: 89716

File ID:	89716	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	08/26/2025
File Name:	Submitting the appointment of Jamie M. Acton for confirmation of a five-year term as Transit General Manager.			**Final Action:**	

Title: Submitting the appointment of Jamie M. Acton for confirmation of a five-year term as Transit General Manager.

Notes:

CC Agenda Date: 09/16/2025

Agenda Number: 9.

Sponsors: Satya V. Rhodes-Conway

Effective Date:

Attachments: Acton Final Contract.pdf

Enactment Number:

Author: Erin Hillson, Director of Human Resources

Hearing Date:

Entered by: kklafka@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/27/2025	Ryan Pennington	Approve	9/15/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	08/26/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (9/8/25), Common Council (9/16/25)						
1	COMMON COUNCIL	09/02/2025	Refer	FINANCE COMMITTEE		09/08/2025	Pass
	Action Text: A motion was made by Vidaver, seconded by Figueroa Cole, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						
1	FINANCE COMMITTEE	09/08/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 89716

Fiscal Note

As stated in the Employment Agreement between the City of Madison and Jamie Acton, the Transit General Manager salary will be based on an annualized rate of $183,000. Funding for this position is available in Metro Transit's 2025 Adopted Operating Budget.

Title

Submitting the appointment of Jamie M. Acton for confirmation of a five-year term as Transit General Manager.

Body

WHEREAS, the Mayor has appointed Jamie M. Acton to the position of Transit General Manager and has recommended to the Common Council that their appointment be confirmed; and,

WHEREAS, the parties have reached an accord on the terms and conditions of an Employment Agreement between the City and Jamie M. Acton;

NOW THEREFORE, be resolved that Jamie M. Acton's appointment to the position of Transit General Manager is hereby confirmed, and the Mayor and the City Clerk's Office are authorized to execute an Employment Agreement between the City and Jamie M. Acton.

EMPLOYMENT AGREEMENT BETWEEN
THE CITY OF MADISON
AND
JAMIE M. ACTON

This Agreement made this September 16, 2025, by and between the City of Madison, a municipal corporation of Dane County, Wisconsin (hereafter, the "City") and Jamie Acton, a natural person (hereafter, the “Transit General Manager” or “Employee”).

WITNESSETH;

WHEREAS, the City desires to hire the Transit General Manager as an employee of the City of Madison to perform the services described herein on its sole behalf as the Transit General Manager, and

WHEREAS, the Transit General Manager possesses the necessary knowledge, skill, abilities and experience to perform such services and is willing to perform such services as the Transit General Manager, and

WHEREAS, the Transit General Manager has been duly selected and has been confirmed for appointment to the position of Transit General Manager by the Common Council of the City of Madison on September 16, 2025, and

WHEREAS, the Common Council of the City has authorized the execution of the Agreement by Resolution No. RES_____.

NOW, THEREFORE, in consideration of the mutual covenants, terms, and agreements contained in this document, the receipt and sufficiency of which is mutually acknowledged, the parties agree as follows:

I. TRANSIT GENERAL MANAGER HIRED

Jamie M. Acton is hired as a non-civil service employee of the City, holding the position of General Manager pursuant to the terms, conditions and provisions of this Agreement. The Transit General Manager shall have and exercise full authority and discretion as a Department Head within the City's organizational structure and act as Appointing Authority for employees of Metro Transit in accordance with all appropriate City Ordinances and Mayor's Administrative Procedure Memoranda.

II. FUNCTIONS, DUTIES AND RESPONSIBILITIES OF THE TRANSIT GENERAL MANAGER

A. General Responsibilities:

This is responsible managerial and executive leadership work in developing, planning, organizing, and executing the diverse programs and operations of the Madison Metro Transit System. Under the policy direction of the Mayor, the Transit General Manager is responsible for exercising considerable judgment and discretion in meeting program objectives.

B. Examples of Duties and Responsibilities:

Lead, manage, and develop a comprehensive staff team responsible for:

- Operating fixed route service for the Madison Metropolitan Region, this includes: routing and stations, bus operation, transit maintenance, dispatch, and contracting for the paratransit service.
- Enhancing Metro's sustainability efforts, including the transition to a fully electric bus fleet.
- Engaging in and support public relations activities, including customer relations, media relations, including expansion of sales initiatives such as employer and ridership recruitment.
- Developing and implementing area-wide transit plans that interface with land use and transportation planning elements.
- Assisting in the development of the Metropolitan Planning Organization's Transit Development Plan, including plans for Bus Rapid Transit.
- Applying for and administering Federal and State grants in compliance with regulations.

Manage the administration of systems that use key performance indicators to track transit performance, operations, and budget.

Develop, maintain, and support systems that promote continuous improvement and service delivery.

In partnership with Human Resources, direct all aspects of labor relations, including collective bargaining negotiations, agreements, and implementation.

Develop, implement, and evaluate Metro Transit policies and procedures to promote excellence and compliance with applicable local, state and federal regulations.

Oversee organizational functionality and implement changes as appropriate.

In collaboration with the Department of Transportation, coordinate Metro Transit activities with other City, County, State and Federal agencies. Work closely with other Transportation Department managers and City officials in developing and administering the City's integrated transportation program. Represent the division before boards, commissions, etc. by providing policy level consultation and recommendation. Participate in intra/inter-agency committee efforts. Attend various professional and civic meeting and present/discuss various transit programs.

Serve as the executive secretary of the Transportation Commission for a two-year appointment. Frame policy level issues for the commission's consideration and provide related staff support.

Evaluate bus route prioritization to ensure efficient, high quality and equitable service.

Manage a large and diverse staff both directly and through supervisors. Develop and maintain effective employee relations programs. Hire, train, assign, supervise and evaluate employees. Develop and administer effective training, safety, and affirmative action programs. Oversee and/or conduct related organizational analyses and recommend and/or implement changes as appropriate.

Demonstrate a commitment to the City's racial equity and social justice initiatives (RESJI). Participate in and help lead city-wide and agency efforts toward implementing RESJI principles.

Instill a culture of continuous learning and a commitment to ongoing initiatives involving performance excellence systems.

Demonstrate and promote organizational values, in everyday work, to further the mission and vision of the City of Madison.

Perform related work as required.

C. The Transit General Manager agrees to perform such functions and duties at a professional level of competence and efficiency. The Transit General Manager shall abide by all requirements of the laws of the State of Wisconsin, and of the ordinances, resolutions, regulations, rules and practices of the City which exist at the time of execution of this Agreement

or which may, hereafter, be enacted or amended by the State of Wisconsin or the City in the exercise of their lawful authority. In the event a provision of this Agreement conflicts with any City ordinance, resolution, regulation, rule or policy, the provision of the Agreement shall control, except that nothing herein shall be interpreted as modifying the obligations or terms Madison General Ordinance 53.35 (the Ethics Code).

D. The Transit General Manager shall devote full time to the duties and responsibilities provided herein and shall engage in no pursuit that interferes with them. The Mayor, however, may approve the Transit General Manager's reasonable time away from the regular duties and responsibilities provided such time is approved in advance and taken as vacation leave or absence without pay. Further, the Mayor may authorize other limited outside professional activities on City time provided that they are determined to be of benefit to the City and the Transit General Manager is not compensated for such activities. Nothing herein limits the Transit General Manager from performing outside services for compensation provided such outside services have been approved by the Mayor, are not done on City time, and otherwise comply with City ordinances and rules.

E. The standard City workweek is 40 hours. However, the Transit General Manager shall have reasonable flexibility from this standard to accommodate additional time expended outside regular working hours required by attendance at meetings and the like. Such flexibility is not intended to provide or be used as additional vacation or other paid leave.

F. The Transit General Manager shall have no right to make contracts or commitments for or on behalf of the City except as preauthorized by statute, ordinance or express written consent of the City.

G. The Transit General Manager shall establish City residency and continue to reside within the City of Madison within 18 months of the execution date of this agreement. As a condition of accepting this contract, the Transit General Manager agrees to waive any right to challenge this residency requirement, by court action or otherwise. The parties agree that Acton is eligible for up to $12,000 in relocation reimbursements, in accordance with City Policy.

III. COMPENSATION AND BENEFITS

A. The Transit General Manager’s salary shall be based on an annualized rate of $183,000 and shall be paid in approximately equal biweekly payments

according to regular City payroll practices. Annual salary adjustments during the term of this agreement may be made at the Mayor's discretion, subject to approval of the Common Council, as provided in the City's established managerial pay plan. The Transit General Manager shall not be entitled to receive any additional overtime compensation, compensatory time off, or bonuses.

B. The Transit General Manager shall, in addition to the compensation provided in Paragraph A above, and except as otherwise set forth in the Agreement, be entitled to the following benefits:

1. The Transit General Manager shall receive the same benefits as all other non- represented professional employees in Compensation Group 18 as may be provided and/or modified by the Madison General Ordinances, Resolution of the Common Council, Administrative Procedure Memoranda or other official City action throughout the duration of this agreement subject to paragraph II. (G) above.

2. The Transit General Manager shall be entitled to twenty-seven (27) days of vacation in each year of this Agreement. Credited but unused vacation in excess of ten (10) days may be carried forward to the succeeding year with the approval of the Human Resources Transit General Manager. Except as otherwise provided, the Transit General Manager shall be paid in full for credited but unused vacation existing at the expiration of this Agreement or upon the Transit General Manager’s retirement, when qualified for receipt of Wisconsin Retirement System (WRS) benefits. The Transit General Manager may elect to convert up to ten (10) days of their annual vacation to an amount of cash equivalent, calculated on their regular earnings. The Transit General Manager shall apply for such conversion option in accordance with City procedures, and such amount shall be paid in a manner determined by the City.

3. Sick Leave: If the Transit General Manager leaves the position before the end of the contract period, the Transit General Manager shall be entitled to payment in full (100%) of any earned but unused sick leave accumulated during each of the fully completed contract period(s). The Transit General Manager shall be entitled to one-half (50%) of any earned but unused sick leave accumulated to the day the Transit General Manager terminated City employment during the contract period. If the City terminates the Transit General Manager’s contract before the end of the

contract period or the Transit General Manager leaves the position at the end of the contract period or the Transit General Manager retires and qualifies for WRS benefits, they shall be entitled to payment in full (100%) of any sick leave the Transit General Manager would have earned through the end of that year.

4. The Transit General Manager shall be eligible to participate at City expense in professional seminars, conferences, workshops and related meetings consistent with the role as Transit General Manager and in accordance with applicable Administrative Procedure Memoranda.

5. The Transit General Manager shall be reimbursed for relevant professional association and/or licensure dues.

6. The Transit General Manager shall be eligible for smart phone with data plan reimbursement up to seventy-five (75) dollars per month for City usage.

IV. TERM: RENEWAL OPPORTUNITY; NON-RENEWAL

A. This Agreement shall take effect on September 16, 2025, and shall expire on September 15, 2030, unless terminated sooner as provided herein. All salary and benefit changes shall apply the pay period including October 12, 2025.

B. The Mayor, in their sole discretion, may offer renewal of this Agreement to the Transit General Manager. The Mayor shall notify the Transit General Manager of the intent to renew the Agreement at least ninety (90) calendar days before the expiration of this Agreement. Failure to so notify the Transit General Manager shall extend the term of this Agreement by the time of the delay in actual notification (but in no event for more than ninety (90) days) without change in the Transit General Manager's anniversary date, and shall not act as a full renewal of the Agreement. Renewal of the agreement and of its provisions shall be subject to the approval of the Common Council. In the event the Common Council does not renew this Agreement, this Agreement will remain in effect for ninety (90) days following the non-renewal action by the Common Council or five (5) years from the date of this Agreement, whichever is later.

D. The Mayor, in their sole discretion, may elect not to offer renewal of this Agreement to the Transit General Manager. In such event, the Mayor shall

notify the Transit General Manager of the intent not to renew the contract at least ninety (90) calendar days before the expiration of this Agreement. Failure to so notify shall extend the term of this Agreement by the time of the delay in actual notification (but in no event for more than ninety (90) days) and shall not act as a renewal of the Agreement. At the expiration of the Agreement, the parties' rights, duties, responsibilities and obligations shall end. However, the Transit General Manager will, at the sole discretion of the Mayor, be eligible to take a voluntary demotion into any vacant or newly created position for which the Transit General Manager is qualified.

E. In the event of non-renewal of this Agreement, the Mayor may, in their sole discretion, terminate this Agreement at any earlier date within ninety (90) days of the expiration of this Agreement, as determined by the Mayor. The early termination is to be accomplished by (a) notifying the Transit General Manager of the date of early termination, and (b) committing to buy out the balance of this Agreement by paying the Transit General Manager the balance due under this Agreement in a lump sum, including salary and leave benefits (vacation, floating holiday, paid leave, sick leave) earned or to be earned through the original term of this Agreement, together with payment of the City's share of any health insurance premiums or the provision for such payment through the original term of this Agreement. The buy-out may be for the full period left on this Agreement, or any portion of the final ninety (90) days thereof. If this Agreement is terminated early through the provisions of this buy-out clause, the Transit General Manager's employment with the City ends as of the date of early termination.

V. PERSONNEL ACTIONS

For a period of twelve (12) months from the effective date of this Agreement, the Transit General Manager shall serve a probationary period. During the probationary period, the Transit General Manager serves at the pleasure of the Mayor and Transportation Director, and may be removed at will by the Mayor. The Mayor will give the Transit General Manager four (4) weeks' notice of removal. Following the probationary period, and for any renewal of this Agreement, the Transit General Manager be removed as otherwise provided herein.

The Transit General Manager is subject to the Transportation Director and Mayor's supervision and is, during the term of this Agreement, subject to the Mayor's authority to impose discipline on or to discharge the Transit General Manager as is provided in Sec. 9 of the City of Madison Personnel Rules, or as may be renumbered or amended hereafter. The Transit General Manager shall be entitled to the procedural appeal and provisions contained in such subsection or

as may be provided other non-represented employees at the time of imposition of suspension or discharge.

VI. CITY OBLIGATIONS AND RIGHTS

The City shall provide staff, equipment, supplies and space that it deems reasonable, in its sole discretion, for the conduct of the work of the Transit General Manager. The City retains the sole right to determine the organizational structure and overall functioning of the Metro Transit Division.

VII. REOPENING THE AGREEMENT

Either party may request that the Agreement be reopened for renegotiation if or when the Transit General Manager's duties or responsibilities change significantly. A "significant" change in the Transit General Manager's duties is defined as that degree of change in duties and responsibilities that would qualify a civil service position for reclassification pursuant to standard City personnel practices.

Factors which may be considered include the addition or deletion of duties, changes in Department services or the addition or deletion of programs. If there is no agreement, the original Agreement shall control and shall not be reopened. Agreement changes, if any, and any resulting reclassification of the position shall not be deemed the creation of a new position so as to require competition.

VIII. LIABILITY PROTECTION

The City shall defend and indemnify the Transit General Manager against and for any and all demands, claims, suits, actions and legal proceedings brought against them in their official capacity or personally for acts performed within the scope of their employment to the extent and only to the extent authorized by the Wisconsin Statutes in effect at the time of the act complained of and as may be provided by any City insurance coverage for employees at such time.

IX. STATEMENT OF ECONOMIC INTERESTS

Pursuant to Madison General Ordinance §3.35 (the Ethics Code), the Transit General Manager shall file a Statement of Economic Interests with the City Clerk within 14 days of their appointment. Each person required to file a Statement of Economic Interests shall annually file with the Clerk an updated Statement no later than April 30 of each year.

X. DOCUMENTS AND MATERIALS PROPERTY OF THE CITY

All of the documents, materials, files, reports, data, and the like which the Transit General Manager prepares or receives while this Agreement is in effect are the sole property of the City of Madison. The Transit General Manager will not publish any such materials or use them for any research or publication without attribution to the City other than as work performed pursuant to the terms of this Agreement.

XI. APPEARANCE BEFORE ANY CITY ENTITY FOLLOWING SEPARATION FROM EMPLOYMENT

The Transit General Manager shall be subject to the provisions of Madison General Ordinance §3.35 (the Ethics Code).

XII. TERMINATION OF AGREEMENT

A. The Transit General Manager may elect to terminate this Agreement before the expiration of the contract period. If the Transit General Manager provides less than forty-five (45) calendar days' notice in writing to the Mayor, the Transit General Manager forfeits all rights to the cash equivalent of any of the benefits enumerated in Section III. B. of the Agreement. If the Transit General Manager provides forty-five (45) calendar days' notice, or greater, in writing to the Mayor, the benefits enumerated in Section III. B. of the Agreement will be paid according to the terms of the Transit General Manager leaving during the contract period. These forfeiture provisions do not apply if the Transit General Manager retires from this position and qualifies for benefits under the Wisconsin Retirement System.

B. The Transit General Manager's discharge (as provided for in section 9 of the City of Madison Personnel Rules) during the term of this Agreement shall be deemed a breach of material provision of the Agreement. In the event of a discharge or other breach of a material provision of the Agreement by the Transit General Manager, the Transit General Manager shall forfeit all compensation and benefits from the date of notification of the breach by the City. This action shall not impact the receipt of benefits earned during the total period of employment. In the event of an alleged breach of a material provision of this Agreement by either party, the concerned party shall notify the other party in writing within thirty (30) working days, which shall be followed by a meeting of the parties to resolve the alleged breach. In the event the issue is not resolved, the Transit General Manager or the City may pursue contract remedies.

C. The City retains the right, in its sole discretion, to abolish the position of Transit General Manager or to reorganize as it deems in the best interest of

the City. In the event the City abolishes the position of Transit General Manager or reorganizes the Department to the extent that the position of Transit General Manager is no longer required, this Agreement shall terminate and all rights, duties and obligations of the parties shall mutually end without recourse ninety (90) calendar days after final approval of such abolishment of position or reorganization by the Common Council, except as provided in Madison General Ordinance §3.35 (the Ethics Code). In such case, all benefits provided in renewal or non-renewal of the agreement apply.

XIII. NO ASSIGNMENT OR SUBCONTRACT

The Transit General Manager shall not assign or subcontract any interest or obligation under this Agreement.

XIV. AMENDMENT

This Agreement shall be amended only by written Addendum to Agreement of the parties approved and authorized for execution in the same fashion as this original Agreement.

XV. NO WAIVER

No failure to exercise and no delay in exercising any right, power or remedy on either party's part shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or remedy preclude any other or further exercise thereof, or the exercise of any other right, power, or remedy.

XVI. ENTIRE AGREEMENT

No agreements, oral or written, express or implied, have been made by either party hereto, except as expressly provided herein. All prior agreements and negotiations are superseded hereby. This Agreement and any duly executed addenda or amendments thereto constitute the entire Agreement between the parties hereto.

XVII. SEVERABILITY

In the event any provisions of this Agreement are determined by any court of law to be unconstitutional, illegal, or unenforceable, it is the intention of the parties that all other provisions of this Agreement shall remain in full force and effect.

XVIII. GOVERNING INTENT AND LAW

This Agreement shall be interpreted in the first instance in accordance with the spirit and intent of the Substitute Report of the Human Resources Committee Report approved by the Common Council on August 2, 1988 and shall be controlled, construed and enforced in accordance with the laws of the State of Wisconsin.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the day and year contained herein.

EMPLOYEE:

_____
Jamie M. Acton

CITY OF MADISON
A Wisconsin Municipal Corporation

_____
Satya Rhodes-Conway, Mayor

_____
Lydia McComas, City Clerk

APPROVED:

_____
David P. Schmiedicke
Finance Director

APPROVED AS TO FORM:

_____
Patricia Lauten, Deputy City Attorney

City of Madison

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

Master

File Number: 86555

File ID:	86555	**File Type:**	Report	**Status:**	Presidential Business
Version:	1	**Reference:**		**Controlling Body:**	Council Office
				File Created Date :	12/27/2024
File Name:	Confirming the Madison Common Council meeting formats through December 9, 2025			**Final Action:**	

Title: Confirming the Madison Common Council meeting formats through December 9, 2025:
10/7/25 - Hybrid (Virtual & CCB 201)
10/28/25 - Hybrid (Virtual & CCB 201)
11/11/25 (Budget) - Hybrid (Virtual & CCB 201)
11/12/25 (Budget, if needed) - Hybrid (Virtual & CCB 201)
11/13/25 (Budget, if needed) - Hybrid (Virtual & **MMB 215**)
11/25/25 - **Virtual**
12/9/25 - Hybrid (Virtual & CCB 201)

Notes:

		CC Agenda Date:	09/16/2025
		Agenda Number:	10.
Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	lwindsor-engnell@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	12/27/2024	RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER				

Action Text: This Report was RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER

Text of Legislative File 86555

Title
Confirming the Madison Common Council meeting formats through December 9, 2025:
10/7/25 - Hybrid (Virtual & CCB 201)
10/28/25 - Hybrid (Virtual & CCB 201)
11/11/25 (Budget) - Hybrid (Virtual & CCB 201)
11/12/25 (Budget, if needed) - Hybrid (Virtual & CCB 201)
11/13/25 (Budget, if needed) - Hybrid (Virtual & **MMB 215**)
11/25/25 - **Virtual**
12/9/25 - Hybrid (Virtual & CCB 201)

City of Madison

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

Master

File Number: 89553

File ID:	89553	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Council Office
				File Created Date :	08/14/2025
File Name:	Lake Wingra Loop Community Bike Ride			**Final Action:**	

Title: Recognizing the Lake Wingra Loop Community Bike Ride occurring on September 28, 2025, celebrating the special sites surrounding Lake Wingra, and urging city staff to identify and promote policies and practices that promote the health of Lake Wingra. (District 13)

Notes:

CC Agenda Date: 09/16/2025

Agenda Number: 11.

Sponsors: Tag Evers

Effective Date:

Attachments:

Enactment Number:

Author: Ald. Tag Evers

Hearing Date:

Entered by: imatthias@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/14/2025	Maggie McClain	Delegated	
1	2	8/14/2025	Khadidiatou Dia	Approve	8/20/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	08/14/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Board of Park Commissioners (9/10/25), Common Council (9/16/25)					
1	COMMON COUNCIL	09/02/2025	Refer	BOARD OF PARK COMMISSIONERS	09/10/2025		Pass
	Action Text:	A motion was made by Vidaver, seconded by Figueroa Cole, to Refer to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.					

1	BOARD OF PARK COMMISSIONERS	09/10/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass

Action Text: Laschinger provided an overview and was available to answer questions.

Motion made by Probst, seconded by Glenn, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. Motion passed by voice vote/other.

Text of Legislative File 89553

Fiscal Note

No City appropriation required.

Title

Recognizing the Lake Wingra Loop Community Bike Ride occurring on September 28, 2025, celebrating the special sites surrounding Lake Wingra, and urging city staff to identify and promote policies and practices that promote the health of Lake Wingra. (District 13)

Body

WHEREAS, Lake Wingra is a beloved natural location in Madison, providing visitors to its shores a place, in John Muir's words, "where Nature may heal and cheer and give strength to body and soul alike;" and,

WHEREAS, Lake Wingra is a historically and culturally important location because of its history as a home for Indigenous peoples across millennia, including members of the Ho-Chunk Nation who lived on its shores until the early 1900s; and,

WHEREAS, Lake Wingra further is a historically and culturally important location because of the presence of natural springs that have great spiritual significance for many Indigenous peoples; and,

WHEREAS, Indigenous people from approximately 700 to 1100 C.E. built dense groupings of effigy mounds around Lake Wingra that are among the most impressive mounds anywhere in the world and have been spiritually significant for generation after generation of the effigy mound builders' descendants, including the Ho-Chunk Nation; and,

WHEREAS, Lake Wingra has significant ecological and scientific importance as a study site for internationally recognized research, including the International Biological Program and the National Science Foundation's Long Term Ecological Research project; and,

WHEREAS, Lake Wingra's shoreline includes the University of Wisconsin Arboretum, another beloved natural location in Madison, which is the globally recognized birthplace of ecological restoration, a site for significant ecological research, and a historic site identified as a National Historic Landmark by the National Park Service for its demonstration that humanity can and should take responsibility for healing degraded ecosystems; and,

WHEREAS, Lake Wingra's shoreline further includes Vilas Park, a vibrant community park with many amenities enjoyed by residents and visitors to Madison, many of whom visit the park to enjoy its views and access to nature and its popular beach; Wingra Park, with its views of Lake

Wingra and the Arboretum and easy access to the lake for recreational activities; and the campus of Edgewood University, with a boardwalk offering the public exceptional access to and views of Lake Wingra; and,

WHEREAS, hundreds of thousands of visitors to Lake Wingra, the parks on its shores, the Arboretum, and the Henry Vilas Zoo enjoy this natural area each year; and,

WHEREAS, access to nature and green space promotes both physical and mental wellbeing that enhances the quality of life for both residents and visitors to Madison; and,

WHEREAS, the natural environment and the protection of its natural setting is already recognized by motorboat wake restrictions on Lake Wingra; and,

WHEREAS, the unique and significant cultural and environmental features of Lake Wingra have been recognized and appreciated throughout Madison's history by city planners, architects, and civic organizations; and,

WHEREAS, Lake Wingra is not part of the Yahara River chain of lakes and, while some challenges are shared with the Yahara lakes, Lake Wingra faces unique urban lake challenges; and,

WHEREAS, Lake Wingra is an asset for Madison that merits protection to ensure the lake and the natural views it provides remain part of our community's heritage; and,

WHEREAS, Lake Wingra has a shoreline that is much less developed than other lakers in Madison and presents an opportunity to partner with future development to preserve the feeling of an immersive natural experience; and,

WHEREAS, representatives of nearby neighborhoods, Friends of Lake Wingra, University of Wisconsin Arboretum, and city staff have worked with Alder Tag Evers over the past several years to promote the historical, cultural, and ecological heritage of Lake Wingra and its environs, including through an interactive Lake Wingra Loop story map; and,

WHEREAS, a Lake Wingra Loop Community Bike Ride is planned for September 28, 2025, to promote and celebrate the special sites highlighted by this story map;

NOW, THEREFORE, BE IT RESOLVED that the Common Council recognizes the Lake Wingra Loop Community Bike Ride occurring on September 28, 2025, and celebrates the special sites surrounding Lake Wingra.

BE IT FURTHER RESOLVED that the Common Council urges city staff to identify and promote policies and practices that promote the health of Lake Wingra, preserve this natural area for its visitors, and encourage the enjoyment of this unique Madison location.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 89254

File ID:	89254	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	2	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	07/22/2025
File Name:	Street Tree Protection			**Final Action:**	

Title: SUBSTITUTE: Amending Sections 4.095, 10.05, 10.055, 10.08, 10.101, 23.24 and 1.08(3)(a) and Creating Section 10.105 of the Madison General Ordinances to enhance the City's street tree protection provisions and to establish a Street Tree Replacement Fund.

Notes: 6980StreetTreeProtection

CC Agenda Date: 09/16/2025

Agenda Number: 12.

Sponsors: Satya V. Rhodes-Conway, Michael E. Verveer, Tag Evers, Davy Mayer, Will Ochowicz And Bill Tishler

Effective Date:

Attachments: 89254 Body - Version 2, Tree Protection Specifications-Proposed Updates.pdf, Tree Protection Ord Changes (7.22.25).pdf, 89254 Public Comment 8-9-25.pdf, Public Comments 8-10-25.pdf, Public Comments 8-11-25.pdf, Public Comment 8-20-25.pdf, Public Comment 8-22-25.pdf, Public Comments 8-25-25.pdf, File 89254 -- FC Comment 08.25.25.pdf, Tree Protection Specifications-Proposed Updates (08.28.25).pdf, Public Comment Save Our Street trees 9-1-25.pdf, Public Comment 89254-Tree protections 9-2-25.pdf, Public Comment 89254 Support for Trees 9-2-25.pdf, Public Comments on Street Tree Protection Ordinance 9-3-25.pdf, 89254 Body - Version 1, 89254 Master Report - Version 1

Enactment Number:

Author: Doran Viste

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/22/2025	Michael Haas	Approved as to Form	8/11/2025
1	2	7/23/2025	Robert Mulcahy	Delegated	
1	3	7/23/2025	Khadidiatou Dia	Approve	7/29/2025
2	1	9/11/2025	Michael Haas	Approved as to Form	10/1/2025
2	2	9/11/2025	Robert Mulcahy	Delegated	
2	3		Khadidiatou Dia		9/17/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	07/22/2025	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Board of Public Works (9/3/25), Plan Commission (8/11/25), Sustainable Madison Committee (8/20/25), Finance Committee (8/25/25), Common Council (9/16/25)						
1	COMMON COUNCIL	08/05/2025	Refer	BOARD OF PUBLIC WORKS	09/03/2025		Pass
	Action Text: A motion was made by Govindarajan, seconded by Guequierre, to Refer to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.						
	Notes: Additional referrals to Plan Commission, Sustainable Madison Committee, Finance Committee.						
1	BOARD OF PUBLIC WORKS	08/05/2025	Referred	PLAN COMMISSION		08/25/2025	
	Action Text: This Ordinance was Referred to the PLAN COMMISSION						
1	BOARD OF PUBLIC WORKS	08/05/2025	Referred	SUSTAINABLE MADISON COMMITTEE		08/25/2025	
	Action Text: This Ordinance was Referred to the SUSTAINABLE MADISON COMMITTEE						
1	BOARD OF PUBLIC WORKS	08/05/2025	Referred	FINANCE COMMITTEE		08/25/2025	
	Action Text: This Ordinance was Referred to the FINANCE COMMITTEE						
1	PLAN COMMISSION	08/11/2025	Re-refer	PLAN COMMISSION	08/25/2025	08/25/2025	Pass
	Action Text: A motion was made by Field, seconded by Solheim, to Re-refer to the PLAN COMMISSION and should be returned by 8/25/2025. The motion passed by voice vote/other.						
	Notes: On a motion by Alder Field, seconded by Solheim, the Plan Commission recommended to re-refer the Ordinance to the August 25, 2025 Plan Commission meeting.						
1	FINANCE COMMITTEE	08/25/2025	Return to Lead with the Recommendation for Approval	BOARD OF PUBLIC WORKS		09/03/2025	Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other. Alder Figueroa Cole voted "no" on the item.						
1	SUSTAINABLE MADISON COMMITTEE	08/25/2025	Return to Lead with the Recommendation for Approval	BOARD OF PUBLIC WORKS			
	Action Text: A motion was made by Alder Mayer, seconded by Samantha Worden to Recommend to Council to Adopt. The motion passed by unanimous consent (Erinn Monroe-Nye abstained).						

1	PLAN COMMISSION	08/25/2025	Return to Lead with the Recommendation for Approval	Pass

Action Text: A motion was made by Field, seconded by Guequierre, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

Notes: On a motion by Alder Field, seconded by Alder Guequierre, the Plan Commission returned the item to the Board of Public Works with a recommendation to approve and asked that the sponsors or the Board of Public Works consider further clarification on the following: 1) That the tree radius is what is used in the policy and the tree protection zone within the radius is confined to the public right-of-way, 2) That the street permit related consequences are applicable to unauthorized tree damage or removal, specifically the word “unauthorized”, 3) Where there could be a conflict with other city policies regarding placing property entrances in locations that would otherwise be prohibited but where a street tree is not present, and 4) The process for the revocation of permits and the appeal process to the Board of Public Works.

1	BOARD OF PUBLIC WORKS	09/03/2025	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER	Pass

Action Text: A motion was made by Ald. Guequierre, seconded by Ald. Lankella, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER to refer back to the Board of Public Works The motion passed by voice vote/other.

Notes: A motion was made by Ald. Guequierre, seconded by Ald. Lankella, to refer back to the Board of Public Works. The motion passed by voice vote/other.
Lead agency is Board of Public Works (9/17/25), Common Council (10/7/25)

Text of Legislative File 89254

Fiscal Note

The proposed ordinance changes are to enhance the City's street tree protection and to establish a Street Tree Replacement Fund. No City funds required.

Title

SUBSTITUTE: Amending Sections 4.095, 10.05, 10.055, 10.08, 10.101, 23.24 and 1.08(3)(a) and Creating Section 10.105 of the Madison General Ordinances to enhance the City’s street tree protection provisions and to establish a Street Tree Replacement Fund.

Body

DRAFTER’S ANALYSIS: This ordinance makes numerous changes to the City’s ordinances to enhance the City’s protection of its street trees.

Under the ordinance, and in combination with contemporaneous changes to the Tree Protection Specifications of the City’s Standard Specifications for Public Works Construction, additional requirements will be placed on users of the public rights-of-way to identify street tree related conflicts earlier, to take precautions to protect street trees from damage, injury or removal if possible, and to require tree replacement and reestablishment where removals occur. These changes are being made to and incorporated within several permits: the right-of-way excavation permit under Section 10.05; the street occupation permit under Section 10.055; driveway permits under Section 10.08; and tree trimming, pruning and removal permits under Section 10.101. Permittees will be required to identify impacted trees at the time of application, obtain prior permission for any tree removal, and abide by the Tree Protection Specifications for any associated work. Permits may be denied if street tree impacts will occur, and permits may be revoked if street trees are damaged or removed without authority. Where street trees are removed by third parties, persons will be required to replace and reestablish street trees, which may include planting new trees or payment to the newly established Street Tree Replacement Fund, the proceeds of which will be used by the City to support the planting, establishment and protection of street trees. The goal will be to make the City whole for its loss, and provide more incentive for right-of-way users to avoid impacting street trees if possible,

particularly mature, well-established trees that cannot be adequately replaced. Sec. 4.085(2)(c) is also being amended to make it clear that the costs incurred by the Urban Forestry Program that are funded by third party payments to the Street Tree Replacement Fund are not duplicative of those costs attributable to the Urban Forestry Special Charge.

This SUBSTITUTE updates the proposed penalty language in 10.05(11)(d)2 and 10.055(4)(s)2 to make it clear that only unauthorized tree removals will be penalized under these paragraphs. Also, ordinance cross reference typos are being corrected.

This ordinance will go into effect on January 1, 2026.

****

Please see Legistar File No. 89254 Body - Version 2 in Attachments.

Legistar File No. 89254 Body - Version 2

DRAFTER'S ANALYSIS: This ordinance makes numerous changes to the City's ordinances to enhance the City's protection of its street trees.

Under the ordinance, and in combination with contemporaneous changes to the Tree Protection Specifications of the City's Standard Specifications for Public Works Construction, additional requirements will be placed on users of the public rights-of-way to identify street tree related conflicts earlier, to take precautions to protect street trees from damage, injury or removal if possible, and to require tree replacement and reestablishment where removals occur. These changes are being made to and incorporated within several permits: the right-of-way excavation permit under Section 10.05; the street occupation permit under Section 10.055; driveway permits under Section 10.08; and tree trimming, pruning and removal permits under Section 10.101. Permittees will be required to identify impacted trees at the time of application, obtain prior permission for any tree removal, and abide by the Tree Protection Specifications for any associated work. Permits may be denied if street tree impacts will occur, and permits may be revoked if street trees are damaged or removed without authority. Where street trees are removed by third parties, persons will be required to replace and reestablish street trees, which may include planting new trees or payment to the newly established Street Tree Replacement Fund, the proceeds of which will be used by the City to support the planting, establishment and protection of street trees. The goal will be to make the City whole for its loss, and provide more incentive for right-of-way users to avoid impacting street trees if possible, particularly mature, well-established trees that cannot be adequately replaced. Sec. 4.085(2)(c) is also being amended to make it clear that the costs incurred by the Urban Forestry Program that are funded by third party payments to the Street Tree Replacement Fund are not duplicative of those costs attributable to the Urban Forestry Special Charge.

This SUBSTITUTE updates the proposed penalty language in 10.05(11)(d)2 and 10.055(4)(s)2 to make it clear that only unauthorized tree removals will be penalized under these paragraphs. Also, ordinance cross reference typos are being corrected.

This ordinance will go into effect on January 1, 2026.

****

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

1. Subdivision (c) entitled "Program Costs" of Subsection (2) entitled "Definitions" of Section 4.095 entitled "Urban Forestry Special Charge" of the Madison General Ordinances is amended as follows:

"(c) Program Costs. The Urban Forestry Program Costs shall include the costs to the City to perform the activities associated with the Urban Forestry Program. They do not include any costs incurred by the City that are reimbursed from other sources such as federal or state funding, grants, insurance proceeds, restitution, donations, endowments, or other third party sources, including, specifically, public nuisance abatement costs recovered under Sec. 23.40, MGO, or the Street Tree Replacement Fund under Sec. 10.105, MGO."

2. Subparagraph e of Paragraph 2 of Subdivision (b) entitled "Excavation Permit Application" of Subsection (6) entitled "Excavation Permit Requirement" of Section 10.05 entitled "Occupancy of Rights-of-Way" of the Madison General Ordinances is created as follows:

"e. The applicant shall identify all street trees within the project area and whether the trees, including their root structures, will be impacted by the proposed work. When identifying any impacted trees, the applicant must identify the species of the impacted trees and the DBH or caliper measurement of the tree, as those terms are defined in Sec. 10.105(2)."

3. Subdivision (b) entitled "Repair or Restoration Required" of Subsection (8) entitled "Right-of-Way Repair/Restoration" of Section 10.05 entitled "Occupancy of Rights-of-Way" of the Madison General Ordinances is amended as follows:

"(b) Repair or Restoration Required. The Permittee shall be required to either repair the public right-of-way and to pay a degradation fee, or restore the right-of-way. It is the Permittee's election whether to restore the excavation and surrounding pavement in lieu of repair and a degradation fee. In addition to repairing its own work, the Permittee must repair the general area of the work, and the surrounding areas, including the paving and its foundations, to the specifications of the Department. If the work will involve the removal of a tree in the right-of-way, Permittee shall also be required to comply with Sec. 10.105."

4. Subdivision (d) entitled "Tree Protection" of Subsection (11) entitled "Other Obligations" of Section 10.05 entitled "Occupancy of Rights-of-Way" of the Madison General Ordinances is created as follows:

"(d) Tree Protection.

1. Requirement. For any trees within the project area that are not the subject of a tree trimming, pruning or removal permit issued under Sec. 10.101, the applicant shall comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction, where applicable, while performing work under the permit issued under this Section.
2. Penalty. In addition to revocation or suspension of the permit under Sub. (12) and the requirements of Section 10.105, the failure to comply with the Tree Protection Specifications as required under this Subdivision shall be subject to a forfeiture of five hundred dollars ($500), unless the violation results in the unauthorized removal of a tree, in which case the forfeiture shall be one hundred and fifty dollars ($150) per trunk diameter inch of the impacted tree, as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch. Each day such violation or failure to comply continues shall be considered a separate offense."

5. Paragraph 16 of Subdivision (a) entitled "Grounds" of Subsection (12) entitled "Revocations, Suspensions, Refusals to Issue or Extend Permits" of Section 10.05 entitled "Occupancy of Rights-of-Way" of the Madison General Ordinances is created as follows:

"16. The applicant or Permittee has failed to identify impacted trees, comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction or an approved tree trimming or tree replacement plan, or caused unauthorized injury or damages, including removal, of right-of-way trees on prior projects."

6. Subsection (3) entitled “Permit Application” of Section 10.055 entitled “Occupancy of Streets or Other Public Areas” of the Madison General Ordinances is amended as follows:

“(3) Permit Application. An application for a street occupancy permit shall be in writing to the City Traffic Engineer and shall describe the premises to be occupied by lot, block and/or street on or over which such material or machinery is desired to be placed, the area of occupation sought, the character of the material for which the permit is desired and the duration of the proposed occupation. The application shall identify all street trees within the proposed occupancy area and whether the trees, including their root structures, will be impacted by the proposed work. When identifying any impacted trees, the applicant must identify the species of the impacted trees and the DBH or caliper measurement of the tree, as those terms are defined in Sec. 10.105(2). The application should also note whether the proposed occupation area will require, or reasonably necessitate, the trimming, pruning or removal of any City tree. The application shall include a drawing of the proposed occupation area, the application fee, the certificate of insurance and surety bond required under Subdivision (4)(a), and an agreement to abide by all conditions set forth in Subsection (4).”

7. Paragraph 4 entitled “Public Trees” of Subdivision (c) entitled “Occupational Limitations” of Subsection (4) entitled “Permit Conditions” of Section 10.055 entitled “Occupancy of Streets or Other Public Areas” of the Madison General Ordinances is created as follows:

“4. Public Trees. No permit shall be issued where, in the determination of the City Forester, the proposed occupancy will endanger the health or welfare of an existing street tree, unless the applicant has also been granted a tree trimming, pruning or removal permit under Sec. 10.101 and/or the applicant agrees to comply with Section 107.13, the Tree Protection Specifications, of the City’s Standard Specifications for Public Works Construction.”

8. Subdivision (n) entitled “Restoration” of Subsection (4) entitled “Permit Conditions” of Section 10.055 entitled “Occupancy of Streets or Other Public Areas” of the Madison General Ordinances is amended as follows:

“(n) Restoration . Upon either the expiration of the permit or, if the work of construction is completed before the permit expires, the completion of the work, the permitted area occupied under this Section shall be restored to its original condition and left in good repair and condition. The permittee shall be responsible for the repair of any damage noted by City staff and shall repair it to City of Madison Standard Specification for Public Works Construction. Any new or reconstructed sidewalk shall comply with Section 10.06. If the occupation resulted in the removal of a tree in the right-of-way, Permittee shall also be required to comply with Sec. 10.105. The City Traffic Engineer or City Engineer shall inspect the area upon completion of the restoration and the permittee shall make any further repairs required by the City Traffic Engineer or City Engineer needed to address any deficiencies that did not exist prior to the occupation. If permittee does not adequately restore the permitted area as required, the City may perform any repairs or restoration and recover the costs thereof as a special charge against the adjoining property under Sec. 4.09(13).”

9. Subdivision (s) entitled “Tree Protection” of Subsection (4) entitled “Permit Conditions” of Section 10.055 entitled “Occupancy of Streets or Other Public Areas” of the Madison General Ordinances is created as follows:

“(s) Tree Protection.

1. Requirement. For any trees within the project area that are not the subject of a tree trimming, pruning or removal permit issued under Sec. 10.101, the applicant shall comply with Section 107.13, the Tree Protection Specifications, of the City’s Standard Specifications for Public Works Construction, where applicable, while occupying the permitted area.
2. Penalty. In addition to revocation or suspension of the permit under Sub. (6) and the requirements of 10.105, the failure to comply with the Tree Protection Specifications as required under this Subdivision shall be subject to a forfeiture of five hundred dollars ($500), unless the violation results in the unauthorized removal of a tree, in which case the forfeiture shall be one hundred and fifty dollars ($150) per trunk diameter inch of the impacted tree, as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch. Each day such violation or failure to comply continues shall be considered a separate offense.”

10. Subsection (5) entitled “Public Trees” of Section 10.055 entitled “Occupancy of Streets or Other Public Areas” of the Madison General Ordinances is amended as follows:

“(5) Public Trees . Any trimming, pruning or removal of public trees within the permitted area will require the prior issuance of a separate permit under Sec. 10.101. The trimming, pruning or removal of any City tree without a permit issued under Sec. 10.101 or without the permission of the City Forester shall be cause to revoke a permit issued under this Section. Any tree removal is further subject to Sec. 10.105.”

11. Subdivision (e) of Subsection (3) entitled “Location of Entrances” of Section 10.08 entitled “Construction of Driveway Approaches and Parking Facilities” of the Madison General Ordinances is created as follows:

“(e) No entrance shall be located where an existing City street tree is present unless no other location is available, the applicant obtains a tree trimming, pruning or removal permit under Sec. 10.101, and the applicant complies with Sec. 10.105.”

12. Paragraph 11 of Subdivision (b) of Subsection (7) entitled “Application” of Section 10.08 entitled “Construction of Driveway Approaches and Parking Facilities” of the Madison General Ordinances is amended as follows:

“11. Utility poles, fire hydrants, ~~trees~~ or other structures to be moved.”

13. Paragraph 22 of Subdivision (b) of Subsection (7) entitled “Application” of Section 10.08 entitled “Construction of Driveway Approaches and Parking Facilities” of the Madison General Ordinances is created as follows:

“22. The applicant shall identify all street trees within the adjoining right-of-way and whether the trees, including their root structures, will be impacted by the proposed driveway

approach. When identifying any impacted trees, the applicant must identify the species of the impacted trees and the DBH or caliper measurement of the tree, as those terms are defined in Sec. ~~10.101(2)~~ 10.105(2)."

14. Subdivision (c) of Subsection (7) entitled "Application" of Section 10.08 entitled "Construction of Driveway Approaches and Parking Facilities" of the Madison General Ordinances is amended as follows:

"(c) Application for residential driveway approaches shall be made at the City Engineering Division and shall identify all street trees within the adjoining right-of-way and whether the trees, including their root structures, will be impacted by the proposed driveway approach. When identifying any impacted trees, the applicant must identify the species of the impacted trees and the DBH or caliper measurement of the tree, as those terms are defined in Sec. ~~10.101(2)~~ 10.105(2). Application for commercial driveway approaches to off-street vehicle facilities shall be made at the Traffic Engineering Division."

15. Subdivision (b) of Subsection (8) entitled "Restrictions and Responsibilities" of Section 10.08 entitled "Construction of Driveway Approaches and Parking Facilities" of the Madison General Ordinances is amended as follows:

"(b) The construction of such driveway and approaches shall not interfere with any existing structure on any street right-of-way without specific permission in writing from the Board and other owner thereof. The trimming, pruning and removal of any street tree shall require the prior issuance of a permit under Section 10.101 and compliance with Section 10.105."

16. Subdivision (c) of Subsection (8) entitled "Restrictions and Responsibilities" of Section 10.08 entitled "Construction of Driveway Approaches and Parking Facilities" of the Madison General Ordinances is amended as follows:

"(c) The permittee shall assume all responsibility for any injury or damage to persons or property resulting directly or indirectly during the construction of any approach or driveway, including the injury or damage to any street tree."

17. Subdivision (m) of Subsection (8) entitled "Restrictions and Responsibilities" of Section 10.08 entitled "Construction of Driveway Approaches and Parking Facilities" of the Madison General Ordinances is created as follows:

"(m) Tree Protection. For any trees within the right-of-way adjacent to the permitted driveway entrance and approach area that are not the subject of a tree trimming, pruning or removal permit issued under Sec. 10.101, the permittee shall comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction, where applicable, while performing work on the authorized driveway entrance and approach."

18. Subdivision (d) of Subsection (9) entitled “Administration” of Section 10.08 entitled “Construction of Driveway Approaches and Parking Facilities” of the Madison General Ordinances is repealed.

19. Subsection (10) Section 10.08 entitled “Construction of Driveway Approaches and Parking Facilities” of the Madison General Ordinances is repealed and recreated as follows:

“(10) Penalties.

(a) Except as provided in Subdivision (b), any person violating the provisions of this section shall be fined not less than twenty-five dollars ($25) nor more than two hundred dollars ($200) and each day of continued violation shall constitute a separate offense.

(b) The failure to comply with the Tree Protection Specifications as required under Subsection (8)(m) shall, in addition to the requirements of Section ~~10.1015~~ 10.105, be subject to a forfeiture of five hundred dollars ($500), unless the violation results in the removal of a tree, in which case the forfeiture shall be one hundred and fifty dollars ($150) per trunk diameter inch of the impacted tree, as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch. Each day such violation or failure to comply continues shall be considered a separate offense.”

20. Subsection (2) entitled “Definitions” of Section 10.101 entitled “Regulation of Tree Trimming, Pruning and Removal Within the Public Right-of-Way of Any Street, Alley or Highway” of the Madison General Ordinances is amended as follows:

“Tree Replacement Plan. A plan, proposed by a person seeking a permit to remove a tree in a public street, alley or highway, prepared by a certified arborist, to replace the tree, which plan shall take into account the size, age, species, canopy and location of the tree, and may include actual tree replacement and reestablishment at or near the location of the removed tree, other tree plantings, payments to the Street Tree Replacement Fund as provided for under Sec. ~~10.101~~ 10.105, or a combination thereof.”

21. Paragraph 4 of Subdivision (b) of Subsection (3) entitled “Permit Required for Trimming, Pruning, and Removal of Trees within the Public Right-of-Way of any Street, Alley, Highway or Greenway” of Section 10.101 entitled “Regulation of Tree Trimming, Pruning and Removal Within the Public Right-of-Way of Any Street, Alley or Highway” of the Madison General Ordinances is created as follows:

“4. If removal of a tree in a public street, alley or highway is proposed, a Tree Replacement Plan shall also be required.”

22. Subdivision (d) of Subsection (3) entitled “Permit Required for Trimming, Pruning, and Removal of Trees within the Public Right-of-Way of any Street, Alley, Highway or Greenway” of Section 10.101 entitled “Regulation of Tree Trimming, Pruning and Removal Within the Public Right-of-Way of Any Street, Alley or Highway” of the Madison General Ordinances is amended as follows:

“(d) If the City Forester determines that the Tree Trimming Plan and, if applicable, the Tree Replacement Plan are ~~is~~ in accordance with the intent and purpose of this ordinance, it

will, within 10 days of the hearing at which the plan was considered, authorize the City Clerk to issue a permit to the person submitting the plan. The City Clerk will issue the permit upon submission of the permit fee of fifty dollars ($50).”

23. Subdivision (f) of Subsection (3) entitled “Permit Required for Trimming, Pruning, and Removal of Trees within the Public Right-of-Way of any Street, Alley, Highway or Greenway” of Section 10.101 entitled “Regulation of Tree Trimming, Pruning and Removal Within the Public Right-of-Way of Any Street, Alley or Highway” of the Madison General Ordinances is created as follows:

“(f) If a Tree Replacement Plan is approved, a condition of the permit shall also be compliance with the approved Plan.”

24. Subsection (7) entitled “Penalty” of Section 10.101 entitled “Regulation of Tree Trimming, Pruning and Removal Within the Public Right-of-Way of Any Street, Alley or Highway” of the Madison General Ordinances is amended as follows:

“(7) Penalty .

(a) Except as provided in Sub. (b), a~~A~~ny person who violates the provisions of this section shall, upon conviction, pay a forfeiture of not less than twenty-five dollars ($25) nor more than five hundred dollars ($500). Each day during which any violation of the provisions of this section shall occur or continue shall constitute a separate offense.

(b) ~~If, as the result of a violation of any provision of this section, the injury, mutilation, or death~~ Any person who, without the authority granted by a permit issued under this Section, causes the removal of a tree located within the public right-of-way of any street, alley, highway or greenway ~~is caused, the cost of repair and replacement of such tree shall be the responsibility of the person in violation. The replacement value of trees shall be determined in accordance with the most recent edition of A Guide to Plant Appraisal published by the International Society of Arboriculture.~~ shall, in addition to the requirements of Section 10.105, be subject to a forfeiture of one hundred and fifty dollars ($150) per trunk diameter inch of the impacted tree, as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch.”

25. Section 10.105 entitled “Street Tree Replacement Fund” of the Madison General Ordinances is created as follows:

“**10.105 STREET TREE REPLACEMENT FUND.**

(1) Purpose. Over the last several decades, the City has invested in growing, sustaining and protecting its urban forest, including street trees located in the median or terrace areas of the City’s rights-of-way. These street trees provide substantial benefits to the City, its residents, visitors, and property owners, in addition to providing long lasting environment benefits. Street trees support both individual and community goals for healthy, safe and prosperous communities. Indeed, a healthy, vibrant, diverse, established and well managed urban forest is crucial for the health, safety and welfare of the public. It can take generations to develop a healthy urban forest, and generations to replace one. The City’s historical and ongoing commitment to its urban forest has led it to be recognized by the Arbor Day Foundation as a Tree City USA community since 1989.

However, in addition to being subject to disease and infestations like other trees, street trees face numerous other unique challenges due to their location, including threats posed by passing vehicles, soil quality, space availability, impacts from construction activities, and conflicts with other right-of-way users (including utilities) and adjoining property uses. A fully mature street tree, if removed before the end of its natural life, may take several decades to be replaced, although, in reality, many such trees can never actually be fully replaced.

The purpose of this ordinance is to establish a mechanism whereby the City and the public will be made whole for the removal of a street tree.

(2) Definitions. For the purposes of this section, the following definitions apply:

Aggregate Diameter means the combined diameter of a Multiple Stemmed Tree of each stem that has a diameter of six inches or greater when measured at breast height as follows:

For Multiple Stemmed Trees where the trunk separations begin at lower than four and one-half feet from the ground, but higher than one foot from the ground, measurement shall be taken one foot below the separation.

For Multiple Stemmed Trees where the trunk separations begin below one foot from the ground, the measurement shall be taken at four and one-half feet above the average ground level at the base of the tree.

Caliper means the diameter of a tree as measured at a point six inches above the existing grade at the base of the tree. This point of measurement is used only for measuring nursery stock and replacement trees.

DBH or Diameter at Breast Height means the diameter of the trunk of the tree measured in inches at a point four and one-half feet above the existing grade at the base of the tree or the Aggregate Diameter of a Multiple Stemmed Tree, rounded down to the nearest inch. This point of measurement is used for measuring mature and established trees.

Multiple Stemmed Tree means a single tree made up of two or more main stems originated below the height used for measuring DBH.

Person has the same meaning as in Sec. 10.05(1)(b), except that it does not include the City, its employees, agents, contractors and subcontractors when acting in their official capacity on behalf of the City.

Reestablishment Cost means the costs incurred to prepare a site suitable for the City to plant a replacement tree, including stump removal, soil replacement, and planting box construction.

Replacement Cost means the cost to the City to replace a lost tree, including purchasing of a tree, planting costs, and initial care and maintenance.

Street Tree is a tree within City controlled right-of-way, including within terrace areas, medians, and undeveloped right-of-way. Trees do not include shrubs and bushes.

(3) Street Tree Replacement Fund. There is hereby established a Street Tree Replacement Fund, which fund shall only be used to directly support the planting, establishment, or protection of street trees. These funds may only be used by the Streets or Engineering Divisions, with the approval of the City Forester, to purchase and plant trees, replace soil, install planting boxes, protect existing street trees, or take other actions that directly support, protect, replace or enhance the City's street tree stock.

(4) Requirement. Any person who removes, or causes the removal of a street tree shall either replace the tree as provided by an approved Tree Replacement Plan under Sec. 10.101, or reimburse the City for the value of the removed tree by

paying into the Street Tree Replacement Fund. The value of the removed tree shall be established under Sub. (5).

(5) Valuation. The City Forester shall determine the value of the removed street tree by applying the City Forester's Street Tree Valuation Policy, which policy shall be created by the City Forester and approved by the Board of Public Works. The Policy shall be updated at least bi-annually so that the valuations reflect the City's updated costs. In establishing the policy, the City Forester shall consider a tree's replacement cost (the costs that will be incurred by the City to purchase suitable replacement(s) for the tree), and reestablishment costs (the costs that will be incurred by the City to prepare a site suitable for sufficient canopy growth to replace the lost tree). Other factors to consider will include, but not be limited to, size, age, species, and character of the tree, type of street, soil condition, and the existing tree canopy. The value determination for a tree is meant to reflect the City's actual costs that would be incurred to replace the removed tree.

(6) Notice. Once the valuation for a tree is determined under Sub. (5), the City Forester shall provide notice to the person of such value and the requirement to make payment to the Street Tree Replacement Fund within thirty (30) days. Notice may be provided in person, or be sent by first class mail or electronic communications. If notice is sent, it is considered complete upon mailing.

(7) Appeals. Any person aggrieved by the City Forester's valuation determination under Sub. (5) may appeal the City Forester's determination to the Streets Superintendent by filing a notice of appeal with the City Forester within ten (10) days of the notice under Sub. (6), stating the grounds therefore. The Streets Superintendent may, after hearing from the City Forester and the appellant, affirm or modify, in whole or in part, the valuation determination of the City Forester. The decision of the Street Superintendent may be appealed to the Board of Public Works by filing a notice of appeal with the City ~~Clerk~~ Engineer within ten (10) days of the Street Superintendent's determination, stating the grounds therefore. The Board of Public Works shall fix a reasonable time for the hearing on the appeal and give due notice to the parties in interest, and decide the same within a reasonable amount of time. During the hearing, any party may appear in person or by an agent or attorney. The Board of Public Works may, in conformity with this ordinance, affirm or modify, wholly or partially, the valuation determination. The Board's decision shall be a final administrative determination, subject to judicial review as may be provided by law.

(8) Penalty.

(a) Any person who fails to make payment to the City as required under Sub. (4) within thirty (30) days from the notice provided under Sub. (6) or the expiration of any appeals under Sub. (7), whichever is later, shall, upon conviction, pay a forfeiture of not less than twenty-five dollars ($25) nor more than five hundred dollars ($500). Each day during which any violation of the provisions of this section shall occur or continue shall constitute a separate offense.

(b) Special Charge. In addition to the penalties provided for under Subd. (a), if payment to the City as required under Sub. (4) is not made, and if the City proceeds to replace the removed tree, the City shall recover the actual costs of the tree replacement incurred by the City, up to the tree valuation as determined under Sub. (5), by imposing a special charge for current services against the property served."

26. Section 23.24 entitled "Breaking, Damaging or Injuring Trees, Shrubs" of the Madison General Ordinances is amended as follows:

"**23.24 BREAKING, DAMAGING OR INJURING TREES, SHRUBS AND PUBLIC PLANTINGS.**

(1) Except as authorized under Sec. 10.101, n~~N~~o person shall break, damage or injure any tree or shrub planted in any highway in the City of Madison, nor shall they pour salt water or anything detrimental to the health of the tree or shrub on any such public highway in such places as to injure any tree or shrub planted or growing therein.

(2) No person shall occupy any flower bed or area of plantings nor shall any person injure, destroy or damage in any way any tree, shrub, flower or planting in any public park or public place within the ~~c~~City of Madison. For purposes of this subsection, public place means a place which is in public ownership or a place to which the public has access, distinguished from a private place.

(3) No person, during the course of performing or causing to be performed public or private work on or immediately adjacent to property that the City of Madison has an ownership interest in, including, without limitation, highways and highway right-of-ways, public walkways and bike paths, parks, and greenways, shall intentionally or negligently cause damage to any tree planted on said City of Madison property ~~such that the tree must be removed~~. In performing or causing to be performed such work, persons are expected to exercise ordinary care to prevent unnecessary damage to the tree and root structure so that the tree remains viable after the work is performed. It shall not be a violation of this provision if the City Engineer or City Forester, or their designees, authorize the damage to the tree prior to the damage, or within a reasonable time thereafter. Each tree damaged shall be a separate violation, and any person violating this provision shall be subject to the following forfeitures: if the tree damaged has a diameter of three (3) inches or less (measured at twelve inches above ground level and rounded to the nearest inch), a forfeiture of two hundred and fifty dollars ($250) plus thirty dollars ($30) per diameter inch; if the tree damaged has a diameter of more than three (3) inches (measured at twelve inches above ground level and rounded to the nearest inch), a forfeiture of one hundred and fifty ~~five~~ dollars ($~~155~~150) per diameter inch. However, no person shall be subject to a forfeiture under this subsection if that person has already reimbursed the City for the damage to the tree through the provisions of a public works contract."

27. Subdivision (a) of Subsection (3) entitled "Schedule of Deposits" of Section 1.08 entitled "Issuance of Citations for Violations of Certain Ordinances and Providing a Schedule of Cash Deposits" of the Madison General Ordinances is amended by creating and amending therein the following:

"Offense	Ord. No./Adopted Statute No.	Deposit *
Failure to Comply with Tree Protection Requirements During Excavation	10.05(11)(d)1	$500/offense, or $150/inch for tree removals
Failure to Comply with Tree Protection Requirements During Occupancy	10.055(4)(s)1	$500/offense, or $150/inch for tree removals

Failure to Comply with Tree Protection Requirements During Driveway Approach Construction	10.08(10)(b)	$500/offense, or $150/inch for tree removals
Causing Removal of a Tree Without a Permit	10.101(7)(b)	$150/inch for tree removals
Failure to Make Payment to the Street Tree Replacement Fund	10.105(8)(a)	$100/1st; $250, 2nd; $500, 3+
Damaging a City Tree	23.24(3)	$250 + $30/inch, 0>3 diameter inches $~~155~~150 per diameter inch over 3 inches”

28. This ordinance will go into effect on January 1, 2026.

Editor’s Note:

*New bail deposits must be approved by the Municipal Judge prior to adoption. This deposit has been so approved.

Subdivision (d) of Subsection (9) entitled “Administration” of Section 10.08 entitled “Construction of Driveway Approaches and Parking Facilities” of the Madison General Ordinances currently reads as follows:

“(d) Any person violating the provisions of this section shall be fined not less than twenty-five dollars ($25) nor more than two hundred dollars ($200) and each day of continued violation shall constitute a separate offense.”

Subsection (10) of Section 10.08 entitled “Construction of Driveway Approaches and Parking Facilities” of the Madison General Ordinances currently reads as follows:

“10. This ordinance shall be in effect from and after its passage and publication.”

Standard Specifications for Public Works Projects
(2026 Proposed Revisions)

107.13 Tree Protection Specifications.

These specifications shall be applicable to all Contractors working in the Public Right of Way, whether by permit, Public Works Contract, Developer Agreement or any other permission to work within the Public Right of Way. However, any Contractor doing work related to an emergency situation as described in Sections 10.05(13)(a) and 10.101(5) of the Madison General Ordinances are not bound by these provisions for those situations only. The term "Contractor" shall also mean 'Permit Grantee' or anyone given permission to work in the Public Right of Way, regardless of whether a permit is obtained or granted. For the purposes of these specifications, "Public Right of Way" shall include any property that the City of Madison has an ownership interest in, including, without limitation, highways and highway right-of-ways, public walkways and bike paths, parks, greenways and stormwater management areas. Other Sections of the Standard Specifications may repeat portions of this specification for emphasis and / or expand upon these specifications. The specifications found in those other Sections are not intended to conflict with these specifications.

The maintenance and enhancement of the urban forest, in particular the established urban forest, is a goal of the City of Madison. Preserving and protecting healthy trees, especially mature trees, is one objective towards achieving this goal. Trees vary in their ability to adapt to altered growing conditions. Trees have established stable biological systems in the pre- existing physical environment. Disruption of this environment by construction activities interrupts the tree's physiological processes causing depletion of energy reserves and a decline in vigor, often resulting in the tree's death. Typically, this reaction may develop from one to twelve years or more after disruption. It could take generations to replace a fully mature tree. These tree protection specifications are intended to insure that appropriate practices will be implemented in the construction phase of the project to protect a tree's structural integrity and future health and both preserve trees and property value. Also, these specifications will reduce the likelihood of undesirable consequences that may result from uninformed or careless construction practices adjacent to trees. The most common forms of construction damage to trees are:

- Injury to roots, trunk or branches
- Bark or trunk wounding
- Soil compaction which degrades the functioning of roots and inhibits the development of new ones and restricts drainage, which desiccates roots
- Changes in existing grade which can cut or suffocate roots

Damage can be prevented or minimized by following the specifications below and properly educating construction staff of these specifications and use of care when working around trees during the construction process within the Tree Protection Zone. If the City Forester or City Engineer determines that a tree has been damaged due to

failure to follow these specifications, or negligence of the Contractor or Subcontractor, a fine or liquidated damages shall be assessed to the Contractor or permit holder.

For the purposes of this Section 107.13, the definitions set forth in MGO Sec. 10.105(2) apply, including:

DBH or Diameter at Breast Height. which means the diameter of the trunk of the tree measured in inches at a point four and one-half feet above the existing grade at the base of the tree or the Aggregate Diameter of a Multiple Stemmed Tree, rounded down to the nearest inch. This point of measurement is used for measuring mature and established trees.

The Tree Protection Zone is the area around a tree that is the greater of either 5 feet, or 1 foot for each DBH. The Tree Protection Zone may be increased or decreased by the City Forester based upon the unique characteristics of the tree in question.

The City Engineer or City Forester may elect to specify the use of a protective fencing and/or barricades by the Contractor to mark the tTree pProtection zZones or zZones of no disturbance for protected trees, street trees or designated trees. The fenced and/or barricaded enclosure shall achieve three four primary goals, (1) to keep the foliage of tree crowns and branching structure clear from contact by equipment, materials and activities; (2) to preserve roots and soil conditions in an intact and non-compacted state and; (3) to identify the tTree pProtection zZone in which no soil disturbance is permitted and activities are restricted, unless otherwise approved; and (4) to protect a tree trunk, roots and limbs from direct contact during work. The fences and/or barricades shall enclose the entire area designated by City Engineer or City Forester of the trees to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project. The fences and/or barricades shall be erected before the demolition, grading or construction begins. Do not remove tTree pProtection zZone fencing/barricades to allow for deliveries or equipment access through the protection zone. Whenever construction fencing and/or barricades are is used, a bid item shall be included in the contract, unless specified as incidental.

107.13(a) Underground Utility Excavation & Installation.

The Contractor shall not grade, excavate, full depth saw cut sidewalk or otherwise disturb the area within the Tree Protection Zone five (5) feet of any tree as measured from the outside edge of the tree trunk or visible aboveground portion of the root system along the length of the terrace, without prior consultation with and permission from the City Forestry Representative.

For laterals or utilities located in close proximity to terrace trees, the situation shall be reviewed on a case by case basis by the Engineer and City Forestry Representative. The contractor shall use construction methods to minimize tree damage as directed by the Engineer. The Engineer may elect to terminate lateral installation prior to conflict with tree (normally terminate at the curb). Most laterals shall have their locations verified and on the plan set in advance of bidding. Laterals that have not had their locations verified, shall be so noted on the plans.

Boring under or within the ~~5 foot~~ Tree P~~p~~rotection Z~~z~~one may be allowable, and is recommended compared to open trenching.

All roots over one (1) inch in diameter that are damaged shall be cleanly cut immediately in back of the damaged section on the same day of the excavation. Cuts may be made with lopping shears, chainsaw, stump grinder, sawzall or other means which will produce a clean cut. Exposed roots should be covered as soon as excavation and installation are complete.

The Contractor shall not rip or pull roots out towards the trunk of a tree while excavating with a backhoe. The use of a backhoe to clean cut roots is NOT acceptable.

107.13(b) Curb Excavation and Installation.

Root masses that grow very close to, up to or over curb will require extra care during excavation. Curb modifications may be necessary as determined by the Engineer or City Forester, such as curving into the direction of the street to avoid damage to the root system or hand formed curb.

All roots over one (1) inch in diameter that are damaged shall be cleanly cut immediately back of the damaged section on the same day of the excavation. Cuts may be made with lopping shears, chainsaw, stump grinder, sawzall or other means which will produce a clean cut. Exposed roots should be covered as soon as excavation and installation are complete.

The City Forester will review curb and gutter that is marked for removal and adjacent to street trees. Forestry will mark curb and gutter with “NRC” (No Root Cutting) next to trees that curb and gutter removal and replacement has a greater potential to damage tree roots. The Contractor shall proceed in the following sequence to repair sidewalk marked with NRC as follows:

1. Place a yellow ribbon around the tree marked NRC at approximately 4-feet from the ground in order to highlight these trees for the equipment operator removing the concrete;

2. Ribbon shall remain until forms have been removed;

3. Carefully remove the concrete curb and gutter so marked and those adjacent curb and gutter sections six (6) feet on either side of the visible root flair without excavating into the terrace or without damaging roots;

4. At the City's discretion, install a type II barricade;

5. Await inspection by Forester, who shall determine which roots can or cannot be cut or shaved, how much excavation can be safely allowed and communicate their findings to the Contractor and the Engineering Construction Inspector. After the Contractor notifies the City Forestry staff that the removals are complete and ready for their determination, the City Forestry staff shall respond by the end of the following work day. Rain days, weekends and holidays do not count as a work day for this purpose.

6. Proceed to cut or shave roots in the presence and under the direction of the Forester.

At locations where the curb and gutter is to be removed and replaced that are adjacent to street trees that are not marked "NRC", the Contractor can remove the concrete and underlying soil to sub-grade without notification to the City Forestry Representative.

Curb excavations shall be limited to one (1) foot behind the proposed curb for trees less than 10" in DBH (Diameter at Breast Height), for a distance of ten (10) feet each way from a tree trunk to reduce damage to the root system.

Curb excavations shall be limited to six (6) inches behind proposed curb for trees greater than 10" DBH, or street terrace widths less than six (6) feet for a distance of ten (10) feet each way from a tree trunk to reduce damage to the root system.

When excavation behind the curb is limited to less than 6 inches, the new curb must be a 'hand- formed' replacement for a minimum length as directed by the engineer.

Contractor shall not cut any roots that are 3" or larger in diameter without prior permission from the City Forestry Representative for curb and gutter installation.

In situations where root severing has to occur, the root cutting will be clean cuts – not jagged or ripped. The use of a Backhoe to clean cut tree roots is NOT acceptable.

All roots over one (1) inch in diameter that are damaged shall be cleanly cut immediately back of the damaged section on the same day of the excavation. Cuts may be made with lopping shears, chainsaw, stump grinder, sawzall or other means which will produce a clean cut. Exposed roots should be covered as soon as excavation and installation are complete.

107.13(c) Sidewalk Excavation and Installation.

The City Forester will review sidewalk that is marked for removal and adjacent to street trees. Forestry will mark sidewalk with “NRC” (No Root Cutting) next to trees that sidewalk removal and replacement has a greater potential to damage tree roots. The Contractor shall proceed in the following sequence to repair sidewalk marked with NRC as follows:

1. Place a yellow ribbon around the tree marked NRC at approximately 4-feet from the ground in order to highlight these trees for the equipment operator removing the concrete;

2. Ribbon shall remain until forms have been removed;

3. Carefully remove the concrete sidewalk so marked and those adjacent sidewalk sections six
(6) feet on either side of the visible root flair without damaging roots;

4. At the City’s discretion, install a type II barricade;

5. Await inspection by Forester, who shall determine which roots can or cannot be cut or shaved and communicate their findings to the Contractor and the Engineering Construction Inspector. After the Contractor notifies the City Forestry staff that the removals are complete and ready for their determination, the City Forestry staff shall respond by then end of next work day. Rain days, weekends and holidays do not count as a work day for this purpose.

6. Proceed to cut or shave roots in the presence and under the direction of the Forester;

7. Install the granular sub-base, 3-inch minimum depth if the sub-grade is not acceptable, and new concrete sidewalk, 5-inch minimum depth;

8. Remove ribbon.

At locations where the sidewalk is to be removed and replaced that are adjacent to street trees that are not marked “NRC”, the Contractor can remove the concrete and underlying soil to sub-grade without notification to the City Forestry Representative. The Contractor and the City shall review the construction site for privately owned trees (on private property, but near the sidewalk to be removed) that could require the above process. In those cases, the trees shall be reviewed on a case-by-case basis with the property owner.

Contractor shall not cut any roots that are 3” or larger in diameter without prior permission from the City Forestry Representative for sidewalk installation or repair

within five (5) feet of any tree located in the terrace as measured from the outside edge of the tree trunk or visible aboveground portion of the root system. In situations where root severing has to occur, the root cutting will be clean cuts – not jagged or ripped. The use of a Backhoe to clean cut tree roots is NOT acceptable. All roots over one (1) inch in diameter that are damaged shall be cleanly cut immediately back of the damaged section on the same day of excavation. Exposed roots should be covered as soon as excavation and installation are complete.

107.13(d) Root Cutting / Root Grinding.

Roots shall be cut or ground as specified by the City Forestry Representative. This cutting or grinding shall require the use of tools such as: stump grinders; lopping shears; root saws; sawzall; front mounted stump or wheel grinders; and chainsaws. Unless otherwise specified the Contractor shall be paid per linear foot for Root Cutting for the length of the NRC Curb or NRC sidewalk, with a maximum length of fifteen (15) linear feet per NRC location, more specifically as follows:

Root Cutting – Curb & Gutter

Description

This item shall include all root cutting and / or root grinding as determined by the City Forestry Representative for roots under removed curb & gutter that has been marked with “NRC” for No Root Cut until further inspection. Work under this item shall include all work, materials, labor and incidentals necessary to cut or grind the root, using proper tools as prescribed by the City Forestry Representative.

Method of Measurement

Root Cutting – Curb & Gutter shall be measured per linear foot of curb & gutter that is marked with “NRC” in the field, with a maximum measurement of 15 linear feet per tree location.

Basis of Payment

Root Cutting – Curb & Gutter shall be measured as described above which shall be full compensation for all work, materials and incidentals to complete the work as described above regardless of the degree of difficulty per given location.

Root Cutting – Sidewalk

Description

This item shall include all root cutting and / or root grinding as determined by the City Forestry Representative for roots under removed sidewalk that has been marked with “NRC” for No Root Cut until further inspection. Work under this item shall include all work, materials, labor and incidentals necessary to cut or grind the root, using proper tools as prescribed by the City Forestry Representative.

Method of Measurement

Root Cutting – Sidewalk shall be measured per linear foot of sidewalk that is marked with “NRC” in the field, with a maximum measurement of 15 linear feet per tree location.

Basis of Payment

Root Cutting – Sidewalk shall be measured as described above which shall be full compensation for all work, materials and incidentals to complete the work as described above regardless of the degree of difficulty per given location.

107.13(e) Terrace Restoration.

All mechanical grading, including sod installation within five (5) feet of any tree as measured from the outside edge of the tree trunk or visible aboveground portion of the root system shall be prohibited unless directed by the City Engineer or City Forester.

107.13(f) Bark Abrasions and Limb Damage.

Contractor shall take precautions during construction not to disfigure, scar, or impair the health of any tree on public or private property.

Pre-construction pruning – Street trees will be pruned by City Forestry. All pruning shall be done according to ANSI A300 tree pruning specifications. No more than one-fourth (25 percent) of the functioning leaf and stem area may be removed within one calendar year. It must be recognized that trees are individual in form and structure, and that pruning needs may not always fit strict rules. Occasionally a limb may have to remain at a height less than fourteen (14) feet above the roadway. These instances shall be noted during the ‘walk thru’ and the Contractor shall employ methods to protect said limb. Pruning shall not be attempted by contractor unless approved by City Engineer or City Forester.

Contractor shall operate equipment in a manner as to not damage the branches of a tree. This may require using smaller equipment and loading or unloading materials in a designated space away from trees on the construction site.

Contractor shall notify City Forestry the same day of any damage to trees resulting from construction activities.

107.13(g) Soil Compaction.

The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet from the face of the tree measured in any direction or within the ~~t~~Tree ~~p~~Protection ~~z~~Zone is prohibited. Poisonous materials include, but are not limited to, paint, concrete or stucco mix, dirty water or any other material which may be deleterious to tree health. This not only prevents compaction, but also prevents damage to the trunks of trees and branches through scraping of scuffing the bark.

107.13(h) Contractor / Foreperson Acknowledgement.

The Tree Protection Specification and known conflicts and concerns shall be reviewed at the Pre- Construction meeting with the Contractor. This review shall include review of a one page educational informational sheet that details the procedures for avoiding damage to the tree and tree roots.

Utilities or others working in the Public Right of Way shall be required to sign this acknowledgement on a case by case basis.

107.13(i) Cost Recovery Charges and Liquidated Damages.

The Contractor's failure to follow the proper safeguards of these specifications shall result in the following cost recovery charges and liquidated damages to be assessed against the Contractor:

Where construction damage occurs causing or resulting in removal of the tree of 3 inch diameter or less (as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch):

1. The costs associated with removing the tree including wood disposal.

2. The costs associated with removing the stump to a depth of at least 24 inches below the ground, and roots greater than 1 inch in diameter.

3. The costs associated with replanting a replacement tree that is either balled & burlapped or in a container and shall have a minimum caliper of two (2) inches. The species and replanting location shall be determined by City Forestry.

Where construction damage occurs causing or resulting in removal of the tree of greater than 3 inch diameter (as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch):

1. The costs associated with removing the tree including wood disposal.

2. The costs associated with removing the stump to a depth of at least 24 inches below the ground , and roots greater than 1 inch in diameter.

3. The costs associated with replanting a replacement tree that is either balled & burlapped or in a container and shall have a minimum caliper of two (2) inches. The species and replanting location shall be determined by City Forestry.

4. The value of the existing tree which shall equal $~~125~~150.00 per trunk diameter inch, as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch.

For bark scraping, trunk wounding and broken branches:

1. The costs associated with pruning broken branches, including wood disposal.

2. Loss of limb or broken branch larger than three (3) inches in diameter: $500.00 for each occurrence. Breakage of limbs that are less than fourteen (14) feet above the roadway shall be reviewed on a case by case basis.

3. Any damage to trunk or bark for trees measuring less than 8 inches as measured at 4 1/2 feet: $500.00 for each area.

4. Damage (measuring 8 square inches) to trunk or bark for trees measuring 8 inches - 12 inches as measured at 4 1/2 feet: $500.00 for each area.

5. Damage (measuring 16 square inches) to trees measuring greater than 12 inches as measured at 4 1/2 feet: $500.00 each area.

For root cutting or excavation within the ~~t~~Tree ~~p~~Protection ~~z~~Zone:

1. For mechanical excavation within five (5) feet of a tree as measured from the outside edge of the tree trunk or visible aboveground portion of the root system or within the designated ~~t~~Tree ~~p~~Protection ~~z~~Zone, whichever is larger, including ripping of roots back towards the trunk, without prior permission from City Forestry Representative: $500.00 for each occurrence

2. For mechanical excavation beyond six (6) inches or one (1) foot of the proposed curb installation, as determined by the size of existing tree and terrace width, including ripping of roots back towards the trunk: $500.00 for each occurrence (see Curb excavation and installation specifications)

3. For failure to cleanly cut damaged roots greater than one (1) inch on the same day as the excavation: $500.00 for each occurrence.

Soil Compaction. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet from the face of the tree measured in any direction or within the designated ~~t~~Tree ~~p~~Protection ~~z~~Zone, whichever is larger:

1. Initial fine of $500.00 will be applied.

2. For each additional day that materials, parking of vehicles or construction equipment remains within five feet of the tree or within the designated Tree Protection Zone, whichever is larger, a $500.00 fine will applied.

For Public Works Contracts these charges and liquidated damages shall be assessed as Liquidated Damages. For Private Contracts, Permit work, or others, these charges and liquidated damages shall be assessed as City imposed forfeitures or private contract forfeitures.

107.13(j) Private Development, Tree Removal.

If a private development shall require the removal of a public street tree to facilitate the construction of a site, adding a driveway, installing underground utilities, or any other improvement or site revision, the Developer shall obtain approval from City Forestry in advance of the proposed work.

4.095 URBAN FORESTRY SPECIAL CHARGE.

(2)Definitions.

(c) Program Costs. The Urban Forestry Program Costs shall include the costs to the City to perform the activities associated with the Urban Forestry Program. They do not include any costs incurred by the City that are reimbursed from other sources such as federal or state funding, grants, insurance proceeds, restitution, donations, endowments, or other third party sources, including, specifically, public nuisance abatement costs recovered under Sec. 23.40, MGO, or the Street Tree Replacement Fund under Sec. 10.105, MGO."

10.05 OCCUPANCY OF RIGHTS-OF-WAY.

(6) Excavation Permit Requirement .

(b) Excavation Permit Application . Application for a permit shall be made to the Department. Permit applications shall contain and will be considered complete only upon compliance with the requirements of the following provisions:

2. Submission of a completed permit application form, including the following:

e. The applicant shall identify all street trees within the project area and whether the trees, including their root structures, will be impacted by the proposed work. When identifying any impacted trees, the applicant must identify the species of the impacted trees and the DBH or caliper measurement of the tree, as those terms are defined in Sec. 10.105(2).

(8) Right-of-Way Repair/Restoration .

(b) Repair or Restoration Required . The Permittee shall be required to either repair the public right-of-way and to pay a degradation fee, or restore the right-of-way. It is the Permittee's election whether to restore the excavation and surrounding pavement in lieu of repair and a degradation fee. In addition to repairing its own work, the Permittee must repair the general area of the work, and the surrounding areas, including the paving and its foundations, to the specifications of the Department. If the work will involve the removal of a tree in the right-of-way, Permittee shall also be required to comply with Sec. 10.105.

(11) Other Obligations.

(d) Tree Protection.

1. Requirement. For any trees within the project area that are not the subject of a tree trimming, pruning or removal permit issued under Sec. 10.101, the applicant shall comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction, where applicable, while performing work under the permit issued under this Section.

2. Penalty. In addition to revocation or suspension of the permit under Sub. (12) and the requirements of Section 10.105, the failure to comply with the Tree Protection Specifications as required under this Subdivision shall be subject to a forfeiture of five hundred dollars ($500), unless the violation results in the removal of a tree, in which case the forfeiture shall be one hundred and fifty dollars ($150) per trunk diameter inch of the impacted tree, as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch. Each day such violation or failure to comply continues shall be considered a separate offense.

(12) Revocations, Suspensions, Refusals to Issue or Extend Permits .

(a) Grounds . The Department may refuse to issue a permit or may revoke, suspend or refuse to extend an existing permit if it finds any of the following grounds:

16. The applicant or Permittee has failed to identify impacted trees, comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction or an approved tree trimming or tree replacement plan, or caused unauthorized injury or damages, including removal, of right-of-way trees on prior projects.

(19) Penalty. Except as otherwise provided in this section, any person who violates this section or fails to comply with the provisions of this section shall be subject to a forfeiture of not less than two hundred and fifty dollars ($250) nor more than one thousand dollars ($1,000). Each day such violation or failure to comply continues shall be considered a separate offense.

10.055 OCCUPANCY OF STREETS OR OTHER PUBLIC AREAS.

(3) Permit Application . An application for a street occupancy permit shall be in writing to the City Traffic Engineer and shall describe the premises to be occupied by lot, block and/or street on or over which such material or machinery is desired to be placed, the area of occupation sought, the character of the material for which the permit is desired and the duration of the proposed occupation. The application shall identify all street trees within the proposed occupancy area and whether the trees, including their root structures, will be impacted by the proposed work. When identifying any impacted trees, the applicant must identify the species of the impacted trees and the DBH or caliper measurement of the tree, as those terms are defined in Sec. 10.105(2). The application should also note whether the proposed occupation area will require, or reasonably necessitate, the trimming, pruning or removal of any City tree. The application shall include a drawing of the proposed occupation area, the application fee, the certificate of insurance and surety bond required under Subdivision (4)(a), and an agreement to abide by all conditions set forth in Subsection (4).

(4) Permit Conditions . As a condition of a street occupancy permit issued under this Section, permittees agree to abide by the following conditions:

(c) Occupation Limitations .

4. Public Trees. No permit shall be issued where, in the determination of the City Forester, the proposed occupancy will endanger the health or welfare of an existing street tree, unless the applicant has also been granted a tree trimming, pruning or removal permit under Sec. 10.101 and/or the applicant agrees to comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction.

(n) Restoration . Upon either the expiration of the permit or, if the work of construction is completed before the permit expires, the completion of the work, the permitted area occupied under this Section shall be restored to its original condition and left in good repair and condition. The permittee shall be responsible for the repair of any damage noted by City staff and shall repair it to City of Madison Standard Specification for Public Works Construction. Any new or reconstructed sidewalk shall comply with Section 10.06. If the occupation resulted in the removal of a tree in the right-of-way, Permittee shall also be required to comply with Sec. 10.105. The City Traffic Engineer or City Engineer shall inspect the area upon completion of the restoration and the permittee shall make any further repairs required by the City Traffic Engineer or City Engineer needed to address any deficiencies that did not exist prior to the occupation. If permittee does not adequately restore the permitted area as required, the City may perform any repairs or restoration and recover the costs thereof as a special charge against the adjoining property under Sec. 4.09(13).

(s) Tree Protection.

1. Requirement. For any trees within the project area that are not the subject of a tree trimming, pruning or removal permit issued under Sec. 10.101, the applicant shall comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction, where applicable, while occupying the permitted area.

2. Penalty. In addition to revocation or suspension of the permit under Sub. (6) and the requirements of 10.105, the failure to comply with the Tree Protection Specifications as required under this Subdivision shall be subject to a forfeiture of five hundred dollars ($500), unless the violation results in the removal of a tree, in which case the forfeiture shall be one hundred and fifty dollars ($150) per trunk diameter inch of the impacted tree, as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch. Each day such violation or failure to comply continues shall be considered a separate offense.

(5) Public Trees . Any trimming, pruning or removal of public trees within the permitted area will require the prior issuance of a separate permit under Sec. 10.101. The trimming, pruning or removal of any City tree without a permit issued under Sec. 10.101 or without the permission of the City Forester shall be cause to revoke a permit issued under this Section. Any tree removal is further subject to Sec. 10.105.

10.08 CONSTRUCTION OF DRIVEWAY APPROACHES AND PARKING FACILITIES.

(3) Location of Entrances .

(e) No entrance shall be located where an existing City street tree is present unless no other location is available, the applicant obtains a tree trimming, pruning or removal permit under Sec. 10.101, and the applicant complies with Sec. 10.105.

(7) Application .

(b) All applications for driveway approaches except Class I and Class II to parking and loading facilities shall be accompanied by scaled drawings, in quintuplicate, and approved by the respective City departments before a building permit will be issued. The following items must be indicated and dimensioned on the five submitted drawings:

11. Utility poles, fire hydrants, ~~trees~~ or other structures to be moved.

22. The applicant shall identify all street trees within the adjoining right-of-way and whether the trees, including their root structures, will be impacted by the proposed driveway approach. When identifying any impacted trees, the applicant must identify the species of the impacted trees and the DBH or caliper measurement of the tree, as those terms are defined in Sec. 10.101(2).

(c) Application for residential driveway approaches shall be made at the City Engineering Division and shall identify all street trees within the adjoining right-of-way and whether the trees, including their root structures, will be impacted by the proposed driveway approach. When identifying any impacted trees, the applicant must identify the species of the impacted trees and the DBH or caliper measurement of the tree, as those terms are defined in Sec. 10.101(2). Application for commercial driveway approaches to off-street vehicle facilities shall be made at the Traffic Engineering Division.

(8) Restrictions and Responsibilities .

(b) The construction of such driveway and approaches shall not interfere with any existing structure on any street right-of-way without specific permission in writing from the Board and other owner thereof. The trimming, pruning and removal of any street tree shall require the prior issuance of a permit under Section 10.101 and compliance with Section 10.105.

(c) The permittee shall assume all responsibility for any injury or damage to persons or property resulting directly or indirectly during the construction of any approach or driveway, including the injury or damage to any street tree.

(m) Tree Protection. For any trees within the right-of-way adjacent to the permitted driveway entrance and approach area that are not the subject of a tree trimming, pruning or removal permit issued under Sec. 10.101, the permittee shall comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction, where applicable, while performing work on the authorized driveway entrance and approach.

(9) Administration .

(10) Penalties.

(~~d~~a) Except as provided in Subdivision (b), a~~A~~ny person violating the provisions of this section shall be fined not less than twenty-five dollars ($25) nor more than two hundred dollars ($200) and each day of continued violation shall constitute a separate offense.

(b) The failure to comply with the Tree Protection Specifications as required under Subsection (8)(m) shall, in addition to the requirements of Section 10.1015, be subject to a forfeiture of five hundred dollars ($500), unless the violation results in the removal of a tree, in which case the forfeiture shall be one hundred and fifty dollars ($150) per trunk diameter inch of the impacted tree, as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch. Each day such violation or failure to comply continues shall be considered a separate offense.

~~(10) This ordinance shall be in effect from and after its passage and publication.~~

10.101 REGULATION OF TREE TRIMMING, PRUNING AND REMOVAL WITHIN THE PUBLIC RIGHT-OF-WAY OF ANY STREET, ALLEY OR HIGHWAY.

(2) Definitions .

Tree Replacement Plan. A plan, proposed by a person seeking a permit to remove a tree in a public street, alley or highway, prepared by a certified arborist, to replace the tree, which plan shall take into account the size, age, species, canopy and location of the tree, and may include actual tree replacement and reestablishment at or near the location of the removed tree, other tree plantings, payments to the Street Tree Replacement Fund as provided for under Sec. 10.101, or a combination thereof.

(3) Permit Required for Trimming, Pruning, and Removal of Trees within the Public Right-of-Way of any Street, Alley, Highway or Greenway .

(b) Any person seeking a permit to trim, prune, or remove a tree in a public street, alley, highway or greenway shall submit a written proposed trimming, pruning or removal plan to the City Forester, setting forth the following:

4. If removal of a tree in a public street, alley or highway is proposed, a Tree Replacement Plan shall also be required.

(d) If the City Forester determines that the Tree Trimming Plan and, if applicable, the Tree Replacement Plan are ~~is~~ in accordance with the intent and purpose of this ordinance, it will, within 10 days of the hearing at which the plan was considered, authorize the City Clerk to issue a permit to the person submitting the plan. The City Clerk will issue the permit upon submission of the permit fee of fifty dollars ($50).

(f) If a Tree Replacement Plan is approved, a condition of the permit shall also be compliance with the approved Plan.

(7) Penalty .

(a) Except as provided in Sub. (b), a~~A~~ny person who violates the provisions of this section shall, upon conviction, pay a forfeiture of not less than twenty-five dollars ($25) nor more than five hundred dollars ($500). Each day during which any violation of the provisions of this section shall occur or continue shall constitute a separate offense.

(b) ~~If, as the result of a violation of any provision of this section, the injury, mutilation, or death~~ Any person who, without the authority granted by a permit issued under this Section, causes the removal of a tree located within the public right-of-way of any street, alley, highway or greenway shall, in addition to the requirements of Section 10.105, be subject to a forfeiture of one hundred and fifty dollars ($150) per trunk diameter inch of the impacted tree, as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch. ~~is caused, the cost of repair and replacement of such tree shall be the responsibility of the person in violation. The replacement value of trees shall be determined in accordance with the most recent edition of A Guide to Plant Appraisal published by the International Society of Arboriculture.~~

10.105 STREET TREE REPLACEMENT FUND. (NEW ORDINANCE)

(1) Purpose. Over the last several decades, the City has invested in growing, sustaining and protecting its urban forest, including street trees located in the median or terrace areas of the City's rights-of-way. These street trees provide substantial benefits to the City, its residents, visitors, and property owners, in addition to providing long lasting environment benefits. Street trees support both individual and community goals for healthy, safe and prosperous communities. Indeed, a healthy, vibrant, diverse, established and well managed urban forest is crucial for the health, safety and welfare of the public. It can take generations to develop a healthy urban forest, and generations to replace one. The City's historical and ongoing commitment to its urban forest has led it to be recognized by the Arbor Day Foundation as a Tree City USA community since 1989.

However, in addition to being subject to disease and infestations like other trees, street trees face numerous other unique challenges due to their location, including threats posed by passing vehicles, soil quality, space availability, impacts from construction activities, and conflicts with other right-of-way users (including utilities) and adjoining property uses. A fully mature street tree, if removed before the end of its natural life, may take several decades to be replaced, although, in reality, many such trees can never actually be fully replaced.

The purpose of this ordinance is to establish a mechanism whereby the City and the public will be made whole for the removal of a street tree.

(2) Definitions. For the purposes of this section, the following definitions apply:

Aggregate Diameter means the combined diameter of a Multiple Stemmed Tree of each stem that has a diameter of six inches or greater when measured at breast height as follows:

For Multiple Stemmed Trees where the trunk separations begin at lower than four and one-half feet from the ground, but higher than one foot from the ground, measurement shall be taken one foot below the separation.

For Multiple Stemmed Trees where the trunk separations begin below one foot from the ground, the measurement shall be taken at four and one-half feet above the average ground level at the base of the tree.

Caliper means the diameter of a tree as measured at a point six inches above the existing grade at the base of the tree. This point of measurement is used only for measuring nursery stock and replacement trees.

DBH or Diameter at Breast Height means the diameter of the trunk of the tree measured in inches at a point four and one-half feet above the existing grade at the base of the tree or the

Aggregate Diameter of a Multiple Stemmed Tree, rounded down to the nearest inch. This point of measurement is used for measuring mature and established trees.

Multiple Stemmed Tree means a single tree made up of two or more main stems originated below the height used for measuring DBH.

Person has the same meaning as in Sec. 10.05(1)(b), except that it does not include the City, its employees, agents, contractors and subcontractors when acting in their official capacity on behalf of the City.

Reestablishment Cost means the costs incurred to prepare a site suitable for the City to plant a replacement tree, including stump removal, soil replacement, and planting box construction.

Replacement Cost means the cost to the City to replace a lost tree, including purchasing of a tree, planting costs, and initial care and maintenance.

Street Tree is a tree within City controlled right-of-way, including within terrace areas, medians, and undeveloped right-of-way. Trees do not include shrubs and bushes.

(3) Street Tree Replacement Fund. There is hereby established a Street Tree Replacement Fund, which fund shall only be used to directly support the planting, establishment, or protection of street trees. These funds may only be used by the Streets or Engineering Divisions, with the approval of the City Forester, to purchase and plant trees, replace soil, install planting boxes, protect existing street trees, or take other actions that directly support, protect, replace or enhance the City's street tree stock.

(4) Requirement. Any person who removes, or causes the removal of a street tree shall either replace the tree as provided by an approved Tree Replacement Plan under Sec. 10.101, or reimburse the City for the value of the removed tree by paying into the Street Tree Replacement Fund. The value of the removed tree shall be established under Sub. (5).

(5) Valuation. The City Forester shall determine the value of the removed street tree by applying the City Forester's Street Tree Valuation Policy, which policy shall be created by the City Forester and approved by the Board of Public Works. The Policy shall be updated at least bi-annually so that the valuations reflect the City's updated costs. In establishing the policy, the City Forester shall consider a tree's replacement cost (the costs that will be incurred by the City to purchase suitable replacement(s) for the tree), and reestablishment costs (the costs that will be incurred by the City to prepare a site suitable for sufficient canopy growth to replace the lost tree). Other factors to consider will include, but not be limited to, size, age, species, and character of the tree, type of street, soil condition, and the existing tree canopy. The value determination for a tree is meant to reflect the City's actual costs that would be incurred to replace the removed tree.

(6) Notice. Once the valuation for a tree is determined under Sub. (5), the City Forester shall provide notice to the person of such value and the requirement to make payment to the Street Tree Replacement Fund within thirty (30) days. Notice may be provided in person, or be sent by first class mail or electronic communications. If notice is sent, it is considered complete upon mailing.

(7) Appeals. Any person aggrieved by the City Forester's valuation determination under Sub. (5) may appeal the City Forester's determination to the Streets Superintendent by filing a notice of appeal with the City Forester within ten (10) days of the notice under Sub. (6), stating the grounds therefore. The Streets Superintendent may, after hearing from the City Forester and the appellant, affirm or modify, in whole or in part, the valuation determination of the City Forester. The decision of the Street Superintendent may be appealed to the Board of Public Works by filing a notice of appeal with the City ~~Clerk~~ Engineer within ten (10) days of the Street Superintendent's determination, stating the grounds therefore. The Board of Public Works shall fix a reasonable time for the hearing on the appeal and give due notice to the parties in interest, and decide the same within a reasonable amount of time. During the hearing, any party may appear in person or by an agent or attorney. The Board of Public Works may, in conformity with this ordinance, affirm or modify, wholly or partially, the valuation

determination. The Board's decision shall be a final administrative determination, subject to judicial review as may be provided by law.

(8) Penalty.

(a) Any person who fails to make payment to the City as required under Sub. (4) within thirty (30) days from the notice provided under Sub. (6) or the expiration of any appeals under Sub. (7), whichever is later, shall, upon conviction, pay a forfeiture of not less than twenty-five dollars ($25) nor more than five hundred dollars ($500). Each day during which any violation of the provisions of this section shall occur or continue shall constitute a separate offense.

(b) Special Charge. In addition to the penalties provided for under Subd. (a), if payment to the City as required under Sub. (4) is not made, and if the City proceeds to replace the removed tree, the City shall recover the actual costs of the tree replacement incurred by the City, up to the tree valuation as determined under Sub. (5), by imposing a special charge for current services against the property served.

23.24 BREAKING, DAMAGING OR INJURING TREES, SHRUBS.

(1) Except as authorized under Sec. 10.101, n~~N~~o person shall break, damage or injure any tree planted in any highway in the City of Madison, nor shall they pour salt water or anything detrimental to the health of the tree on any such public highway in such places as to injure any tree or shrub planted or growing therein.

(3) No person, during the course of performing or causing to be performed public or private work on or immediately adjacent to property that the City of Madison has an ownership interest in, including, without limitation, highways and highway right-of-ways, public walkways and bike paths, parks, and greenways, shall intentionally or negligently cause damage to any tree planted on said City of Madison property ~~such that the tree must be removed~~. In performing or causing to be performed such work, persons are expected to exercise ordinary care to prevent unnecessary damage to the tree and root structure so that the tree remains viable after the work is performed. It shall not be a violation of this provision if the City Engineer or City Forester, or their designees, authorize the damage to the tree prior to the damage, or within a reasonable time thereafter. Each tree damaged shall be a separate violation, and any person violating this provision shall be subject to the following forfeitures: if the tree damaged has a diameter of three (3) inches or less (measured at twelve inches above ground level and rounded to the nearest inch), a forfeiture of two hundred and fifty dollars ($250) plus thirty dollars ($30) per diameter inch; if the tree damaged has a diameter of more than three (3) inches (measured at twelve inches above ground level and rounded to the nearest inch), a forfeiture of one hundred and fifty ~~five~~ dollars ($~~155~~150) per diameter inch. However, no person shall be subject to a forfeiture under this subsection if that person has already reimbursed the City for the damage to the tree through the provisions of a public works contract.

1.08 - ISSUANCE OF CITATIONS AND COMPLAINTS FOR VIOLATIONS OF CERTAIN ORDINANCES AND PROVIDING A SCHEDULE OF CASH DEPOSITS.

(3) Schedule of Deposits.

(a) The schedule of cash deposits that follows this subsection is established for use with citations issued under this ordinance to persons seventeen (17) years of age and older.

"Offense	Ord. No./Adopted Statute No.**	Deposit*

Failure to Comply with Tree Protection Requirements During Excavation	10.05(11)(d)1	$500/offense, or $150/inch for tree removals
Failure to Comply with Tree Protection Requirements During Occupancy	10.055(4)(s)1	$500/offense, or $150/inch for tree removals
Failure to Comply with Tree Protection Requirements During Driveway Approach Construction	10.08(10)(b)	$500/offense, or $150/inch for tree removals
Causing Removal of a Tree Without a permit	10.101(7)(b)	$150/inch for tree removals
Failure to Make Payment to the Street Tree Replacement Fund	10.105(8)(a)	$100/1st; $250, 2nd; $500, 3+
Damaging a City Tree	23.24(3)	$250 + $30/inch, 0>3 diameter inches $~~155~~150 per diameter inch over 3 inches"

Standard Specifications for Public Works Projects

107.13 Tree Protection Specifications.

These specifications shall be applicable to all Contractors working in the Public Right of Way, whether by permit, Public Works Contract, Developer Agreement or any other permission to work within the Public Right of Way. However, any Contractor doing work related to an emergency situation as described in Sections 10.05(13)(a) and 10.101(5) of the Madison General Ordinances are not bound by these provisions for those situations only. The term "Contractor" shall also mean 'Permit Grantee' or anyone given permission to work in the Public Right of Way, regardless of whether a permit is obtained or granted. For the purposes of these specifications, "Public Right of Way" shall include any property that the City of Madison has an ownership interest in, including, without limitation, highways and highway right-of-ways, public walkways and bike paths, parks, greenways and stormwater management areas. Other Sections of the Standard Specifications may repeat portions of this specification for emphasis and / or expand upon these specifications. The specifications found in those other Sections are not intended to conflict with these specifications.

The maintenance and enhancement of the urban forest, in particular the established urban forest, is a goal of the City of Madison. Preserving and protecting healthy trees, especially mature trees, is one objective towards achieving this goal. Trees vary in their ability to adapt to altered growing conditions. Trees have established stable biological systems in the pre- existing physical environment. Disruption of this environment by construction activities interrupts the tree's physiological processes causing depletion of energy reserves and a decline in vigor, often resulting in the tree's death. Typically, this reaction may develop from one to twelve years or more after disruption. It could take generations to replace a fully mature tree. These tree protection specifications are intended to insure that appropriate practices will be implemented in the construction phase of the project to protect a tree's structural integrity and future health and both preserve trees and property value. Also, these specifications will reduce the likelihood of undesirable consequences that may result from uninformed or careless construction practices adjacent to trees. The most common forms of construction damage to trees are:

- Injury to roots, trunk or branches
- Bark or trunk wounding

- Soil compaction which degrades the functioning of roots and inhibits the development of new ones and restricts drainage, which desiccates roots
- Changes in existing grade which can cut or suffocate roots

Damage can be prevented or minimized by following the specifications below and properly educating construction staff of these specifications and use of care when working around trees during the construction process within the Tree Protection Zone. If the City Forester or City Engineer determines that a tree has been damaged due to failure to follow these specifications, or negligence of the Contractor or Subcontractor, a fine or liquidated damages shall be assessed to the Contractor or permit holder.

For the purposes of this Section 107.13, the definitions set forth in MGO Sec. 10.105(2) apply, including:

DBH or Diameter at Breast Height. which means the diameter of the trunk of the tree measured in inches at a point four and one-half feet above the existing grade at the base of the tree or the Aggregate Diameter of a Multiple Stemmed Tree, rounded down to the nearest inch. This point of measurement is used for measuring mature and established trees.

The Tree Protection Zone is the area around a tree that is the greater of either 5 feet, or 1 foot for each DBH. The Tree Protection Zone may be increased or decreased by the City Forester based upon the unique characteristics of the tree in question.

The City Engineer or City Forester may elect to specify the use of ~~a~~ protective fencing and/or barricades by the Contractor to mark the ~~t~~Tree ~~p~~Protection ~~z~~Zones or ~~z~~Zones of no disturbance for protected trees, street trees or designated trees. The fenced and/or barricaded enclosure shall achieve ~~three~~ four primary goals, (1) to keep the foliage of tree crowns and branching structure clear from contact by equipment, materials and activities; (2) to preserve roots and soil conditions in an intact and non-compacted state and; (3) to identify the ~~t~~Tree ~~p~~Protection ~~z~~Zone in which no soil disturbance is permitted and activities are restricted, unless otherwise approved; and (4) to protect a tree trunk, roots and limbs from direct contact during work. The fences and/or barricades shall enclose the entire area designated by City Engineer or City Forester of the trees to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project. The fences and/or barricades shall be erected before the demolition, grading or construction begins. Do not remove ~~t~~Tree ~~p~~Protection ~~z~~Zone fencing/barricades to allow for deliveries or equipment access through the protection zone. Whenever construction fencing and/or barricades are ~~is~~ used, a bid item shall be included in the contract, unless specified as incidental.

107.13(a) Underground Utility Excavation & Installation.

The Contractor shall not grade, excavate, full depth saw cut sidewalk or otherwise disturb the area within the Tree Protection Zone ~~five (5) feet of any tree as measured from the outside edge of the tree trunk or visible aboveground portion of the root system along the length of the terrace~~, without prior consultation with and permission from the City Forestry Representative.

For laterals or utilities located in close proximity to terrace trees, the situation shall be reviewed on a case by case basis by the Engineer and City Forestry Representative. The contractor shall use construction methods to minimize tree damage as directed by the Engineer. The Engineer may elect to terminate lateral installation prior to conflict with tree (normally terminate at the curb). Most laterals shall have their locations verified and on the plan set in advance of bidding. Laterals that have not had their locations verified, shall be so noted on the plans.

Boring under or within the ~~5 foot~~ Tree P~~p~~rotection Z~~z~~one may be allowable, and is recommended compared to open trenching.

All roots over one (1) inch in diameter that are damaged shall be cleanly cut immediately in back of the damaged section on the same day of the excavation. Cuts may be made with lopping shears, chainsaw, stump grinder,

sawzall or other means which will produce a clean cut. Exposed roots should be covered as soon as excavation and installation are complete.

The Contractor shall not rip or pull roots out towards the trunk of a tree while excavating with a backhoe. The use of a backhoe to clean cut roots is NOT acceptable.

107.13(b) Curb Excavation and Installation.

Root masses that grow very close to, up to or over curb will require extra care during excavation. Curb modifications may be necessary as determined by the Engineer or City Forester, such as curving into the direction of the street to avoid damage to the root system or hand formed curb.

All roots over one (1) inch in diameter that are damaged shall be cleanly cut immediately back of the damaged section on the same day of the excavation. Cuts may be made with lopping shears, chainsaw, stump grinder, sawzall or other means which will produce a clean cut. Exposed roots should be covered as soon as excavation and installation are complete.

The City Forester will review curb and gutter that is marked for removal and adjacent to street trees. Forestry will mark curb and gutter with "NRC" (No Root Cutting) next to trees that curb and gutter removal and replacement has a greater potential to damage tree roots. The Contractor shall proceed in the following sequence to repair sidewalk marked with NRC as follows:

1. Place a yellow ribbon around the tree marked NRC at approximately 4-feet from the ground in order to highlight these trees for the equipment operator removing the concrete;

2. Ribbon shall remain until forms have been removed;

3. Carefully remove the concrete curb and gutter so marked and those adjacent curb and gutter sections six (6) feet on either side of the visible root flair without excavating into the terrace or without damaging roots;

4. At the City's discretion, install a type II barricade;

5. Await inspection by Forester, who shall determine which roots can or cannot be cut or shaved, how much excavation can be safely allowed and communicate their findings to the Contractor and the Engineering Construction Inspector. After the Contractor notifies the City Forestry staff that the removals are complete and ready for their determination, the City Forestry staff shall respond by the end of the following work day. Rain days, weekends and holidays do not count as a work day for this purpose.

6. Proceed to cut or shave roots in the presence and under the direction of the Forester.

At locations where the curb and gutter is to be removed and replaced that are adjacent to street trees that are not marked "NRC", the Contractor can remove the concrete and underlying soil to sub-grade without notification to the City Forestry Representative.

Curb excavations shall be limited to one (1) foot behind the proposed curb for trees less than 10" in DBH (Diameter at Breast Height), for a distance of ten (10) feet each way from a tree trunk to reduce damage to the root system.

Curb excavations shall be limited to six (6) inches behind proposed curb for trees greater than 10" DBH, or street terrace widths less than six (6) feet for a distance of ten (10) feet each way from a tree trunk to reduce damage to the root system.

When excavation behind the curb is limited to less than 6 inches, the new curb must be a 'hand- formed' replacement for a minimum length as directed by the engineer.

Contractor shall not cut any roots that are 3" or larger in diameter without prior permission from the City Forestry Representative for curb and gutter installation.

In situations where root severing has to occur, the root cutting will be clean cuts – not jagged or ripped. The use of a Backhoe to clean cut tree roots is NOT acceptable.

All roots over one (1) inch in diameter that are damaged shall be cleanly cut immediately back of the damaged section on the same day of the excavation. Cuts may be made with lopping shears, chainsaw, stump grinder, sawzall or other means which will produce a clean cut. Exposed roots should be covered as soon as excavation and installation are complete.

107.13(c) Sidewalk Excavation and Installation.

The City Forester will review sidewalk that is marked for removal and adjacent to street trees. Forestry will mark sidewalk with "NRC" (No Root Cutting) next to trees that sidewalk removal and replacement has a greater potential to damage tree roots. The Contractor shall proceed in the following sequence to repair sidewalk marked with NRC as follows:

1. Place a yellow ribbon around the tree marked NRC at approximately 4-feet from the ground in order to highlight these trees for the equipment operator removing the concrete;

2. Ribbon shall remain until forms have been removed;

3. Carefully remove the concrete sidewalk so marked and those adjacent sidewalk sections six
   (6) feet on either side of the visible root flair without damaging roots;

4. At the City's discretion, install a type II barricade;

5. Await inspection by Forester, who shall determine which roots can or cannot be cut or shaved and communicate their findings to the Contractor and the Engineering Construction Inspector. After the Contractor notifies the City Forestry staff that the removals are

complete and ready for their determination, the City Forestry staff shall respond by then end of next work day. Rain days, weekends and holidays do not count as a work day for this purpose.

6. Proceed to cut or shave roots in the presence and under the direction of the Forester;

7. Install the granular sub-base, 3-inch minimum depth if the sub-grade is not acceptable, and new concrete sidewalk, 5-inch minimum depth;

8. Remove ribbon.

At locations where the sidewalk is to be removed and replaced that are adjacent to street trees that are not marked "NRC", the Contractor can remove the concrete and underlying soil to sub-grade without notification to the City Forestry Representative. The Contractor and the City shall review the construction site for privately owned trees (on private property, but near the sidewalk to be removed) that could require the above process. In those cases, the trees shall be reviewed on a case-by-case basis with the property owner.

Contractor shall not cut any roots that are 3" or larger in diameter without prior permission from the City Forestry Representative for sidewalk installation or repair within five (5) feet of any tree located in the terrace as measured from the outside edge of the tree trunk or visible aboveground portion of the root system. In situations where root severing has to occur, the root cutting will be clean cuts – not jagged or ripped. The use of a Backhoe to clean cut tree roots is NOT acceptable. All roots over one (1) inch in diameter that are damaged shall be cleanly cut immediately back of the damaged section on the same day of excavation. Exposed roots should be covered as soon as excavation and installation are complete.

107.13(d) Root Cutting / Root Grinding.

Roots shall be cut or ground as specified by the City Forestry Representative. This cutting or grinding shall require the use of tools such as: stump grinders; lopping shears; root saws; sawzall; front mounted stump or wheel grinders; and chainsaws. Unless otherwise specified the Contractor shall be paid per linear foot for Root Cutting for the length of the NRC Curb or NRC sidewalk, with a maximum length of fifteen (15) linear feet per NRC location, more specifically as follows:

Root Cutting – Curb & Gutter

Description

This item shall include all root cutting and / or root grinding as determined by the City Forestry Representative for roots under removed curb & gutter that has been marked with "NRC" for No Root Cut until further inspection. Work under this item shall include all work, materials, labor and incidentals necessary to cut or grind the root, using proper tools as prescribed by the City Forestry Representative.

Method of Measurement

Root Cutting – Curb & Gutter shall be measured per linear foot of curb & gutter that is marked with "NRC" in the field, with a maximum measurement of 15 linear feet per tree location.

Basis of Payment

Root Cutting – Curb & Gutter shall be measured as described above which shall be full compensation for all work, materials and incidentals to complete the work as described above regardless of the degree of difficulty per given location.

Root Cutting – Sidewalk

Description

This item shall include all root cutting and / or root grinding as determined by the City Forestry Representative for roots under removed sidewalk that has been marked with "NRC" for No Root Cut until further inspection. Work under this item shall include all work, materials, labor and incidentals necessary to cut or grind the root, using proper tools as prescribed by the City Forestry Representative.

Method of Measurement

Root Cutting – Sidewalk shall be measured per linear foot of sidewalk that is marked with "NRC" in the field, with a maximum measurement of 15 linear feet per tree location.

Basis of Payment

Root Cutting – Sidewalk shall be measured as described above which shall be full compensation for all work, materials and incidentals to complete the work as described above regardless of the degree of difficulty per given location.

107.13(e) Terrace Restoration.

All mechanical grading, including sod installation within five (5) feet of any tree as measured from the outside edge of the tree trunk or visible aboveground portion of the root system shall be prohibited unless directed by the City Engineer or City Forester.

107.13(f) Bark Abrasions and Limb Damage.

Contractor shall take precautions during construction not to disfigure, scar, or impair the health of any tree on public or private property.

Pre-construction pruning – Street trees will be pruned by City Forestry. All pruning shall be done according to ANSI A300 tree pruning specifications. No more than one-fourth (25 percent) of the functioning leaf and stem area may be removed within one calendar year. It must be recognized that trees are individual in form and structure, and that pruning needs may not always fit strict rules. Occasionally a limb may have to remain at a height less than fourteen (14) feet above the roadway. These instances shall be noted during the 'walk thru' and the Contractor shall employ methods to protect said limb. Pruning shall not be attempted by contractor unless approved by City Engineer or City Forester.

Contractor shall operate equipment in a manner as to not damage the branches of a tree. This may require using smaller equipment and loading or unloading materials in a designated space away from trees on the construction site.

Contractor shall notify City Forestry the same day of any damage to trees resulting from construction activities.

107.13(g) Soil Compaction.

The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet from the face of the tree measured in any direction or within the ~~t~~Tree ~~p~~Protection ~~z~~Zone is prohibited. Poisonous materials include, but are not limited to, paint, concrete or stucco mix, dirty water or any other material which may be deleterious to tree health. This not only prevents compaction, but also prevents damage to the trunks of trees and branches through scraping of scuffing the bark.

107.13(h) Contractor / Foreperson Acknowledgement.

The Tree Protection Specification and known conflicts and concerns shall be reviewed at the Pre- Construction meeting with the Contractor. This review shall include review of a one page educational informational sheet that details the procedures for avoiding damage to the tree and tree roots.

Utilities or others working in the Public Right of Way shall be required to sign this acknowledgement on a case by case basis.

107.13(i) Cost Recovery Charges and Liquidated Damages.

The Contractor's failure to follow the proper safeguards of these specifications shall result in the following cost recovery charges and liquidated damages to be assessed against the Contractor:

Where construction damage occurs causing or resulting in removal of the tree of 3 inch diameter or less (as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch):

1. The costs associated with removing the tree including wood disposal.

2. The costs associated with removing the stump to a depth of at least 24 inches below the ground, and roots greater than 1 inch in diameter.

3. The costs associated with replanting a replacement tree that is either balled & burlapped or in a container and shall have a minimum caliper of two (2) inches. The species and replanting location shall be determined by City Forestry.

Where construction damage occurs causing or resulting in removal of the tree of greater than 3 inch diameter (as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch):

1. The costs associated with removing the tree including wood disposal.

2. The costs associated with removing the stump to a depth of at least 24 inches below the ground , and roots greater than 1 inch in diameter.

3. The costs associated with replanting a replacement tree that is either balled & burlapped or in a container and shall have a minimum caliper of two (2) inches. The species and replanting location shall be determined by City Forestry.

4. The value of the existing tree which shall equal $~~125~~150.00 per trunk diameter inch, as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch.

For bark scraping, trunk wounding and broken branches:

1. The costs associated with pruning broken branches, including wood disposal.

2. Loss of limb or broken branch larger than three (3) inches in diameter: $500.00 for each occurrence. Breakage of limbs that are less than fourteen (14) feet above the roadway shall be reviewed on a case by case basis.

3. Any damage to trunk or bark for trees measuring less than 8 inches as measured at 4 1/2 feet: $500.00 for each area.

4. Damage (measuring 8 square inches) to trunk or bark for trees measuring 8 inches - 12 inches as measured at 4 1/2 feet: $500.00 for each area.

5. Damage (measuring 16 square inches) to trees measuring greater than 12 inches as measured at 4 1/2 feet: $500.00 each area.

For root cutting or excavation within the ~~t~~Tree ~~p~~Protection ~~z~~Zone:

1. For mechanical excavation within five (5) feet of a tree as measured from the outside edge of the tree trunk or visible aboveground portion of the root system or within the designated ~~t~~Tree ~~p~~Protection ~~z~~Zone, whichever is larger, including ripping of roots back towards the trunk, without prior permission from City Forestry Representative: $500.00 for each occurrence

2. For mechanical excavation beyond six (6) inches or one (1) foot of the proposed curb installation, as determined by the size of existing tree and terrace width, including ripping of roots back towards the trunk: $500.00 for each occurrence (see Curb excavation and installation specifications)

3. For failure to cleanly cut damaged roots greater than one (1) inch on the same day as the excavation: $500.00 for each occurrence.

Soil Compaction. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet from the face of the tree measured in any direction or within the designated ~~t~~Tree ~~p~~Protection ~~z~~Zone, whichever is larger:

1. Initial fine of $500.00 will be applied.

2. For each additional day that materials, parking of vehicles or construction equipment remains within five feet of the tree or within the designated Tree Protection Zone, whichever is larger, a $500.00 fine will applied.

For Public Works Contracts these charges and liquidated damages shall be assessed as Liquidated Damages. For Private Contracts, Permit work, or others, these charges and liquidated damages shall be assessed as City imposed forfeitures or private contract forfeitures.

107.13(j) Private Development, Tree Removal.

If a private development shall require the removal of a public street tree to facilitate the construction of a site, adding a driveway, installing underground utilities, or any other improvement or site revision, the Developer shall obtain approval from City Forestry in advance of the proposed work.

From: Ed Niles
To: Plan Commission Comments
Cc: Mayer, Davy
Subject: Comments on Item #2 in the Plan Commission meeting agenda for 8/11/25
Date: Saturday, August 9, 2025 5:12:45 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

To the plan commission members & interested parties:
I wanted to submit my brief thoughts in regards to Item #2 in the Plan Commission meeting agenda (Legistar 89254, enhance the City's street tree protection provisions). While I am supportive of the goal of protecting the City's mature trees, I also believe we desperately need more market-rate housing built in Madison as quickly as possible. If we are not careful, the proposed changes could be yet another well-meaning policy which simply adds unnecessary burdens to development projects meant to address our substantial and pressing need for more housing.

There are a few areas which I believe the Plan Commission & Council should interrogate before moving forward with any changes to the policy text:

- Would these changes present an unnecessary burden on work confined to private property, especially for demolition permits? If so, how can those burdens be mitigated to continue streamlining the City's development process.
- Is the intent that the updated tree protection zones are to be limited to street trees in the City's right of way? If so, can we make it explicit in the policy text that these zones should not extend onto private property and/or impact trees on private property. This may seem obvious, but given recent legal challenges related to development projects where City ordinances were "unclear" it seems prudent to be extremely specific about any limitations or policy intent. [If I have misunderstood, and this update is meant to impact all trees, including those on private parcels being developed, please mark me as being in strong opposition to this policy!]
- How should the ordinance handle access to project sites, especially for tight infill development, when there are overlapping tree protection zones which would essentially make access to a project site impossible under the updated policy?
- Madison development projects are currently terrible about providing continued pedestrian access via a sidewalk shed/pedestrian canopy or detour, but in case this becomes more common in the future could we make it clearer in these ordinance updates how development projects should provide continued pedestrian access through a Tree Protection Zone?

Finally, I would like to make a small point about data-driven policy. In the City's press release announcing these proposed ordinance changes, it states that "The current rules ... [have] proven to be insufficient, especially for mature trees." If this is true, I would expect Urban Forestry to provide adequate documentation detailing exactly the number of mature trees which have been killed or lost significant canopy due to the current protection policies and penalties. Ideally this should be provided to the general public for their consideration when making comments about the proposed changes. At the very least in your role reviewing these policy changes, you should ask for this information from Urban Forestry, and ensure that there is actual data to show a significant problem exists that requires us to place additional burdens on development. If this data does not exist, I would be extremely cautious about moving forward with a "sounds good/feels good" policy which may be counterproductive to other City

goals for streamlining housing development.

Thanks for your time and consideration of these comments.
-Ed Niles
2129 Linden Ave, Madison WI

From: Scott Hershberger
To: Plan Commission Comments
Subject: Street tree protection (89254)
Date: Sunday, August 10, 2025 11:00:45 AM

You don't often get email from scotthersh42@gmail.com. Learn why this is important

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Dear Plan Commission members:

I am a Madison resident, and I strongly support the proposed amendments to Madison's general ordinances to enhance the city's street tree protection provisions and establish a Street Tree Replacement Fund.

Trees are the unsung heroes of our urban landscapes. They benefit our physical health by providing shade and cooling the city, they benefit our mental health through their green beauty, and they benefit the environment by filtering pollution, preventing erosion, providing habitat and food for wildlife and pollinators, and more. Many of these benefits are amplified for old, large trees that take several (human) generations to grow. By increasing our protections for street trees, we are investing in our current and future well-being.

I hope you will support the proposed amendments. Thank you for your consideration.
Sincerely,
Scott Hershberger
702 Eagle Heights
Apt D
Madison, WI 53705

From: annewalker@homelandgarden.com
To: Plan Commission Comments
Subject: Agenda item 2-street trees
Date: Sunday, August 10, 2025 11:34:28 AM

[You don't often get email from annewalker@homelandgarden.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Dear Plan Commission Members,

I strongly support measures to help better protect our canopy trees in both the terrace and the public ROW. Years ago, I was a part of the effort to protect terrace trees from street reconstructions and was dismayed that those same trees had so few protections when it came to development. We have lost so many trees in neighborhoods that are rapidly developing, and here in the isthmus they are very difficult to replace due to rules regarding planting under power lines, underground utilities, signage, lights, driveways, etc.

I would also ask that there be protections for trees from herbicide drift, which is a common problem in the public ROW and along the RR tracks. While I know that it can be quite difficult to try and work with the RR, herbicide drift is a common problem.

Additionally, trees in our public ROW and our parks and terraces are suffering avoidable injuries to their trunks and roots from weed whips and lawn mowers, which is a very common problem here in Madison and most cities. Please help!

Best, Anne Walker
District 6

From: annewalker@homelandgarden.com
To: Plan Commission Comments; Mayor; Mayer, Davy
Subject: City Trees, Downtown maintenance,Current development
Date: Sunday, August 10, 2025 2:21:58 PM

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Dear Mayor, PC Members and Alder,

An additional comment. As a professional landscaper, with a lot of experience working both Downtown and the Isthmus, I saw a lot of trees experience 'death by a thousand cuts. " I have seen outdoor cafe's use the trees to string up lights i.e. and the damage that can happen.'Damage also commonly occurs when people use a tree to lock up their bike, or people double park a vehicle and smack into a tree truck, as well as snap off branches.

In addition, the methods and products we use to keep the jewel that is our Downtown looking it's best are often not tree friendly. Sidewalks and plaza's are often cleaned using heated water, or products which are not plant friendly. Tree grates and gardens are often the place we send the wastewater, as well as into our lakes and streams. In example, Taste of Madison, while a lovely event, creates a lot of grease that needs to be cleaned off our sidewalks and streets. And, salt, as well as dog pee are taking a real toll too.

I work across the street from the development (in progress) next to the Tenney Locks, next to the Yahara River on Sherman Ave. There are, or were, 2 lovely Maple trees on private property. The trees are suffering. The soil is compacted, soil level altered, roots have been severed and branches broken. My fear is that what is being prioritized is the wonderful view that future tenants will have from their windows and balconies of Lake Mendota, the Capital, Downtown, and gorgeous sunsets..... and not the Maple trees, which might be considered to be 'in the way.' We are a tree deficient neighborhood, and the development is next to the Yahara River Parkway. It's a shame. We cannot continue to lose valuable canopy trees if we are serious about maintaining and increasing the canopy. Heat waves are the number one weather related killer, and those Maples were important partners.

Respectfully, Anne Walker

From: Nicholas Davies
To: Plan Commission Comments
Cc: Martinez-Rutherford, Dina Nina
Subject: Regarding street tree changes (89254)
Date: Sunday, August 10, 2025 12:13:55 PM

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Dear Plan Commission,

At the risk of trying to convey something nuanced:

I appreciate the intent of the proposed increased protections of street trees. In particular, I've noticed a trend of projects in the right-of-way that involve tree removals, and how those projects could achieve broader public support if they didn't have that net-negative impact on tree population. It's a real problem worth solving.

However, we need to be careful that the proposed changes won't tie the city's hands from doing important work. Therefore, I'd be more comfortable with these proposed changes if it was clearer how it would have affected recent past examples where street tree preservation came into conflict with other competing priorities.

* In item 88156, the city approved moving a house along W Main St, and through a portion of Brittingham Park. This involved removal of a couple of street trees already in poor health. This trade-off was ultimately accepted (which I concur with) because in this case, moving a historic house allowed for the creation of dozens of housing units on its previous parcel.

* The creation of a multi-use path along Mineral Point Rd required the removal of several street trees, which were largely low-value according to the arborist's testimony. Because of the staging of the BRT project, cyclists had already lost an on-street bike lane before the multi-use path was approvable. I believe this project achieved tree-neutrality through new plantings elsewhere.

* In recent neighborhood street reconstructions like Doncaster Dr (recently completed) and Davidson St (recently approved), adding sidewalks on both sides (a Complete Green Streets recommendation for accessibility) came into conflict with a neighborhood desire to preserve existing trees within the public right-of-way. The city resolved that conflict by adopting a compromise plan, where sidewalk would only be added on one side, and that sidewalk would be aligned to minimize tree impacts.

* At 3610 Atwood Ave, the multi-use path splits to go around both sides of a street tree, but only gives the tree a couple feet of clearance on either side.

Having read through the proposed changes in item 89254, I am no wiser about how these changes would have impacted these earlier decisions.

If street tree protections prevent the city from allocating the entirety of the public right-of-way for non-tree uses, some other use of the right-of-way will get squeezed. And because of fire department access requirements (and other considerations like transit routes), the city may be prevented from narrowing the motor vehicle roadway further than 26'.

This creates a situation where the street uses getting squeezed will be the uses that are already getting inequitably squeezed: cycling, walking, wheelchair use, etc.

In places like Davidson St, we are already sacrificing some accessibility for retention of some tree canopy. But if protection of street trees is treated as an absolute, without defining any check and balance on the rights of those trees, I worry how that will impact the city's decision-making. If wheelchair access is flexible/scalable, and tree impacts are not, will wheelchair access get sacrificed altogether?

In situations like Mineral Point Rd, the tree removals were actually the more climate-friendly option, since the resulting path enables people to switch their commutes away from car travel. I don't see anything in item 89254 that recognizes this as a potential upside of tree removal. (This is of course also a false dichotomy, since Mineral Point Rd also has redundant vehicle lanes.)

I value street trees highly. A canopy creates shade and cooling and better visibility by reducing glare. Street trees are available for everyone's enjoyment, as opposed to off-street trees behind a private property's fence line. I'm confident that there's something more we could do to promote and protect our tree population, but I'm not yet confident that this item, in its current form, is it.

Thank you,

Nick Davies
3717 Richard St

From: Pilar Gomez-Ibanez
To: Plan Commission Comments
Cc: Mayer, Davy; Mayor
Subject: Please support Legistar #89254, tree protections
Date: Monday, August 11, 2025 4:39:10 PM

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Dear Plan Commissioners,
I strongly support the proposed ordinance changes to increase protections for trees in the City of Madison (Legistar #89254). This is a great step towards preventing the damage and loss of one of Madison's most valuable resources, our trees. As we face climate change, a healthy and abundant urban tree canopy is of almost incalculable importance to cool and clean our air, shade our buildings and sidewalks, provide habitat for wildlife, absorb rainwater to prevent flooding on our isthmus, and increase our physical and mental well-being. I especially appreciate the proposal's recognition that established canopy trees are difficult and sometimes impossible to replace, taking generations to reach their full-grown size. Many thanks to the people at Forestry and others who worked on this proposal and to its sponsors.

I would offer one suggestion. The language in different sections of the proposed changes varies, which may cause confusion. Trees are variously referred to as "right-of-way trees," "public trees," "street trees," "any City tree," etc. The definitions section for the new "Street Tree Replacement Fund" (10.105) makes clear that a "street tree" includes trees in terraces, medians, or "undeveloped right-of-way." It is implied, but not completely clear, that this definition also applies to the "Tree Protection Specifications" (107.13). But the section on "Breaking, Damaging, or Injuring Trees, Shrubs" (23.24) is broader and specifically includes trees in parks. Please consider clearly expanding these protections to include trees in parks and any City-owned land.

There may be pushback against this proposal as a hindrance or extra cost to development. We need development -- especially affordable housing. But if we want to build a more sustainable city where people can actually thrive in a hotter future, we need to build that housing on green, tree-filled streets. Please support this forward-thinking proposal!

Thank you for your consideration.

Pilar Gomez-Ibanez
1326 Dewey Court, Madison

M E M O R A N D U M

Date: August 11, 2025

To: Plan Commission, City of Madison

From: Alex Saloutos

Re: **Amending Sections 4.095, 10.05, 10.055, 10.08, 10.101, 23.24 and 1.08(3)(a) and Creating Section 10.105 of the Madison General Ordinances to enhance the City's street tree protection provisions and to establish a Street Tree Replacement Fund, Public comments on Legistar File ID No. 89254**

The City of Madison has introduced sweeping changes to its street tree protection ordinances that will fundamentally alter how construction projects interact with the urban forest. While protecting mature trees is a goal everyone can support, the proposed legislation raises serious questions about process, transparency, and fiscal responsibility.

The changes, introduced at the August 5 Common Council meeting and scheduled for final approval on September 16, represent one of the most significant expansions of tree protection regulations in recent memory. Yet the legislative file contains virtually no analysis of costs, implementation challenges, or comparative analysis of best practices—a troubling departure from professional governance standards.

Critical Deficiencies in the Proposed Legislation

Missing Fiscal Analysis

The fiscal note for this legislation contains exactly one sentence: "No City funds required."

This assertion strains credibility. The proposed changes would require:

- Additional staff time to review permits and identify tree conflicts
- Enhanced inspection and enforcement activities
- Administration of the new Street Tree Replacement Fund
- Potential delays and increased costs for city construction projects
- Staff resources to develop and maintain tree valuation policies

A proper fiscal note should have included:

- Revenue projections: How much money might the Street Tree Replacement Fund generate annually? What are the assumptions behind these projections?
- Staffing analysis: How many additional hours will Urban Forestry and Engineering staff need to implement these requirements? Will new positions be needed?
- Construction cost impacts: How will expanded protection zones affect the cost of city infrastructure projects? What about utility work?

- Administrative costs: What systems will be needed to track violations, manage the replacement fund, and coordinate between departments?

- Economic impact: How might these regulations affect private development costs and timelines?

The absence of this analysis suggests either a lack of serious planning or an unwillingness to acknowledge the true costs of implementation.

The Absent Staff Report

Perhaps more troubling than the inadequate fiscal note is the complete absence of a staff report. Professional municipal governance typically requires a comprehensive staff analysis for significant policy changes. Such a report should have included:

- Current state analysis: How many trees are damaged or removed annually under current regulations? What are the primary causes? Where are the current rules falling short?

- Best practices research: What approaches do peer cities use? Madison's press release claims the changes align with "current best management practices," but provides no citations or comparative analysis.

- Stakeholder input: Have contractors, utilities, developers, and arborists been consulted? What concerns did they raise?

- Implementation planning: How will staff be trained? What will the permit review process look like? How will conflicts be resolved?

- Risk assessment: What unintended consequences might arise? How might the regulations affect emergency repairs or critical infrastructure work?

Without this analysis, the Common Council is being asked to make policy in an information vacuum.

The Pattern of Governance

This legislation exemplifies a troubling pattern at City Hall: ambitious policy goals pursued without rigorous analysis or a transparent process. The approach appears to be "trust us, this is good," rather than providing the factual foundation necessary for informed decision-making.

Professional governance requires more than good intentions. It demands:

- Comprehensive analysis of costs and benefits

- Evidence-based policy development

- Transparent stakeholder engagement

- Clear implementation planning

- Honest assessment of trade-offs

None of these elements is evident in the current proposal.

Good intentions don't automatically produce good policy. Complex challenges require thoughtful solutions developed through inclusive processes, not rushed ordinances that bypass best practices in good governance.

Violation of Madison's Data-Driven Decision-Making Policies

This proposal also directly contradicts Madison's stated commitment to data-driven governance. The city has repeatedly emphasized the importance of using data and evidence to inform policy decisions, yet this legislation includes:

- No baseline data on current heat island conditions in Madison
- No metrics for measuring success or tracking progress
- No analysis of which interventions would be most effective
- No evidence supporting the proposed requirements
- No data on expected outcomes or benefits

How can the city claim to follow data-driven practices while advancing legislation completely devoid of data? This isn't just poor process—it's a violation of a key governance principle for the city.

Disregard for the Urban Forestry Task Force

The proposal fails to reference or build upon the work of Madison's Urban Forestry Task Force and their Final Report, adopted by the city in 2019.

There is no indication that Task Force members were consulted on this legislation, despite their deep expertise on these exact issues. These individuals – including residents, city staff, and subject matter experts – invested years studying Madison's urban forest and developing practical solutions. Their exclusion from this process represents both a waste of valuable knowledge and a disrespect for their significant contributions to the community.

Vague Requirements Without Clear Standards

The proposal's requirements lack the specificity needed for implementation:

- "Maximum feasible" has no measurable definition or criteria
- No guidance on what constitutes acceptable alternatives
- Unclear how conflicts with other city requirements will be resolved

Recommendations for Responsible Action

I respectfully urge the Council to:

1. Defer this legislation until proper analysis and documentation can be completed

2. Consider establishing a work group or re-engaging the Urban Forestry Task Force to provide meaningful public engagement

3. Direct staff to provide a comprehensive and objective Staff Report, including:

    - Full fiscal impact assessment with specific cost estimates
    - Integration analysis with Urban Forestry Task Force recommendations
    - Detailed implementation plan with timelines and responsibilities
    - Review of best practices from comparable cities[3]
    - Baseline data collection on Madison's current heat island conditions
    - Quantifiable goals for the legislation

Conclusion

This proposal, in its current form, represents a flawed process that is likely to result in a flawed policy. Madison residents deserve better than governance by impulse. We deserve thorough analysis, transparent fiscal information, and genuine public engagement.

I urge you to defer this item and demand the professional, comprehensive approach that such important legislation requires. Build upon the Urban Forestry Task Force's foundation. Engage stakeholders meaningfully. Provide a complete analysis. Only then can we develop effective policies that will address urban heat challenges while maintaining public trust.

I appreciate your consideration of these comments.

From: J W
To: Plan Commission Comments
Subject: Protection Zone around street trees in construction areas
Date: Monday, August 11, 2025 3:44:40 PM

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Greetings,
I was delighted to read in the recent Mayor's newsletter about updating the tree protection ordinance. I would like to register my support for protecting our urban & neighborhood trees. I definitely value the urban cooling, stormwater runoff, and air quality improvements that our trees provide. It makes our city a much more desirable place to live as well as climate resilient.

I'd like to clarify what this could mean for me personally & the mature tree on my property adjacent to the street. I have a tree on my front lawn that is 36 inches in diameter. If street construction were to take place, what kind of projection zone would my tree qualify for?

Thank you for taking the time to answer my question.
M.J. Welch

From: Sandra Ward
To: Plan Commission Comments
Subject: 89245
Date: Monday, August 11, 2025 2:24:30 PM

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To Mayor Rhodes-Conway and all Alders

As co-chairs of the Capitol Neighborhoods (CNI) Tree Protection and Planting Committee (TPPC), we are writing to heartily endorse the ordinance changes in item 89254 and to thank Alder Mike Verveer and Forester Ian Brown for their hard work and dedication to enhancing Madison's tree canopy. These ordinance changes have the potential to save mature trees that are so vital to our environment and to the health of our city. Thank you!

Sandra Ward and Grace Hasler

Co-Chairs CNI TPPC

From: Michael Rewey
To: Plan Commission Comments
Subject: Legistar 89254 / Agenda Item 2
Date: Monday, August 11, 2025 12:46:49 PM

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I'll keep it simple. I strongly support the Ordinance changes regarding tree protection and funding. Madison is slowly becoming a "heat island". It needs to be reversed.

Hopefully in the future we can make protections even stronger.

Kudos to Ian Brown and staff.

Michael Rewey
1921 Jefferson Street
Madison, WI 53711

Virus-free.www.avast.com

Plan Commission
Meeting of August 11, 2025
Agenda item #2, Legistar 89254

Changes

Proposed 10.105 changes
Definition of Street Tree
This section defines a "street tree" as a "tree within City controlled right-of-way, including within terrace areas, medians, and undeveloped right-of-way. Trees do not include shrubs and bushes."

This definition is limited to ROW trees. This gives trees in parks (or greenways) less protection than a ROW tree. Development has occurred, or been proposed, in areas adjacent to parks. For example, adjacent to the Yahara River Parkway and adjacent to the Elizabeth Link Peace Park. If a developer removes a tree in a City park, the developer would not be subject to the proposed replacement fund.

MGO 23.24 prohibits damaging trees in the ROW and trees in "any public park or public place." A public space is defined as "a place which is in public ownership or a place to which the public has access, distinguished from a private place." Perhaps there should be consistency between proposed 10.105 and 23.24.

Applicability
"Any person who removes, or causes the removal of a street tree" must either replace the tree as approved under the replacement plan or pay into the replacement fund. But what does it mean to remove a tree? What if a tree survives construction, but due to over trimming or compaction of roots, the lifespan of the tree is expected to be severely compromised?

Section 10.05 changes
This section only applies to the ROW. Proposed (6)(b)2.e. would be added:

> The applicant shall identify all street trees within the project area and whether the trees, including their root structures, will be impacted by the proposed work. When identifying any impacted trees, the applicant must identify the species of the impacted trees and the DBH or caliper measurement of the tree, as those terms are defined in Sec. 10.105(2).

There is not a definition for "street tree." (Unlike the use of "DBH or caliper measurement" which refer to 10.105(2) for a definition.) Since 10.05 only applies to the ROW and since there is a definition section, the definition of a street tree could be added using the existing language from proposed 10.105: "a tree within City controlled right-of-way, including within terrace areas, medians, and undeveloped right-of-way." Without a definition, a question could arise whether a tree along a bike path really counts as a "street tree."

There is also a potential problem with the use of "within the project area." ("Project area" is also used in proposed (11)(d)1.) Is the "project area" limited to the site on which construction will occur, or does it also include areas that will be impacted by construction? A "project area"

as used under the excavation section of 10.05 seems to limit "project area" to the site upon which construction will occur.

Alternatively, perhaps both issues could be addressed by changing proposed (6)(b)2.e. to read: "The applicant shall identify all trees in the right-of-way that are located within 20 feet of the project area …" This alternative would (1) remove the potential ambiguity of what "street tree" means, and (2) remove the limitation of "trees within the project area" since ROW trees may not technically be within the project area. (And a similar change made to (11)(d)1.)

Section 10.055 changes

This section addresses the occupancy of street, sidewalk, terrace, alleys or other public grounds, and uses "street tree" two times. "Street tree" is not defined, plus the section also uses "public tree." Clearly, a definition of "street tree" that is limited to the ROW is more constraining than "public tree." Change proposed 10.055(3) to "public tree" rather than "street tree." Proposed 10.055(c)4., titled "Public Trees," should replace "existing street tree" with "existing public tree."

Case Study on why this ordinance is needed

When 306 S Brearly came before Plan Commission last November, the developers told Plan Commission that trees in the right-of- way would not be impacted by the development (the development is along the Cap City bike path right-of-way.)[1]

What actually happened:

1. Two trees in the right-of-way were removed by the developer. The City is installing a new storm sewer and there are detailed plans. On the final plans are a 10" diameter

[1] Ryan Staude (development team): "There is a large amount of large mature trees along the northern part of the site. They are on the adjacent site in the right-of-way. Those trees are not meant to be impacted at all. This rendering [view of project, plan page A902] just shows them minimized so we can maximize the view of the building."

Dan Schwartz (development team): "As Ryan said, we don't anticipate any impact on any vegetation in the City right-of-way."

Commissioner Heck asked about trees. "We've read that all of trees in the right-of-way will be protected. Isn't that what you said, Ryan maybe that's for you?"
Ryan: "The larger mature trees that are along the northern property line are all on the property just to the north of us. Because of the canopy of the trees do overhang the property there will be some trimming of those trees, but there isn't any intent to remove those trees based on the development that we're proposing."

Commissioner Heck said there was an implication that some smaller trees may be impacted and asked whether there is any question about which trees are on which side of the line.
Ryan: "There are a few trees on what would be the northwestern portion of our site that would be impacted. But the majority of the trees would not be. And once again, the ones that are not on our property would not be impacted by our proposed development."

tree and a 13" diameter tree in the ROW near the western end of the site. These trees were removed by the developer.

2. The large mid-block cottonwood was removed. I believe this tree was most likely within the ROW. I asked the City Forester about this tree and he said "Forestry did not review or approve removal of the mid-block cottonwood, though was clear communication from City staff with the developer about the property boundaries around this tree." I then asked the staff person assigned to the storm water project, who referred me to the engineer for private development. I asked the engineer how it was determined that this cottonwood was on the 306 S Brearly property, and was told she would have to look into it. Ultimately she went to the developer's consultant engineer who told her that the questions and concerns had been addressed with the Friends of the Isthmus Path Prairie Garden. I checked and the questions/concerns had not been addressed. Though the engineer said that I could get back to her if the questions/concerns had not been answered, at that point I gave up. Attached is a photo which reflects how far the construction fence bulged into the ROW in the area where the cottonwood was located.
3. The large cottonwood at Brearly was decimated. The roots were hacked, not cut. The pruning was of non-professional quality. Then they put up fencing to protect the tree, but then tied the construction fence to the tree, resulting in a gash into the bark. See attached photos.

Respectfully Submitted,
Linda Lehnertz



The temporary construction fencing bulged out into the ROW at the western end where the two trees were removed, and where the cottonwood was likely removed. The orange flags are about 7.5' into the ROW. As can be seen, the fencing is further into the ROW than the flags.



Hacked roots of the cottonwood at S Brearly, with a piling.



Early July, S Brearly cottonwood apparently being used to support the construction fence.



Strap cutting into the bark.

From: Grace Hasler
To: Plan Commission Comments
Subject: proposed tree ordinance changes
Date: Wednesday, August 20, 2025 11:59:08 AM

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One of the most valuable environmental resources the City of Madison and particularly the Isthmus is mature street tree canopy on public and private land. The city and its leaders have the opportunity to ensure that protecting trees during periods of construction on our public right of ways is up to date and vigorous. Our new forester, Ian Brown, and Alder Verveer and others are leading this effort to update the current ordinance. I heartily support this proposal and encourage you to approve it. I encourage the Plan Commission to approve it.

Grace Hasler, Co-chair of the TCCP committee (CNI Tree Protection and Planting Committee)
gracehasler@gmail.com

From: Sandra Ward
To: Plan Commission Comments
Subject: Agenda item 2 legistar 89254
Date: Friday, August 22, 2025 8:19:53 AM

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I am writing in support of item 89254.

As climate change intensifies it is critical to understand that canopy trees are an essential component of our city's infrastructure, not simply an amenity.

As we continue to build greater density, as we should, we need also to protect the trees we have. Trees make new developments more valuable and contribute to livable density. We are not in an either/or situation, we can have density and we can save trees. And saving trees is what the proposed ordinance change will do.

At the present time, it is common for developers to cut down large trees on private property to make way for the construction of large buildings. That is their right. We can't prevent someone from cutting down a tree on private property, but we can and should protect street trees, the trees that grow in our terraces. In fact, because so many trees on private property are sacrificed for density, every single street tree we have is even more precious. And that is particularly true in our downtown areas.

Our current ordinances do not sufficiently protect street trees during construction. Recent experiences with tree damage on the 500 block of west Main St show that to be the case with crystal clarity. The proposed ordinance changes are a crucial step in the right direction in that they bring tree protection up front in the planning process, create effective tree protection zones, and establish a fund to support our tree canopy.

I urge your support for these changes. We need this ordinance to ensure the future livability of a denser Madison.

Thank you for your attention to this critical matter,

Sandra Ward

Co-Chair CNI Tree Preservation and Planting Committee

Robert C. Procter
Government Affairs Director
Axley Brynelson, LLP
rprocter@axley.com
(608) 283-6762

Re:	**STREET TREE PROTECTION ORDINANCE**
TO:	Housing Strategy Committee
FROM:	Realtors® Association of South Central Wisconsin[1] Robert C. Procter, Government Affairs Director
DATE:	August 25, 2025

On behalf of the REALTORS® Association of South Central Wisconsin (RASCW), thank you for the opportunity to provide testimony on the proposed revisions to the City's Street Tree Protection Ordinance. RASCW's members support the protection of trees located in the City's right-of-way. Street trees enhance neighborhood life, offer environmental benefits, and add to community character. At the same time, we believe that several clarifications to the draft ordinance are necessary to ensure it functions as intended, provides fairness to property owners and contractors, and avoids unintended consequences for development projects.

Tree Protection Zone Limited to the Right-of-Way. As written, the definition of the Tree Protection Zone is ambiguous and could be interpreted to extend onto private property. This effectively creates a new form of setback requirement not contemplated by the ordinance, and one that could prevent reasonable use of private property. We recommend making clear that the Tree Protection Zone applies only within the City's right-of-way and does not extend onto adjacent private property.

Condition of the Tree as a Factor. The health and condition of the tree should be explicitly recognized as a factor in valuation and decision-making. This ensures the City prioritizes resources toward protecting viable, healthy trees and avoids imposing disproportionate replacement costs on projects where trees are already in decline.

Proportional Enforcement – Up to 20-Day Suspension. Current language allows for revocation of right-of-way permits for violations. Revocation is a severe penalty that could jeopardize projects valued at tens or even hundreds of millions of dollars. Large construction projects involve multiple contractors and subcontractors working under tight deadlines. Mistakes by the best of contractors are possible. Allowing for suspensions of up to 20 days instead of automatic revocation creates accountability while keeping enforcement proportional to the violation without threatening the project's viability.

These clarifications do not affect the ordinance's purpose or intent. They create clear, fair, and proportional rules for all parties involved. RASCW respectfully requests that these clarifications be incorporated into the final ordinance to ensure it provides protection for City-owned street trees while supporting clarity, fairness, and project feasibility. We have attached a chart showing the requested revisions. These revisions are the same as those requested by Smart Growth of Greater Madison.

[1] RASCW represents more than 3,400 members of the housing industry in South Central Wisconsin. RASCW supports the housing industry through advocacy for its members and consumers.

PROPOSED CLARIFICATIONS TO STREET TREE PROTECTION ORDINANCE
REALTORS ASSOCIATION OF SOUTH CENTRAL WISCONSIN

Section	City Draft	Proposed Clarifications	Comment
Standard Specs § 107.13 (Tree Protection Zone)	Tree Protection Zone is the greater of 5 feet or 1 foot per DBH. City Forester may adjust.	Defines as a radius; limited to public right-of-way; Forester may adjust considering construction equipment access.	The clarification as to 'radius', limited to the public right-of-way, and City Forester discretion were all items that the City Forester testified as being his interpretation of the Ordinance. These changes would only clarify and not change the intent.
MGO § 10.05(11)(d) (Tree Protection Requirement & Penalty)	Applicants must comply with §107.13 unless covered by trimming/removal permit. Penalty: $500 or $150/inch if removal occurs.	Clarifies penalties apply for 'unauthorized removal'.	This is a clarification that does not change the intent of the ordinance.
MGO § 10.05(12)(a) (Revocations/Suspensions)	Permit may be revoked, suspended, or refused if tree rules violated.	Explicitly allows up to a 20-day suspension for non-compliance or unauthorized damage to ROW trees.	No matter how professional or well-intentioned contractors are, mistakes happen. Revoking a ROW permit could cause a project to fail. These projects are always on tight deadlines. The penalty for a violation needs to be proportional to the violation. Endangering the viability of a project that is potentially tens or hundreds of million dollars because a contractor or subcontractor made a mistake is draconian.
MGO § 10.055(4)(s) (Tree Protection for Occupancy Permits)	Applicants must comply with §107.13 while occupying area. Penalty: $500 or $150/inch if removal occurs.	Same requirement but specifies “unauthorized removal” before per-inch fines apply.	This is a clarification that does not change the intent of the ordinance.

Section	City Draft	Proposed Clarifications	Comment
MGO § 10.055(5) (Public Trees)	Unauthorized trimming, pruning, or removal causes permit revocation.	Unauthorized trimming, pruning, or removal causes a 20-day suspension instead of automatic revocation.	Same comment as 3.
MGO § 10.08(3)(e) (Entrance Locations)	No entrance allowed where a City tree is present unless no other option and tree permit obtained.	Adds exceptions: (1) if other ordinance/policy conflicts, staff decides priority; (2) Forester discretion to allow removal considering tree size/condition if project would be adversely impacted.	This is a clarification that does not change the intent of the ordinance.
MGO § 10.105(5) (Tree Valuation)	Valuation policy considers replacement/reestablishment costs, size, age, species, soil, canopy, etc.	Adds “health condition” as a valuation factor. Reaffirms valuation should reflect City's actual replacement / reestablishment costs.	This is a clarification that does not change the intent of the ordinance.

From:	Bill Connors
To:	Plan Commission Comments
Subject:	Smart Growth"s Comments re Proposed Street Tree Protection Ordinance
Date:	Friday, August 22, 2025 4:13:14 PM
Attachments:	SGGM Recommended Changes to Madison Street Tree Protection Ord 2025-08-22.pdf

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Chair Gnam and Plan Commission Members:

Attached to this email are recommended changes from Smart Growth Greater Madison to the proposed street tree protection ordinance and changes to the Standard Specifications for Public Works Projects, Legistar 89254. Smart Growth is seeking more time to work with the ordinance's sponsors and staff on language that achieves the objectives of the proposed ordinance while minimizing negative consequences.

Smart Growth asks that you adopt a motion asking the Common Council to re-refer this ordinance to your commission to allow additional time to work collaboratively on the ordinance and standard specifications language.

There was no attempt to reach out to developers and contractors who are active in Madison regarding the concept for and text of the proposed ordinance before it was introduced. Smart Growth would have welcomed being able to hear from the sponsors about the problem they are seeking to fix and to share ideas about how to fix the problem while minimizing added risk, delays and costs to housing construction in Madison. Unfortunately, we have only started those conversations with City Forester Ian Brown.

Smart Growth encourages you to read the memo in Legistar from Alex Saloutos, dated August 11, 2025, about the lack of data and analysis to support the proposed ordinance. Smart Growth agrees with Mr. Saloutos's memo.

This proposed ordinance is yet another way that the city government makes housing more expensive in Madison. For example, developers of multi-family housing buildings will need to find a way to pass along to tenants the cost of a tree replacement plan produced by a certified arborist and the required contribution to the new street tree replacement fund. Although these costs might appear relatively small, they are on top of many other costs that the Madison city government imposes on new housing construction, including bird-friendly glass and green roofs.

Smart Growth recommends using Park Fee revenue to make the required contributions to the street tree replacement fund, if that is permitted by state law, to avoid increasing the cost of housing. Park Fee revenue is rarely spent to benefit residents of the greater Downtown area.

Smart Growth's greatest concern is about the provisions in the proposed ordinance authorizing the revocation of permits to use the street or other parts of the right of way (e.g., the terrace) to stage construction equipment and materials. In the tight spaces for infill development and redevelopment projects, it is often essential to be able to use the street and terrace to stage equipment and materials. The safety of workers, passing pedestrians and motorists, and nearby properties is of paramount importance when deciding where to stage equipment and materials for a substantial construction project.

The draft ordinance provides that if an employee of one of the contractors or

subcontractors mistakenly damages or kills a street tree that was supposed to be preserved, the city government may revoke the permits to use the street and terrace. For many infill development projects, the revocation of these permits would be a death sentence—the new building could not be completed.

City Forester Brown has said in that situation, the developer could apply for new permits to use the street and right of way. But under the proposed ordinance, the new permits might be denied.

Developers will be extremely reluctant to take the risk that their project might be hit with a death sentence in the midst of construction if a contractor's or subcontractor's employee makes a mistake. Lenders will be extremely reluctant to make loans for development projects if a project might be hit with a death sentence in the midst of construction if a contractor's or subcontractor's employee makes a mistake. If this proposed ordinance is enacted in its current form, many developers will not even explore projects on possible infill development sites because of the risk created by the presence of street trees. You will not see the housing development projects that never happen because they are never even explored as a result of this ordinance.

Smart Growth has recommended different ordinance text to address this concern.

Most of the other changes recommended by Smart Growth make the text of the ordinance and Standard Specifications match statements that City Forester Brown has made about how this new regulatory regime would work in practice.

Thank you for your consideration.

Bill Connors
Executive Director
Smart Growth Greater Madison, Inc.
608-228-5995 (mobile)
www.smartgrowthgreatermadison.org

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Madison, WI 53703

SMART GROWTH
Greater Madison

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Madison, WI 53703
608-554-5045
hello@smartgrowthgreatermadison.org

August 22, 2025

Smart Growth Greater Madison recommends the following changes to the proposed changes to the Standard Specifications for Public Works Projects and the proposed Street Tree Protection Ordinance

Standard Specifications for Public Works Projects sec. 107.13

Current proposed new text:

The Tree Protection Zone is the area around a tree that is the greater of either 5 feet, or 1 foot for each DBH. The Tree Protection Zone may be increased or decreased by the City Forester based on the unique characteristics of the tree in question.

SGGM's recommended new text:

The Tree Protection Zone is the area around a tree that is within a radius from the tree that is the greater of either 5 feet, or 1 foot for each DBH. The Tree Protection Zone may be increased or decreased by the City Forester based on the unique characteristics of the tree in question and the need for construction equipment to access adjacent development sites. The Tree Protection Zone is only within the public right of way and does not extend into adjacent private property.

New subs. (11), para. (d) in MGO sec. 10.05

Current proposed new text:

(11) Other Obligations.

(d) Tree Protection.

1. Requirement. For any trees within the project area that are not the subject of a tree trimming, pruning or removal permit issued under Sec. 10.101, the applicant shall comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction, where applicable, while performing work under the permit issued under this Section.

2. Penalty. In addition to revocation or suspension of the permit under Sub. (12) and the requirements of Section 10.105, the failure to comply with the Tree Protection

3. Specifications as required under this Subdivision shall be subject to a forfeiture of five hundred dollars ($500), unless the violation results in the removal of a tree, in which case the forfeiture shall be one hundred and fifty dollars ($150) per trunk diameter inch of the impacted tree, as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch. Each day such violation or failure to comply continues shall be considered a separate offense.

(12) Revocations, Suspensions, Refusals to Issue or Extend Permits.

(a) Grounds . The Department may refuse to issue a permit or may revoke, suspend or refuse to extend an existing permit if it finds any of the following grounds:

16. The applicant or Permittee has failed to identify impacted trees, comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction or an approved tree trimming or tree replacement plan, or caused unauthorized injury or damages, including removal, of right-of-way trees on prior projects.

SGGM's proposed new text:

(11) Other Obligations.

(d) Tree Protection.

4. Requirement. For any trees within the project area that are not the subject of a tree trimming, pruning or removal permit issued under Sec. 10.101, the applicant shall comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction, where applicable, while performing work under the permit issued under this Section.

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(a) Grounds . The Department may refuse to issue a permit or may revoke, suspend or refuse to extend an existing permit if it finds any of the following grounds:

16. The applicant or Permittee has failed to identify impacted trees~~,~~ In addition, the Department may suspend a permit for 20 days if the applicant or Permittee failed to comply with Section

107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction or an approved tree trimming or tree replacement plan, or caused unauthorized injury or damages, including removal, of right-of-way trees on prior projects.

New para. (s) in MGO sec. 10.055, subs. (4)

Current proposed new text:

(S) Tree Protection

1. Requirement. For any trees within the project area that are not the subject of a tree trimming, pruning or removal permit issued under Sec. 10.101, the applicant shall comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction, where applicable, while occupying the permitted area.

2. Penalty. In addition to revocation or suspension of the permit under Sub. (6) and the requirements of 10.105, the failure to comply with the Tree Protection Specifications as required under this Subdivision shall be subject to a forfeiture of five hundred dollars ($500), unless the violation results in the removal of a tree, in which case the forfeiture shall be one hundred and fifty dollars ($150) per trunk diameter inch of the impacted tree, as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch. Each day such violation or failure to comply continues shall be considered a separate offense.

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Change to subs. (5) of MGO sed. 10.055

Current proposed new text:

(5) Public Trees . Any trimming, pruning or removal of public trees within the permitted area will require the prior issuance of a separate permit under Sec. 10.101. The trimming, pruning or removal of any City tree without a permit issued under Sec. 10.101 or without the permission of the City Forester shall be cause to revoke a permit issued under this Section. Any tree removal is further subject to Sec. 10.105.

SGGM's recommended new text:

(5) Public Trees . Any trimming, pruning or removal of public trees within the permitted area will require the prior issuance of a separate permit under Sec. 10.101. The trimming, pruning or removal of any City tree without a permit issued under Sec. 10.101 or without the permission of the City Forester shall be cause to ~~revoke~~ suspend a permit issued under this Section for 20 days. Any tree removal is further subject to Sec. 10.105.

New paragraph (e) in MGO sec. 10.08, subs. (3)

Current proposed new text:

No entrance shall be located where an existing City street tree is present unless no other location is available, the applicant obtains a tree trimming, pruning or removal permit under Sec. 10.101, and the applicant complies with Sec. 10.105.

SGGM's recommended new text:

No entrance shall be located where an existing City street tree is present unless no other location is available, the applicant obtains a tree trimming, pruning or removal permit under Sec. 10.101, and the applicant complies with Sec. 10.105, except as follows:

1. If another section of the Madison General Ordinances or City policy or City department prohibits an entrance from being located where a City street tree is not present, city staff shall decide which ordinance or policy has priority regarding the location of the entrance.
2. If an owner of private property shows that a proposed development project would be adversely impacted by requiring an entrance to be located where no existing City street tree is present, the City Forester has discretion to allow an applicant to obtain a permit to remove a City street tree under Sec. 10.101 taking into consideration the size and condition of the street tree that would be removed.

New MGO section 10.105, subs. (5)

Current proposed new text:

Valuation. The City Forester shall determine the value of the removed street tree by applying the City Forester's Street Tree Valuation Policy, which policy shall be created by the City Forester and approved by the Board of Public Works. The Policy shall be updated at least bi-annually so that the valuations reflect the City's updated costs. In establishing the policy, the City Forester shall consider a tree's replacement cost (the costs that will be incurred by the City to purchase suitable replacement(s) for the tree), and reestablishment costs (the costs that will be incurred by the City to prepare a site suitable for sufficient canopy growth to replace the lost tree). Other factors to consider will include, but not be limited to, size, age, species, and character of the tree, type of street, soil condition, and the existing tree canopy. The value determination for a tree is meant to reflect the City's actual costs that would be incurred to replace the removed tree.

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From: Scott Hershberger
To: Finance Committee
Subject: Street tree protection
Date: Monday, August 11, 2025 8:53:36 AM

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Finance Committee members:

I am a Madison resident, and I strongly support the proposed amendments to Madison's general ordinances to enhance the city's street tree protection provisions and establish a Street Tree Replacement Fund.

Trees are the unsung heroes of our urban landscapes. They benefit our physical health by providing shade and cooling the city, they benefit our mental health through their green beauty, and they benefit the environment by filtering pollution, preventing erosion, providing habitat and food for wildlife and pollinators, and more. Many of these benefits are amplified for old, large trees that take several (human) generations to grow. By increasing our protections for street trees, we are investing in our current and future well-being. The economic gains from protecting street trees far outweigh the costs that might be added to construction projects.

I hope you will support the proposed amendments. Thank you for your consideration.
Sincerely,
Scott Hershberger
702 Eagle Heights
Apt D
Madison, WI 53705

From: Bill Connors
To: Finance Committee
Subject: Smart Growth"s Comments re Proposed Street Tree Protection Ordinance
Date: Friday, August 22, 2025 4:19:23 PM
Attachments: SGGM Recommended Changes to Madison Street Tree Protection Ord 2025-08-22.pdf

You don't often get email from bill@smartgrowthgreatermadison.org. Learn why this is important

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Mayor Rhodes-Conway and Finance Committee Members:

Attached to this email are recommended changes from Smart Growth Greater Madison to the proposed street tree protection ordinance and changes to the Standard Specifications for Public Works Projects, Legistar 89254. Smart Growth is seeking more time to work with the ordinance's sponsors and staff on language that achieves the objectives of the proposed ordinance while minimizing negative consequences.

Smart Growth asks that you adopt a motion asking the Common Council to re-refer this ordinance to your committee to allow additional time to work collaboratively on the ordinance and standard specifications language.

There was no attempt to reach out to developers and contractors who are active in Madison regarding the concept for and text of the proposed ordinance before it was introduced. Smart Growth would have welcomed being able to hear from the sponsors about the problem they are seeking to fix and to share ideas about how to fix the problem while minimizing added risk, delays and costs to housing construction in Madison. Unfortunately, we have only started those conversations with City Forester Ian Brown.

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Smart Growth's greatest concern is about the provisions in the proposed ordinance authorizing the revocation of permits to use the street or other parts of the right of way (e.g., the terrace) to stage construction equipment and materials. In the tight spaces for infill development and redevelopment projects, it is often essential to be able to use the street and terrace to stage equipment and materials. The safety of workers, passing pedestrians and motorists, and nearby properties is of paramount importance when deciding where to stage equipment and materials for a substantial construction project.

The draft ordinance provides that if an employee of one of the contractors or subcontractors mistakenly damages or kills a street tree that was supposed to be preserved, the city government may revoke the permits to use the street and terrace. For many infill development projects, the revocation of these permits would be a death sentence—the new building could not be completed.

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Thank you for your consideration.

Bill Connors
Executive Director
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August 22, 2025

Smart Growth Greater Madison recommends the following changes to the proposed changes to the Standard Specifications for Public Works Projects and the proposed Street Tree Protection Ordinance

Standard Specifications for Public Works Projects sec. 107.13

Current proposed new text:

The Tree Protection Zone is the area around a tree that is the greater of either 5 feet, or 1 foot for each DBH. The Tree Protection Zone may be increased or decreased by the City Forester based on the unique characteristics of the tree in question.

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New subs. (11), para. (d) in MGO sec. 10.05

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(d) Tree Protection.

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2. Penalty. In addition to revocation or suspension of the permit under Sub. (12) and the requirements of Section 10.105, the failure to comply with the Tree Protection

3. Specifications as required under this Subdivision shall be subject to a forfeiture of five hundred dollars ($500), unless the violation results in the removal of a tree, in which case the forfeiture shall be one hundred and fifty dollars ($150) per trunk diameter inch of the impacted tree, as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch. Each day such violation or failure to comply continues shall be considered a separate offense.

(12) Revocations, Suspensions, Refusals to Issue or Extend Permits.

(a) Grounds . The Department may refuse to issue a permit or may revoke, suspend or refuse to extend an existing permit if it finds any of the following grounds:

16. The applicant or Permittee has failed to identify impacted trees, comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction or an approved tree trimming or tree replacement plan, or caused unauthorized injury or damages, including removal, of right-of-way trees on prior projects.

SGGM's proposed new text:

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(d) Tree Protection.

4. Requirement. For any trees within the project area that are not the subject of a tree trimming, pruning or removal permit issued under Sec. 10.101, the applicant shall comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction, where applicable, while performing work under the permit issued under this Section.

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New para. (s) in MGO sec. 10.055, subs. (4)

Current proposed new text:

(S) Tree Protection

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Change to subs. (5) of MGO sed. 10.055

Current proposed new text:

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New MGO section 10.105, subs. (5)

Current proposed new text:

Valuation. The City Forester shall determine the value of the removed street tree by applying the City Forester's Street Tree Valuation Policy, which policy shall be created by the City Forester and approved by the Board of Public Works. The Policy shall be updated at least bi-annually so that the valuations reflect the City's updated costs. In establishing the policy, the City Forester shall consider a tree's replacement cost (the costs that will be incurred by the City to purchase suitable replacement(s) for the tree), and reestablishment costs (the costs that will be incurred by the City to prepare a site suitable for sufficient canopy growth to replace the lost tree). Other factors to consider will include, but not be limited to, size, age, species, and character of the tree, type of street, soil condition, and the existing tree canopy. The value determination for a tree is meant to reflect the City's actual costs that would be incurred to replace the removed tree.

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From: Robert C. Procter
To: Finance Committee
Subject: Street Tree Protection Ordinance
Date: Monday, August 25, 2025 1:22:35 PM
Attachments: RASCW Comments to Street Tree Ordinance (2025 8-25).pdf

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Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Finance Committee Members:

Please see the attached comments from the REALTORS Association of South Central Wisconsin.

Sincerely,

Robert Procter
Attorney

AXLEY BRYNELSON LLP
2 E. Mifflin St. Ste 200 | Madison, WI 53703
P.O. Box 1767 | Madison, WI 53701-1767
Phone: 608.283.6762 | Mobile: 608.692.8270 | Fax: 608.257.5444
Email: RProcter@axley.com | bio | axley.com

Legal Assistant: Ann Sackett
Phone: 608.260.2477 | Email: asackett@axley.com

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Robert C. Procter
Government Affairs Director
Axley Brynelson, LLP
rprocter@axley.com
(608) 283-6762

Re:	**STREET TREE PROTECTION ORDINANCE**
TO:	Housing Strategy Committee
FROM:	Realtors® Association of South Central Wisconsin[1] Robert C. Procter, Government Affairs Director
DATE:	August 25, 2025

On behalf of the REALTORS® Association of South Central Wisconsin (RASCW), thank you for the opportunity to provide testimony on the proposed revisions to the City's Street Tree Protection Ordinance. RASCW's members support the protection of trees located in the City's right-of-way. Street trees enhance neighborhood life, offer environmental benefits, and add to community character. At the same time, we believe that several clarifications to the draft ordinance are necessary to ensure it functions as intended, provides fairness to property owners and contractors, and avoids unintended consequences for development projects.

Tree Protection Zone Limited to the Right-of-Way. As written, the definition of the Tree Protection Zone is ambiguous and could be interpreted to extend onto private property. This effectively creates a new form of setback requirement not contemplated by the ordinance, and one that could prevent reasonable use of private property. We recommend making clear that the Tree Protection Zone applies only within the City's right-of-way and does not extend onto adjacent private property.

Condition of the Tree as a Factor. The health and condition of the tree should be explicitly recognized as a factor in valuation and decision-making. This ensures the City prioritizes resources toward protecting viable, healthy trees and avoids imposing disproportionate replacement costs on projects where trees are already in decline.

Proportional Enforcement – Up to 20-Day Suspension. Current language allows for revocation of right-of-way permits for violations. Revocation is a severe penalty that could jeopardize projects valued at tens or even hundreds of millions of dollars. Large construction projects involve multiple contractors and subcontractors working under tight deadlines. Mistakes by the best of contractors are possible. Allowing for suspensions of up to 20 days instead of automatic revocation creates accountability while keeping enforcement proportional to the violation without threatening the project's viability.

These clarifications do not affect the ordinance's purpose or intent. They create clear, fair, and proportional rules for all parties involved. RASCW respectfully requests that these clarifications be incorporated into the final ordinance to ensure it provides protection for City-owned street trees while supporting clarity, fairness, and project feasibility. We have attached a chart showing the requested revisions. These revisions are the same as those requested by Smart Growth of Greater Madison.

[1] RASCW represents more than 3,400 members of the housing industry in South Central Wisconsin. RASCW supports the housing industry through advocacy for its members and consumers.

PROPOSED CLARIFICATIONS TO STREET TREE PROTECTION ORDINANCE
REALTORS ASSOCIATION OF SOUTH CENTRAL WISCONSIN

Section	City Draft	Proposed Clarifications	Comment
Standard Specs § 107.13 (Tree Protection Zone)	Tree Protection Zone is the greater of 5 feet or 1 foot per DBH. City Forester may adjust.	Defines as a radius; limited to public right-of-way; Forester may adjust considering construction equipment access.	The clarification as to 'radius', limited to the public right-of-way, and City Forester discretion were all items that the City Forester testified as being his interpretation of the Ordinance. These changes would only clarify and not change the intent.
MGO § 10.05(11)(d) (Tree Protection Requirement & Penalty)	Applicants must comply with §107.13 unless covered by trimming/removal permit. Penalty: $500 or $150/inch if removal occurs.	Clarifies penalties apply for 'unauthorized removal'.	This is a clarification that does not change the intent of the ordinance.
MGO § 10.05(12)(a) (Revocations/Suspensions)	Permit may be revoked, suspended, or refused if tree rules violated.	Explicitly allows up to a 20-day suspension for non-compliance or unauthorized damage to ROW trees.	No matter how professional or well-intentioned contractors are, mistakes happen. Revoking a ROW permit could cause a project to fail. These projects are always on tight deadlines. The penalty for a violation needs to be proportional to the violation. Endangering the viability of a project that is potentially tens or hundreds of million dollars because a contractor or subcontractor made a mistake is draconian.
MGO § 10.055(4)(s) (Tree Protection for Occupancy Permits)	Applicants must comply with §107.13 while occupying area. Penalty: $500 or $150/inch if removal occurs.	Same requirement but specifies “unauthorized removal” before per-inch fines apply.	This is a clarification that does not change the intent of the ordinance.

Section	City Draft	Proposed Clarifications	Comment
MGO § 10.055(5) (Public Trees)	Unauthorized trimming, pruning, or removal causes permit revocation.	Unauthorized trimming, pruning, or removal causes a 20-day suspension instead of automatic revocation.	Same comment as 3.
MGO § 10.08(3)(e) (Entrance Locations)	No entrance allowed where a City tree is present unless no other option and tree permit obtained.	Adds exceptions: (1) if other ordinance/policy conflicts, staff decides priority; (2) Forester discretion to allow removal considering tree size/condition if project would be adversely impacted.	This is a clarification that does not change the intent of the ordinance.
MGO § 10.105(5) (Tree Valuation)	Valuation policy considers replacement/reestablishment costs, size, age, species, soil, canopy, etc.	Adds “health condition” as a valuation factor. Reaffirms valuation should reflect City's actual replacement / reestablishment costs.	This is a clarification that does not change the intent of the ordinance.

Standard Specifications for Public Works Projects
(2026 Proposed Revisions)

107.13 Tree Protection Specifications.

These specifications shall be applicable to all Contractors working in the Public Right of Way, whether by permit, Public Works Contract, Developer Agreement or any other permission to work within the Public Right of Way. However, any Contractor doing work related to an emergency situation as described in Sections 10.05(13)(a) and 10.101(5) of the Madison General Ordinances are not bound by these provisions for those situations only. The term "Contractor" shall also mean 'Permit Grantee' or anyone given permission to work in the Public Right of Way, regardless of whether a permit is obtained or granted. For the purposes of these specifications, "Public Right of Way" shall include any property that the City of Madison has an ownership interest in, including, without limitation, highways and highway right-of-ways, public walkways and bike paths, parks, greenways and stormwater management areas. Other Sections of the Standard Specifications may repeat portions of this specification for emphasis and / or expand upon these specifications. The specifications found in those other Sections are not intended to conflict with these specifications.

The maintenance and enhancement of the urban forest, in particular the established urban forest, is a goal of the City of Madison. Preserving and protecting healthy trees, especially mature trees, is one objective towards achieving this goal. Trees vary in their ability to adapt to altered growing conditions. Trees have established stable biological systems in the pre- existing physical environment. Disruption of this environment by construction activities interrupts the tree's physiological processes causing depletion of energy reserves and a decline in vigor, often resulting in the tree's death. Typically, this reaction may develop from one to twelve years or more after disruption. It could take generations to replace a fully mature tree. These tree protection specifications are intended to insure that appropriate practices will be implemented in the construction phase of the project to protect a tree's structural integrity and future health and both preserve trees and property value. Also, these specifications will reduce the likelihood of undesirable consequences that may result from uninformed or careless construction practices adjacent to trees. The most common forms of construction damage to trees are:

- Injury to roots, trunk or branches
- Bark or trunk wounding
- Soil compaction which degrades the functioning of roots and inhibits the development of new ones and restricts drainage, which desiccates roots
- Changes in existing grade which can cut or suffocate roots

Damage can be prevented or minimized by following the specifications below and properly educating construction staff of these specifications and use of care when working around trees during the construction process within the Tree Protection Zone. If the City Forester or City Engineer determines that a tree has been damaged due to

failure to follow these specifications, or negligence of the Contractor or Subcontractor, a fine or liquidated damages shall be assessed to the Contractor or permit holder.

For the purposes of this Section 107.13, the definitions set forth in MGO Sec. 10.105(2) apply, including:

DBH, or Diameter at Breast Height, means the diameter of the trunk of the tree measured in inches at a point four and one-half feet above the existing grade at the base of the tree or the Aggregate Diameter of a Multiple Stemmed Tree, rounded down to the nearest inch. This point of measurement is used for measuring mature and established trees.

The Tree Protection Zone is the area within the radius around a tree that is the greater of either 5 feet, or 1 foot for each DBH. The Tree Protection Zone may be increased or decreased by the City Forester based upon the unique characteristics of the tree in question, or other considerations.

The City Engineer or City Forester may elect to specify the use of a protective fencing and/or barricades by the Contractor to mark the tTree pProtection zZones or zZones of no disturbance for protected trees, street trees or designated trees. The fenced and/or barricaded enclosure shall achieve three four primary goals, (1) to keep the foliage of tree crowns and branching structure clear from contact by equipment, materials and activities; (2) to preserve roots and soil conditions in an intact and non-compacted state and; (3) to identify the tTree pProtection zZone in which no soil disturbance is permitted and activities are restricted, unless otherwise approved; and (4) to protect a tree trunk, roots and limbs from direct contact during work. The fences and/or barricades shall enclose the entire area designated by City Engineer or City Forester of the trees to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project. The fences and/or barricades shall be erected before the demolition, grading or construction begins. Do not remove tTree pProtection zZone fencing/barricades to allow for deliveries or equipment access through the protection zone. Whenever construction fencing and/or barricades are is used, a bid item shall be included in the contract, unless specified as incidental.

107.13(a) Underground Utility Excavation & Installation Excavation and Work Within the Tree Protection Zone.

The Contractor shall not grade, excavate, full depth saw cut sidewalk or otherwise disturb the area within the Tree Protection Zone five (5) feet of any tree as measured from the outside edge of the tree trunk or visible aboveground portion of the root system along the length of the terrace, without prior consultation with and permission from the City Forestry Representative.

For work involving laterals or utilities located in close proximity to terrace trees, the situation shall be reviewed on a case by case basis by the Engineer and City Forestry Representative. The contractor shall use construction methods to minimize tree damage as directed by the Engineer. The Engineer may elect to terminate lateral installation prior to conflict with tree (normally terminate at the curb). Most laterals shall

have their locations verified and on the plan set in advance of bidding. Laterals that have not had their locations verified, shall be so noted on the plans.

Boring under or within the ~~5 foot~~ Tree Pprotection Z~~z~~one may be allowable, and is recommended compared to open trenching.

All roots over one (1) inch in diameter that are damaged shall be cleanly cut immediately in back of the damaged section on the same day of the excavation. Cuts may be made with lopping shears, chainsaw, stump grinder, sawzall or other means which will produce a clean cut. Exposed roots should be covered as soon as excavation and installation are complete.

The Contractor shall not rip or pull roots out towards the trunk of a tree while excavating with a backhoe. The use of a backhoe to clean cut roots is NOT acceptable.

107.13(b) Curb Excavation and Installation.

Root masses that grow very close to, up to or over curb will require extra care during excavation. Curb modifications may be necessary as determined by the Engineer or City Forester, such as curving into the direction of the street to avoid damage to the root system or hand formed curb.

All roots over one (1) inch in diameter that are damaged shall be cleanly cut immediately back of the damaged section on the same day of the excavation. Cuts may be made with lopping shears, chainsaw, stump grinder, sawzall or other means which will produce a clean cut. Exposed roots should be covered as soon as excavation and installation are complete.

The City Forester will review curb and gutter that is marked for removal and adjacent to street trees. Forestry will mark curb and gutter with “NRC” (No Root Cutting) next to trees that curb and gutter removal and replacement has a greater potential to damage tree roots. The Contractor shall proceed in the following sequence to repair sidewalk marked with NRC as follows:

1. Place a yellow ribbon around the tree marked NRC at approximately 4-feet from the ground in order to highlight these trees for the equipment operator removing the concrete;

2. Ribbon shall remain until forms have been removed;

3. Carefully remove the concrete curb and gutter so marked and those adjacent

curb and gutter sections six (6) feet on either side of the visible root flair without excavating into the terrace or without damaging roots;

4. At the City's discretion, install a type II barricade;

5. Await inspection by Forester, who shall determine which roots can or cannot be cut or shaved, how much excavation can be safely allowed and communicate their findings to the Contractor and the Engineering Construction Inspector. After the Contractor notifies the City Forestry staff that the removals are complete and ready for their determination, the City Forestry staff shall respond by the end of the following work day. Rain days, weekends and holidays do not count as a work day for this purpose.

6. Proceed to cut or shave roots in the presence and under the direction of the Forester.

At locations where the curb and gutter is to be removed and replaced that are adjacent to street trees that are not marked "NRC", the Contractor can remove the concrete and underlying soil to sub-grade without notification to the City Forestry Representative.

Curb excavations shall be limited to one (1) foot behind the proposed curb for trees less than 10" in DBH (Diameter at Breast Height), for a distance of ten (10) feet each way from a tree trunk to reduce damage to the root system.

Curb excavations shall be limited to six (6) inches behind proposed curb for trees greater than 10" DBH, or street terrace widths less than six (6) feet for a distance of ten (10) feet each way from a tree trunk to reduce damage to the root system.

When excavation behind the curb is limited to less than 6 inches, the new curb must be a 'hand- formed' replacement for a minimum length as directed by the engineer.

Contractor shall not cut any roots that are 3" or larger in diameter without prior permission from the City Forestry Representative for curb and gutter installation.

In situations where root severing has to occur, the root cutting will be clean cuts – not jagged or ripped. The use of a Backhoe to clean cut tree roots is NOT acceptable.

All roots over one (1) inch in diameter that are damaged shall be cleanly cut immediately back of the damaged section on the same day of the excavation. Cuts may be made with lopping shears, chainsaw, stump grinder, sawzall or other means which will produce a clean cut. Exposed roots should be covered as soon as excavation and installation are complete.

107.13(c) Sidewalk Excavation and Installation.

The City Forester will review sidewalk that is marked for removal and adjacent to street trees. Forestry will mark sidewalk with “NRC” (No Root Cutting) next to trees that sidewalk removal and replacement has a greater potential to damage tree roots. The Contractor shall proceed in the following sequence to repair sidewalk marked with NRC as follows:

1. Place a yellow ribbon around the tree marked NRC at approximately 4-feet from the ground in order to highlight these trees for the equipment operator removing the concrete;

2. Ribbon shall remain until forms have been removed;

3. Carefully remove the concrete sidewalk so marked and those adjacent sidewalk sections six
(6) feet on either side of the visible root flair without damaging roots;

4. At the City’s discretion, install a type II barricade;

5. Await inspection by Forester, who shall determine which roots can or cannot be cut or shaved and communicate their findings to the Contractor and the Engineering Construction Inspector. After the Contractor notifies the City Forestry staff that the removals are complete and ready for their determination, the City Forestry staff shall respond by then end of next work day. Rain days, weekends and holidays do not count as a work day for this purpose.

6. Proceed to cut or shave roots in the presence and under the direction of the Forester;

7. Install the granular sub-base, 3-inch minimum depth if the sub-grade is not acceptable, and new concrete sidewalk, 5-inch minimum depth;

8. Remove ribbon.

At locations where the sidewalk is to be removed and replaced that are adjacent to street trees that are not marked “NRC”, the Contractor can remove the concrete and underlying soil to sub-grade without notification to the City Forestry Representative. The Contractor and the City shall review the construction site for privately owned trees (on private property, but near the sidewalk to be removed) that could require the above process. In those cases, the trees shall be reviewed on a case-by-case basis with the property owner.

Contractor shall not cut any roots that are 3" or larger in diameter without prior permission from the City Forestry Representative for sidewalk installation or repair within ~~five (5) feet of any tree located in the terrace as measured from the outside edge of the tree trunk or visible aboveground portion of the root system~~ the Tree Protection Zone. In situations where root severing has to occur, the root cutting will be clean cuts – not jagged or ripped. The use of a Backhoe to clean cut tree roots is NOT acceptable. All roots over one (1) inch in diameter that are damaged shall be cleanly cut immediately back of the damaged section on the same day of excavation. Exposed roots should be covered as soon as excavation and installation are complete.

107.13(d) Root Cutting / Root Grinding.

Roots shall be cut or ground as specified by the City Forestry Representative. This cutting or grinding shall require the use of tools such as: stump grinders; lopping shears; root saws; sawzall; front mounted stump or wheel grinders; and chainsaws. Unless otherwise specified the Contractor shall be paid per linear foot for Root Cutting for the length of the NRC Curb or NRC sidewalk, with a maximum length of fifteen (15) linear feet per NRC location, more specifically as follows:

Root Cutting – Curb & Gutter

Description

This item shall include all root cutting and / or root grinding as determined by the City Forestry Representative for roots under removed curb & gutter that has been marked with "NRC" for No Root Cut until further inspection. Work under this item shall include all work, materials, labor and incidentals necessary to cut or grind the root, using proper tools as prescribed by the City Forestry Representative.

Method of Measurement

Root Cutting – Curb & Gutter shall be measured per linear foot of curb & gutter that is marked with "NRC" in the field, with a maximum measurement of 15 linear feet per tree location.

Basis of Payment

Root Cutting – Curb & Gutter shall be measured as described above which shall be full compensation for all work, materials and incidentals to complete the work as described above regardless of the degree of difficulty per given location.

Root Cutting – Sidewalk

Description

This item shall include all root cutting and / or root grinding as determined by the City Forestry Representative for roots under removed sidewalk that has been marked with "NRC" for No Root Cut until further inspection. Work under this item shall include all work, materials, labor and incidentals necessary to cut or grind the root, using proper tools as prescribed by the City Forestry Representative.

Method of Measurement

Root Cutting – Sidewalk shall be measured per linear foot of sidewalk that is marked with "NRC" in the field, with a maximum measurement of 15 linear feet per tree location.

Basis of Payment

Root Cutting – Sidewalk shall be measured as described above which shall be full compensation for all work, materials and incidentals to complete the work as described above regardless of the degree of difficulty per given location.

107.13(e) Terrace Restoration.

All mechanical grading, including sod installation within ~~five (5) feet of any tree as measured from the outside edge of the tree trunk or visible aboveground portion of the root system~~ the Tree Protection Zone shall be prohibited unless directed by the City Engineer or City Forester.

107.13(f) Bark Abrasions and Limb Damage.

Contractor shall take precautions during construction not to disfigure, scar, or impair the health of any tree on public or private property.

Pre-construction pruning – Street trees will be pruned by City Forestry. All pruning shall be done according to ANSI A300 tree pruning specifications. No more than one-fourth (25 percent) of the functioning leaf and stem area may be removed within one calendar year. It must be recognized that trees are individual in form and structure, and that pruning needs may not always fit strict rules. Occasionally a limb may have to remain at a height less than fourteen (14) feet above the roadway. These instances shall be noted during the 'walk thru' and the Contractor shall employ methods to protect said limb. Pruning shall not be attempted by contractor unless approved by City Engineer or City Forester.

Contractor shall operate equipment in a manner as to not damage the branches of a tree. This may require using smaller equipment and loading or unloading materials in a designated space away from trees on the construction site.

Contractor shall notify City Forestry the same day of any damage to trees resulting from construction activities.

107.13(g) Soil Compaction.

The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within ~~five (5) feet from the face of the tree measured in any direction or within~~ the ~~t~~Tree ~~p~~Protection ~~z~~Zone is prohibited. Poisonous materials include, but are not limited to, paint, concrete or stucco mix, dirty water or any other material which may be deleterious to tree health. This not only prevents compaction, but also prevents damage to the trunks of trees and branches through scraping of scuffing the bark.

107.13(h) Contractor / Foreperson Acknowledgement.

The Tree Protection Specification and known conflicts and concerns shall be reviewed at the Pre- Construction meeting with the Contractor. This review shall include review of a one page educational informational sheet that details the procedures for avoiding damage to the tree and tree roots.

Utilities or others working in the Public Right of Way shall be required to sign this acknowledgement on a case by case basis.

107.13(i) Cost Recovery Charges and Liquidated Damages.

The Contractor's failure to follow the proper safeguards of these specifications shall result in the following cost recovery charges and liquidated damages to be assessed against the Contractor:

Where construction damage occurs causing or resulting in removal of the tree of 3 inch DBH or less ~~diameter or less (as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch)~~:

1. The costs associated with removing the tree including wood disposal.

2. The costs associated with removing the stump to a depth of at least 24 inches below the ground, and roots greater than 1 inch in diameter.

3. The costs associated with replanting a replacement tree that is either balled & burlapped or in a container and shall have a minimum caliper of two (2) inches. The species and replanting location shall be determined by City Forestry.

Where construction damage occurs causing or resulting in removal of the tree of greater than 3 inch DBH ~~diameter (as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch)~~:

1. The costs associated with removing the tree including wood disposal.

2. The costs associated with removing the stump to a depth of at least 24 inches below the ground, and roots greater than 1 inch in diameter.

3. The costs associated with replanting a replacement tree that is either balled & burlapped or in a container and shall have a minimum caliper of two (2) inches. The species and replanting location shall be determined by City Forestry.

4. The value of the existing tree which shall equal $~~125~~150.00 per DBH ~~trunk diameter~~ inch~~, as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch~~.

For bark scraping, trunk wounding and broken branches:

1. The costs associated with pruning broken branches, including wood disposal.

2. Loss of limb or broken branch larger than three (3) inches in diameter: $500.00 for each occurrence. Breakage of limbs that are less than fourteen (14) feet above the roadway shall be reviewed on a case by case basis.

3. Any damage to trunk or bark for trees measuring less than 8 inches DBH ~~as measured at 4 1/2 feet~~: $500.00 for each area.

4. Damage (measuring 8 square inches) to trunk or bark for trees measuring 8 inches - 12 inches DBH ~~as measured at 4 1/2 feet~~: $500.00 for each area.

5. Damage (measuring 16 square inches) to trees measuring greater than 12 inches DBH ~~as measured at 4 1/2 feet~~: $500.00 each area.

For root cutting or excavation within the ~~t~~Tree ~~p~~Protection ~~z~~Zone:

1. For mechanical excavation within ~~five (5) feet of a tree as measured from the outside edge of the tree trunk or visible aboveground portion of the root system or within~~ the designated ~~t~~Tree ~~p~~Protection ~~z~~Zone~~, whichever is larger~~, including ripping of roots back towards the trunk, without prior permission from City Forestry Representative: $500.00 for each occurrence

2. For mechanical excavation beyond six (6) inches or one (1) foot of the proposed curb installation, as determined by the size of existing tree and terrace width, including ripping of roots back towards the trunk: $500.00 for each occurrence (see Curb excavation and installation specifications)

3. For failure to cleanly cut damaged roots greater than one (1) inch on the same day as the excavation: $500.00 for each occurrence.

Soil Compaction. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials ~~on or around trees and roots within five (5) feet from the face of the tree measured in any direction or~~ within the designated ~~t~~Tree ~~p~~Protection ~~z~~Zone~~, whichever is larger~~:

1. Initial fine of $500.00 will be applied.

2. For each additional day that materials, parking of vehicles or construction equipment remains within ~~five feet of the tree or within~~ the designated Tree Protection Zone~~, whichever is larger,~~ a $500.00 fine will applied.

For Public Works Contracts these charges and liquidated damages shall be assessed as Liquidated Damages. For Private Contracts, Permit work, or others, these charges and liquidated damages shall be assessed as City imposed forfeitures or private contract forfeitures.

107.13(j) Private Development, Tree Removal.

If a private development shall require the removal of a public street tree to facilitate the construction of a site, adding a driveway, installing underground utilities, or any other improvement or site revision, the Developer shall obtain approval from City Forestry in advance of the proposed work.

From: Irene Olson
To: Board of Public Works
Subject: Save Our Street trees
Date: Monday, September 1, 2025 11:17:44 PM

You don't often get email from imolson5@hotmail.com. Learn why this is important

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I am writing to urge you to vote for the proposed ordinance to protect street trees from development damage (Legistar file #89254). Please don't rely on developers to regulate themselves. They have already done so much damage that cannot be undone. We need to save and protect existing large canopy shade trees, especially since the development of a new building is only likely to add to the heat island problem

Sincerely,
Irene Olson

From: annewalker@homelandgarden.com
To: Board of Public Works
Subject: 89254-Tree protections
Date: Tuesday, September 2, 2025 8:44:48 AM
Attachments: WPM$P3KD.PM$

[You don't often get email from annewalker@homelandgarden.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Dear Board

We desperately need protections for our established trees. In Isthmus neighborhoods, we are short on canopy trees, and a lot of development and work occurs in the public ROW. Over the years, I have witnessed a lot of work that has harmed our canopy trees including damage to the roots, trunks and branches. In the Isthmus, many of the trees, should they die, will not be replaced due to utilities, both above and below ground. We need protections to preserve our canopy, and especially as our neighborhood continues to build not only buildings, but also the urban heat island effect.

Respectfully, Anne Walker
(no attachments)

From: Court Personal
To: Board of Public Works
Subject: Support for Trees
Date: Tuesday, September 2, 2025 12:58:49 PM

[You don't often get email from lindlcourtneyb@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Hello! I'm writing to support the trees and am asking you to pass 89254

Support the trees and don't let those developers ruin this wonderful piece of legislation!

Thank you,
Courtney Lindl
1012 Jenifer Street

Sent from my iPhone

From: C D
To: Board of Public Works; All Alders
Subject: Save trees! Legis# 89254
Date: Tuesday, September 2, 2025 12:58:50 PM

You don't often get email from kashkakat@gmail.com. Learn why this is important

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Hello Board members,

Please vote in favor of updating tree protections for our city. Theres been too many instances of developers promising to save prominent trees, only to find later that they're taken down - this simply puts some teeth into what they should already be doing.

Particularly in central city /isthmus area where insufficient canopy has created heat island effect, we just cant afford to lose any more trees. What remains are still cooling many of our homes by their shade and providing beauty to otherwise stark concrete landscape.

I understand developers are fighting this - however its not anything that precludes them still building and profiting in our community. Its not unreasonable that we as a city try to hold onto what's made this such a desireable place for people to live.

Thank you
Cathy Debevec / 1885 E Main St., Madison, WI

From: Mable Jackson
To: Board of Public Works
Subject: Support the TREES
Date: Tuesday, September 2, 2025 12:58:52 PM

[You don't often get email from mayjay481@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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I definitely understand. We planted six trees ourselves, their fruit trees. We have 6 in our front yard and had to ask MG&E to please not damage or walk-through our yard due to the trees that's only been planted for last than a year. So yes, I'll fully support and truly understand cause I am really overprotective about my mines. Contractors lack the ability of care if it's not theirs that's how I look at it and we need to do more about it. Fact is that all trees no matter what kind they should be protected at all costs, they are essential to us they not only provide oxygen but also fruit for the neighbors, family, and future to come and they also cost and is not cheap and once they are damage we have to rebuild and re-plug and re-dig and rebury that's also a lot of work. So yes I am all in and agree that we should protect our trees.
Sent from my iPhone

From: Rosemarie Carbino
To: Board of Public Works
Subject: I am in favor of update for City Trees
Date: Tuesday, September 2, 2025 2:42:13 PM

You don't often get email from rcarbino@wisc.edu. Learn why this is important

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Hello, Board of Public Works!

I want to be on record in favor of these updates to Madison's tree protection ordinance (**Legistar File #89254**).

I support it because the changes would:

- Expand **tree protection zones** during construction.
- Allow the City to **suspend/revoke permits** if contractors damage trees.
- Create a **Tree Replacement Fund** when removals are unavoidable.

Sincerely,

Rosemarie Carbino

1410 Morrison St., Madison 53703

From: Amy Owen
To: Board of Public Works
Subject: support for tree protection ordinance
Date: Tuesday, September 2, 2025 5:25:05 PM

You don't often get email from amydowen@hushmail.com. Learn why this is important

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Dear Board,

I am writing to ask for your support of the tree protection ordinance (File #89254). Please vote to support these changes and allow more trees to thrive and survive in construction zones.

Thank you,

Amy Owen
3129 Buena Vista St.
Madison WI 53704

From: Mark Nordbck
To: Board of Public Works
Subject: Tree Protection Ordinance
Date: Tuesday, September 2, 2025 5:31:02 PM

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Please note my support for the updates to the Tree Protection Ordinance.

Thank you,
Mark Nordbeck
Marquette Neighborhood Association - Green Space Committee member

From: Michael Rewey
To: Board of Public Works
Subject: Tree Protection Ordinance
Date: Wednesday, September 3, 2025 10:41:28 AM

You don't often get email from hiwayman@chorus.net. Learn why this is important

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Agenda Item 9 (Legistar 89254)

Amending Sections 4.095, 10.05, 10.055, 10.08, 10.101, 23.24 and 1.08(3)(a) and Creating Section 10.105 of the Madison General Ordinances to enhance the City's street tree protection provisions and to establish a Street Tree Replacement Fund.

Sponsors: Satya V. Rhodes-Conway, Michael E. Verveer, Tag Evers, Davy Mayer, Will Ochowicz And Bill Tishler

PLEASE SUPPORT THIS POSITIVE ORDINANCE UPGRADE

Changes include:

- Expand tree protection zones during construction.
- Allow the City to suspend/revoke permits if contractors damage or illegally remove trees.
- Create an equitable tree replacement fund when removals are unavoidable or illegally taken.

You cannot replace today's tree canopy loss by simply planting a new tree. It takes years to replace lost canopy tree.

Thank you, Ian Brown, for initiating this.

Michael Rewey
1921 Jefferson Street
Madison

Virus-free.www.avast.com

From: Bill Connors
To: Board of Public Works
Subject: Smart Growth"s Comments on Street Tree Protection Ordinance
Date: Wednesday, September 3, 2025 11:55:08 AM
Attachments: SGGM Recommended Changes to Madison Street Tree Protection Ord 2025-09-03.pdf

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Members of the Board of Public Works:

Attached to this email are recommended changes from Smart Growth Greater Madison to the proposed street tree protection ordinance and changes to the Standard Specifications for Public Works Projects, Legistar 89254. Some of these recommended changes have been incorporated into the document entitled Tree Protection Specifications—Proposed Updates (08.28.25). Smart Growth appreciates those changes.

Smart Growth asks that you adopt a motion recommending that the Common Council adopt the proposed street tree protection ordinance with some changes to address our concerns. Unless and until a version 2 of the proposed ordinance is posted in Legistar, which has not happened yet, Smart Growth will oppose the proposed ordinance as introduced.

There was no attempt to reach out to developers and contractors who are active in Madison regarding the concept for and text of the proposed ordinance before it was introduced. Smart Growth would have welcomed being able to hear from the sponsors about the problem they are seeking to fix and to share ideas about how to fix the problem while minimizing added risk, delays and costs to housing construction in Madison.

Unfortunately, we only started to have conversations with sponsors of the proposed ordinance, City Forester Ian Brown and other city staff after we saw that the proposed ordinance had been introduced. Furthermore, Smart Growth and other stakeholders from the development and construction industry still have not been given an opportunity to work collaboratively on the language of the ordinance. The ordinance that is eventually enacted likely will cause unintended negative consequences because of the refusal to work collaboratively with Smart Growth and other stakeholders on the language of the proposed ordinance.

On August 25, 2025, the Plan Commission passed a motion which recommended considering some further clarifications to the proposed ordinance:

> On a motion by Alder Field, seconded by Alder Guequierre, the Plan Commission returned the item to the Board of Public Works with a recommendation to approve and asked that the sponsors or the Board of Public Works consider further clarification on the following: 1) That the tree radius is what is used in the policy and the tree protection zone within the radius is confined to the public right-of-way. 2) That the street permit related consequences are applicable to unauthorized tree damage or removal, specifically the word “unauthorized”. 3) Where there could be a conflict with other city policies regarding placing property entrances in locations that would otherwise be prohibited but where a street tree is not

present, and 4) The process for the revocation of permits and the appeal process to the Board of Public Works.

Smart Growth's greatest concern is about the provisions in the proposed ordinance authorizing the revocation of permits to use the street or other parts of the right of way (e.g., the terrace) to stage construction equipment and materials. In the tight spaces for infill development and redevelopment projects, it is often essential to be able to use the street and terrace to stage equipment and materials. The safety of workers, passing pedestrians and motorists, and nearby properties is of paramount importance when deciding where to stage equipment and materials for a substantial construction project.

The draft ordinance provides that if an employee of one of the contractors or subcontractors mistakenly damages or kills a street tree that was supposed to be preserved, the city government may revoke the permits to use the street and terrace. For many infill development projects, the revocation of these permits would be a death sentence—the new building could not be completed.

City Forester Brown has said in that situation, the developer could apply for new permits to use the street and right of way. But under the proposed ordinance, the new permits might be denied.

Developers will be extremely reluctant to take the risk that their project might be hit with a death sentence in the midst of construction if a contractor's or subcontractor's employee makes a mistake. Lenders will be extremely reluctant to make loans for development projects if a project might be hit with a death sentence in the midst of construction if a contractor's or subcontractor's employee makes a mistake. If this proposed ordinance is enacted in its current form, many developers will not even explore projects on possible infill development sites because of the risk created by the presence of street trees. You will not see the housing development projects that never happen because they are never even explored as a result of this ordinance.

Smart Growth recommended different ordinance text to address this concern, but our recommended language was rejected.

City Forester Brown has repeatedly said that if a street tree that was supposed to be preserved is damaged or killed, he is unlikely to jump straight to revocation of the street and/or right-of-way permits, but instead will work with the developer on some substantial remediation for this harm to the street tree. Smart Growth asks that whatever City Forester Brown has in mind as an intermediate step before revocation be expressed in writing in the ordinance.

Most of the other changes recommended by Smart Growth make the text of the ordinance and Standard Specifications match statements that City Forester Brown has made about how this new regulatory regime would work in practice.

This proposed ordinance is yet another way that the city government makes housing more expensive in Madison. For example, developers of multi-family housing buildings will need to find a way to pass along to tenants the cost of a tree replacement plan produced by a certified arborist and the required contribution to the new street tree replacement fund. Although these costs might appear relatively small, they are on top of many other costs that the Madison city government imposes on new housing construction, including bird-friendly glass and green roofs.

Smart Growth recommends using Park Fee revenue to make the required contributions

to the street tree replacement fund, if that is permitted by state law, to avoid increasing the cost of housing. Park Fee revenue is rarely spent to benefit residents of the greater Downtown area.

Thank you for your consideration.

Bill Connors
Executive Director
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September 3, 2025

Smart Growth Greater Madison recommends the following changes to the proposed changes to the Standard Specifications for Public Works Projects and the proposed Street Tree Protection Ordinance

Standard Specifications for Public Works Projects sec. 107.13

Current proposed new text (08.28.25 version):

For the purposes of this Section 107.13, the definitions set forth in MGO Sec. 10.105(2) apply, including:

> DBH, or Diameter at Breast Height, means the diameter of the trunk of the tree measured in inches at a point four and one-half feet above the existing grade at the base of the tree or the Aggregate Diameter of a Multiple Stemmed Tree, rounded down to the nearest inch. This point of measurement is used for measuring mature and established trees.
>
> The Tree Protection Zone is the area within the radius around a tree that is the greater of either 5 feet, or 1 foot for each DBH. The Tree Protection Zone may be increased or decreased by the City Forester based upon the unique characteristics of the tree in question, or other considerations.

SGGM's recommended new text:

For the purposes of this Section 107.13, the definitions set forth in MGO Sec. 10.105(2) apply, including:

> DBH, or Diameter at Breast Height, means the diameter of the trunk of the tree measured in inches at a point four and one-half feet above the existing grade at the base of the tree or the Aggregate Diameter of a Multiple Stemmed Tree, rounded down to the nearest inch. This point of measurement is used for measuring mature and established trees.
>
> The Tree Protection Zone is the area within the radius around a tree that is the greater of either 5 feet, or 1 foot for each DBH. The Tree Protection Zone may be increased or decreased by the City Forester based upon the unique characteristics of the tree in question, or other considerations. The Tree Protection Zone is only within the public right of way and does not extend into adjacent private property.

New subs. (11), para. (d) in MGO sec. 10.05

Current proposed new text:

(11) Other Obligations.

(d) Tree Protection.

1. Requirement. For any trees within the project area that are not the subject of a tree trimming, pruning or removal permit issued under Sec. 10.101, the applicant shall comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction, where applicable, while performing work under the permit issued under this Section.

2. Penalty. In addition to revocation or suspension of the permit under Sub. (12) and the requirements of Section 10.105, the failure to comply with the Tree Protection

3. Specifications as required under this Subdivision shall be subject to a forfeiture of five hundred dollars ($500), unless the violation results in the removal of a tree, in which case the forfeiture shall be one hundred and fifty dollars ($150) per trunk diameter inch of the impacted tree, as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch. Each day such violation or failure to comply continues shall be considered a separate offense.

(12) Revocations, Suspensions, Refusals to Issue or Extend Permits.

(a) Grounds . The Department may refuse to issue a permit or may revoke, suspend or refuse to extend an existing permit if it finds any of the following grounds:

16. The applicant or Permittee has failed to identify impacted trees, comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction or an approved tree trimming or tree replacement plan, or caused unauthorized injury or damages, including removal, of right-of-way trees on prior projects.

SGGM's proposed new text:

(11) Other Obligations.

(d) Tree Protection.

4. Requirement. For any trees within the project area that are not the subject of a tree trimming, pruning or removal permit issued under Sec. 10.101, the applicant shall comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications

for Public Works Construction, where applicable, while performing work under the permit issued under this Section.

5. Penalty. In addition to revocation or suspension of the permit under Sub. (12) and the requirements of Section 10.105, the failure to comply with the Tree Protection Specifications as required under this Subdivision shall be subject to a forfeiture of five hundred dollars ($500), unless the violation results in the unauthorized removal of a tree, in which case the forfeiture shall be one hundred and fifty dollars ($150) per trunk diameter inch of the impacted tree, as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch. Each day such violation or failure to comply continues shall be considered a separate offense.

(12) Revocations, Suspensions, Refusals to Issue or Extend Permits.

(a) Grounds . The Department may refuse to issue a permit or may revoke, suspend or refuse to extend an existing permit if it finds any of the following grounds:

16. The applicant or Permittee has failed to identify impacted trees, comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction or an approved tree trimming or tree replacement plan, or caused unauthorized injury or damages, including removal, of right-of-way trees on prior projects.

New para. (s) in MGO sec. 10.055, subs. (4)

Current proposed new text:

(S) Tree Protection

1. Requirement. For any trees within the project area that are not the subject of a tree trimming, pruning or removal permit issued under Sec. 10.101, the applicant shall comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction, where applicable, while occupying the permitted area.

2. Penalty. In addition to revocation or suspension of the permit under Sub. (6) and the requirements of 10.105, the failure to comply with the Tree Protection Specifications as required under this Subdivision shall be subject to a forfeiture of five hundred dollars ($500), unless the violation results in the removal of a tree, in which case the forfeiture shall be one hundred and fifty dollars ($150) per trunk diameter inch of the impacted tree, as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch. Each day such violation or failure to comply continues shall be considered a separate offense.

SGGM's proposed new text:

(S) Tree Protection

1. Requirement. For any trees within the project area that are not the subject of a tree trimming, pruning or removal permit issued under Sec. 10.101, the applicant shall comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction, where applicable, while occupying the permitted area.

2. Penalty. In addition to revocation or suspension of the permit under Sub. (6) and the requirements of 10.105, the failure to comply with the Tree Protection Specifications as required under this Subdivision shall be subject to a forfeiture of five hundred dollars ($500), unless the violation results in the unauthorized removal of a tree, in which case the forfeiture shall be one hundred and fifty dollars ($150) per trunk diameter inch of the impacted tree, as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch. Each day such violation or failure to comply continues shall be considered a separate offense.

New paragraph (e) in MGO sec. 10.08, subs. (3)

Current proposed new text:

No entrance shall be located where an existing City street tree is present unless no other location is available, the applicant obtains a tree trimming, pruning or removal permit under Sec. 10.101, and the applicant complies with Sec. 10.105.

SGGM's recommended new text:

No entrance shall be located where an existing City street tree is present unless no other location is available, the applicant obtains a tree trimming, pruning or removal permit under Sec. 10.101, and the applicant complies with Sec. 10.105, except as follows:

1. If another section of the Madison General Ordinances or City policy or City department prohibits an entrance from being located where a City street tree is not present, city staff shall decide which ordinance or policy has priority regarding the location of the entrance.
2. If an owner of private property shows that a proposed development project would be adversely impacted by requiring an entrance to be located where no existing City street tree is present, the City Forester has discretion to allow an applicant to obtain a permit to remove a City street tree under Sec. 10.101 taking into consideration the size and condition of the street tree that would be removed.

From: Pilar Gomez-Ibanez
To: Board of Public Works
Subject: Please support tree protections, Legistar 89254
Date: Wednesday, September 3, 2025 2:41:37 PM

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Dear Members of the Board of Public Works,

Please support Legistar 89254, the proposal to strengthen protections for Madison's street and right-of-way trees. Please keep it strong, and don't water it down to appease the objections of developers. It addresses a real and urgent problem: construction projects cause the damage and loss of far too many of Madison's canopy trees due to carelessness, poor planning, and the calculation that it's easier to pay a small fine after the fact than actually ensure that trees are well protected. The proposal increases the consequences when a tree is lost or harmed, to get the bad actors to pay attention. Even more importantly, it emphasizes a careful planning process with Forestry's input from the beginning, so conflicts between trees and development can be anticipated and deliberately avoided. As was noted in a recent Plan Commission meeting, developers then need to be held accountable for ensuring that concern for trees is implemented all the way down the line to their contractors and sub-contractors.

Too often trees are treated as a hindrance and an added cost to development. This proposal recognizes that the opposite is really true -- trees are an added value, especially the precious full-grown canopy trees we can't even replace in our lifetimes. They make us and our environment immensely healthier, safer, and happier. This benefits the developers themselves, and the people who will live in the buildings they build, looking out on the street trees they've protected because of this excellent ordinance.

Thank you for your consideration and for your work for Madison!

Pilar Gomez-Ibanez
1326 Dewey Ct (District 6)

Legistar File No. 89254 Body

DRAFTER'S ANALYSIS: This ordinance makes numerous changes to the City's ordinances to enhance the City's protection of its street trees.

Under the ordinance, and in combination with contemporaneous changes to the Tree Protection Specifications of the City's Standard Specifications for Public Works Construction, additional requirements will be placed on users of the public rights-of-way to identify street tree related conflicts earlier, to take precautions to protect street trees from damage, injury or removal if possible, and to require tree replacement and reestablishment where removals occur. These changes are being made to and incorporated within several permits: the right-of-way excavation permit under Section 10.05; the street occupation permit under Section 10.055; driveway permits under Section 10.08; and tree trimming, pruning and removal permits under Section 10.101. Permittees will be required to identify impacted trees at the time of application, obtain prior permission for any tree removal, and abide by the Tree Protection Specifications for any associated work. Permits may be denied if street tree impacts will occur, and permits may be revoked if street trees are damaged or removed without authority. Where street trees are removed by third parties, persons will be required to replace and reestablish street trees, which may include planting new trees or payment to the newly established Street Tree Replacement Fund, the proceeds of which will be used by the City to support the planting, establishment and protection of street trees. The goal will be to make the City whole for its loss, and provide more incentive for right-of-way users to avoid impacting street trees if possible, particularly mature, well-established trees that cannot be adequately replaced. Sec. 4.085(2)(c) is also being amended to make it clear that the costs incurred by the Urban Forestry Program that are funded by third party payments to the Street Tree Replacement Fund are not duplicative of those costs attributable to the Urban Forestry Special Charge.

This ordinance will go into effect on January 1, 2026.

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

1. Subdivision (c) entitled "Program Costs" of Subsection (2) entitled "Definitions" of Section 4.095 entitled "Urban Forestry Special Charge" of the Madison General Ordinances is amended as follows:

"(c) Program Costs. The Urban Forestry Program Costs shall include the costs to the City to perform the activities associated with the Urban Forestry Program. They do not include any costs incurred by the City that are reimbursed from other sources such as federal or state funding, grants, insurance proceeds, restitution, donations, endowments, or other third party sources, including, specifically, public nuisance abatement costs recovered under Sec. 23.40, MGO, or the Street Tree Replacement Fund under Sec. 10.105, MGO."

2. Subparagraph e of Paragraph 2 of Subdivision (b) entitled "Excavation Permit Application" of Subsection (6) entitled "Excavation Permit Requirement" of Section 10.05 entitled "Occupancy of Rights-of-Way" of the Madison General Ordinances is created as follows:

"e. The applicant shall identify all street trees within the project area and whether the trees, including their root structures, will be impacted by the proposed work. When identifying any impacted trees, the applicant must identify the species of the impacted trees and the DBH or caliper measurement of the tree, as those terms are defined in Sec. 10.105(2)."

3. Subdivision (b) entitled “Repair or Restoration Required” of Subsection (8) entitled “Right-of-Way Repair/Restoration” of Section 10.05 entitled “Occupancy of Rights-of-Way” of the Madison General Ordinances is amended as follows:

“(b) Repair or Restoration Required. The Permittee shall be required to either repair the public right-of-way and to pay a degradation fee, or restore the right-of-way. It is the Permittee's election whether to restore the excavation and surrounding pavement in lieu of repair and a degradation fee. In addition to repairing its own work, the Permittee must repair the general area of the work, and the surrounding areas, including the paving and its foundations, to the specifications of the Department. If the work will involve the removal of a tree in the right-of-way, Permittee shall also be required to comply with Sec. 10.105.”

4. Subdivision (d) entitled “Tree Protection” of Subsection (11) entitled “Other Obligations” of Section 10.05 entitled “Occupancy of Rights-of-Way” of the Madison General Ordinances is created as follows:

“(d) Tree Protection.

1. Requirement. For any trees within the project area that are not the subject of a tree trimming, pruning or removal permit issued under Sec. 10.101, the applicant shall comply with Section 107.13, the Tree Protection Specifications, of the City’s Standard Specifications for Public Works Construction, where applicable, while performing work under the permit issued under this Section.
2. Penalty. In addition to revocation or suspension of the permit under Sub. (12) and the requirements of Section 10.105, the failure to comply with the Tree Protection Specifications as required under this Subdivision shall be subject to a forfeiture of five hundred dollars ($500), unless the violation results in the removal of a tree, in which case the forfeiture shall be one hundred and fifty dollars ($150) per trunk diameter inch of the impacted tree, as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch. Each day such violation or failure to comply continues shall be considered a separate offense.”

5. Paragraph 16 of Subdivision (a) entitled “Grounds” of Subsection (12) entitled “Revocations, Suspensions, Refusals to Issue or Extend Permits” of Section 10.05 entitled “Occupancy of Rights-of-Way” of the Madison General Ordinances is created as follows:

“16. The applicant or Permittee has failed to identify impacted trees, comply with Section 107.13, the Tree Protection Specifications, of the City’s Standard Specifications for Public Works Construction or an approved tree trimming or tree replacement plan, or caused unauthorized injury or damages, including removal, of right-of-way trees on prior projects.”

6. Subsection (3) entitled “Permit Application” of Section 10.055 entitled “Occupancy of Streets or Other Public Areas” of the Madison General Ordinances is amended as follows:

“(3) Permit Application. An application for a street occupancy permit shall be in writing to the City Traffic Engineer and shall describe the premises to be occupied by lot, block and/or

street on or over which such material or machinery is desired to be placed, the area of occupation sought, the character of the material for which the permit is desired and the duration of the proposed occupation. The application shall identify all street trees within the proposed occupancy area and whether the trees, including their root structures, will be impacted by the proposed work. When identifying any impacted trees, the applicant must identify the species of the impacted trees and the DBH or caliper measurement of the tree, as those terms are defined in Sec. 10.105(2). The application should also note whether the proposed occupation area will require, or reasonably necessitate, the trimming, pruning or removal of any City tree. The application shall include a drawing of the proposed occupation area, the application fee, the certificate of insurance and surety bond required under Subdivision (4)(a), and an agreement to abide by all conditions set forth in Subsection (4)."

7. Paragraph 4 entitled "Public Trees" of Subdivision (c) entitled "Occupational Limitations" of Subsection (4) entitled "Permit Conditions" of Section 10.055 entitled "Occupancy of Streets or Other Public Areas" of the Madison General Ordinances is created as follows:

"4. Public Trees. No permit shall be issued where, in the determination of the City Forester, the proposed occupancy will endanger the health or welfare of an existing street tree, unless the applicant has also been granted a tree trimming, pruning or removal permit under Sec. 10.101 and/or the applicant agrees to comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction."

8. Subdivision (n) entitled "Restoration" of Subsection (4) entitled "Permit Conditions" of Section 10.055 entitled "Occupancy of Streets or Other Public Areas" of the Madison General Ordinances is amended as follows:

"(n) Restoration . Upon either the expiration of the permit or, if the work of construction is completed before the permit expires, the completion of the work, the permitted area occupied under this Section shall be restored to its original condition and left in good repair and condition. The permittee shall be responsible for the repair of any damage noted by City staff and shall repair it to City of Madison Standard Specification for Public Works Construction. Any new or reconstructed sidewalk shall comply with Section 10.06. If the occupation resulted in the removal of a tree in the right-of-way, Permittee shall also be required to comply with Sec. 10.105. The City Traffic Engineer or City Engineer shall inspect the area upon completion of the restoration and the permittee shall make any further repairs required by the City Traffic Engineer or City Engineer needed to address any deficiencies that did not exist prior to the occupation. If permittee does not adequately restore the permitted area as required, the City may perform any repairs or restoration and recover the costs thereof as a special charge against the adjoining property under Sec. 4.09(13)."

9. Subdivision (s) entitled "Tree Protection" of Subsection (4) entitled "Permit Conditions" of Section 10.055 entitled "Occupancy of Streets or Other Public Areas" of the Madison General Ordinances is created as follows:

"(s) Tree Protection.

1. Requirement. For any trees within the project area that are not the subject of a tree trimming, pruning or removal permit issued under Sec. 10.101, the applicant

shall comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction, where applicable, while occupying the permitted area.

2. Penalty. In addition to revocation or suspension of the permit under Sub. (6) and the requirements of 10.105, the failure to comply with the Tree Protection Specifications as required under this Subdivision shall be subject to a forfeiture of five hundred dollars ($500), unless the violation results in the removal of a tree, in which case the forfeiture shall be one hundred and fifty dollars ($150) per trunk diameter inch of the impacted tree, as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch. Each day such violation or failure to comply continues shall be considered a separate offense."

10. Subsection (5) entitled "Public Trees" of Section 10.055 entitled "Occupancy of Streets or Other Public Areas" of the Madison General Ordinances is amended as follows:

"(5) Public Trees . Any trimming, pruning or removal of public trees within the permitted area will require the prior issuance of a separate permit under Sec. 10.101. The trimming, pruning or removal of any City tree without a permit issued under Sec. 10.101 or without the permission of the City Forester shall be cause to revoke a permit issued under this Section. Any tree removal is further subject to Sec. 10.105."

11. Subdivision (e) of Subsection (3) entitled "Location of Entrances" of Section 10.08 entitled "Construction of Driveway Approaches and Parking Facilities" of the Madison General Ordinances is created as follows:

"(e) No entrance shall be located where an existing City street tree is present unless no other location is available, the applicant obtains a tree trimming, pruning or removal permit under Sec. 10.101, and the applicant complies with Sec. 10.105."

12. Paragraph 11 of Subdivision (b) of Subsection (7) entitled "Application" of Section 10.08 entitled "Construction of Driveway Approaches and Parking Facilities" of the Madison General Ordinances is amended as follows:

"11. Utility poles, fire hydrants, ~~trees~~ or other structures to be moved."

13. Paragraph 22 of Subdivision (b) of Subsection (7) entitled "Application" of Section 10.08 entitled "Construction of Driveway Approaches and Parking Facilities" of the Madison General Ordinances is created as follows:

"22. The applicant shall identify all street trees within the adjoining right-of-way and whether the trees, including their root structures, will be impacted by the proposed driveway approach. When identifying any impacted trees, the applicant must identify the species of the impacted trees and the DBH or caliper measurement of the tree, as those terms are defined in Sec. 10.101(2)."

14. Subdivision (c) of Subsection (7) entitled "Application" of Section 10.08 entitled "Construction of Driveway Approaches and Parking Facilities" of the Madison General Ordinances is amended as follows:

"(c) Application for residential driveway approaches shall be made at the City Engineering Division and shall identify all street trees within the adjoining right-of-way and whether the trees, including their root structures, will be impacted by the proposed driveway approach. When identifying any impacted trees, the applicant must identify the species of the impacted trees and the DBH or caliper measurement of the tree, as those terms are defined in Sec. 10.101(2). Application for commercial driveway approaches to off-street vehicle facilities shall be made at the Traffic Engineering Division."

15. Subdivision (b) of Subsection (8) entitled "Restrictions and Responsibilities" of Section 10.08 entitled "Construction of Driveway Approaches and Parking Facilities" of the Madison General Ordinances is amended as follows:

"(b) The construction of such driveway and approaches shall not interfere with any existing structure on any street right-of-way without specific permission in writing from the Board and other owner thereof. The trimming, pruning and removal of any street tree shall require the prior issuance of a permit under Section 10.101 and compliance with Section 10.105."

16. Subdivision (c) of Subsection (8) entitled "Restrictions and Responsibilities" of Section 10.08 entitled "Construction of Driveway Approaches and Parking Facilities" of the Madison General Ordinances is amended as follows:

"(c) The permittee shall assume all responsibility for any injury or damage to persons or property resulting directly or indirectly during the construction of any approach or driveway, including the injury or damage to any street tree."

17. Subdivision (m) of Subsection (8) entitled "Restrictions and Responsibilities" of Section 10.08 entitled "Construction of Driveway Approaches and Parking Facilities" of the Madison General Ordinances is created as follows:

"(m) Tree Protection. For any trees within the right-of-way adjacent to the permitted driveway entrance and approach area that are not the subject of a tree trimming, pruning or removal permit issued under Sec. 10.101, the permittee shall comply with Section 107.13, the Tree Protection Specifications, of the City's Standard Specifications for Public Works Construction, where applicable, while performing work on the authorized driveway entrance and approach."

18. Subdivision (d) of Subsection (9) entitled "Administration" of Section 10.08 entitled "Construction of Driveway Approaches and Parking Facilities" of the Madison General Ordinances is repealed.

19. Subsection (10) Section 10.08 entitled "Construction of Driveway Approaches and Parking Facilities" of the Madison General Ordinances is repealed and recreated as follows:

"(10) Penalties.

(a) Except as provided in Subdivision (b), any person violating the provisions of this section shall be fined not less than twenty-five dollars ($25) nor more than two

hundred dollars ($200) and each day of continued violation shall constitute a separate offense.

(b) The failure to comply with the Tree Protection Specifications as required under Subsection (8)(m) shall, in addition to the requirements of Section 10.1015, be subject to a forfeiture of five hundred dollars ($500), unless the violation results in the removal of a tree, in which case the forfeiture shall be one hundred and fifty dollars ($150) per trunk diameter inch of the impacted tree, as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch. Each day such violation or failure to comply continues shall be considered a separate offense."

20. Subsection (2) entitled "Definitions" of Section 10.101 entitled "Regulation of Tree Trimming, Pruning and Removal Within the Public Right-of-Way of Any Street, Alley or Highway" of the Madison General Ordinances is amended as follows:

"Tree Replacement Plan. A plan, proposed by a person seeking a permit to remove a tree in a public street, alley or highway, prepared by a certified arborist, to replace the tree, which plan shall take into account the size, age, species, canopy and location of the tree, and may include actual tree replacement and reestablishment at or near the location of the removed tree, other tree plantings, payments to the Street Tree Replacement Fund as provided for under Sec. 10.101, or a combination thereof."

21. Paragraph 4 of Subdivision (b) of Subsection (3) entitled "Permit Required for Trimming, Pruning, and Removal of Trees within the Public Right-of-Way of any Street, Alley, Highway or Greenway" of Section 10.101 entitled "Regulation of Tree Trimming, Pruning and Removal Within the Public Right-of-Way of Any Street, Alley or Highway" of the Madison General Ordinances is created as follows:

"4. If removal of a tree in a public street, alley or highway is proposed, a Tree Replacement Plan shall also be required."

22. Subdivision (d) of Subsection (3) entitled "Permit Required for Trimming, Pruning, and Removal of Trees within the Public Right-of-Way of any Street, Alley, Highway or Greenway" of Section 10.101 entitled "Regulation of Tree Trimming, Pruning and Removal Within the Public Right-of-Way of Any Street, Alley or Highway" of the Madison General Ordinances is amended as follows:

"(d) If the City Forester determines that the Tree Trimming Plan and, if applicable, the Tree Replacement Plan are ~~is~~ in accordance with the intent and purpose of this ordinance, it will, within 10 days of the hearing at which the plan was considered, authorize the City Clerk to issue a permit to the person submitting the plan. The City Clerk will issue the permit upon submission of the permit fee of fifty dollars ($50)."

23. Subdivision (f) of Subsection (3) entitled "Permit Required for Trimming, Pruning, and Removal of Trees within the Public Right-of-Way of any Street, Alley, Highway or Greenway" of Section 10.101 entitled "Regulation of Tree Trimming, Pruning and Removal Within the Public Right-of-Way of Any Street, Alley or Highway" of the Madison General Ordinances is created as follows:

"(f) If a Tree Replacement Plan is approved, a condition of the permit shall also be compliance with the approved Plan."

24. Subsection (7) entitled "Penalty" of Section 10.101 entitled "Regulation of Tree Trimming, Pruning and Removal Within the Public Right-of-Way of Any Street, Alley or Highway" of the Madison General Ordinances is amended as follows:

"(7) Penalty .

(a) Except as provided in Sub. (b), a~~A~~ny person who violates the provisions of this section shall, upon conviction, pay a forfeiture of not less than twenty-five dollars ($25) nor more than five hundred dollars ($500). Each day during which any violation of the provisions of this section shall occur or continue shall constitute a separate offense.

(b) ~~If, as the result of a violation of any provision of this section, the injury, mutilation, or death~~ Any person who, without the authority granted by a permit issued under this Section, causes the removal of a tree located within the public right-of-way of any street, alley, highway or greenway ~~is caused, the cost of repair and replacement of such tree shall be the responsibility of the person in violation. The replacement value of trees shall be determined in accordance with the most recent edition of A Guide to Plant Appraisal published by the International Society of Arboriculture.~~ shall, in addition to the requirements of Section 10.105, be subject to a forfeiture of one hundred and fifty dollars ($150) per trunk diameter inch of the impacted tree, as measured or estimated at 4 1/2 feet above the ground and rounded down to the nearest inch."

25. Section 10.105 entitled "Street Tree Replacement Fund" of the Madison General Ordinances is created as follows:

"**10.105 STREET TREE REPLACEMENT FUND.**

(1) Purpose. Over the last several decades, the City has invested in growing, sustaining and protecting its urban forest, including street trees located in the median or terrace areas of the City's rights-of-way. These street trees provide substantial benefits to the City, its residents, visitors, and property owners, in addition to providing long lasting environment benefits. Street trees support both individual and community goals for healthy, safe and prosperous communities. Indeed, a healthy, vibrant, diverse, established and well managed urban forest is crucial for the health, safety and welfare of the public. It can take generations to develop a healthy urban forest, and generations to replace one. The City's historical and ongoing commitment to its urban forest has led it to be recognized by the Arbor Day Foundation as a Tree City USA community since 1989.

However, in addition to being subject to disease and infestations like other trees, street trees face numerous other unique challenges due to their location, including threats posed by passing vehicles, soil quality, space availability, impacts from construction activities, and conflicts with other right-of-way users (including utilities) and adjoining property uses. A fully mature street tree, if removed before the end of its natural life, may take several decades to be replaced, although, in reality, many such trees can never actually be fully replaced.

The purpose of this ordinance is to establish a mechanism whereby the City and the public will be made whole for the removal of a street tree.

(2) Definitions. For the purposes of this section, the following definitions apply:

Aggregate Diameter means the combined diameter of a Multiple Stemmed Tree of each stem that has a diameter of six inches or greater when measured at breast height as follows:

For Multiple Stemmed Trees where the trunk separations begin at lower than four and one-half feet from the ground, but higher than one foot from the ground, measurement shall be taken one foot below the separation.

For Multiple Stemmed Trees where the trunk separations begin below one foot from the ground, the measurement shall be taken at four and one-half feet above the average ground level at the base of the tree.

Caliper means the diameter of a tree as measured at a point six inches above the existing grade at the base of the tree. This point of measurement is used only for measuring nursery stock and replacement trees.

DBH or Diameter at Breast Height means the diameter of the trunk of the tree measured in inches at a point four and one-half feet above the existing grade at the base of the tree or the Aggregate Diameter of a Multiple Stemmed Tree, rounded down to the nearest inch. This point of measurement is used for measuring mature and established trees.

Multiple Stemmed Tree means a single tree made up of two or more main stems originated below the height used for measuring DBH.

Person has the same meaning as in Sec. 10.05(1)(b), except that it does not include the City, its employees, agents, contractors and subcontractors when acting in their official capacity on behalf of the City.

Reestablishment Cost means the costs incurred to prepare a site suitable for the City to plant a replacement tree, including stump removal, soil replacement, and planting box construction.

Replacement Cost means the cost to the City to replace a lost tree, including purchasing of a tree, planting costs, and initial care and maintenance.

Street Tree is a tree within City controlled right-of-way, including within terrace areas, medians, and undeveloped right-of-way. Trees do not include shrubs and bushes.

(3) Street Tree Replacement Fund. There is hereby established a Street Tree Replacement Fund, which fund shall only be used to directly support the planting, establishment, or protection of street trees. These funds may only be used by the Streets or Engineering Divisions, with the approval of the City Forester, to purchase and plant trees, replace soil, install planting boxes, protect existing street trees, or take other actions that directly support, protect, replace or enhance the City's street tree stock.

(4) Requirement. Any person who removes, or causes the removal of a street tree shall either replace the tree as provided by an approved Tree Replacement Plan under Sec. 10.101, or reimburse the City for the value of the removed tree by paying into the Street Tree Replacement Fund. The value of the removed tree shall be established under Sub. (5).

(5) Valuation. The City Forester shall determine the value of the removed street tree by applying the City Forester's Street Tree Valuation Policy, which policy shall be created by the City Forester and approved by the Board of Public Works. The Policy shall be updated at least bi-annually so that the valuations reflect the City's updated costs. In establishing the policy, the City Forester shall consider a tree's replacement cost (the costs that will be incurred by the City to purchase suitable replacement(s) for the tree), and reestablishment costs (the costs that will be incurred by the City to prepare a site suitable for sufficient canopy growth to replace the lost tree). Other factors to consider will include, but not be limited to, size, age, species, and character of the tree, type of street, soil condition, and

the existing tree canopy. The value determination for a tree is meant to reflect the City's actual costs that would be incurred to replace the removed tree.

(6) Notice. Once the valuation for a tree is determined under Sub. (5), the City Forester shall provide notice to the person of such value and the requirement to make payment to the Street Tree Replacement Fund within thirty (30) days. Notice may be provided in person, or be sent by first class mail or electronic communications. If notice is sent, it is considered complete upon mailing.

(7) Appeals. Any person aggrieved by the City Forester's valuation determination under Sub. (5) may appeal the City Forester's determination to the Streets Superintendent by filing a notice of appeal with the City Forester within ten (10) days of the notice under Sub. (6), stating the grounds therefore. The Streets Superintendent may, after hearing from the City Forester and the appellant, affirm or modify, in whole or in part, the valuation determination of the City Forester. The decision of the Street Superintendent may be appealed to the Board of Public Works by filing a notice of appeal with the City ~~Clerk~~ Engineer within ten (10) days of the Street Superintendent's determination, stating the grounds therefore. The Board of Public Works shall fix a reasonable time for the hearing on the appeal and give due notice to the parties in interest, and decide the same within a reasonable amount of time. During the hearing, any party may appear in person or by an agent or attorney. The Board of Public Works may, in conformity with this ordinance, affirm or modify, wholly or partially, the valuation determination. The Board's decision shall be a final administrative determination, subject to judicial review as may be provided by law.

(8) Penalty.

(a) Any person who fails to make payment to the City as required under Sub. (4) within thirty (30) days from the notice provided under Sub. (6) or the expiration of any appeals under Sub. (7), whichever is later, shall, upon conviction, pay a forfeiture of not less than twenty-five dollars ($25) nor more than five hundred dollars ($500). Each day during which any violation of the provisions of this section shall occur or continue shall constitute a separate offense.

(b) Special Charge. In addition to the penalties provided for under Subd. (a), if payment to the City as required under Sub. (4) is not made, and if the City proceeds to replace the removed tree, the City shall recover the actual costs of the tree replacement incurred by the City, up to the tree valuation as determined under Sub. (5), by imposing a special charge for current services against the property served."

26. Section 23.24 entitled "Breaking, Damaging or Injuring Trees, Shrubs" of the Madison General Ordinances is amended as follows:

"**23.24 BREAKING, DAMAGING OR INJURING TREES, SHRUBS AND PUBLIC PLANTINGS.**

(1) Except as authorized under Sec. 10.101, n~~N~~o person shall break, damage or injure any tree or shrub planted in any highway in the City of Madison, nor shall they pour salt water or anything detrimental to the health of the tree or shrub on any such public highway in such places as to injure any tree or shrub planted or growing therein.

(2) No person shall occupy any flower bed or area of plantings nor shall any person injure, destroy or damage in any way any tree, shrub, flower or planting in any public park or public place within the ~~c~~City of Madison. For purposes of this

subsection, public place means a place which is in public ownership or a place to which the public has access, distinguished from a private place.

(3) No person, during the course of performing or causing to be performed public or private work on or immediately adjacent to property that the City of Madison has an ownership interest in, including, without limitation, highways and highway right-of-ways, public walkways and bike paths, parks, and greenways, shall intentionally or negligently cause damage to any tree planted on said City of Madison property ~~such that the tree must be removed~~. In performing or causing to be performed such work, persons are expected to exercise ordinary care to prevent unnecessary damage to the tree and root structure so that the tree remains viable after the work is performed. It shall not be a violation of this provision if the City Engineer or City Forester, or their designees, authorize the damage to the tree prior to the damage, or within a reasonable time thereafter. Each tree damaged shall be a separate violation, and any person violating this provision shall be subject to the following forfeitures: if the tree damaged has a diameter of three (3) inches or less (measured at twelve inches above ground level and rounded to the nearest inch), a forfeiture of two hundred and fifty dollars ($250) plus thirty dollars ($30) per diameter inch; if the tree damaged has a diameter of more than three (3) inches (measured at twelve inches above ground level and rounded to the nearest inch), a forfeiture of one hundred and fifty ~~five~~ dollars ($~~155~~150) per diameter inch. However, no person shall be subject to a forfeiture under this subsection if that person has already reimbursed the City for the damage to the tree through the provisions of a public works contract."

27. Subdivision (a) of Subsection (3) entitled "Schedule of Deposits" of Section 1.08 entitled "Issuance of Citations for Violations of Certain Ordinances and Providing a Schedule of Cash Deposits" of the Madison General Ordinances is amended by creating and amending therein the following:

"Offense	Ord. No./Adopted Statute No.	Deposit *
Failure to Comply with Tree Protection Requirements During Excavation	10.05(11)(d)1	$500/offense, or $150/inch for tree removals
Failure to Comply with Tree Protection Requirements During Occupancy	10.055(4)(s)1	$500/offense, or $150/inch for tree removals
Failure to Comply with Tree Protection Requirements During Driveway Approach Construction	10.08(10)(b)	$500/offense, or $150/inch for tree removals
Causing Removal of a Tree Without a Permit	10.101(7)(b)	$150/inch for tree removals
Failure to Make Payment to the Street Tree Replacement Fund	10.105(8)(a)	$100/1st; $250, 2nd; $500, 3+
Damaging a City Tree	23.24(3)	$250 + $30/inch, 0>3 diameter inches

		$~~155~~150 per diameter inch over 3 inches”

28. This ordinance will go into effect on January 1, 2026.

Editor’s Notes:

*New bail deposits must be approved by the Municipal Judge prior to adoption. This deposit has been so approved.

Subdivision (d) of Subsection (9) entitled “Administration” of Section 10.08 entitled “Construction of Driveway Approaches and Parking Facilities” of the Madison General Ordinances currently reads as follows:

“(d) Any person violating the provisions of this section shall be fined not less than twenty-five dollars ($25) nor more than two hundred dollars ($200) and each day of continued violation shall constitute a separate offense.”

Subsection (10) of Section 10.08 entitled “Construction of Driveway Approaches and Parking Facilities” of the Madison General Ordinances currently reads as follows:

“10. This ordinance shall be in effect from and after its passage and publication.”

City of Madison

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File Number: 89254

File ID:	89254	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	Attorney's Office
				File Created Date :	07/22/2025
File Name:	Street Tree Protection			**Final Action:**	

Title: Amending Sections 4.095, 10.05, 10.055, 10.08, 10.101, 23.24 and 1.08(3)(a) and Creating Section 10.105 of the Madison General Ordinances to enhance the City's street tree protection provisions and to establish a Street Tree Replacement Fund.

Notes: 6980StreetTreeProtection

Sponsors:	Satya V. Rhodes-Conway And Tag Evers	**Effective Date:**	
Attachments:	89254Body.pdf, Tree Protection Specifications-Proposed Updates.pdf, Tree Protection Ord Changes (7.22.25).pdf	**Enactment Number:**	
Author:	Doran Viste	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	07/22/2025	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction

Notes: Board of Public Works (9/3/25); Plan Commission (8/11/25); Sustainable Madison Committee (8/20/25); Finance Committee (8/25/25); Common Council (9/16/25)

Text of Legislative File 89254

Fiscal Note

[Enter Fiscal Note Here]

Title

Amending Sections 4.095, 10.05, 10.055, 10.08, 10.101, 23.24 and 1.08(3)(a) and Creating Section 10.105 of the Madison General Ordinances to enhance the City's street tree protection provisions and to establish a Street Tree Replacement Fund.

Body

DRAFTER'S ANALYSIS: This ordinance makes numerous changes to the City's ordinances to enhance the City's protection of its street trees.

Under the ordinance, and in combination with contemporaneous changes to the Tree

Protection Specifications of the City's Standard Specifications for Public Works Construction, additional requirements will be placed on users of the public rights-of-way to identify street tree related conflicts earlier, to take precautions to protect street trees from damage, injury or removal if possible, and to require tree replacement and reestablishment where removals occur. These changes are being made to and incorporated within several permits: the right-of-way excavation permit under Section 10.05; the street occupation permit under Section 10.055; driveway permits under Section 10.08; and tree trimming, pruning and removal permits under Section 10.101. Permittees will be required to identify impacted trees at the time of application, obtain prior permission for any tree removal, and abide by the Tree Protection Specifications for any associated work. Permits may be denied if street tree impacts will occur, and permits may be revoked if street trees are damaged or removed without authority. Where street trees are removed by third parties, persons will be required to replace and reestablish street trees, which may include planting new trees or payment to the newly established Street Tree Replacement Fund, the proceeds of which will be used by the City to support the planting, establishment and protection of street trees. The goal will be to make the City whole for its loss, and provide more incentive for right-of-way users to avoid impacting street trees if possible, particularly mature, well-established trees that cannot be adequately replaced. Sec. 4.085(2)(c) is also being amended to make it clear that the costs incurred by the Urban Forestry Program that are funded by third party payments to the Street Tree Replacement Fund are not duplicative of those costs attributable to the Urban Forestry Special Charge.

This ordinance will go into effect on January 1, 2026.

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Please see Legistar File No. 89254 Body in Attachments.

City of Madison

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File Number: 89325

File ID:	89325	**File Type:**	Ordinance	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	07/28/2025
File Name:	Tree Authority			**Final Action:**	

Title: Amending Sections 10.25(4), 23.21(1), 23.22, 23.25 and 23.40(4)(b) of the Madison General Ordinances to reflect changes to tree authority and the requirements of the terrace treatment policy.

Notes: 6983TreeAuthority

		CC Agenda Date:	09/16/2025
		Agenda Number:	13.
Sponsors:	John P. Guequierre And Badri Lankella	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Doran Viste	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/30/2025	Michael Haas	Approved as to Form	8/15/2025
1	2	7/31/2025	Robert Mulcahy	Delegated	
1	3	7/31/2025	Khadidiatou Dia	Approve	8/6/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	07/28/2025	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Board of Public Works (9/3/25), Board of Parks Commissioners (8/13/25), Common Council (9/16/25)					
1	COMMON COUNCIL	08/05/2025	Refer	BOARD OF PUBLIC WORKS	09/03/2025		Pass
	Action Text:	A motion was made by Govindarajan, seconded by Guequierre, to Refer to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.					
	Notes:	Additional referral to Board of Park Commissioners.					

1	BOARD OF PUBLIC WORKS	08/05/2025	Referred	BOARD OF PARK COMMISSIONERS	08/13/2025	
	Action Text:	This Ordinance was Referred to the BOARD OF PARK COMMISSIONERS				
1	BOARD OF PARK COMMISSIONERS	08/13/2025	Return to Lead with the Recommendation for Approval	BOARD OF PUBLIC WORKS	09/03/2025	Pass
	Action Text:	Laschinger provided an overview of the proposed amendments. Motion made by McDonald, seconded by Probst, to RETURN TO LEAD WITH THE RECOMMENDATION FOR APPROVAL TO THE BOARD OF PUBLIC WORKS. Motion passed by voice vote/other.				
1	BOARD OF PUBLIC WORKS	09/03/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Pass
	Action Text:	A motion was made by Stern, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.				

Text of Legislative File 89325

Fiscal Note

The proposed ordinance updates sections of the Madison General Ordinances related to tree authority and the requirements of the terrace treatment policy. No appropriation is required.

Title

Amending Sections 10.25(4), 23.21(1), 23.22, 23.25 and 23.40(4)(b) of the Madison General Ordinances to reflect changes to tree authority and the requirements of the terrace treatment policy.

Body

DRAFTER'S ANALYSIS: This ordinance makes updates to several sections of the ordinances to reflect previous changes made by ORD-23-0019 (File 75530) and ORD-25-00022 (File 87044), as well as the terrace treatment policy, as approved by the Board of Public Works on May 22, 2019 (File 55445).

In 2020, the Forestry section was relocated from the Parks Division to the Streets Division. As part of that change, oversight of the City Forester and tree related duties, other than in City parks, has also been formally moved from the Board of Park Commissioners, and its Habitat Stewardship Subcommittee, to the Board of Public Works. Other ordinances have already been amended to reflect this reorganization; however, the older language remains in several sections of Chapter 23. This ordinance corrects this oversight, putting these remaining provisions under the Board of Public Works authority, as should have already occurred.

This ordinance also updates language in Section 10.25(4) to eliminate potential confusion. Under 10.25(3), the permissible plantings ordinance, certain plantings within the terrace area, defined as the area between the roadway and the adjoining property line, are permissible, as provided for in the terrace treatment policy approved by the Board of Public Works. The terrace treatment policy, last approved in May 2019, applies to the entire terrace, but the existing language in 10.25(4) appears to set different rules in the portion of the terrace between the sidewalk and the curb-which is not the case. This language is not conflicting, but it does cause potential confusion and gives the wrong impression that different rules apply to that portion of the terrace behind the sidewalk or in areas where no sidewalk exists. The amendment thus brings the language in line with the terrace treatment policy, making it clear that the entire terrace is subject to the permissible plantings ordinance and the terrace treatment policy.

****

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

1. Subsection (4) entitled “Planting of Shrubbery on Terraces Prohibited” of Section 10.25 entitled “Plantings in Terrace” of the Madison General Ordinances is amended as follows:

“(4) Planting of Shrubbery on Terraces Prohibited. Except for permissible plantings made under sub. (3), no person shall plant or maintain or cause to be planted or maintained on any terrace ~~between the sidewalk and curb on any street in the City of Madison~~ any plant or shrub in excess of twenty-four (24) inches in height or within a distance of twenty-four (24) inches from the back of the curb unless necessary to control erosion of the soil.

Any plants or shrubbery planted or maintained on any terrace contrary to the provisions of this ordinance shall be removed. The enforcement of this ordinance shall be under the supervision of the Police Department, the City Engineering Division, and the Building Inspection Division of the Department of Planning and Community and Economic Development.

Upon default of any person ordered to remove said plants or shrubbery, the City Engineering Division and/or the Department of Planning and Community and Economic Development may cause said plants or shrubbery to be removed. The cost of removal shall be assessed against the lot adjoining the terrace upon which the plants or shrubbery were located as provided in Section 27.05(2)(bb), MGO. Prosecution under this section shall not bar the City from causing the plants or shrubbery to be removed, nor shall the City's removal of the plants or shrubbery bar prosecution hereunder.”

2. Subsection (1) of Section 23.21 entitled “Pruning or Removing Trees in Public Highways or Public Places” of the Madison General Ordinances is amended as follows:

“(1) No person, corporation, or association shall plant, cut, prune, or remove any living tree or shrub in a public highway in the City of Madison, or cut, disturb or interfere in any way with the roots of any tree, to the extent of causing serious injury to such tree, in such public highway, or spray any such trees or shrubs with any chemical or insecticides without written permit of the Board of ~~Park Commissioners~~ Public Works.”

3. Section 23.22 entitled “Planting of These Trees in Public Highway” of the Madison General Ordinances is amended as follows:

“No shade or ornamental tree or shrub shall be planted in any of the public streets of the City of Madison until such tree and the place where it is to be planted shall first have been approved by the Board of ~~Park Commissioners~~ Public Works, and a permit granted by said Board therefore.”

4. Section 23.25 entitled “Attaching Electric Wires, etc., to Trees” of the Madison General Ordinances is amended as follows:

“No person, corporation, or association, shall attach any electric insulator, or any device for holding of electric wire, to any tree growing or planted upon any public highway of the City of Madison. Every person, corporation, or association having any wire or wires charged with electricity running through a public highway shall securely fasten such wire or wires to a post or other structure so that they shall not come in contact with any tree therein and every such person, corporation, or association shall, when and if the Board of ~~Park Commissioners~~ Public Works shall determine it to be necessary in order to prune or cut down any tree growing on a public highway of the City of Madison, temporarily remove any such wire or wires or cut off the electricity within twenty-four (24) hours after service upon the owner of said wire or wires or their or its agents, of a written notice signed by the president of the Board of ~~Park~~

~~Commissioners~~ Public Works to remove said wire or wires or cut off said electricity."

5. Subdivision (b) of Subsection (4) entitled "Abatement of Notices" of Section 23.40 entitled "Elm Trees Infected With Dutch Elm Disease or Oak Trees Infected With Oak Wilt Disease or Ash Trees Infested With Emerald Ash Borer a Nuisance" of the Madison General Ordinances is amended as follows:

"(b) If the City Forester, or designee, shall determine within reasonable certainty that any public nuisance as herein defined in Subsection 1 exists in or upon private premises, s/he shall report the existence of such nuisance to the Board of ~~Park Commissioners~~ Public Works; the Board shall, if it determines that such nuisance exists, cause notice to be issued to the owner of the lot or parcel of land on which such tree(s) stand or their agent, or if neither is known and there is a tenant or operator, occupying said property then to such tenant or operator, that the Board of ~~Park Commissioners~~ Public Works proposes ordering the removal and destruction of such tree(s) as nuisances under this Ordinance. The notice shall specify the general location and number of such tree(s) on the lot or parcel of land, and inform that a hearing will be held before said Board of ~~Park Commissioners~~ Public Works for the purpose of ordering the removal and destruction of such tree(s). The notice to the owner, agent or tenant of the property shall be issued at least two (2) weeks prior to the hearing and shall indicate the date, time, and location where the hearing will be held before the Board of ~~Park Commissioners~~ Public Works. The notice shall be mailed via first class mail to the property owner's last known address, and a copy shall be served upon the owner or occupant at the property location or may be posted by attaching to the entrance of any dwelling, building or other structure on the premises. After such hearing the City Forester, or designee, subject to the direction of the Board, shall abandon the work or proceed with it as they believe the best interests of the public require. Once the Board of ~~Park Commissioners~~ Public Works has ordered the removal and destruction of such tree(s) as nuisances under this Ordinance, in lieu of such removal by the City Forester, or designee, the City Forester, or designee, shall issue a written notice to the owner, agent or tenant or operator of the property to abate such nuisance within a reasonable period of time as specified in the notice. The notice shall include the method(s) by which the property owner, agent, tenant or operator shall abate the nuisance and the proper method(s) of disposal of such trees, and that failure to abate the nuisance as so ordered will result in the City abating the nuisance at the property owner's expense. The notice shall be mailed via first class mail to the property owner's last known address, and a copy shall be served upon the owner or occupant at the property location or may be posted by attaching to the entrance of any dwelling, building or other structure on the premises."

City of Madison

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File Number: 89521

File ID:	89521	**File Type:** Resolution	**Status:** Report of Officer
Version:	1	**Reference:**	**Controlling Body:** BOARD OF PUBLIC WORKS
			File Created Date : 08/12/2025
File Name:	Accepting sanitary sewer, storm sewer, and sidewalk improvements constructed by Private Contract In 3030 Ohmeda Drive CSM, Private Contract No. 9082.		**Final Action:**

Title: Accepting sanitary sewer, storm sewer, and sidewalk improvements constructed by Private Contract In 3030 Ohmeda Drive CSM, Private Contract No. 9082 (District 16).

Notes: Amy Kemp

		CC Agenda Date:	09/16/2025
		Agenda Number:	14.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	3030 Ohmeda Dr CSM Sanitary Schedule A Unit Cost.pdf, 3030 Ohmeda Dr CSM Storm Schedule A Unit Cost.pdf, 9082 Sidewalk Schedule A.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/5/2025	Robert Mulcahy	Approve	9/9/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	08/12/2025	Refer	BOARD OF PUBLIC WORKS	09/03/2025	09/03/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 9/3/2025						
1	BOARD OF PUBLIC WORKS	09/03/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Stern, seconded byAld. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 89521

Fiscal Note

No City Funds required. Private Contract.

Title

Accepting sanitary sewer, storm sewer, and sidewalk improvements constructed by Private Contract In 3030 Ohmeda Drive CSM, Private Contract No. 9082 (District 16).

Body

WHEREAS, Madison Interstate East, LLC, has satisfactorily completed the installation of sanitary sewer, storm sewer, and sidewalk improvements by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, in: 3030 Ohmeda Drive CSM.

NOW, THEREFORE, BE IT RESOLVED

1. That said sanitary sewer, storm sewer, and sidewalk improvements be and are hereby accepted.

2. That said sanitary sewer improvements are hereby assigned to the Madison Sewer Utility for ownership and maintenance and that the attached Schedule "A" representing the actual cost of construction of these improvements shall be reflected in the Madison Sewer Utility's "Utility Plant In Service".

SANITARY SEWER ACCOUNTING DATA

A)	Total Contract Value (including Engineering and Miscellaneous Costs)	$	492,643.20
B)	Contributions in Aid of Construction:		
	a) Public Sewer Components	$	492,643.20
	b) Sewer Laterals	$	-0-
C)	Investments in Capital (MSU Share)	$	-0-
D)	Total Plant Value	$	492,643.20

3. That said storm sewer improvements are hereby assigned to the Madison Storm Water Utility for ownership and maintenance and that the attached Schedule "A" representing the actual cost of construction of these improvements shall be reflected in the Madison Storm Water Utility's "Utility Plant In Service".

Increase in Total Plant Value per Schedule “A” $36,304.80.

4. That the sidewalk improvements on the following streets be and are hereby accepted:

- Femrite Drive Sidewalk from STA 71+05.00 to STA 82+00.27

The attached Schedule "A" representing the actual cost of construction of these improvements, which shall increase the street infrastructure value for Project No. 13825 by $ 49,064.96 for a useful life of 40 years.

SANITARY SEWER PLANT VALUE

(Schedule 'A' / Sanitary Structures)

3030 Ohmeda Drive CSM

13825 / 9082

STRUCTURES

Description	Quantity	Unit	Unit Cost	Total Cost
4' DIAM SAS	10	EA	$ 12,500.00	$ 125,000.00
Engineering @ 12%				$ 15,000.00
Total Cost			$ 14,000.00	$ 140,000.00
Engineering @ 12%				
Total Cost			

SANITARY SEWER PLANT VALUE

(Schedule 'A' / Sanitary Pipes)

3030 Ohmeda Drive CSM

13825 / 9082

PIPES

Description	Quantity	Unit	Unit Cost	Total Cost
10" PVC	2422	LF	$130.00	$ 314,860.00
Engineering @ 12%				$ 37,783.20
Total Cost			$ 145.60	$ 352,643.20
Engineering @ 12%				
Total Cost			

STORM SEWER PLANT VALUE
(Schedule 'A' / Storm Structures)

3030 Ohmeda Drive CSM

13825 / 9082

STRUCTURES

Description	Quantity	Unit	Unit Cost	Total Cost
18" RCP Apron End	2	EACH	$ 3,500.00	$ 7,000.00
Engineering @ 12%				$ 840.00
Total Cost			$ 3,920.00	$ 7,840.00
24" RCP Apron End	2	EACH	$ 3,500.00	$ 7,000.00
Engineering @ 12%				$ 840.00
Total Cost			$ 3,920.00	$ 7,840.00
Engineering @ 12%				
Total Cost			

STORM SEWER PLANT VALUE
(Schedule 'A' / Storm Pipes)

3030 Ohmeda Drive CSM

13825 / 9082

PIPES

Description	Quantity	Unit	Unit Cost	Total Cost
18" RCP	85	LF	$ 98.00	$ 8,330.00
Engineering @ 12%				$ 999.60
Total Cost			$ 109.76	$ 9,329.60
24" RCP	69	LF	$ 135.00	$ 9,315.00
Engineering @ 12%				$ 1,117.80
Total Cost			$ 151.20	$ 10,432.80
Storm Sewer Trench Compaction	154	TF	$ 5.00	$ 770.00
Engineering @ 12%				$ 92.40
Total Cost			$ 5.60	$ 862.40
Engineering @ 12%				
Total Cost			

STREET PLANT VALUE
SIDEWALKS

3030 Ohmeda Drive CSM
13825

SIDEWALK

Description	Limits	Limits	Quantity	Unit	Unit Cost	Total Cost
Femrite Drive Sidewalk	**STA 71+05.00**	**STA 82+00.27**	5476	SF	$ 8.00	$ 43,808.00
5' concrete sidewalk			*Engineering @ 12%*			$ 5,256.96
MS LINK NO. 26,634				***Total Cost***		$ 49,064.96
			Engineering @ 12%			
				Total Cost		
			Engineering @ 12%			
				Total Cost		
			Engineering @ 12%			
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			Engineering @ 12%			
				Total Cost		
			Engineering @ 12%			
				Total Cost		
			Engineering @ 12%			
				Total Cost		
GRAND TOTAL COST						$ 49,064.96

Prepared By: aek
Date: 8/5/2025

f:\enroot\priv_cont\contract finalization\schedule a\streets\9082 Sidewalk Schedule A.xls

City of Madison

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

Master

File Number: 89629

File ID:	89629	**File Type:** Resolution	**Status:** Report of Officer
Version:	1	**Reference:**	**Controlling Body:** BOARD OF PUBLIC WORKS
			File Created Date : 08/20/2025
File Name:	Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract In Village At Autumn Lake Phase 14, Private Contract No. 9381.		**Final Action:**

Title: Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract In Village At Autumn Lake Phase 14, Private Contract No. 9381 (District 17).

Notes: Amy Kemp

		CC Agenda Date:	09/16/2025
		Agenda Number:	15.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	VAL Ph 14 Sanitary Schedule A Unit Cost.pdf, VAL Ph 14 Storm Schedule A Unit Cost.pdf, 9381 Street Schedule A excluding bituminous.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/5/2025	Robert Mulcahy	Approve	9/9/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	08/20/2025	Refer	BOARD OF PUBLIC WORKS	09/03/2025	09/03/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 9/3/2025						
1	BOARD OF PUBLIC WORKS	09/03/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Stern, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 89629

Fiscal Note

No City Funds required. Private Contract.

Title

Accepting sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) constructed by Private Contract In Village At Autumn Lake Phase 14, Private Contract No. 9381 (District 17).

Body

WHEREAS, VAL, LLC, has satisfactorily completed the installation of sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, in: Village at Autumn Lake Phase 14.

NOW, THEREFORE, BE IT RESOLVED

1. That said sanitary sewer, storm sewer, and street improvements (excluding bituminous surface pavement) be and are hereby accepted.

2. That said sanitary sewer improvements are hereby assigned to the Madison Sewer Utility for ownership and maintenance and that the attached Schedule "A" representing the actual cost of construction of these improvements shall be reflected in the Madison Sewer Utility's "Utility Plant In Service".

SANITARY SEWER ACCOUNTING DATA

A)	Total Contract Value (including Engineering and Miscellaneous Costs)	$	135,180.49
B)	Contributions in Aid of Construction:		
	a) Public Sewer Components	$	135,180.49
	b) Sewer Laterals	$	-0-
C)	Investments in Capital (MSU Share)	$	-0-
D)	Total Plant Value	$	135,180.49

3. That said storm sewer improvements are hereby assigned to the Madison Storm Water Utility for ownership and maintenance and that the attached Schedule "A" representing the actual cost of construction of these improvements shall be reflected in the Madison Storm Water Utility's "Utility Plant In Service".

Increase in Total Plant Value per Schedule “A” $128,251.19.

4. That the street improvements, **excluding the bituminous pavement**, on the following streets be and are hereby accepted:

- Spittlebug Circle from Waters Edge Trail to End of Street
- Waters Edge Trail from N Property Line of Outlot 50 to Spittlebug Circle
- Waters Edge Trail from Spittlebug Circle to N Property Line of Lot 1280

The attached Schedule "A" representing the actual cost of construction of these improvements, which shall increase the street infrastructure value for Project No. 14927 by $131,201.69 for a useful life of 40 years.

SANITARY SEWER PLANT VALUE
(Schedule 'A' / Sanitary Structures)

Village at Autumn Lake Ph 14

14927

STRUCTURES

Description	Quantity	Unit	Unit Cost	Total Cost
4' DIAM SAS	9	EA	$ 3,803.57	$ 34,232.13
Engineering @ 12%				$ 4,107.86
Total Cost			$ 4,260.00	$ 38,339.99
Extra Manhole Depth	56.92	VF	$ 310.72	$ 17,686.18
Engineering @ 12%				$ 2,122.34
Total Cost			$ 348.01	$ 19,808.52
External SAS Wrap	9	EACH	$ 669.44	$ 6,024.96
Engineering @ 12%				$ 723.00
Total Cost			$ 749.77	$ 6,747.96
Rigid Internal Chimney Seal	3	EACH	$ 460.33	$ 1,380.99
Engineering @ 12%				$ 165.72
Total Cost			$ 515.57	$ 1,546.71
Engineering @ 12%				
Total Cost			

SANITARY SEWER PLANT VALUE

(Schedule 'A' / Sanitary Pipes)

Village at Autumn Lake Ph 14

14927

PIPES

Description	Quantity	Unit	Unit Cost	Total Cost
8" PVC	940	LF	$57.95	$ 54,473.00
Engineering @ 12%				$ 6,536.76
Total Cost			$ 64.90	$ 61,009.76
Sanitary Trench Compaction	940	TF	$ 7.34	$ 6,899.60
Engineering @ 12%				$ 827.95
Total Cost			$ 8.22	$ 7,727.55
Engineering @ 12%				
Total Cost			

STORM SEWER PLANT VALUE
(Schedule 'A' / Storm Structures)

Village at Autumn Lake Ph 14

14927

STRUCTURES

Description	Quantity	Unit	Unit Cost	Total Cost
H Inlet	4	EACH	$ 3,400.19	$ 13,600.76
Engineering @ 12%				$ 1,632.09
Total Cost			$ 3,808.21	$ 15,232.85
3X3 SAS	5	EACH	$ 6,127.49	$ 30,637.45
Engineering @ 12%				$ 3,676.49
Total Cost			$ 6,862.79	$ 34,313.94
Terrace Inlet Type II	1	EACH	$ 10,946.18	$ 10,946.18
Engineering @ 12%				$ 1,313.54
Total Cost			$ 12,259.72	$ 12,259.72
Engineering @ 12%				
Total Cost			

STORM SEWER PLANT VALUE
(Schedule 'A' / Storm Pipes)

Village at Autumn Lake Ph 14

14927

PIPES

Description	Quantity	Unit	Unit Cost	Total Cost
12" RCP	191	LF	$ 63.69	$ 12,164.79
Engineering @ 12%				$ 1,459.77
Total Cost			$ 71.33	$ 13,624.56
18" RCP	247	LF	$ 65.99	$ 16,299.53
Engineering @ 12%				$ 1,955.94
Total Cost			$ 73.91	$ 18,255.47
21" RCP	149	LF	$ 80.30	$ 11,964.70
Engineering @ 12%				$ 1,435.76
Total Cost			$ 89.94	$ 13,400.46
24" RCP	178	LF	$ 88.11	$ 15,683.58
Engineering @ 12%				$ 1,882.03
Total Cost			$ 98.68	$ 17,565.61
Storm Trench Compaction	765	TF	$ 4.20	$ 3,213.00
Engineering @ 12%				$ 385.56
Total Cost			$ 4.70	$ 3,598.56
Engineering @ 12%				
Total Cost			

STREET PLANT VALUE

DOES NOT INCLUDE BITUMINOUS SURFACE
WITH SIDEWALK

Village At Autumn Lake Phase 14
14927

STREET

Description	From	To	Quantity	Unit	Unit Cost	Total Cost
Spittle Bug Circle	**Waters Edge Trail**	**End of Street**	550	LF		$ 80,456.78
Type 'A' Pavement 28' wide				*Engineering @ 12%*		$ 9,654.81
MS LINK NO. 23,347				***Total Cost***		$ 90,111.59
Waters Edge Trail	**N Property Line of Outlot 50**	**Spittlebug Circle**	258	LF		$ 20,490.03
Type 'A' Pavement 32' wide				*Engineering @ 12%*		$ 2,458.80
MS LINK NO. 26,797				***Total Cost***		$ 22,948.83
Waters Edge Trail	**Spittlebug Circle**	**N Property Line of Lot 1280**	159	LF		$ 13,044.41
Type 'A' Pavement 32' wide				*Engineering @ 12%*		$ 1,565.33
MS LINK NO. 23,348				***Total Cost***		$ 14,609.74
				Engineering @ 12%		
				Total Cost	

STREET PLANT VALUE
SIDEWALKS

Village At Autumn Lake Phase 14
14927

SIDEWALK

Description	Limits	Limits	Quantity	Unit	Unit Cost	Total Cost
OL 55 Sidewalk	**Spittlebug Circle**	**Golden Dusk Parkway**	585	SF		$ 3,153.15
5' concrete sidewalk			*Engineering @ 12%*			$ 378.38
MS LINK NO. N/A				***Total Cost***		$ 3,531.53
			Engineering @ 12%			
				Total Cost		
			Engineering @ 12%			
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			Engineering @ 12%			
				Total Cost		
GRAND TOTAL COST						$ 3,531.53

Prepared By: aek
Date: 8/19/2025

City of Madison

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

Master

File Number: 89636

File ID:	89636	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	08/20/2025
File Name:	Authorizing the Mayor and the City Clerk to execute an Amendment to Contract 7809 between the City of Madison and Strand Associates, Inc. for additional design engineering services for Pleasant View Road reconstruction from Mineral Point Road to Timber W			**Final Action:**	

Title: Authorizing the Mayor and the City Clerk to execute an Amendment to Contract 7809 between the City of Madison and Strand Associates, Inc. for additional design engineering services for Pleasant View Road reconstruction from Mineral Point Road to Timber Wolf Trail. (District 9)

Notes: Andy Zwieg

		CC Agenda Date:	09/16/2025
		Agenda Number:	16.
Sponsors:	Joann Pritchett	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/26/2025	Robert Mulcahy	Approve	8/25/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	08/20/2025	Referred for Introduction		09/02/2025		
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Public Works (9/3/25), Common Council (9/16/25).						
1	COMMON COUNCIL	09/02/2025	Refer	BOARD OF PUBLIC WORKS		09/03/2025	Pass
	Action Text: A motion was made by Vidaver, seconded by Figueroa Cole, to Refer to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.						

1	BOARD OF PUBLIC WORKS	09/03/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass

Action Text: A motion was made by Meisenheimer, seconded by Ald. Lankella, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 89636

Fiscal Note

The proposed resolution authorizes a forth amendment to the existing contract (#7809) with Strand Associates, Inc. for additional design engineering services in the amount of $180,290 for the Pleasant View Rd reconstruction from Mineral Point Road to Timber Wolf Trail (Munis #12630). The original contract was adopted via RES-17-00308 (Legistar #46424) on March 21, 2017 in the amount of $1,521,535. The first amendment, adopted via RES-21-00271 (Legistar #64823) on April 20, 2021, added $208,090 to the contract. At the time of approval, the original contract had an estimated cost of $1,522,000 and the first amendment had an estimated cost of $215,000. The second amendment, adopted via RES-22-00277 (Legistar #70579) on April 19, 2022, added $23,900 to the contract. The third amendment did not have a monetary impact. In total, the original contract plus all amendments totals $1,933,815. Funding for the resolution and all amendments is available in Munis #12630. No additional appropriation is required.

Title

Authorizing the Mayor and the City Clerk to execute an Amendment to Contract 7809 between the City of Madison and Strand Associates, Inc. for additional design engineering services for Pleasant View Road reconstruction from Mineral Point Road to Timber Wolf Trail. (District 9)

Body

The City is proposing to reconstruct Pleasant View Road from Mineral Point Road to Timber Wolf Trail and has entered into an agreement with Strand Associates, Inc. for design services (Original: RES-17-00308).

The City Engineer recommends that additional design services be undertaken by Strand Associates. They are:

Revise the following sections of the Scope of Services described under Section 3 as follows:

Preliminary/Environmental:

Item 3.E. Phase 3 (10) is deleted and replaced with the following:

(10) For Final Design, including PS&E Roadway Plans-Phase 3, time and materials not to exceed City of Madison $431,490 (an increase of $180,290) (Increase of 72%).

Item 3.E. (14) is deleted and replaced with the following:

(14) The Contractor's total cost for all services under this contract shall not exceed $1,933,815 (an increase of $180,290) (Increase of 10%) (increase of 742 hrs.).

Revise the Scope of Services described under Section 2.4 Special Provisions as follows:

B. ENVIRONMENTAL DOCUMENTATION

Item (1) Environmental Assessment is amended to include the following:

(c) Prepare a Re-Evaluation for the Environmental Assessment using the "Information for Re-Evaluation of Environmental Document Validity Template."

i. Prepare Section 106 Form Amendment

ii. Communicate with WDNR and USFWS on updated Threatened and Endangered Species list.

iii. Provide updates to DATCP, USACE and Tribes.

G. LOCATING is amended to include the following:

(3) Analysis and design of the Old Sauk Road intersection improvements.

(a) Perform 12-hour intersection traffic count and provide results to the Greater Madison Metropolitan Planning Organization for their use in updating forecasted volumes.

(b) Perform intersection traffic modeling of no-build and build conditions in Synchro for up to two forecasted build years.

(c) Geometric layout and modeling of turn bay improvements, including a review of potential tree impacts resulting from turn bay improvements.

(d) Amend the Section 106 documentation to account for additional parking impacts adjacent to First Lutheran Church.

(e) Update stormwater analysis and pond design to account for the additional impervious areas.

(f) Roadway drawings associated with the mill and overlay of the Old Sauk Road intersection. Nighttime closures of northbound and southbound Pleasant View Road are anticipated to complete the mill and overlay with detours provided. Curb ramp improvements in the median on Pleasant View Road or on the east side of the intersection are not anticipated.

H. SURVEYS is amended to include the following:

(8) Review permits and updated system mapping for utility work completed between 2017 and 2025 within the Phase 3 project limits, and survey the horizontal location of marked utilities for up to four utility facilities that were either moved or added after the initial utility survey.

K. SPECIAL REQUIREMENTS FOR DESIGN is amended to include the following:

(9) Design up to three cross culvert locations based on sizing and invert elevations provided by the CITY.

M. PLATS is amended to include the following:

(10) Review updated title searches provided by the CITY for Phase 3 and update easements.

N. ELECTRONIC DATA SUBMITTAL is amended to include the following:

(1) Convert Phase 3 CAD design and sheet files to Civil3D. Submit electronic data to the CITY in dwg format.

R. PROSECUTION AND PROGRESS

Item (2) FINAL DESIGN Phase 3 is deleted and replaced with the following: FINAL DESIGN Phase 3

Design Study Report (Draft submittal)	Winter 2025/2026
Right-of-Way Plat (Draft submittal)	Spring 2026
Final P.S.& E.	Fall 2028
Construction	2029

Term and Effective Date

Revise the term described under Section 4 as follows:

Change Dec 31, 2023, to Dec 31, 2029 (an extension of 24 months from the Amendment No. 3 completion date of Dec 31, 2027).

Final Design, Including PS&E Roadway Plans - $431,490 (increase of $180,290) (Increase of 72%)
Total - $1,933,815 (increase of $180,290) (Increase of 10%) (increase of 742 hrs.)

NOW, THEREFORE BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute an Amendment to the contract between Madison and Strand Associates for additional design engineering services for the Pleasant View Road Project.

City of Madison

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

Master

File Number: 89664

File ID:	89664	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	08/22/2025
File Name:	Authorizing the Mayor and the City Clerk to execute Amendment No. 6 to Contract 8910, the existing Purchase of Services contract between the City of Madison and Tetra Tech, Inc. for engineering services for the East Isthmus and Yahara River Watershed Stud			**Final Action:**	

Title: Authorizing the Mayor and the City Clerk to execute Amendment No. 6 to Contract 8910, the existing Purchase of Services contract between the City of Madison and Tetra Tech, Inc. for engineering services for the East Isthmus and Yahara River Watershed Study (District 2, District 4, District 6, District 12, District 15).

Notes: Jojo O'brien

		CC Agenda Date:	09/16/2025
		Agenda Number:	17.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/10/2025	Robert Mulcahy	Approve	9/9/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	08/22/2025	Refer	BOARD OF PUBLIC WORKS	09/03/2025	09/03/2025	

Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 9/3/2025

1	BOARD OF PUBLIC WORKS	09/03/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass

Action Text: A motion was made by Stern, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 89664

Fiscal Note

The proposed amendment extends the contract period for the East Isthmus and Yahara River Watershed Study to December 31, 2025. No additional appropriation is required.

Title

Authorizing the Mayor and the City Clerk to execute Amendment No. 6 to Contract 8910, the existing Purchase of Services contract between the City of Madison and Tetra Tech, Inc. for engineering services for the East Isthmus and Yahara River Watershed Study (District 2, District 4, District 6, District 12, District 15).

Body

The City of Madison Engineering Division is conducting watershed and flood studies as a result of extreme rain events over the past several years. The City entered into an agreement with Tetra Tech, Inc. for engineering services related to flooding evaluation in the East Isthmus and Yahara River watershed (RES-20-00352) and the previous authorized amendments (RES-21-00699, RES-22-00429, RES-22-00734, RES-23-00626, RES-24-00668). The proposed amendment extends the contract period to December 31, 2025.

NOW THEREFORE BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute Amendment 6 to the contract between the City of Madison and Tetra Tech, Inc. to extend the contract term for East Isthmus and Yahara River Watershed Study.

City of Madison

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

Master

File Number: 89681

File ID:	89681	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	08/22/2025
File Name:	Approving temporary construction work with associated noise impacts between the hours of 7:00 PM and 7:00 AM for work associated with the City of Madison/Wisconsin Department of Transportation reconstruction of John Nolen Drive (E Lakeside St to			**Final Action:**	

Title: Approving temporary construction work with associated noise impacts between the hours of 7:00 PM and 7:00 AM for work associated with the City of Madison/Wisconsin Department of Transportation reconstruction of John Nolen Drive (E Lakeside St to S Broom St), #11860 (District 4).

Notes: Aaron Canton

		CC Agenda Date:	09/16/2025
		Agenda Number:	18.
Sponsors:	Michael E. Verveer	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/5/2025	Robert Mulcahy	Approve	9/9/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	08/22/2025	Re-refer	BOARD OF PUBLIC WORKS		09/03/2025	
	Action Text: This Resolution was Re-refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	09/03/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass

Action Text:	A motion was made by Lankella, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT with additional recommendation that work within 300' of residences is limited to 12 nights heavy construction (storm water & paving), and up to 8 nights private utility construction, 60 nights total. Additional notification will be mailed to impacted residents - REPORT OF OFFICER. The motion passed by voice vote/other.
Notes:	A motion was made by Ald. Lankella, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT with additional recommendation that work within 300' of residences is limited to 12 nights heavy construction (storm water & paving), and up to 8 nights private utility construction, 60 nights total. Additional notification will be mailed to impacted residents. The motion passed by voice vote/other.

Text of Legislative File 89681

Fiscal Note

No Funds Required.

Title

Approving temporary construction work with associated noise impacts between the hours of 7:00 PM and 7:00 AM for work associated with the City of Madison/Wisconsin Department of Transportation reconstruction of John Nolen Drive (E Lakeside St to S Broom St), #11860 (District 4).

Body

Madison General Ordinance section 24.08(3) provides the Common Council the ability to allow temporary construction activities outside of the hours of 7:00 AM to 7:00 PM with the passage of a resolution and a hearing before the Board of Public Works.

As part of the full reconstruction of John Nolen Drive (E Lakeside St to S Broom St), the City is requesting permission for the selected Contractor to perform the following portions of work outside the hours of 7:00 AM to 7:00 PM for up to sixty (60) nights during the contract timeframe because the work is located in a high traffic volume area and activities associated with certain construction elements would cause considerable traffic disruptions and delays. However, the majority of the work performed at night will be more than 300-ft away from any private property. It is anticipated that there are approximately twelve (12) nights of work located within 300-ft of private property.

The proposed activities beyond the hours of 7:00 AM to 7:00 PM are as follows:

1. Installation of temporary culvert pipes and storm sewer (10 nights)
2. Removal of existing girders on the southbound bridge structures (10 nights)
3. Placing of new girders on the southbound bridge structures (10 nights)
4. Removal of existing girders on the northbound bridge structures (10 nights)
5. Placing of new girders on the northbound bridge structures (10 nights)
6. Paving of upper HMA pavement layer in the southbound lanes (2 nights)
7. Private utility relocation work (8 nights)

NOW THEREFORE BE IT RESOLVED, that construction work, with associated noise impacts, between the hours of 7:00 PM to 7:00 AM along John Nolen Drive (E Lakeside St to S Broom St) for up to sixty (60) days during the contract timeframe are hereby approved in accordance with Section 24.08(3) of the Madison General Ordinances, and

BE IT FURTHER RESOLVED, that the construction activities outside the hours of 7:00 AM to 7:00 PM are limited to those activities identified in this resolution and the hours specified, and

BE IT FURTHER RESOLVED, that the approval of that construction work, as provided in this resolution shall expire after completion of the WisDOT contract for the John Nolen Drive

Reconstruction, which is anticipated in the summer of 2027.

City of Madison

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

Master

File Number: 89732

File ID:	89732	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	08/26/2025
File Name:	Awarding Public Works Contract No. 9677, Quann Park Lighting Project.			**Final Action:**	

Title: Awarding Public Works Contract No. 9677, Quann Park Lighting Project. (District 14)

Notes: Gretchen Aviles Pineiro

		CC Agenda Date:	09/16/2025
		Agenda Number:	19.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9677 Bid Open Tab.pdf, 9677 award.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/10/2025	Robert Mulcahy	Approve	9/9/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	08/26/2025	Refer	BOARD OF PUBLIC WORKS	09/03/2025	09/03/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 9/3/2025						
1	BOARD OF PUBLIC WORKS	09/03/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Stern, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 89732

Fiscal Note

The proposed resolution authorizes awarding the contract for the Quann Park Lighting Project at a total estimated cost of $102,085.65, including contingency. Funding for the project is available in Munis #71022. No additional appropriation is required.

Title

Awarding Public Works Contract No. 9677, Quann Park Lighting Project. (District 14)

Body

BE IT RESOLVED, that the following low bids for miscellaneous improvements be accepted and that the Mayor and City Clerk be and are hereby authorized and directed to enter into a contract with the low bidder contained herein, subject to the Contractor's compliance with Section 39.02 of the Madison General Ordinances concerning compliance with the Affirmative Action provisions **and subject to the Contractor's compliance with Section 33.07 of the Madison General Ordinances regarding Best Value Contracting:**

BE IT FURTHER RESOLVED, that the funds be encumbered to cover the cost of the projects contained herein.

See attached document (Contract No. 9677) for itemization of bids.

QUANN PARK LIGHTING PROJECT 0
CONTRACT NO. 9677
DATE: 8/21/25
PREQUALIFICATION: 315

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
Emila Construction LLC	$94,523.75	OK
Nickles Electric	$102,783.50	OK
Engineering Estimate	$123,205.00	
Midwest Electric	$136,105.50	OK

CONTRACT NO. 9677
Quann Park Lighting Project

Emila Construction LLC

CONTRACT AWARD	**$**	**94,523.75**
MAX CONTINGENCY (8%)	*$*	*7,561.90*
QUANN PARK PATH LIGHTING: 71022-45-177-012101: 54425 (9		89,673.75
ACCT. CONTINGENCY 8%		7,173.90
ACCT. SUBTOTAL		96,847.65
PENN PARK SOLAR LIGHTING: 71022-51-130-012101: 54445 (9		4,850.00
ACCT. CONTINGENCY 8%		388.00
ACCT. SUBTOTAL		5,238.00
GRAND TOTAL INCL. CONTINGENCY	**$**	**102,085.65**

City of Madison

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

Master

File Number: 89746

File ID:	89746	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	08/27/2025
File Name:	Assessing Benefits West Washington Avenue and South Henry Street Resurfacing Assessment District - 2024.			**Final Action:**	

Title: Assessing Benefits West Washington Avenue and South Henry Street Resurfacing Assessment District - 2024. (District 4)

Notes: Mario Galindez

		CC Agenda Date:	09/16/2025
		Agenda Number:	20.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	14389_WWashHenry_Assess_FINAL.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/10/2025	Robert Mulcahy	Approve	9/9/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	08/27/2025	Refer	BOARD OF PUBLIC WORKS	09/03/2025	09/03/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 9/3/2025						
1	BOARD OF PUBLIC WORKS	09/03/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Stern, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 89746

Fiscal Note

No appropriation required.

Title

Assessing Benefits West Washington Avenue and South Henry Street Resurfacing Assessment District - 2024. (District 4)

Body

WHEREAS, the construction of West Washington Avenue and South Henry Street Resurfacing Assessment District - 2024 improvement(s) has been completed; and,

WHEREAS, it has been determined that the abutting property is to pay the amount per the attached schedule of assessments.

NOW, THEREFORE, BE IT RESOLVED, that the sums so charged to the abutting property be and are hereby assessed and levied upon said property payable by the owners of the lots or parcels of land benefited as determined by the Board of Public Works, and in accordance with its recommendations, the amount so charged to each of the lots or parcels of land so benefited being as follows, to wit:

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information				Frontage			Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923108017 DC	FIORE COAL & OIL & 20TH CENT MKTS& W WASH ASC LLC 150 E GILMAN ST # 1600 MADISON, WI 53703	222 W Washington Ave	---	336.23	W Washington Ave + N Henry St	Yes	0.00	$0.00	0.00	$0.00	3,362.30	$3,984.33	0.00	$0.00	0.00	$0.00	0.00	$0.00	264.00	$14,240.16	$18,224.49
070923111028 DC	STATE OF WISCONSIN DEPT OF ADMINISTRATION 101 E WILSON ST 7TH FL MADISON, WI 53703	201 W Washington Ave	---	198.00	W Washington Ave	Yes	0.00	$0.00	0.00	$0.00	1,980.00	$2,346.30	0.00	$0.00	0.00	$0.00	0.00	$0.00	198.00	$10,680.12	$13,026.42
070923111052 DC	ST RAPHAEL'S CONGREGATION 404 E MAIN ST MADISON, WI 53703	204 W Main St	---	397.22	W Washington Ave + S Henry St	No	0.00	$0.00	0.00	$0.00	3,972.20	$4,707.06	0.00	$0.00	14.00	$825.86	0.00	$0.00	397.22	$38,286.55	$43,819.46
070923112018 UMX	FREEDOM FROM RELIGION FOUNDATION INC PO BOX 750 MADISON, WI 53701-0750	10 N Henry St	---	138.23	W Washington Ave + N Henry St	Yes	0.00	$0.00	0.00	$0.00	1,382.30	$1,638.03	0.00	$0.00	0.00	$0.00	0.00	$0.00	66.00	$3,560.04	$5,198.07
070923112191 PD	METROPOLITAN PLACE RES CDM OWNERS ASSN INC 333 W MIFFLIN ST OFFICE MADISON, WI 53703-4654	360 W Washington Ave Notation Parcel - See Below		307.57	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3,075.70	$3,644.70	0.00	$0.00	0.00	$0.00	0.00	$0.00	307.57	$16,590.33	$20,235.03
070923142015 PD	FISHER, CLIFFORD D PO BOX 1601 MADISON, WI 53701	360 W Washington Ave Unit 1 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142023 PD	ROSEMURGY, ROBERT S 360 W WASHINGTON AVE # 2 MADISON, WI 53703	360 W Washington Ave Unit 2 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142031 PD	GOSSE TRUST, D L & V A 360 W WASHINGTON AVE #101 MADISON, WI 53703	360 W Washington Ave Unit 101 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142049 PD	ELLIS, ELLEN # 102 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 102 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142057 PD	VLACH, HALEY A 360 W WASHINGTON AV # 103 MADISON, WI 53703	360 W Washington Ave Unit 103 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142065 PD	BALASUBRAMANIAN, GEETHA P & BALASUBRAMANIAN MURUGAN 7520 NORTHLAND AVE SAN RAMON, CA 94583	360 W Washington Ave Unit 104 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142073 PD	POFFALD, MARCELA & AMBROSE BONNAIRE-SERGEANT 360 W WASHINGTON AV # 105 MADISON, WI 53703	360 W Washington Ave Unit 105 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142081 PD	VEDDER, ALEXANDER N K VEDDER & DONALD ROSS 360 W WASHINGTON AVE #106 MADISON, WI 53703	360 W Washington Ave Unit 106 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142099 PD	CLARY, KENNETH R 360 W WASHINGTON AVE 115 MADISON, WI 53703	360 W Washington Ave Unit 115 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142106 PD	WARMAN, LAWRENCE J & JANICE H WARMAN 360 W WASHINGTON AVE #201 MADISON, WI 53703	360 W Washington Ave Unit 201 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142114 PD	ZEMAITIS, JEANNIE # 202 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 202 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142122 PD	CLARENBACH, DAVID E % JANET MALLON 575 LIDDLE HARRIS RD PUTNAM STATION, NY 12861	360 W Washington Ave Unit 203 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142130 PD	WOGSLAND, DENNIS J 360 W WASHINGTON AVE #204 MADISON, WI 53703	360 W Washington Ave Unit 204 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142148 PD	WITZLING REV TRUST, L & P 4545 N WOODBURN ST MILWAUKEE, WI 53211	360 W Washington Ave Unit 205 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information				Frontage			Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923142156 PD	BUCK, JOHN B UNIT 1610 1401 RIVERPLACE BLVD JACKSONVILLE, FL 32207	360 W Washington Ave Unit 206 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142164 PD	BROUGHMAN FAMILY TRUST UNIT 207 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 207 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142172 PD	JERAY, THOMAS G & JOANN M JERAY 1441 S 68TH ST APT 411 MILWAUKEE, WI 53214-4974	360 W Washington Ave Unit 215 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142180 PD	KOSKI, BRIAN J 5706 CALLCOTT WAY UNIT D ALEXANDRIA, VA 22312-4103	360 W Washington Ave Unit 301 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142198 PD	BROOKS BIGELOW TRUST 360 W WASHINGTON AVE #302 MADISON, WI 53703	360 W Washington Ave Unit 302 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142205 PD	CAVANAUGH, JOSEPH F & LISA JOHNSON 360 W WASHINGTON AVE #303 MADISON, WI 53703	360 W Washington Ave Unit 303 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142213 PD	CORCORAN, D & F RIHERD TR N2101 BRECKEN RIDGE LACROSSE, WI 54601	360 W Washington Ave Unit 304 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142221 PD	MEISSEN TRUST, P & G 12645 LONSDALE TER FORT MYERS, FL 33913	360 W Washington Ave Unit 305 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142239 PD	BRADFIELD, JEFFREY M & YASMIN SIDDIQUI BRADFIELD 301 FARWELL DR MADISON, WI 53704	360 W Washington Ave Unit 306 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142247 PD	MOHR, KENNETH J & REGINALD A EMSHOFF 360 W WASHINGTON AVE 307 MADISON, WI 53703	360 W Washington Ave Unit 307 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142255 PD	LUNDQUIST, MITCHELL E & MAUREEN K O'GRADY 360 W WASHINGTON AVE #315 MADISON, WI 53703	360 W Washington Ave Unit 315 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142263 PD	MINI, DARSHANA SREEDHAR & ANIRBAN KAPIL BAISHYA 360 W WASHINGTON AVE #401 MADISON, WI 53703	360 W Washington Ave Unit 401 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142271 PD	GIETZEL, CHARLES H & JANET AMUNDSEN GIETZEL 360 W WASHINGTON AVE #402 MADISON, WI 53703	360 W Washington Ave Unit 402 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142289 PD	PERELMAN REV TR, ROBERT H & VICKI K MARTIN REV TR 360 W WASHINGTON AVE #403 MADISON, WI 53703	360 W Washington Ave Unit 403 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142297 PD	HUYNH, PHAT N 432 S HARVARD BLVD # 306 LOS ANGELES, CA 90020-6804	360 W Washington Ave Unit 404 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142304 PD	GUO, ZILIANG 360 W WASHINGTON AVE #405 MADISON, WI 53703	360 W Washington Ave Unit 405 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142312 PD	ROSS, TRON & JAMES R BROWN 360 W WASHINGTON AVE #406 MADISON, WI 53703	360 W Washington Ave Unit 406 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142320 PD	SPARR REVOCABLE TRUST 4475 STONEWOOD DR OSHKOSH, WI 54902	360 W Washington Ave Unit 407 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142338 PD	RICKNER, THOMAS A 360 W WASHINGTON AVE#415 MADISON, WI 53703	360 W Washington Ave Unit 415 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142346 PD	HUTCHINSON & ALCALA-GALAN TRUST AGREEMENT 360 W WASHINGTON AVE #501 MADISON, WI 53703	360 W Washington Ave Unit 501 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

							Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		Total Assessment
Parcel Information				Frontage			$1.51	per SF	$4.56	per SF	$11.85	per LF	$1,510.90	per Each	$58.99	per LF	$2,652.00	per Each	$53.94	per LF	
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	SF	Cost	SF	Cost	SF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost	
070923142354 PD	BURT-CARDINAL REV TRUST 360 W WASHINGTON AV # 502 MADISON, WI 53703	360 W Washington Ave Unit 502 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142362 PD	ENGMAN, JOSHUA UNIT 503 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 503 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142370 PD	MOLISANI, REX & TERI LINDSTROM & ETAL 3704 MANISTEE WAY VERONA, WI 53593-8531	360 W Washington Ave Unit 504 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142388 PD	KASPAREK, MARY UNIT 505 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 505 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142396 PD	LUCAS REVOCABLE LIVING TR MICHAEL T 360 W WASHINGTON AV # 506 MADISON, WI 53703	360 W Washington Ave Unit 506 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142403 PD	WELCH, ROBERT & JEANNE 360 W WASHINGTON AVE #507 MADISON, WI 53703	360 W Washington Ave Unit 507 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142411 PD	670 EAST LAKE UNIT 210 LLC 1929 SPINNAKER LN AZLE, TX 76020	360 W Washington Ave Unit 508 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142429 PD	AHMED, BILAL A MAHR A MALIK 5771 GOLDEN TER FITCHBURG, WI 53711	360 W Washington Ave Unit 510 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142437 PD	CULVER, LEOLA #512 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 512 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142445 PD	KRUEGER, STEVEN C OMAIRA J KRUEGER 360 W WASHINGTON AVE #514 MADISON, WI 53703	360 W Washington Ave Unit 514 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142453 PD	KAMINSKI, ANDREA RUTH THOMAS JOSEPH KAMINSKI 360 W WASHINGTON AV # 515 MADISON, WI 53703	360 W Washington Ave Unit 515 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142461 PD	BROWN, WILLIS E PHOTINA M REE 360 W WASHINGTON AVE #601 MADISON, WI 53703	360 W Washington Ave Unit 601 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142479 PD	ALTSECH, MOSES B 7605 WESTCHESTER DR MIDDLETON, WI 53562	360 W Washington Ave Unit 602 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142487 PD	MUKHERJEE, PRIYA 360 W WASHINGTON AVE #603 MADISON, WI 53703	360 W Washington Ave Unit 603 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142495 PD	RANA, IMRAN S VICKI RANA 11549 APACHE TRL CONIFER, CO 80433	360 W Washington Ave Unit 604 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142502 PD	CHENG, CINDY I-FEN # 605 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 605 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142510 PD	DANOWSKI, JAMES DONNA DANOWSKI 1144 ELIZABETH AVE NAPERVILLE, IL 60540	360 W Washington Ave Unit 606 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142528 PD	DAMATO, ELIZABETH A 360 W WASHINGTON AVE #607 MADISON, WI 53703	360 W Washington Ave Unit 607 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142536 PD	NERENZ, DAVID R & ANNE G NERENZ 239 TONKIN DR ISHPEMING, MI 49849	360 W Washington Ave Unit 608 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142544 PD	JUDGE, ELI B 360 W WASHINGTON AV # 609 MADISON, WI 53703	360 W Washington Ave Unit 609 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information				Frontage			Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923142552 PD	RAUCH, MICHAEL J 360 W WASHINGTON AVE #610 MADISON. WI 53703	360 W Washington Ave Unit 610 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142560 PD	MAGLENTE, MEGHAN # 611 360 W WASHINGTON AVE MADISON. WI 53703	360 W Washington Ave Unit 611 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142578 PD	DESIMONE FAMILY TRUST 21259 N ANDOVER RD KILDEER. IL 60047	360 W Washington Ave Unit 612 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142586 PD	LARSON, SUZANNE M & ANDREW C LARSON 1604 RIVERGREEN COURT SE ATLANTA. GA 30339	360 W Washington Ave Unit 613 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142594 PD	PFRANG, STANLEY D 360 W WASHINGTON AVE 614 MADISON. WI 53703	360 W Washington Ave Unit 614 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142601 PD	SCHMIDT, STEVEN W 1026 PARCHEMIN TRL CHAPEL HILL. NC 27516	360 W Washington Ave Unit 615 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142619 PD	SCHULZ FAM TR, ROCKWELL I 360 W WASHINGTON AVE #701 MADISON. WI 53703	360 W Washington Ave Unit 701 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142627 PD	ALDINGER JT TR, K D & K A 5601 NORTH POINT DR STEVENS POINT. WI 54489	360 W Washington Ave Unit 702 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142635 PD	ANDERSON TRUST, KATHRYN A 1095 MISSION HILLS CHESTERTON. IN 46304	360 W Washington Ave Unit 703 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142643 PD	MONOCEROS, EDWARD W & SKYLAR MONOCEROS 360 W WASHINGTON AV # 704 MADISON. WI 53703	360 W Washington Ave Unit 704 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142651 PD	SWEENEY LIV TR, JK & E 137 E WILSON ST # 1211 MADISON. WI 53703	360 W Washington Ave Unit 705 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142669 PD	SCHLECHT, SUZANNE 360 W WASHINGTON AVE #706 MADISON. WI 53703	360 W Washington Ave Unit 706 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142677 PD	MCMORROW, GERALD F & GAYLE C MCMORROW 2423 ADDISON RD HOUSTON. TX 77030-1809	360 W Washington Ave Unit 707 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142685 PD	SULIENE, DALIA & LEONAS SULAS 2433 RED PINE CT PORTAGE. WI 53901	360 W Washington Ave Unit 708 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142693 PD	OBRIEN TRUST, JANICE 25100 SANDHILL BLVD H103 PUNTA GORDA. FL 33983	360 W Washington Ave Unit 709 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142700 PD	MISCHO, ERIC A UNIT 710 360 W WASHINGTON AVE MADISON. WI 53703	360 W Washington Ave Unit 710 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142718 PD	MANN, ALLAN & DEBORAH 8730 PICKWICK RD NORTH PORT. FL 34287	360 W Washington Ave Unit 711 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142726 PD	DING, ADELINE BIWEN YAN XUN 360 W WASHINGTON AV # 712 MADISON. WI 53703	360 W Washington Ave Unit 712 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142734 PD	SHILTS TRUST, GUY & BEVERLY SHILTS 2921 TIMBER LN JANESVILLE. WI 53548	360 W Washington Ave Unit 713 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923142742 PD	DEWEESE, ADAM D SIGRID RUTH DEWEESE 360 W WASHINGTON AVE #714 MADISON. WI 53703	360 W Washington Ave Unit 714 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52

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Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
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Parcel Information				Frontage			Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923142750 PD	STARK, THOMAS E KATHLEEN A STARK 1231 PENNSLVANIA AVE # 4 SAN DIEGO, CA 92103	360 W Washington Ave Unit 715 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143013 PD	SIEGER, THOMAS L & MYRT M SIEGER 360 W WASHINGTON AVE 801 MADISON, WI 53703	360 W Washington Ave Unit 801 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143021 PD	GAUDER, JOHN P & CHRISTINE L GAUDER 360 W WASHINGTON AVE #802 MADISON, WI 53703	360 W Washington Ave Unit 802 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143039 PD	GIESE, GREGORY C 360 W WASHINGTON AVE #803 MADISON, WI 53703	360 W Washington Ave Unit 803 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143047 PD	BAXTER, NED L UNIT 804 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 804 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143055 PD	HIZON, JOSE ROBERTO & MICHELE HELEN HIZON 360 W WASHINGTON AVE #805 MADISON, WI 53703	360 W Washington Ave Unit 805 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143063 PD	GORMAN, KEVIN P & MARILEE MORRIS GORMAN 360 W WASHINGTON AVE #806 MADISON, WI 53703	360 W Washington Ave Unit 806 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143071 PD	DESHPANDE FAMILY TRUST 13640 COBBLESTONE DR FARMERS BRANCH, TX 75244	360 W Washington Ave Unit 807 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143089 PD	BROOKER, WILLIAM B & SALLY M BROOKER 11699 CALERI CT FORT MYERS, FL 33913	360 W Washington Ave Unit 808 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143097 PD	DELANY, AUSTIN CALLYN BLOCH ET AL 360 W WASHINGTON AVE #809 MADISON, WI 53703	360 W Washington Ave Unit 809 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143104 PD	ELLIOTT, MOLLY 360 W WASHINGTON AV # 810 MADISON, WI 53703	360 W Washington Ave Unit 810 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143112 PD	MUI, RAYMOND 360 W WASHINGTON AVE #811 MADISON, WI 53703	360 W Washington Ave Unit 811 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143120 PD	MARGOLIES, JUSTIN # 812 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 812 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143138 PD	CSIZMADIA, ALEC 360 W WASHINGTON AVE #813 MADISON, WI 53703	360 W Washington Ave Unit 813 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143146 PD	PURI, KAMALJIT N54W17584 WALNUT WAY DR MENOMONEE FALLS, WI 53051	360 W Washington Ave Unit 814 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143154 PD	KLOP & JOUINI LIVING TR 360 W WASHINGTON AVE #815 MADISON, WI 53703	360 W Washington Ave Unit 815 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143162 PD	RAMCHANDANI, MAHESH AJIT & CHARMI M RAMCHANDANI 153 SHADYDALE LN COPPELL, TX 75019	360 W Washington Ave Unit 901 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143170 PD	MOHR, JEFFREY T 360 W WASHINGTON AVE #902 MADISON, WI 53703	360 W Washington Ave Unit 902 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143188 PD	BIESBROCK, AARON R J WINSTON & K BIESBROCK 360 W WASHINGTON AVE #903 MADISON, WI 53703	360 W Washington Ave Unit 903 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143196 PD	KUEHN, MICHAEL TRACY KUEHN 360 W WASHINGTON AVE #904 MADISON, WI 53703	360 W Washington Ave Unit 904 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information				Frontage			Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923143203 PD	RUDE, ELDON Y & ANNE F BRUNO # 11 4323 SPICEWOOD SPRINGS RD AUSTIN, TX 78759	360 W Washington Ave Unit 905 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143211 PD	FRYREAR, WILLIAM 360 W WASHINGTON AVE #906 MADISON, WI 53703-2766	360 W Washington Ave Unit 906 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143229 PD	SILVERMAN, RONALD D & MIRIAM W SILVERMAN 360 W WASHINGTON AVE #907 MADISON, WI 53703-2766	360 W Washington Ave Unit 907 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143237 PD	GONDA, ALBIN R & JAYNE E GONDA 6120 KINGSTON AVE LISLE, IL 60532	360 W Washington Ave Unit 908 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143245 PD	STRYCHARSKE, MICHAEL S 360 W WASHINGTON AVE #909 MADISON, WI 53703	360 W Washington Ave Unit 909 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143253 PD	STRATHEARN, FRED 360 W WASHINGTON AVE #910 MADISON, WI 53703	360 W Washington Ave Unit 910 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143261 PD	HEDING, DOUGLAS J ANGELA B HEDING 360 W WASHINGTON AVE #911 MADISON, WI 53703	360 W Washington Ave Unit 911 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143279 PD	BARTSCHAT REV TR, A & M 6320 NORTH LAKE DR WHITEFISH BAY, WI 53217	360 W Washington Ave Unit 912 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143287 PD	MAY, JUANITA 360 W WASHINGTON AVE 913 MADISON, WI 53703	360 W Washington Ave Unit 913 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143295 PD	SOTOMAYOR, SHIRLEY S NATHAN GABRIEL SOTOMAYOR 360 W WASHINGTON AV # 914 MADISON, WI 53703	360 W Washington Ave Unit 914 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143302 PD	ALDRETE, GREGORY ALICIA ALDRETE 158 BURGANDY CT GREEN BAY, WI 54302	360 W Washington Ave Unit 915 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143310 PD	MAHMOUDI, ABBAS ASLANI #1001 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 1001 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143328 PD	ZIEGLER, DEAN W MICHELE F ZIEGLER # 1002 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 1002 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143336 PD	STEINBERG, ALAN MARTIN 5000 S CENTINELA AVE # 2 LOST ANGELES, CA 90066	360 W Washington Ave Unit 1003 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143344 PD	SRISKANDARAJAH REV TRUST 360 W WASHINGTON AVE 1004 MADISON, WI 53703	360 W Washington Ave Unit 1004 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143352 PD	MELTZER, DANIEL NATHALIE YAHARA MCFADDEN 360 W WASHINGTON AVE 1005 MADISON, WI 53703	360 W Washington Ave Unit 1005 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143360 PD	CHANDRABABU, SOLRAJ UNIT 1407 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 1006 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143378 PD	EARL, ANTHONY S # 1007 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 1007 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143386 PD	COPP, CATHERINE L # 1008 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 1008 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143394 PD	KIEF, DEBORAH M 360 W WASHINGTON AV 1009 MADISON, WI 53703	360 W Washington Ave Unit 1009 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information				Frontage			Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
							$1.51	per SF	$4.56	per SF	$11.85	per LF	$1,510.90	per Each	$58.99	per LF	$2,652.00	per Each	$53.94	per LF	
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	SF	Cost	SF	Cost	SF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost	
070923143401 PD	SHERMAN, KIM 360 W WASHINGTON AVE 1010 MADISON, WI 53703	360 W Washington Ave Unit 1010 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143419 PD	BURRZINSKI, BRIAN R 360 W WASHINGTON AV 1011 MADISON, WI 53703	360 W Washington Ave Unit 1011 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143427 PD	KLEES, LUCAS J 360 W WASHINGTON AVE 1012 MADISON, WI 53703	360 W Washington Ave Unit 1012 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143435 PD	ZHANG, WEIYU UNIT 1013 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 1013 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143443 PD	OCHEDZAN, RYSZAD & ANNA 360 W WASHINGTON AV #1014 MADISON, WI 53703	360 W Washington Ave Unit 1014 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143451 PD	SALAHELDIN, AMEL M 6414 TORIBROOKE LN MADISON, WI 53719	360 W Washington Ave Unit 1015 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143469 PD	HABER, DIANA 360 W WASHINGTON AVE 1101 MADISON, WI 53703	360 W Washington Ave Unit 1101 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143477 PD	KREJCAREK, JOHN H ANJALI SRIDHARAN 360 W WASHINGTON AV 1102 MADISON, WI 53703	360 W Washington Ave Unit 1102 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143485 PD	JOHNSON, LARRY 360 W WASHINGTON AV #1103 MADISON, WI 53703	360 W Washington Ave Unit 1103 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143493 PD	CHANG, CYBELE PO BOX 305 ALAMO, CA 94507	360 W Washington Ave Unit 1104 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143500 PD	CADWELL TR, ELLEN & ROY UNIT 1105 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 1105 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143518 PD	COLLINS, MICHAEL E LISA KEILLOR COLLINS 360 W WASHINGTON AV 1106 MADISON, WI 53703	360 W Washington Ave Unit 1106 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143526 PD	IMMENDORF REVOCABLE TRUST 360 W WASHINGTON AVE 1107 MADISON, WI 53703	360 W Washington Ave Unit 1107 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143534 PD	QIAN, XIA 360 W WASHINGTON AV #1108 MADISON, WI 53703	360 W Washington Ave Unit 1108 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143542 PD	TAYLOR, NICHOLAS # 1109 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 1109 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143550 PD	IMMENDORF REVOCABLE TRUST # 1107 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 1110 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143568 PD	SPRECHER, JOSEPH E 360 W WASHINGTON AV 1111 MADISON, WI 53703	360 W Washington Ave Unit 1111 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143576 PD	GRIESBACH, AUSTIN # 1112 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 1112 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143584 PD	WEIN, ZACHARY D # 1113 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 1113 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52

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Parcel Information				Frontage			Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923143592 PD	NIHAR KARNIK TRUST & ASHWINI KARNIK TR # 1114 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 1114 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143609 PD	OPLAND, DIANE UNIT 1115 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 1115 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143617 PD	BRUCKNER TR, JACQUELYN P UNIT 1201 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 1201 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143625 PD	HICKS FAMILY TRUST #1202 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 1202 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143633 PD	Withheld pursuant to sec. 19.35(1)(am) Wis. Stats. 602 SOUTH GAY ST # 603 KNOXVILLE, TN 37902	360 W Washington Ave Unit 1203 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143641 PD	PIETZ, RUSSELL D 2536 CHAMBERLAIN AVE MADISON, WI 53705	360 W Washington Ave Unit 1204 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143659 PD	SHI, YANHUA & AMAN ZHENG # 1205 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 1205 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143667 PD	CRAMER, SUSAN & ROBERT 360 W WASHINGTON AV #1206 MADISON, WI 53703	360 W Washington Ave Unit 1206 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143675 PD	WINDHORST, MARGARET # 1207 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 1207 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143683 PD	TOBIN, L MICHAEL DEBORAH KILBURY TOBIN 360 W WASHINGTON AVE 1208 MADISON, WI 53703	360 W Washington Ave Unit 1208 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143691 PD	CLEARY, ROBERT E & LISA THURRELL 360 W WASHINGTON AV 1209 MADISON, WI 53703	360 W Washington Ave Unit 1209 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143708 PD	DE BOOR, CARL-WILHELM R PO BOX 1076 EASTSOUND, WA 98245-1076	360 W Washington Ave Unit 1210 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143716 PD	ARNOLD, PATRICIA J 360 W WASHINGTON AV 1211 MADISON, WI 53703	360 W Washington Ave Unit 1211 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143724 PD	WEST, ALAN R # 1212 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 1212 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143732 PD	ANDERSON, COURTNEY B # 1213 360 W WASHINGTON AVE MADISON, WI 53703	360 W Washington Ave Unit 1213 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143740 PD	BENNETT, ROBERT L SHEELA A MULLEN 360 W WASHINGTON AV #1214 MADISON, WI 53703	360 W Washington Ave Unit 1214 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143758 PD	REDDING, THOMAS A & LINDA K REDDING # 1215 311 MEADOW DR N HUDSON, WI 54016	360 W Washington Ave Unit 1215 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143766 PD	KARLL FAMILY TRUST UNIT 202 11777 BERNARDO PLAZA CT SAN DIEGO, CA 92128	360 W Washington Ave Unit 1301 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143774 PD	PARK, JOHN K 360 W WASHINGTON AVE 1302 MADISON, WI 53703	360 W Washington Ave Unit 1302 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143782 PD	CHRISTENSEN REV LIV TRUST 360 W WASHINGTON AVE P103 MADISON, WI 53703	360 W Washington Ave Unit 1303 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information				Frontage			Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923143790 PD	HALBERG, MARION EMILY # 1304 360 W WASHINGTON AVE MADISON. WI 53703	360 W Washington Ave Unit 1304 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143807 PD	FREDERICK, AMY LOUISE MUSTAFA KEMAL EMIRBAYER 360 W WASHINGTON AV 1305 MADISON. WI 53703	360 W Washington Ave Unit 1305 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143815 PD	MARWELL PER RES TR, B E 90 RIVERSIDE DR APT 11 E NEW YORK. NY 10024	360 W Washington Ave Unit 1306 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143823 PD	AUSTERWEIL, JOSEPH LARRY 360 W WASHINGTON AVE 1307 MADISON. WI 53703	360 W Washington Ave Unit 1307 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143831 PD	RAETTIG, ERIK L 360 W WASHINGTON AV 1308 MADISON. WI 53703	360 W Washington Ave Unit 1308 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143849 PD	DEVINE TRUST, TJ 1306 VALLEY VIEW DR RACINE. WI 53405	360 W Washington Ave Unit 1309 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143857 PD	SCHMOOKLER LIVING TRUST, MINDY SMILEY 360 W WASHINGTON AV #1310 MADISON. WI 53703	360 W Washington Ave Unit 1310 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143865 PD	MIDTBO, LAWRENCE B JULIE E MIDTBO # 1402 3421 STONEY CREST RD MCFARLAND. WI 53558	360 W Washington Ave Unit 1402 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143873 PD	GRAPENTINE BENTON TRUST 360 W WASHINGTON AVE MADISON. WI 53703	360 W Washington Ave Unit 1403 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143881 PD	SEIDENBERG-MACDONALD TR # 1404 360 W WASHINGTON AVE MADISON. WI 53703	360 W Washington Ave Unit 1404 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143899 PD	SHILTS JR TRUST, GUY & BEVERLY A SHILTS 2921 TIMBER LN JANESVILLE. WI 53548	360 W Washington Ave Unit 1405 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143906 PD	GARNETT, JAMES G # 206 360 W WASHINGTON AVE MADISON. WI 53703	360 W Washington Ave Unit 1406 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143914 PD	CHANDRABABU, SOLRAJ G # 1407 360 W WASHINGTON AVE MADISON. WI 53703	360 W Washington Ave Unit 1407 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143922 PD	BEDKER JR, WILLIAM F JENNIFER A WNUK #1408 360 W WASHINGTON AVE MADISON. WI 53703	360 W Washington Ave Unit 1408 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143930 PD	HORRAS, MARY M 360 W WASHINGTON AV #1409 MADISON. WI 53703	360 W Washington Ave Unit 1409 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143948 PD	SHAW REV TRUST, KAY M PO BOX 488 YORKVILLE. IL 60560	360 W Washington Ave Unit 1410 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143956 PD	PALLONI REV TRUST UNIT 1411 OR P211 360 W WASHINGTON AVE MADISON. WI 53703	360 W Washington Ave Unit 1411 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143964 PD	GERNER TR, DIANE YONG L 216 LOMBARDY LN OSWEGO. IL 60543	360 W Washington Ave Unit 1401 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143972 PD	EGRE, DOUGLAS V & LAURIE EGRE # 1311 360 W WASHINGTON AVE MADISON. WI 53703	360 W Washington Ave Unit 1311 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923143980 PD	DAHLBERG FAMILY TRUST # 1412 360 W WASHINGTON AVE MADISON. WI 53703	360 W Washington Ave Unit 1412 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information				Frontage			Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
							$1.51	per SF	$4.56	per SF	$11.85	per LF	$1,510.90	per Each	$58.99	per LF	$2,652.00	per Each	$53.94	per LF	
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	SF	Cost	SF	Cost	SF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost	
070923143998 PD	GIALAMAS, GINA & CONRES LLC 24 BECKYS PL HOLLIS, NH 03049	360 W Washington Ave Unit 1413 Condo	0.29412	0.90	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163011 PD	MADISON OPERA INC 335 W MIFFLIN ST MADISON, WI 53703	335 W Mifflin St Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163029 PD	QIAN, JIAOZHEN YEDONG TAO 1301 N HIGH POINT RD MIDDLETON, WI 53562	329 W Mifflin St Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163037 PD	JONES, CLEVELAND JEROME DOROTHY ROBERTS JONES 333 W MIFFLIN ST # 2010 MADISON, WI 53703	333 W Mifflin St Unit 2010 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163045 PD	KUNKEL, PETER A MARY BETH S MARKLEIN 333 W MIFFLIN ST # 2020 MADISON, WI 53703	333 W Mifflin St Unit 2020 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163053 PD	MCGUIRE, JOHN J & TRUPHOSA M MWOLOLO 333 W MIFFLIN ST # 2030 MADISON, WI 53703	333 W Mifflin St Unit 2030 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163061 PD	KOCHERA, BRANDILYN LEA 333 W MIFFLIN ST # 2040 MADISON, WI 53703	333 W Mifflin St Unit 2040 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163079 PD	DUFFY TRUST, MICHAEL J & D A OETTINGER DUFFY TRUST 7328 35TH AVE COURT MOLINE, IL 61265	333 W Mifflin St Unit 2050 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163087 PD	JASAH LLC 333 W MIFFLIN ST # 2060 MADISON, WI 53703	333 W Mifflin St Unit 2060 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163095 PD	BUI, KATHY N 8 BEDFORD DR MATAWAN, NJ 07747	333 W Mifflin St Unit 2070 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163102 PD	SALEMINK-HARRY, SAMUEL & ELIAN SALEMINK-HARRY 333 W MIFFLIN ST # 2090 MADISON, WI 53703	333 W Mifflin St Unit 2090 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163110 PD	ADAMOWICZ, DANIEL R 333 W MIFFLIN ST # 2100 MADISON, WI 53703	333 W Mifflin St Unit 2100 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163128 PD	ROSICH, ALEKSANDAR 102 N WATER ST # 305 MILWAUKEE, WI 53202	333 W Mifflin St Unit 2110 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163136 PD	HARMAN, JEFFREY J 333 W MIFFLIN ST # 2120 MADISON, WI 53703	333 W Mifflin St Unit 2120 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163144 PD	SHELDON, GENEVIEVE 333 W MIFFLIN ST # 2130 MADISON, WI 53703	333 W Mifflin St Unit 2130 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163152 PD	LIU, BO JASON L DOU 333 W MIFFLIN ST # 2150 MADISON, WI 53703	333 W Mifflin St Unit 2150 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163160 PD	SAINSBURY, BRENT 333 W MIFFLIN ST # 2160 MADISON, WI 53703	333 W Mifflin St Unit 2160 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163178 PD	GABRIEL MIHAILESCU 333 W MIFFLIN ST #2170, WI 53703	333 W Mifflin St Unit 2170 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163186 PD	KELLY, MICHAEL B 333 W MIFFLIN ST # 2180 MADISON, WI 53703	333 W Mifflin St Unit 2180 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163194 PD	AGARWAL, KANAK LATA SURENDRA P AGARWAL 711 W ST ANTHONY AVE EFFINGHAM, IL 62401	333 W Mifflin St Unit 3010 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52

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Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
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Parcel Information				Frontage			Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 per SF		$4.56 per SF		$11.85 per LF		$1,510.90 per Each		$58.99 per LF		$2,652.00 per Each		$53.94 per LF		
							SF	Cost	SF	Cost	SF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost	
070923163201 PD	BRADSHAW, JOHN T ANDREA E BRADSHAW 333 W MIFFLIN ST # 3020 MADISON, WI 53703	333 W Mifflin St Unit 3020 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163219 PD	HICKEY TRUST, DENISE P UNIT 3030 333 W MIFFLIN ST MADISON, WI 53703	333 W Mifflin St Unit 3030 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163227 PD	FALKENBERG, GUSTAVE L KAREN FALKENBERG 15292 93RD AVE CHIPPEWA FALLS, WI 54729	333 W Mifflin St Unit 3040 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163235 PD	WILLPOWER MADISON LLC 1906 CORINTH DR SUN PRAIRIE, WI 53590	333 W Mifflin St Unit 3050 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163243 PD	JAMINET, JACOB BENJAMIN 333 W MIFFLIN ST # 3060 MADISON, WI 53703	333 W Mifflin St Unit 3060 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163251 PD	YU, AMANDA 333 W MIFFLIN ST # 3070 MADISON, WI 53703	333 W Mifflin St Unit 3070 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163269 PD	FINNEGAN, SARAH GRACE & MARY VIRGINIA WOOD 333 W MIFFLIN ST # 3090 MADISON, WI 53703	333 W Mifflin St Unit 3090 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163277 PD	DESHPANDE, SAMEER 333 W MIFFLIN ST # 3100 MADISON, WI 53703	333 W Mifflin St Unit 3100 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163285 PD	CHEUNG, WING TAT 333 W MIFFLIN ST # 3110 MADISON, WI 53703	333 W Mifflin St Unit 3110 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163293 PD	LANGENSTROER, PETER ANN M LANGENSTROER 333 W MIFFLIN ST # 3120 MADISON, WI 53703	333 W Mifflin St Unit 3120 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163300 PD	PANELLA, NICOLE & DWIGHT REDDERS IV 333 W MIFFLIN ST # 3130 MADISON, WI 53703	333 W Mifflin St Unit 3130 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163318 PD	GOPAL, RAJ NEIL GOPAL 333 W MIFFLIN ST # 3150 MADISON, WI 53703	333 W Mifflin St Unit 3150 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163326 PD	333 W MIFFLIN ST #3160 LLC 85 VAN CORTLANDT AVE OSSINING, NY 10562	333 W Mifflin St Unit 3160 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163334 PD	GIPSON, JENNIFER L 333 W MIFFLIN ST # 3170 MADISON, WI 53703	333 W Mifflin St Unit 3170 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163342 PD	RYNES, JEAN M 333 W MIFFLIN ST # 3180 MADISON, WI 53703	333 W Mifflin St Unit 3180 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163350 PD	SKALERIS, ATHENA LAWRENCE ANDREW SHAPIRO 333 W MIFFLIN ST # 4010 MADISON, WI 53703	333 W Mifflin St Unit 4010 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163368 PD	ROSENMAN, MICHAEL 333 W MIFFLIN ST # 4020 MADISON, WI 53703	333 W Mifflin St Unit 4020 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163376 PD	BORIOSI CONDO RENTALS LLC 614 N MIDVALE BLVD MADISON, WI 53705	333 W Mifflin St Unit 4030 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163384 PD	TANG, YIJING ANGEL 333 W MIFFLIN ST # 4040 MADISON, WI 53703	333 W Mifflin St Unit 4040 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163392 PD	SHILTS ESTATES LLC 2921 TIMBER LN JANESVILLE, WI 53548	333 W Mifflin St Unit 4050 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information				Frontage			Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923163409 PD	TEWS & RATHER REV TRUST 1716 BROOKSIDE LN WAUNAKEE, WI 53597	333 W Mifflin St Unit 4060 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163417 PD	MO, QING JIE & HUI FENG 2511 S MEADOWMERE PKWY NEW BERLIN, WI 53151	333 W Mifflin St Unit 4070 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163425 PD	STEEN, GARETH L 8668 VILANOVA DR CAPE CANAVERAL, FL 32920	333 W Mifflin St Unit 4080 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163433 PD	ANAYA, ALEJANDRO & ALANA & ALISE ANAYA 2629 TOWNGATE RD # 140 WESTLAKE VILLAGE, CA 91361	333 W Mifflin St Unit 4090 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163441 PD	COOPER, BRETT M 333 W MIFFLIN ST # 4100 MADISON, WI 53703	333 W Mifflin St Unit 4100 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163459 PD	HELIN TRUST 333 W MIFFLIN ST # 4140 MADISON, WI 53703	333 W Mifflin St Unit 4140 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163467 PD	MOK, JOHN C QUN HU-YAN 2876 LUDLOW RD CLEVELAND, OH 44120	333 W Mifflin St Unit 4150 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163475 PD	TIKALSKY, RORY S 333 W MIFFLIN ST # 4160 MADISON, WI 53703	333 W Mifflin St Unit 4160 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163483 PD	ROSICH, ALEKSANDAR 102 N WATER ST # 305 MILWAUKEE, WI 53202	333 W Mifflin St Unit 4170 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163491 PD	WESTERHOF REVOCABLE TR, JACOB P 333 W MIFFLIN ST # 4180 MADISON, WI 53703	333 W Mifflin St Unit 4180 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163508 PD	ZELEK, GREGORY AMANDA ELFMAN 333 W MIFFLIN ST # 5010 MADISON, WI 53703	333 W Mifflin St Unit 5010 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163516 PD	WOLF, MICHAEL & LYNN 10 QUAIL RUN OLD WESTBURY, NY 11568	333 W Mifflin St Unit 5020 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163524 PD	KINNAIRD, JAREN 333 W MIFFLIN ST # 5030 MADISON, WI 53703	333 W Mifflin St Unit 5030 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163532 PD	KIM TR, MYOUN GI & YU HEE 1239 ANTIETAM DR LONG GROVE, IL 60047	333 W Mifflin St Unit 5040 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163540 PD	ZHOU, SHITENG HAO ZHOU & CHUNLEI YANG 3267 N WASHTENAW AVE CHICAGO, IL 60618	333 W Mifflin St Unit 5050 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163558 PD	ENGSTROM TRUST, MARK A 8698 GRIER LN EDEN PRAIRIE, MN 55344	333 W Mifflin St Unit 5060 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163566 PD	ZORAN, SARA S GARY O GULSETH 333 W MIFFLIN ST # 5070 MADISON, WI 53703	333 W Mifflin St Unit 5070 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163574 PD	SRIDHARAN, KUMAR 333 W MIFFLIN ST # 5080 MADISON, WI 53703	333 W Mifflin St Unit 5080 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163582 PD	WU, ZHE KUNKUN ZHANG 1106 N WESTFIELD RD MADISON, WI 53717	333 W Mifflin St Unit 5090 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163590 PD	DECKER, REBECCA & LAWRENCE DECKER N 2340 HARVEY CT WALWORTH, WI 53184	333 W Mifflin St Unit 5100 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information				Frontage			Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923163607 PD	LIN, SOPHIE H 333 W MIFFLIN ST # 5140 MADISON, WI 53703	333 W Mifflin St Unit 5140 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163615 PD	SADOVSKY, KATYA & ALEXANDER SADOVSKY 201 ADA AVE # 29 MOUNTAIN VIEW, CA 94043	333 W Mifflin St Unit 5150 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163623 PD	HALVERSON, RICHARD R & ERICA HALVERSON 333 W MIFFLIN ST # 5160 MADISON, WI 53703	333 W Mifflin St Unit 5160 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163631 PD	MORADIA, KIRIT & SHILPA 333 W MIFFLIN ST # 5170 MADISON, WI 53703	333 W Mifflin St Unit 5170 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163649 PD	BOWEN, BRITTANY BRITANY LINDERT 333 W MIFFLIN ST # 5180 MADISON, WI 53703-2599	333 W Mifflin St Unit 5180 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163657 PD	MCDONNELL & WARD TRUST 333 W MIFFLIN ST # 6010 MADISON, WI 53703	333 W Mifflin St Unit 6010 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163665 PD	FLEMING, MARK A & GRACE C FLEMING 333 W MIFFLIN ST # 6020 MADISON, WI 53703-6000	333 W Mifflin St Unit 6020 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163673 PD	HANSEN-BLAKE, OLWEN & SHELLEY HANSEN-BLAKE 333 W MIFFLIN ST # 6030 MADISON, WI 53703	333 W Mifflin St Unit 6030 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163681 PD	SYBELDON, MATTHEW J 333 W MIFFLIN ST # 6040 MADISON, WI 53703	333 W Mifflin St Unit 6040 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163699 PD	SCHWIERSKE, ERIC 333 W MIFFLIN ST # 6050 MADISON, WI 53703	333 W Mifflin St Unit 6050 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163706 PD	WILSON, CONNOR 333 W MIFFLIN ST # 6060 MADISON, WI 53703	333 W Mifflin St Unit 6060 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163714 PD	MELDE, GREGORY J UNIT 6070 333 W MIFFLIN ST MADISON, WI 53703	333 W Mifflin St Unit 6070 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163722 PD	KENNEY REV TRUST, JOHN C & LINDA H KENNEY REV TR 333 W MIFFLIN ST UNT 6080 MADISON, WI 53703	333 W Mifflin St Unit 6080 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163730 PD	AGARWAL, SANJAY 333 W MIFFLIN ST UNIT6090 MADISON, WI 53703-6009	333 W Mifflin St Unit 6090 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163748 PD	SEIDER, SAMUEL PAUL BETHESDA ZEWDIE 333 W MIFFLIN ST # 6100 MADISON, WI 53703	333 W Mifflin St Unit 6100 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163756 PD	RAJ & PUSHPA LIVING TRUST 805 BIG STONE TRAIL MIDDLETON, WI 53562	333 W Mifflin St Unit 6110 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163764 PD	LEMUS, CLAUDIA R SOLIS & DANIEL L PIMENTEL ALARCON 333 W MIFFLIN ST # 6120 MADISON, WI 53703	333 W Mifflin St Unit 6120 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163772 PD	TULLIS, JAMES F KATHLEEN L F TULLIS 333 W MIFFLIN ST # 6130 MADISON, WI 53703	333 W Mifflin St Unit 6130 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163780 PD	TULLIS, JAMES KATHLEEN TULLIS 333 W MIFFLIN ST UNT 6140 MADISON, WI 53703	333 W Mifflin St Unit 6140 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163798 PD	HALBERG, MARION E UNIT 6160 333 W MIFFLIN ST MADISON, WI 53703	333 W Mifflin St Unit 6160 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information				Frontage			Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923163805 PD	HEAPS, STEVE 333 W MIFFLIN ST # 6170 MADISON, WI 53703	333 W Mifflin St Unit 6170 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163813 PD	FRANKEL, MARK A 333 W MIFFLIN ST # 6180 MADISON, WI 53703	333 W Mifflin St Unit 6180 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163821 PD	RUSSETH, KATHY J JOHN K PARK 333 W MIFFLIN ST # 7010 MADISON, WI 53703	333 W Mifflin St Unit 7010 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163839 PD	HART, GREGORY R SHEILA J HART 333 W MIFFLIN ST UNIT7020 MADISON, WI 53703	333 W Mifflin St Unit 7020 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163847 PD	HUTZLER CHARNE TRUST 333 W MIFFLIN ST # 9010 MADISON, WI 53703	333 W Mifflin St Unit 7030 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163855 PD	SALAHELDIN, AMEL M 6414 TORIBROOKE LN MADISON, WI 53719	333 W Mifflin St Unit 7040 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163863 PD	SALAHELDIN, AMEL M 6414 TORIBROOKE LN MADISON, WI 53719	333 W Mifflin St Unit 7050 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163871 PD	NARAYANAN, SUDHEESH & ARYAN SUDHEESH 333 W MIFFLIN ST # 7060 MADISON, WI 53703	333 W Mifflin St Unit 7060 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163889 PD	PARK, KEVIN A 333 W MIFFLIN ST # 7070 MADISON, WI 53703	333 W Mifflin St Unit 7070 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163897 PD	RAHN, DONALD L ROSALIND A CARLYON-RAHN 333 W MIFFLIN ST # 7080 MADISON, WI 53703	333 W Mifflin St Unit 7080 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163904 PD	WILCOX, CHRISTOPHER J PATRICIA F WILCOX 333 W MIFFLIN ST # 7090 MADISON, WI 53703	333 W Mifflin St Unit 7090 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163912 PD	BROOKER, ADAM J 333 W MIFFLIN ST # 7100 MADISON, WI 53703	333 W Mifflin St Unit 7100 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163920 PD	BARTSCHAT, MICHAEL K 6320 N LAKE DR WHITEFISH BAY, WI 53217	333 W Mifflin St Unit 7110 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163938 PD	WILLIAMSON, TIMOTHY G & TENLEY M WILLIAMSON 215 E PLEASANT ST # 312 OCONOMOWOC, WI 53066	333 W Mifflin St Unit 7120 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163946 PD	SAUNDERS, WAYNE L MARGARET E SAUNDERS 333 W MIFLIN ST UNIT 7130 MADISON, WI 53703	333 W Mifflin St Unit 7130 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163954 PD	WEIRATH, THOMAS J & MARY C SAJDAK 333 W MIFFLIN ST # 7140 MADISON, WI 53703	333 W Mifflin St Unit 7140 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163962 PD	JONES, MARLEE R 333 W MIFFLIN ST # 7150 MADISON, WI 53703	333 W Mifflin St Unit 7150 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163970 PD	LIGHT TRUST, BARRY J 333 W MIFFLIN ST # 8010 MADISON, WI 53703	333 W Mifflin St Unit 8010 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163988 PD	SCOTT TRUST, LINDA KAY 333 W MIFFLIN ST # 8020 MADISON, WI 53703	333 W Mifflin St Unit 8020 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923163996 PD	HAVAS, NANCY ANTHONY ZAFFIRO 552 N 65TH ST MILWAUKEE, WI 53213-4054	333 W Mifflin St Unit 8030 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information				Frontage			Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
							$1.51	per SF	$4.56	per SF	$11.85	per LF	$1,510.90	per Each	$58.99	per LF	$2,652.00	per Each	$53.94	per LF	
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	SF	Cost	SF	Cost	SF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost	
070923164019 PD	BENSON, JOHN M 333 W MIFFLIN ST # 8040 MADISON, WI 53703	333 W Mifflin St Unit 8040 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164027 PD	ALAR, ERIC B LAURA MICHELLE ALAR 333 W MIFFLIN ST # 8050 MADISON, WI 53703	333 W Mifflin St Unit 8050 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164035 PD	INGRAHAM, ANGELA M 333 W MIFFLIN ST # 8060 MADISON, WI 53703	333 W Mifflin St Unit 8060 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164043 PD	BELLAFIORE, KENNETH J LORRIE BELLAFIORE PO BOX 46 BRIGHTWATERS, NY 11718-0046	333 W Mifflin St Unit 8070 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164051 PD	XAVIER, GERARD V LEANN M XAVIER 3056 SHAW CT MADISON, WI 53711	333 W Mifflin St Unit 8080 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164069 PD	DAVIS TRUST, PATRICIA B UNIT 8090 333 W MIFFLIN ST MADISON, WI 53703	333 W Mifflin St Unit 8090 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164077 PD	WILDER RENTAL PROPERTIES INC PO BOX 116 LAKE LINDEN, MI 49945	333 W Mifflin St Unit 8100 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164085 PD	O'ROURKE, BETTYLU & GARY LEE STOUT 333 W MIFFLIN ST # 8110 MADISON, WI 53703-6014	333 W Mifflin St Unit 8110 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164093 PD	JOHNSON, JULIANNE UNIT 8120 333 W MIFFLIN ST MADISON, WI 53703	333 W Mifflin St Unit 8120 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164100 PD	WALDINGER, MICHELE L 333 W MIFFLIN ST # 8130 MADISON, WI 53703	333 W Mifflin St Unit 8130 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164118 PD	CHASE, CHERYL J & KEVIN M & SYDNEY & CARSON CHASE 29526 BERTRAND DR AGOURA HILLS, CA 91301	333 W Mifflin St Unit 8140 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164126 PD	ZAJDEL, ALEXANDER CARLA D ELLIS 333 W MIFFLIN ST # 8150 MADISON, WI 53703	333 W Mifflin St Unit 8150 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164134 PD	HUTZLER CHARNE TRUST 333 W MIFFLIN ST # 9010 MADISON, WI 53703	333 W Mifflin St Unit 9010 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164142 PD	KALEPP, KIM G MARGO M KALEPP UNIT 9020 333 W MIFFLIN ST MADISON, WI 53703	333 W Mifflin St Unit 9020 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164150 PD	LAWRENCE TRUST, CONRAD A 3440 GUNDERSON AVE BERWYN, IL 60402	333 W Mifflin St Unit 9040 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164168 PD	Withheld pursuant to sec. 19.35(1)(am) Wis. Stats. 333 W MIFFLIN ST # 9050 MADISON, WI 53703	333 W Mifflin St Unit 9050 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164176 PD	HO, LI-CHING 333 W MIFFLIN ST # 9060 MADISON, WI 53703	333 W Mifflin St Unit 9060 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164184 PD	KIEVET, CYNTHIA K 333 W MIFFLIN ST # 9070 MADISON, WI 53703	333 W Mifflin St Unit 9070 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164192 PD	O'CONNELL, DANIEL J DEBRA H O'CONNELL 333 W MIFFLIN ST # 9080 MADISON, WI 53703	333 W Mifflin St Unit 9080 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164209 PD	CHEN, YANJUN 333 W MIFFLIN ST # 9090 MADISON, WI 53703	333 W Mifflin St Unit 9090 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52

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Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
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Parcel Information				Frontage			Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923164217 PD	ZALEWSKI, ZACHERY S 333 W MIFFLIN ST # 9100 MADISON, WI 53703	333 W Mifflin St Unit 9100 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164225 PD	HARTWIG FAMILY REV TRUST 333 W MIFFLIN ST # 9110 MADISON, WI 53703	333 W Mifflin St Unit 9110 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164233 PD	GOPAL, RAJ 333 W MIFFLIN ST # 9130 MADISON, WI 53703	333 W Mifflin St Unit 9130 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164241 PD	DAVIDSON, ERIK P 333 W MIFFLIN ST # 9140 MADISON, WI 53703	333 W Mifflin St Unit 9140 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164259 PD	MAYNARD LIVING TRUST 333 W MIFFLIN ST # 9150 MADISON, WI 53703	333 W Mifflin St Unit 9150 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164267 PD	CLEMENTS, LISS-MONIQUE ROBERT E CLEMENTS 629 VICKSBURG CT NAPERVILLE, IL 60540	333 W Mifflin St Unit 1051 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164275 PD	SUGDEN III, JAMES 333 W MIFFLIN ST # 1052 MADISON, WI 53703	333 W Mifflin St Unit 1052 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164283 PD	SCHAR FAMILY TRUST 417 SENECA ST PALO ALTO, CA 94301	333 W Mifflin St Unit 1054 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164291 PD	PUDLOSKI, STEPHEN T ELIZABETH A PUDLOSKI 333 W MIFFLIN ST # 1055 MADISON, WI 53703	333 W Mifflin St Unit 1055 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164308 PD	NEMECEK-MARSHALL, M M WILLIAM S MARSHALL 495 MOHAWK DR BOULDER, CO 80303	333 W Mifflin St Unit 1056 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164316 PD	GINNETTI, GINO 333 W MIFFLIN ST # 1057 MADISON, WI 53703	333 W Mifflin St Unit 1057 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164324 PD	SALAHELDIN, AMEL M 6414 TORIBROOKE LN MADISON, WI 53719	333 W Mifflin St Unit 1058 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164332 PD	PUDLOSKI, STEPHEN ELIZABETH PUDLOSKI 333 W MIFFLIN ST # 1055 MADISON, WI 53703	333 W Mifflin St Unit 1060 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164340 PD	CONROY, MICHAEL 333 W MIFFLIN ST # 1061 MADISON, WI 53703	333 W Mifflin St Unit 1061 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164358 PD	KOSKOVICH, ERIC 333 W MIFFLIN ST # 1062 MADISON, WI 53703	333 W Mifflin St Unit 1062 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164366 PD	LINTON, RICHARD T 333 W MIFFLIN ST # 1064 MADISON, WI 53703	333 W Mifflin St Unit 1064 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164374 PD	KAIN, ROGER 12 BLOOMSBURY TERRACE 1 HUNTLEY ST LONDON WC1E 6AJ, UK 00000	333 W Mifflin St Unit 1065 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164382 PD	MEIER, CARL T CAROLYN J MEIER 333 W MIFFLIN ST # 1066 MADISON, WI 53703	333 W Mifflin St Unit 1066 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164390 PD	MCCARTHY, CAROL ANN 333 W MIFFLIN ST # 1067 MADISON, WI 53703	333 W Mifflin St Unit 1067 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164407 PD	RHODY, STEPHEN 333 W MIFFLIN ST # 1151 MADISON, WI 53703	333 W Mifflin St Unit 1151 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
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							Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		Total Assessment
Parcel Information				Frontage			$1.51	per SF	$4.56	per SF	$11.85	per LF	$1,510.90	per Each	$58.99	per LF	$2,652.00	per Each	$53.94	per LF	
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	SF	Cost	SF	Cost	SF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost	
070923164415 PD	HANSON TR, DEAN AND LYNN 10527 JACKSON SQUARE DR ESTERO, FL 33928	333 W Mifflin St Unit 1152 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164423 PD	HOPKINS, ADAM B ANDREA L HOPKINS 333 W MIFFLIN ST UNIT1154 MADISON, WI 53703	333 W Mifflin St Unit 1154 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164431 PD	PURCELL, PHILLIP G DIANNE L PURCELL 333 W MIFFLIN ST # 1155 MADISON, WI 53703	333 W Mifflin St Unit 1155 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164449 PD	KARBASSI, HASSAN 333 W MIFFLIN ST # 1156 MADISON, WI 53703	333 W Mifflin St Unit 1156 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164457 PD	DORSEY, DANAE 333 W MIFFLIN ST # 1157 MADISON, WI 53703	333 W Mifflin St Unit 1157 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164465 PD	ST MARY US LLC 333 W MIFFLIN ST # 1158 MADISON, WI 53703	333 W Mifflin St Unit 1158 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164473 PD	ARDELL, CAROL DONALD ARDELL 333 W MIFFLIN ST # 1160 MADISON, WI 53703	333 W Mifflin St Unit 1160 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164481 PD	FILBRANDT REVOCABLE TRUST PO BOX 5525 MADISON, WI 53705	333 W Mifflin St Unit 1161 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164499 PD	SCHWEITZER, MARCH M JOHN NICHOLAS SCHWEITZER 333 W MIFFLIN ST # 1162 MADISON, WI 53703	333 W Mifflin St Unit 1162 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164506 PD	WANNEMUEHLER, KATHLEEN A 333 W MIFFLIN ST # 1163 MADISON, WI 53703	333 W Mifflin St Unit 1163 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164514 PD	WILCOX, CHRISTOPHER 208 N CLINTON AVE ELMHURST, IL 60126	333 W Mifflin St Unit 1164 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164522 PD	JONES TR, MARLEE R 333 W MIFFLIN ST # 7150 MADISON, WI 53703	333 W Mifflin St Unit 1166 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164530 PD	CANTU, DAVID S 333 W MIFFLIN ST # 1167 MADISON, WI 53703	333 W Mifflin St Unit 1167 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164548 PD	LAZZARO FAMILY TRUST, J C 333 W MIFFLIN ST # 1251 MADISON, WI 53703	333 W Mifflin St Unit 1251 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164556 PD	RIEGEL & DEWITT REV TR 333 W MIFFLIN ST # 1252 MADISON, WI 53703	333 W Mifflin St Unit 1252 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164564 PD	WOLF, DOUGLAS KATHRYN WOLF 333 W MIFFLIN ST # 1254 MADISON, WI 53703	333 W Mifflin St Unit 1254 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164572 PD	SNAPP, BREANNE & WADE PITMAN 333 W MIFFLIN ST # 1256 MADISON, WI 53703	333 W Mifflin St Unit 1256 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164580 PD	BARNARD TRUST 333 W MIFFLIN ST # 1257 MADISON, WI 53703	333 W Mifflin St Unit 1257 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164598 PD	LAMBRECHT, KATRINA M 333 W MIFFLIN ST # 1258 MADISON, WI 53703	333 W Mifflin St Unit 1258 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164605 PD	BARRY, AMY QUAN UNIT 1259 333 W MIFFLIN ST MADISON, WI 53703	333 W Mifflin St Unit 1259 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information				Frontage			Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 per SF		$4.56 per SF		$11.85 per LF		$1,510.90 per Each		$58.99 per LF		$2,652.00 per Each		$53.94 per LF		
							SF	Cost	SF	Cost	SF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost	
070923164613 PD	MORGAN, WILLIAM A 333 W MIFFLIN ST # 1260 MADISON. WI 53703	333 W Mifflin St Unit 1260 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164621 PD	WEISS, ANNE PETER ERK 333 W MIFFLIN ST # 1262 MADISON. WI 53703	333 W Mifflin St Unit 1262 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164639 PD	MCCORMICK, RYAN KRISTIN WEBSTER MCCORMICK 333 W MIFFLIN ST # 1263 MADISON. WI 53703	333 W Mifflin St Unit 1263 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164647 PD	YUAN, DONGQUING BRANDON L CROSS E3444 US HWY 12 MENOMONIE. WI 54751	333 W Mifflin St Unit 1265 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164655 PD	HALVERSON, RICHARD R ERICA R HALVERSON 333 W MIFFLIN ST # 1266 MADISON. WI 53703	333 W Mifflin St Unit 1266 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164663 PD	KRUTEK, KEVIN 333 W MIFFLIN ST # 1268 MADISON. WI 53703	333 W Mifflin St Unit 1268 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923164671 PD	CASTRONOVO, RUSSELL LESLIE A BOW 333 W MIFFLIN ST # 1269 MADISON. WI 53703	333 W Mifflin St Unit 1269 Condo	0.29412	0.90	W Mifflin St	No	0.00	$0.00	0.00	$0.00	9.05	$10.72	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.90	$48.80	$59.52
070923112266 UMX	316 WWA LLC 122 W WASHINGTON AVE #350 MADISON. WI 53703	316 W Washington Ave	---	132.00	W Washington Ave	Yes	0.00	$0.00	0.00	$0.00	1,320.00	$1,564.20	1.00	$1,510.90	8.00	$471.92	3.00	$7,956.00	132.00	$7,120.08	$18,623.10
070923112307 PD	METROPOLITAN PLACE APARTMENTS LLC 107 N HANCOCK ST MADISON. WI 53703	380 W Washington Ave	---	88.95	W Washington Ave	No	0.00	$0.00	0.00	$0.00	889.50	$1,054.06	0.00	$0.00	0.00	$0.00	0.00	$0.00	88.95	$4,797.96	$5,852.02
070923117018 PD	CAPITOL WEST CDM OWNRS ASSC ATTN FOUNERS3 252 E HIGHLAND AVE MILWAUKEE. WI 53202	309 W Washington Ave Unit CDM		501.75	W Washington Ave + S Henry St	Yes	0.00	$0.00	0.00	$0.00	5,017.50	$5,945.74	1.00	$1,510.90	9.00	$530.91	0.00	$0.00	265.40	$14,315.68	$22,303.22
070923165017 PD	BADGER SKULLS ALUMNI ASSOC INC 315 W WASHINGTON AVE MADISON. WI 53703	315 W Washington Ave Condo	1.171	5.88	W Washington Ave	No	0.00	$0.00	0.00	$0.00	58.75	$69.62	0.01	$17.69	0.11	$6.22	0.00	$0.00	3.11	$167.64	$261.17
070923165025 PD	EYE OF VECNA LLC 311 W WASHINGTON AVE MADISON. WI 53703	311 W Washington Ave Condo	1.405	7.05	W Washington Ave	No	0.00	$0.00	0.00	$0.00	70.50	$83.54	0.01	$21.23	0.13	$7.46	0.00	$0.00	3.73	$201.14	$313.36
070923165033 PD	ADY PROPERTIES LLC 130 WARREN ST STE 130 BEAVER DAM. WI 53916	305 W Washington Ave Condo	0.784	3.93	W Washington Ave	No	0.00	$0.00	0.00	$0.00	39.34	$46.61	0.01	$11.85	0.07	$4.16	0.00	$0.00	2.08	$112.23	$174.86
070923165041 PD	ADY PROPERTIES LLC 130 WARREN ST STE 130 BEAVER DAM. WI 53916	301 W Washington Ave Condo	0.899	4.51	W Washington Ave	No	0.00	$0.00	0.00	$0.00	45.11	$53.45	0.01	$13.58	0.08	$4.77	0.00	$0.00	2.39	$128.70	$200.51
070923165059 PD	WONG, ANDY 309 W WASHINGTON AVE #100 MADISON. WI 53703-2943	309 W Washington Ave Unit 100 Condo	0.374	1.88	W Washington Ave	No	0.00	$0.00	0.00	$0.00	18.77	$22.24	0.00	$5.65	0.03	$1.99	0.00	$0.00	0.99	$53.54	$83.41
070923165067 PD	JENSEN, CATHERINE B ANDRES E TINEO-PAZ 309 W WASHINGTON AVE #101 MADISON. WI 53703	309 W Washington Ave Unit 101 Condo	0.624	3.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	31.31	$37.10	0.01	$9.43	0.06	$3.31	0.00	$0.00	1.66	$89.33	$139.17
070923165075 PD	PETERSON, ERIC D 309 W WASHINGTON AVE #102 MADISON. WI 53703	309 W Washington Ave Unit 102 Condo	0.382	1.92	W Washington Ave	No	0.00	$0.00	0.00	$0.00	19.17	$22.71	0.00	$5.77	0.03	$2.03	0.00	$0.00	1.01	$54.69	$85.20
070923165083 PD	FRANCIS, DAVID K MARY E FRANCIS 860 E RAVINE LN BAYSIDE. WI 53217	309 W Washington Ave Unit 103 Condo	0.525	2.63	W Washington Ave	No	0.00	$0.00	0.00	$0.00	26.34	$31.22	0.01	$7.93	0.05	$2.79	0.00	$0.00	1.39	$75.16	$117.09
070923165091 PD	PEDERSEN, LARS MARLENE PEDERSEN 2 PORTSMOUTH RD MANALAPAN. NJ 07726	309 W Washington Ave Unit 104 Condo	0.285	1.43	W Washington Ave	No	0.00	$0.00	0.00	$0.00	14.30	$16.95	0.00	$4.31	0.03	$1.51	0.00	$0.00	0.76	$40.80	$63.56
070923165108 PD	PARMAR, KIRTI D & DHARMESH V PARMAR 309 W WASHINGTON AVE #200 MADISON. WI 53703	309 W Washington Ave Unit 200 Condo	0.455	2.28	W Washington Ave	No	0.00	$0.00	0.00	$0.00	22.83	$27.05	0.00	$6.87	0.04	$2.42	0.00	$0.00	1.21	$65.14	$101.48

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Parcel Information							Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
					Frontage		Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923165116 PD	REES, KERRY 309 W WASHINGTON AVE #201 MADISON, WI 53703	309 W Washington Ave Unit 201 Condo	0.621	3.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	31.16	$36.92	0.01	$9.38	0.06	$3.30	0.00	$0.00	1.65	$88.90	$138.50
070923165124 PD	GRADEL, ROBERT 309 W WASHINGTON AVE #202 MADISON, WI 53703	309 W Washington Ave Unit 202 Condo	0.303	1.52	W Washington Ave	No	0.00	$0.00	0.00	$0.00	15.20	$18.02	0.00	$4.58	0.03	$1.61	0.00	$0.00	0.80	$43.38	$67.58
070923165132 PD	TRUST OF RANDY L STANFORD AND ANNE E SEIBERS 309 W WASHINGTON AVE #203 MADISON, WI 53703	309 W Washington Ave Unit 203 Condo	0.309	1.55	W Washington Ave	No	0.00	$0.00	0.00	$0.00	15.50	$18.37	0.00	$4.67	0.03	$1.64	0.00	$0.00	0.82	$44.24	$68.92
070923165140 PD	SNOW, RUSSELL B UNIT 204 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 204 Condo	0.285	1.43	W Washington Ave	No	0.00	$0.00	0.00	$0.00	14.30	$16.95	0.00	$4.31	0.03	$1.51	0.00	$0.00	0.76	$40.80	$63.56
070923165158 PD	O'CONNELL, MARTIN # 205 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 205 Condo	0.321	1.61	W Washington Ave	No	0.00	$0.00	0.00	$0.00	16.11	$19.09	0.00	$4.85	0.03	$1.70	0.00	$0.00	0.85	$45.95	$71.59
070923165166 PD	EBBEN, JOHNATHAN DANIEL 309 W WASHINGTON AVE #207 MADISON, WI 53703	309 W Washington Ave Unit 207 Condo	0.319	1.60	W Washington Ave	No	0.00	$0.00	0.00	$0.00	16.01	$18.97	0.00	$4.82	0.03	$1.69	0.00	$0.00	0.85	$45.67	$71.15
070923165174 PD	WONG, LAI CHIN WU 726 HIDDEN CAVE RD MADISON, WI 53717	309 W Washington Ave Unit 208 Condo	0.481	2.41	W Washington Ave	No	0.00	$0.00	0.00	$0.00	24.13	$28.60	0.00	$7.27	0.04	$2.55	0.00	$0.00	1.28	$68.86	$107.28
070923165182 PD	BIERMAN, RALPH ARTHUR 309 W WASHINGTON AVE #209 MADISON, WI 53703	309 W Washington Ave Unit 209 Condo	0.309	1.55	W Washington Ave	No	0.00	$0.00	0.00	$0.00	15.50	$18.37	0.00	$4.67	0.03	$1.64	0.00	$0.00	0.82	$44.24	$68.92
070923165190 PD	LANGFITT, RICHARD L DIANE T LANGFITT 309 W WASHINGTON AVE #211 MADISON, WI 53703	309 W Washington Ave Unit 211 Condo	0.695	3.49	W Washington Ave	No	0.00	$0.00	0.00	$0.00	34.87	$41.32	0.01	$10.50	0.06	$3.69	0.00	$0.00	1.84	$99.49	$155.01
070923165207 PD	WELSCH, SCOTT J 309 W WASHINGTON AV # 212 MADISON, WI 53703	309 W Washington Ave Unit 212 Condo	0.5	2.51	W Washington Ave	No	0.00	$0.00	0.00	$0.00	25.09	$29.73	0.01	$7.55	0.05	$2.65	0.00	$0.00	1.33	$71.58	$111.52
070923165215 PD	RODRIGUEZ, NICHOLAS A 309 W WASHINGTON AVE #213 MADISON, WI 53703	309 W Washington Ave Unit 213 Condo	0.382	1.92	W Washington Ave	No	0.00	$0.00	0.00	$0.00	19.17	$22.71	0.00	$5.77	0.03	$2.03	0.00	$0.00	1.01	$54.69	$85.20
070923165223 PD	STADELMAN, ROSS A UNIT 214 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 214 Condo	0.397	1.99	W Washington Ave	No	0.00	$0.00	0.00	$0.00	19.92	$23.60	0.00	$6.00	0.04	$2.11	0.00	$0.00	1.05	$56.83	$88.54
070923165231 PD	GEHRT, ADAM J MIRIAM G KIM 10222 TIMBERSTONE DR FISHERS, IN 46040-0030	309 W Washington Ave Unit 215 Condo	0.403	2.02	W Washington Ave	No	0.00	$0.00	0.00	$0.00	20.22	$23.96	0.00	$6.09	0.04	$2.14	0.00	$0.00	1.07	$57.69	$89.88
070923165249 PD	SMITH, GARRICK & KIMBERLY 309 W WASHINGTON AVE #216 MADISON, WI 53703	309 W Washington Ave Unit 216 Condo	0.425	2.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	21.32	$25.27	0.00	$6.42	0.04	$2.26	0.00	$0.00	1.13	$60.84	$94.79
070923165257 PD	BIBBY, PETER & KRISTEN N33W7404 LINCOLN BLVD CEDARBURG, WI 53012	309 W Washington Ave Unit 217 Condo	0.428	2.15	W Washington Ave	No	0.00	$0.00	0.00	$0.00	21.47	$25.45	0.00	$6.47	0.04	$2.27	0.00	$0.00	1.14	$61.27	$95.46
070923165265 PD	GIULIANI, OSCAR 309 W WASHINGTON AVE #300 MADISON, WI 53703	309 W Washington Ave Unit 300 Condo	0.455	2.28	W Washington Ave	No	0.00	$0.00	0.00	$0.00	22.83	$27.05	0.00	$6.87	0.04	$2.42	0.00	$0.00	1.21	$65.14	$101.48
070923165273 PD	ROOT JR, THOMAS J & ABIGAIL J LEWIS 309 W WASHINGTON AVE #301 MADISON, WI 53703	309 W Washington Ave Unit 301 Condo	0.621	3.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	31.16	$36.92	0.01	$9.38	0.06	$3.30	0.00	$0.00	1.65	$88.90	$138.50
070923165281 PD	AHSFORD VILLAS LLC 1826 RIVER RIDGE RD HUDSON, WI 54016	309 W Washington Ave Unit 302 Condo	0.303	1.52	W Washington Ave	No	0.00	$0.00	0.00	$0.00	15.20	$18.02	0.00	$4.58	0.03	$1.61	0.00	$0.00	0.80	$43.38	$67.58
070923165299 PD	DANKE, NICOLE & MARK DANKE 6567 LASLEY SHORE DR WINNECONNE, WI 54986	309 W Washington Ave Unit 303 Condo	0.382	1.92	W Washington Ave	No	0.00	$0.00	0.00	$0.00	19.17	$22.71	0.00	$5.77	0.03	$2.03	0.00	$0.00	1.01	$54.69	$85.20
070923165306 PD	MOORE, THOMAS G 309 W WASHINGTON AVE #304 MADISON, WI 53703	309 W Washington Ave Unit 304 Condo	0.285	1.43	W Washington Ave	No	0.00	$0.00	0.00	$0.00	14.30	$16.95	0.00	$4.31	0.03	$1.51	0.00	$0.00	0.76	$40.80	$63.56

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information							Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
					Frontage		Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 per SF		$4.56 per SF		$11.85 per LF		$1,510.90 per Each		$58.99 per LF		$2,652.00 per Each		$53.94 per LF		
							SF	Cost	SF	Cost	SF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost	
070923165314 PD	VANDER MEULEN TRUST, THE 309 W WASHINGTON AVE #305 MADISON. WI 53703	309 W Washington Ave Unit 305 Condo	0.496	2.49	W Washington Ave	No	0.00	$0.00	0.00	$0.00	24.89	$29.49	0.00	$7.49	0.04	$2.63	0.00	$0.00	1.32	$71.01	$110.62
070923165322 PD	LEE, MAN CHAK 309 W WASHINGTON AVE #306 MADISON. WI 53703	309 W Washington Ave Unit 306 Condo	0.481	2.41	W Washington Ave	No	0.00	$0.00	0.00	$0.00	24.13	$28.60	0.00	$7.27	0.04	$2.55	0.00	$0.00	1.28	$68.86	$107.28
070923165330 PD	GRUBBS, SCOTT 309 W WASHINGTON AVE #307 MADISON. WI 53703	309 W Washington Ave Unit 307 Condo	0.382	1.92	W Washington Ave	No	0.00	$0.00	0.00	$0.00	19.17	$22.71	0.00	$5.77	0.03	$2.03	0.00	$0.00	1.01	$54.69	$85.20
070923165348 PD	PATSCHKE, EDWIN & SUSAN 431 E APPLE CREEK RD APPLETON. WI 54913	309 W Washington Ave Unit 309 Condo	0.695	3.49	W Washington Ave	No	0.00	$0.00	0.00	$0.00	34.87	$41.32	0.01	$10.50	0.06	$3.69	0.00	$0.00	1.84	$99.49	$155.01
070923165356 PD	FICARRA, ZACHARY E FAITH M FICARRA 6 SUGAR MAPLE LN NEW FAIRFIELD. CT 06812	309 W Washington Ave Unit 310 Condo	0.511	2.56	W Washington Ave	No	0.00	$0.00	0.00	$0.00	25.64	$30.38	0.01	$7.72	0.05	$2.71	0.00	$0.00	1.36	$73.15	$113.97
070923165364 PD	SWEENEY, SAMUEL 309 W WASHINGTON AV # 311 MADISON. WI 53703	309 W Washington Ave Unit 311 Condo	0.383	1.92	W Washington Ave	No	0.00	$0.00	0.00	$0.00	19.22	$22.77	0.00	$5.79	0.03	$2.03	0.00	$0.00	1.02	$54.83	$85.42
070923165372 PD	HARRINGTON, JAMES 309 W WASHINGTON AVE #312 MADISON. WI 53703	309 W Washington Ave Unit 312 Condo	0.399	2.00	W Washington Ave	No	0.00	$0.00	0.00	$0.00	20.02	$23.72	0.00	$6.03	0.04	$2.12	0.00	$0.00	1.06	$57.12	$88.99
070923165380 PD	JAHDI, NEEMA A 309 W WASHINGTON AVE #313 MADISON. WI 53703	309 W Washington Ave Unit 313 Condo	0.403	2.02	W Washington Ave	No	0.00	$0.00	0.00	$0.00	20.22	$23.96	0.00	$6.09	0.04	$2.14	0.00	$0.00	1.07	$57.69	$89.88
070923165398 PD	MCDERMOTT, MELISSA 309 W WASHINGTON AV # 314 MADISON. WI 53703	309 W Washington Ave Unit 314 Condo	0.425	2.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	21.32	$25.27	0.00	$6.42	0.04	$2.26	0.00	$0.00	1.13	$60.84	$94.79
070923165405 PD	KEEL, JOHN H UNIT 315 309 W WASHINGTON AVE MADISON. WI 53703	309 W Washington Ave Unit 315 Condo	0.562	2.82	W Washington Ave	No	0.00	$0.00	0.00	$0.00	28.20	$33.42	0.01	$8.49	0.05	$2.98	0.00	$0.00	1.49	$80.45	$125.34
070923165413 PD	STANFORD & SIEBERS TRUST 309 W WASHINGTON AVE #400 MADISON. WI 53703	309 W Washington Ave Unit 400 Condo	0.523	2.62	W Washington Ave	No	0.00	$0.00	0.00	$0.00	26.24	$31.10	0.01	$7.90	0.05	$2.78	0.00	$0.00	1.39	$74.87	$116.65
070923165421 PD	DEJESUS, ONOFRE T PEGGY H DEJESUS 309 W WASHINGTON AVE #401 MADISON. WI 53703	309 W Washington Ave Unit 401 Condo	0.554	2.78	W Washington Ave	No	0.00	$0.00	0.00	$0.00	27.80	$32.94	0.01	$8.37	0.05	$2.94	0.00	$0.00	1.47	$79.31	$123.56
070923165439 PD	FROMADER, SCOTT 309 W WASHINGTON AVE #402 MADISON. WI 53703	309 W Washington Ave Unit 402 Condo	0.304	1.53	W Washington Ave	No	0.00	$0.00	0.00	$0.00	15.25	$18.08	0.00	$4.59	0.03	$1.61	0.00	$0.00	0.81	$43.52	$67.80
070923165447 PD	PHAN, PATRICIA QUACH & NGUYEN HONG PHAN 309 W WASHINGTON AV # 403 MADISON. WI 53703	309 W Washington Ave Unit 403 Condo	0.382	1.92	W Washington Ave	No	0.00	$0.00	0.00	$0.00	19.17	$22.71	0.00	$5.77	0.03	$2.03	0.00	$0.00	1.01	$54.69	$85.20
070923165455 PD	CLARK, SCOTT K UNIT 404 309 W WASHINGTON AVE MADISON. WI 53703	309 W Washington Ave Unit 404 Condo	0.285	1.43	W Washington Ave	No	0.00	$0.00	0.00	$0.00	14.30	$16.95	0.00	$4.31	0.03	$1.51	0.00	$0.00	0.76	$40.80	$63.56
070923165463 PD	YUNGMANN, CHRISTOPHER M 309 W WASHINGTON AVE #405 MADISON. WI 53703	309 W Washington Ave Unit 405 Condo	0.494	2.48	W Washington Ave	No	0.00	$0.00	0.00	$0.00	24.79	$29.37	0.00	$7.46	0.04	$2.62	0.00	$0.00	1.31	$70.72	$110.18
070923165471 PD	OZEN, MERVE 1009 VALLEY STREAM DR MADISON. WI 53711-2436	309 W Washington Ave Unit 406 Condo	0.481	2.41	W Washington Ave	No	0.00	$0.00	0.00	$0.00	24.13	$28.60	0.00	$7.27	0.04	$2.55	0.00	$0.00	1.28	$68.86	$107.28
070923165489 PD	SOKOLOWSKI, SHEILA WILLIAM LEITER 309 W WASHINGTON AVE #407 MADISON. WI 53703	309 W Washington Ave Unit 407 Condo	0.382	1.92	W Washington Ave	No	0.00	$0.00	0.00	$0.00	19.17	$22.71	0.00	$5.77	0.03	$2.03	0.00	$0.00	1.01	$54.69	$85.20
070923165497 PD	WONG REV TRUST, J & L 309 W WASHINGTON AVE #409 MADISON. WI 53703	309 W Washington Ave Unit 409 Condo	0.695	3.49	W Washington Ave	No	0.00	$0.00	0.00	$0.00	34.87	$41.32	0.01	$10.50	0.06	$3.69	0.00	$0.00	1.84	$99.49	$155.01
070923165504 PD	ZHYKHAREVICH, TATSIANA 309 W WASHINGTON AVE #410 MADISON. WI 53703	309 W Washington Ave Unit 410 Condo	0.523	2.62	W Washington Ave	No	0.00	$0.00	0.00	$0.00	26.24	$31.10	0.01	$7.90	0.05	$2.78	0.00	$0.00	1.39	$74.87	$116.65

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information				Frontage			Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923165512 PD	MAO, LI & DADONG XI N99W14640 AMBER DR GERMANTOWN, WI 53022	309 W Washington Ave Unit 411 Condo	0.383	1.92	W Washington Ave	No	0.00	$0.00	0.00	$0.00	19.22	$22.77	0.00	$5.79	0.03	$2.03	0.00	$0.00	1.02	$54.83	$85.42
070923165520 PD	TOMCZYK, SCOTT & TAMMY 309 W WASHINGTON AVE #412 MADISON, WI 53703	309 W Washington Ave Unit 412 Condo	0.466	2.34	W Washington Ave	No	0.00	$0.00	0.00	$0.00	23.38	$27.71	0.00	$7.04	0.04	$2.47	0.00	$0.00	1.24	$66.71	$103.93
070923165538 PD	FINKELSTEIN, ELIOT I 309 W WASHINGTON AVE #413 MADISON, WI 53703	309 W Washington Ave Unit 413 Condo	0.403	2.02	W Washington Ave	No	0.00	$0.00	0.00	$0.00	20.22	$23.96	0.00	$6.09	0.04	$2.14	0.00	$0.00	1.07	$57.69	$89.88
070923165546 PD	VELEZ, CARMEN G DANAH A VELEZ 1025 CORETTO AE BRANDON, FL 33511	309 W Washington Ave Unit 414 Condo	0.425	2.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	21.32	$25.27	0.00	$6.42	0.04	$2.26	0.00	$0.00	1.13	$60.84	$94.79
070923165554 PD	BORGWARDT, SCOTT & KATHLEEN BORGWARDT 309 W WASHINGTON AV # 415 MADISON, WI 53703	309 W Washington Ave Unit 415 Condo	0.576	2.89	W Washington Ave	No	0.00	$0.00	0.00	$0.00	28.90	$34.25	0.01	$8.70	0.05	$3.06	0.00	$0.00	1.53	$82.46	$128.47
070923165562 PD	STRATHEARN REV TRUST 4838 BAKERTON RD HARPERS FERRY, WV 25425	309 W Washington Ave Unit 500 Condo	0.523	2.62	W Washington Ave	No	0.00	$0.00	0.00	$0.00	26.24	$31.10	0.01	$7.90	0.05	$2.78	0.00	$0.00	1.39	$74.87	$116.65
070923165570 PD	FONTG JT LIV TR, RICARDO & STEFANIE L STRACKE TR 3400 W 85TH ST LEAWOOD, KS 66206	309 W Washington Ave Unit 501 Condo	0.554	2.78	W Washington Ave	No	0.00	$0.00	0.00	$0.00	27.80	$32.94	0.01	$8.37	0.05	$2.94	0.00	$0.00	1.47	$79.31	$123.56
070923165588 PD	KENYON, JENNIFER 309 W WASHINGTON AV # 502 MADISON, WI 53703	309 W Washington Ave Unit 502 Condo	0.304	1.53	W Washington Ave	No	0.00	$0.00	0.00	$0.00	15.25	$18.08	0.00	$4.59	0.03	$1.61	0.00	$0.00	0.81	$43.52	$67.80
070923165596 PD	LENSMIRE, MATTHEW PATRICIA S NOVACHECK 309 W WASHINGTON AVE #503 MADISON, WI 53703	309 W Washington Ave Unit 503 Condo	0.382	1.92	W Washington Ave	No	0.00	$0.00	0.00	$0.00	19.17	$22.71	0.00	$5.77	0.03	$2.03	0.00	$0.00	1.01	$54.69	$85.20
070923165603 PD	OKI, HEATHER 309 W WASHINGTON AVE #504 MADISON, WI 53703	309 W Washington Ave Unit 504 Condo	0.285	1.43	W Washington Ave	No	0.00	$0.00	0.00	$0.00	14.30	$16.95	0.00	$4.31	0.03	$1.51	0.00	$0.00	0.76	$40.80	$63.56
070923165611 PD	FILTER & LARA TRUST 309 W WASHINGTON AVE #505 MADISON, WI 53703	309 W Washington Ave Unit 505 Condo	0.494	2.48	W Washington Ave	No	0.00	$0.00	0.00	$0.00	24.79	$29.37	0.00	$7.46	0.04	$2.62	0.00	$0.00	1.31	$70.72	$110.18
070923165629 PD	WONG, LAI 726 HIDDEN CAVE RD MADISON, WI 53717	309 W Washington Ave Unit 506 Condo	0.481	2.41	W Washington Ave	No	0.00	$0.00	0.00	$0.00	24.13	$28.60	0.00	$7.27	0.04	$2.55	0.00	$0.00	1.28	$68.86	$107.28
070923165637 PD	AYEN, THOMAS G UNIT 507 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 507 Condo	0.382	1.92	W Washington Ave	No	0.00	$0.00	0.00	$0.00	19.17	$22.71	0.00	$5.77	0.03	$2.03	0.00	$0.00	1.01	$54.69	$85.20
070923165645 PD	FOX, EDWARD C & RAMONA R 6003 RIVER PINES CT SCHOFIELD, WI 54476	309 W Washington Ave Unit 509 Condo	0.695	3.49	W Washington Ave	No	0.00	$0.00	0.00	$0.00	34.87	$41.32	0.01	$10.50	0.06	$3.69	0.00	$0.00	1.84	$99.49	$155.01
070923165653 PD	RAASCH, JESSE & DAN CHEN 309 W WASHINGTON AVE #510 MADISON, WI 53703	309 W Washington Ave Unit 510 Condo	0.523	2.62	W Washington Ave	No	0.00	$0.00	0.00	$0.00	26.24	$31.10	0.01	$7.90	0.05	$2.78	0.00	$0.00	1.39	$74.87	$116.65
070923165661 PD	RUEMMELE, TONY D 309 W WASHINGTON AVE #511 MADISON, WI 53703	309 W Washington Ave Unit 511 Condo	0.383	1.92	W Washington Ave	No	0.00	$0.00	0.00	$0.00	19.22	$22.77	0.00	$5.79	0.03	$2.03	0.00	$0.00	1.02	$54.83	$85.42
070923165679 PD	THOMPSON, DANIEL C 309 W WASHINGTON AVE #512 MADISON, WI 53703	309 W Washington Ave Unit 512 Condo	0.466	2.34	W Washington Ave	No	0.00	$0.00	0.00	$0.00	23.38	$27.71	0.00	$7.04	0.04	$2.47	0.00	$0.00	1.24	$66.71	$103.93
070923165687 PD	YAMAYA, KEVIN & LISA 6682 ORCHID LN N MAPLE GROVE, MN 55311	309 W Washington Ave Unit 513 Condo	0.403	2.02	W Washington Ave	No	0.00	$0.00	0.00	$0.00	20.22	$23.96	0.00	$6.09	0.04	$2.14	0.00	$0.00	1.07	$57.69	$89.88
070923165695 PD	COLEMAN REVOCABLE TRUST ELIZABETH A 309 W WASHINGTON AV # 514 MADISON, WI 53703	309 W Washington Ave Unit 514 Condo	0.425	2.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	21.32	$25.27	0.00	$6.42	0.04	$2.26	0.00	$0.00	1.13	$60.84	$94.79
070923165702 PD	ST ONGE, JOHN PETER & ALEXANDER P HENDERSON 309 W WASHINGTON AVE #515 MADISON, WI 53703	309 W Washington Ave Unit 515 Condo	0.503	2.52	W Washington Ave	No	0.00	$0.00	0.00	$0.00	25.24	$29.91	0.01	$7.60	0.05	$2.67	0.00	$0.00	1.33	$72.01	$112.19

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Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information				Frontage			Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
							$1.51	per SF	$4.56	per SF	$11.85	per LF	$1,510.90	per Each	$58.99	per LF	$2,652.00	per Each	$53.94	per LF	
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	SF	Cost	SF	Cost	SF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost	
070923165710 PD	AKDOL, MEHMET S & LARA N AKDOL 3832 W CEDAR RIDGE LN FAYETTEVILLE, AR 72704	309 W Washington Ave Unit 600 Condo	0.523	2.62	W Washington Ave	No	0.00	$0.00	0.00	$0.00	26.24	$31.10	0.01	$7.90	0.05	$2.78	0.00	$0.00	1.39	$74.87	$116.65
070923165728 PD	SHEN, HAO 309 W WASHINGTON AVE #601 MADISON, WI 53703	309 W Washington Ave Unit 601 Condo	0.554	2.78	W Washington Ave	No	0.00	$0.00	0.00	$0.00	27.80	$32.94	0.01	$8.37	0.05	$2.94	0.00	$0.00	1.47	$79.31	$123.56
070923165736 PD	PARR, SKYE P 309 W WASHINGTON AVE #602 MADISON, WI 53703	309 W Washington Ave Unit 602 Condo	0.304	1.53	W Washington Ave	No	0.00	$0.00	0.00	$0.00	15.25	$18.08	0.00	$4.59	0.03	$1.61	0.00	$0.00	0.81	$43.52	$67.80
070923165744 PD	DORSHORST, DREW 309 W WASHINGTON AVE #603 MADISON, WI 53703	309 W Washington Ave Unit 603 Condo	0.382	1.92	W Washington Ave	No	0.00	$0.00	0.00	$0.00	19.17	$22.71	0.00	$5.77	0.03	$2.03	0.00	$0.00	1.01	$54.69	$85.20
070923165752 PD	SHEIKH, UMER & PATRICIA J LISON-SHEIKH 409 E WISCONSIN AVE NEENAH, WI 54956	309 W Washington Ave Unit 604 Condo	0.285	1.43	W Washington Ave	No	0.00	$0.00	0.00	$0.00	14.30	$16.95	0.00	$4.31	0.03	$1.51	0.00	$0.00	0.76	$40.80	$63.56
070923165760 PD	MANAZIR, FARAZ & AMAN 309 W WASHINGTON AV # 605 MADISON, WI 53703	309 W Washington Ave Unit 605 Condo	0.494	2.48	W Washington Ave	No	0.00	$0.00	0.00	$0.00	24.79	$29.37	0.00	$7.46	0.04	$2.62	0.00	$0.00	1.31	$70.72	$110.18
070923165778 PD	WALTERS, CATHLEEN G 1025 W SECOND AVE PORT WASHINGTON, WI 53074	309 W Washington Ave Unit 606 Condo	0.481	2.41	W Washington Ave	No	0.00	$0.00	0.00	$0.00	24.13	$28.60	0.00	$7.27	0.04	$2.55	0.00	$0.00	1.28	$68.86	$107.28
070923165786 PD	LONGWORTH, SHANNON M UNIT 607 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 607 Condo	0.382	1.92	W Washington Ave	No	0.00	$0.00	0.00	$0.00	19.17	$22.71	0.00	$5.77	0.03	$2.03	0.00	$0.00	1.01	$54.69	$85.20
070923165794 PD	MODAFF, DANIEL S RACHEL E ROMAN 309 W WASHINGTON AVE #609 MADISON, WI 53703	309 W Washington Ave Unit 609 Condo	0.695	3.49	W Washington Ave	No	0.00	$0.00	0.00	$0.00	34.87	$41.32	0.01	$10.50	0.06	$3.69	0.00	$0.00	1.84	$99.49	$155.01
070923165801 PD	ORCHARD REV TRUST, SUSAN 134 E 2ND ST NEW CASTLE, DE 19720	309 W Washington Ave Unit 610 Condo	0.523	2.62	W Washington Ave	No	0.00	$0.00	0.00	$0.00	26.24	$31.10	0.01	$7.90	0.05	$2.78	0.00	$0.00	1.39	$74.87	$116.65
070923165819 PD	CONSOLATTI, AMY 309 W WASHINGTON AVE #611 MADISON, WI 53703	309 W Washington Ave Unit 611 Condo	0.383	1.92	W Washington Ave	No	0.00	$0.00	0.00	$0.00	19.22	$22.77	0.00	$5.79	0.03	$2.03	0.00	$0.00	1.02	$54.83	$85.42
070923165827 PD	KLUIS, HEIDI & MARK 5065 HARMONY CIR # 105 VERO BEACH, FL 32967-7220	309 W Washington Ave Unit 612 Condo	0.396	1.99	W Washington Ave	No	0.00	$0.00	0.00	$0.00	19.87	$23.55	0.00	$5.98	0.04	$2.10	0.00	$0.00	1.05	$56.69	$88.32
070923165835 PD	PURCELL, CALEIGH ANNE 309 W WASHINGTON AVE #613 MADISON, WI 53703	309 W Washington Ave Unit 613 Condo	0.403	2.02	W Washington Ave	No	0.00	$0.00	0.00	$0.00	20.22	$23.96	0.00	$6.09	0.04	$2.14	0.00	$0.00	1.07	$57.69	$89.88
070923165843 PD	HERNANDEZ, SANTIAGO KIMBERLY FERN LAUTH 309 W WASHINGTON AVE #614 MADISON, WI 53703	309 W Washington Ave Unit 614 Condo	0.425	2.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	21.32	$25.27	0.00	$6.42	0.04	$2.26	0.00	$0.00	1.13	$60.84	$94.79
070923165851 PD	AMERICAN DREAM EQUITY LLC 3927 NORTH LN FRANKSVILLE, WI 53126-9481	309 W Washington Ave Unit 615 Condo	0.503	2.52	W Washington Ave	No	0.00	$0.00	0.00	$0.00	25.24	$29.91	0.01	$7.60	0.05	$2.67	0.00	$0.00	1.33	$72.01	$112.19
070923165869 PD	MADSEN, JAMES M LINDA B MADSEN 1240 S 2ND ST #314 MINNEAPOLIS, MN 55415-2609	309 W Washington Ave Unit 700 Condo	0.523	2.62	W Washington Ave	No	0.00	$0.00	0.00	$0.00	26.24	$31.10	0.01	$7.90	0.05	$2.78	0.00	$0.00	1.39	$74.87	$116.65
070923165877 PD	SPRANG, TODD & ELIZABETH C SPRANG 71 7TH AVE LA GRANGE, IL 60525	309 W Washington Ave Unit 701 Condo	0.554	2.78	W Washington Ave	No	0.00	$0.00	0.00	$0.00	27.80	$32.94	0.01	$8.37	0.05	$2.94	0.00	$0.00	1.47	$79.31	$123.56
070923165885 PD	DOUGHERTY, HEATHER CHRIS DUERR 309 W WASHINGTON AVE #702 MADISON, WI 53703	309 W Washington Ave Unit 702 Condo	0.304	1.53	W Washington Ave	No	0.00	$0.00	0.00	$0.00	15.25	$18.08	0.00	$4.59	0.03	$1.61	0.00	$0.00	0.81	$43.52	$67.80
070923165893 PD	FREE, BENJAMIN 309 W WASHINGTON AV # 703 MADISON, WI 53703	309 W Washington Ave Unit 703 Condo	0.382	1.92	W Washington Ave	No	0.00	$0.00	0.00	$0.00	19.17	$22.71	0.00	$5.77	0.03	$2.03	0.00	$0.00	1.01	$54.69	$85.20
070923165900 PD	LYNCH, DAVID J 309 W WASHINGTON AVE #704 MADISON, WI 53703	309 W Washington Ave Unit 704 Condo	0.285	1.43	W Washington Ave	No	0.00	$0.00	0.00	$0.00	14.30	$16.95	0.00	$4.31	0.03	$1.51	0.00	$0.00	0.76	$40.80	$63.56

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							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923165918 PD	WU, CHIN H LAI Y WONG 726 HIDDEN CAVE RD MADISON, WI 53717	309 W Washington Ave Unit 705 Condo	0.494	2.48	W Washington Ave	No	0.00	$0.00	0.00	$0.00	24.79	$29.37	0.00	$7.46	0.04	$2.62	0.00	$0.00	1.31	$70.72	$110.18
070923165926 PD	BOEHRINGER, REBECCA 309 W WASHINGTON AVE #706 MADISON, WI 53703	309 W Washington Ave Unit 706 Condo	0.481	2.41	W Washington Ave	No	0.00	$0.00	0.00	$0.00	24.13	$28.60	0.00	$7.27	0.04	$2.55	0.00	$0.00	1.28	$68.86	$107.28
070923165934 PD	ARCH STANTON LLC 309 W WASHINGTON AV # 707 MADISON, WI 53703	309 W Washington Ave Unit 707 Condo	0.371	1.86	W Washington Ave	No	0.00	$0.00	0.00	$0.00	18.61	$22.06	0.00	$5.61	0.03	$1.97	0.00	$0.00	0.98	$53.11	$82.74
070923165942 PD	ASHER, LIVIA 309 W WASHINGTON AVE #709 MADISON, WI 53703	309 W Washington Ave Unit 709 Condo	0.682	3.42	W Washington Ave	No	0.00	$0.00	0.00	$0.00	34.22	$40.55	0.01	$10.30	0.06	$3.62	0.00	$0.00	1.81	$97.63	$152.11
070923165950 PD	WINSTON, JANE G 309 W WASHINGTON AV # 710 MADISON, WI 53703	309 W Washington Ave Unit 710 Condo	0.523	2.62	W Washington Ave	No	0.00	$0.00	0.00	$0.00	26.24	$31.10	0.01	$7.90	0.05	$2.78	0.00	$0.00	1.39	$74.87	$116.65
070923165968 PD	BENEDICT, ERIC J 309 W WASHINGTON AVE #711 MADISON, WI 53703	309 W Washington Ave Unit 711 Condo	0.383	1.92	W Washington Ave	No	0.00	$0.00	0.00	$0.00	19.22	$22.77	0.00	$5.79	0.03	$2.03	0.00	$0.00	1.02	$54.83	$85.42
070923165976 PD	BENJAMIN, DAVID JUNKO YOSHIDA 309 W WASHINGTON AVE #712 MADISON, WI 53703	309 W Washington Ave Unit 712 Condo	0.399	2.00	W Washington Ave	No	0.00	$0.00	0.00	$0.00	20.02	$23.72	0.00	$6.03	0.04	$2.12	0.00	$0.00	1.06	$57.12	$88.99
070923165984 PD	TSUI, HIRIM UNIT 713 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 713 Condo	0.403	2.02	W Washington Ave	No	0.00	$0.00	0.00	$0.00	20.22	$23.96	0.00	$6.09	0.04	$2.14	0.00	$0.00	1.07	$57.69	$89.88
070923165992 PD	PITIMASHVILI, ARCHIL RACHEL PORAT 309 W WASHINGTON AVE #714 MADISON, WI 53703	309 W Washington Ave Unit 714 Condo	0.425	2.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	21.32	$25.27	0.00	$6.42	0.04	$2.26	0.00	$0.00	1.13	$60.84	$94.79
070923166015 PD	PITIMASHVILI, ARCHIL RACHEL PORAT 309 W WASHINGTON AVE #715 MADISON, WI 53703	309 W Washington Ave Unit 715 Condo	0.503	2.52	W Washington Ave	No	0.00	$0.00	0.00	$0.00	25.24	$29.91	0.01	$7.60	0.05	$2.67	0.00	$0.00	1.33	$72.01	$112.19
070923166023 PD	DEISINGER, PETER J SEAN CHRISTOPHER WEHRLY 309 W WASHINGTON AVE #800 MADISON, WI 53703	309 W Washington Ave Unit 800 Condo	0.561	2.81	W Washington Ave	No	0.00	$0.00	0.00	$0.00	28.15	$33.36	0.01	$8.48	0.05	$2.98	0.00	$0.00	1.49	$80.31	$125.12
070923166031 PD	STEFANINI, UMBERTO & EMILY FLETCHER 309 W WASHINGTON AV # 801 MADISON, WI 53703	309 W Washington Ave Unit 801 Condo	0.542	2.72	W Washington Ave	No	0.00	$0.00	0.00	$0.00	27.19	$32.23	0.01	$8.19	0.05	$2.88	0.00	$0.00	1.44	$77.59	$120.88
070923166049 PD	MILLER, JAMES B JANEL M MILLER 309 W WASHINGTON AVE #802 MADISON, WI 53703	309 W Washington Ave Unit 802 Condo	0.552	2.77	W Washington Ave	No	0.00	$0.00	0.00	$0.00	27.70	$32.82	0.01	$8.34	0.05	$2.93	0.00	$0.00	1.47	$79.02	$123.11
070923166057 PD	GENERATION A LLC N8426 COUNTY RD S ALGOMA, WI 54201	309 W Washington Ave Unit 803 Condo	0.371	1.86	W Washington Ave	No	0.00	$0.00	0.00	$0.00	18.61	$22.06	0.00	$5.61	0.03	$1.97	0.00	$0.00	0.98	$53.11	$82.74
070923166065 PD	MCKEE, KOLBE 309 W WASHINGTON AV # 805 MADISON, WI 53703	309 W Washington Ave Unit 805 Condo	0.494	2.48	W Washington Ave	No	0.00	$0.00	0.00	$0.00	24.79	$29.37	0.00	$7.46	0.04	$2.62	0.00	$0.00	1.31	$70.72	$110.18
070923166073 PD	DORESWAMY, RANGAN 309 W WASHINGTON AVE #806 MADISON, WI 53703	309 W Washington Ave Unit 806 Condo	0.482	2.42	W Washington Ave	No	0.00	$0.00	0.00	$0.00	24.18	$28.66	0.00	$7.28	0.04	$2.56	0.00	$0.00	1.28	$69.00	$107.50
070923166081 PD	YIP, JACK 800 W BROADWAY APT 518 MONON, WI 53716-1830	309 W Washington Ave Unit 807 Condo	0.371	1.86	W Washington Ave	No	0.00	$0.00	0.00	$0.00	18.61	$22.06	0.00	$5.61	0.03	$1.97	0.00	$0.00	0.98	$53.11	$82.74
070923166099 PD	BRUCKMAN LIVING TRUST, JAMES & SUSAN 309 W WASHINGTON AVE #809 MADISON, WI 53703	309 W Washington Ave Unit 809 Condo	0.696	3.49	W Washington Ave	No	0.00	$0.00	0.00	$0.00	34.92	$41.38	0.01	$10.52	0.06	$3.70	0.00	$0.00	1.85	$99.64	$155.23
070923166106 PD	GORDON, DANIEL J & RENATO G CONCEPCION 1916 MONTEREY AVE BERKLEY, CA 94707	309 W Washington Ave Unit 810 Condo	0.645	3.24	W Washington Ave	No	0.00	$0.00	0.00	$0.00	32.36	$38.35	0.01	$9.75	0.06	$3.42	0.00	$0.00	1.71	$92.34	$143.86
070923166114 PD	REILLY, CASEY S CYNTHIA R REILLY 309 W WASHINGTON UNIT 812 MADISON, WI 53703	309 W Washington Ave Unit 812 Condo	0.368	1.85	W Washington Ave	No	0.00	$0.00	0.00	$0.00	18.46	$21.88	0.00	$5.56	0.03	$1.95	0.00	$0.00	0.98	$52.68	$82.08

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					Frontage		Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923166122 PD	KAMIN, IFAT 309 W WASHINGTON AV #813 MADISON, WI 53703	309 W Washington Ave Unit 813 Condo	0.555	2.78	W Washington Ave	No	0.00	$0.00	0.00	$0.00	27.85	$33.00	0.01	$8.39	0.05	$2.95	0.00	$0.00	1.47	$79.45	$123.78
070923166130 PD	SURREY, ANNA # 814 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 814 Condo	0.453	2.27	W Washington Ave	No	0.00	$0.00	0.00	$0.00	22.73	$26.93	0.00	$6.84	0.04	$2.41	0.00	$0.00	1.20	$64.85	$101.03
070923166148 PD	HAWKINS, ROBERT 309 W WASHINGTON AVE #815 MADISON, WI 53703	309 W Washington Ave Unit 815 Condo	0.461	2.31	W Washington Ave	No	0.00	$0.00	0.00	$0.00	23.13	$27.41	0.00	$6.97	0.04	$2.45	0.00	$0.00	1.22	$66.00	$102.82
070923166156 PD	SCHLOSS, KAREN # 900 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 900 Condo	0.534	2.68	W Washington Ave	No	0.00	$0.00	0.00	$0.00	26.79	$31.75	0.01	$8.07	0.05	$2.84	0.00	$0.00	1.42	$76.45	$119.10
070923166164 PD	RODRIGUEZ PILAR, FATIMA 309 W WASHINGTON AVE #901 MADISON, WI 53703	309 W Washington Ave Unit 901 Condo	0.728	3.65	W Washington Ave	No	0.00	$0.00	0.00	$0.00	36.53	$43.28	0.01	$11.00	0.07	$3.87	0.00	$0.00	1.93	$104.22	$162.37
070923166172 PD	KALEKA, AMANJEET 309 W WASHINGTON AVE #902 MADISON, WI 53703	309 W Washington Ave Unit 902 Condo	0.549	2.75	W Washington Ave	No	0.00	$0.00	0.00	$0.00	27.55	$32.64	0.01	$8.29	0.05	$2.91	0.00	$0.00	1.46	$78.59	$122.44
070923166180 PD	TSOU, LIFANG & ALAN & BRENDAN PROSSER 309 W WASHINGTON AV # 903 MADISON, WI 53703	309 W Washington Ave Unit 903 Condo	0.479	2.40	W Washington Ave	No	0.00	$0.00	0.00	$0.00	24.03	$28.48	0.00	$7.24	0.04	$2.54	0.00	$0.00	1.27	$68.57	$106.83
070923166198 PD	AYALA, DEVRA I 309 W WASHINGTON AVE #905 MADISON, WI 53703	309 W Washington Ave Unit 905 Condo	0.48	2.41	W Washington Ave	No	0.00	$0.00	0.00	$0.00	24.08	$28.54	0.00	$7.25	0.04	$2.55	0.00	$0.00	1.27	$68.72	$107.06
070923166205 PD	MICHELS, ANTHONY EDWARD REBECCA ELAINE MICHELS 1827 SUMMIT AVE MADISON, WI 53726-4038	309 W Washington Ave Unit 906 Condo	0.574	2.88	W Washington Ave	No	0.00	$0.00	0.00	$0.00	28.80	$34.13	0.01	$8.67	0.05	$3.05	0.00	$0.00	1.52	$82.17	$128.02
070923166213 PD	LEAVER, DANIEL C DEBRA A ZILLMER 309 W WASHINGTON AVE #907 MADISON, WI 53703	309 W Washington Ave Unit 907 Condo	0.856	4.29	W Washington Ave	No	0.00	$0.00	0.00	$0.00	42.95	$50.90	0.01	$12.93	0.08	$4.54	0.00	$0.00	2.27	$122.54	$190.92
070923166221 PD	KIM, YOUNG MIE 309 W WASHINGTON AVE #908 MADISON, WI 53703	309 W Washington Ave Unit 908 Condo	0.572	2.87	W Washington Ave	No	0.00	$0.00	0.00	$0.00	28.70	$34.01	0.01	$8.64	0.05	$3.04	0.00	$0.00	1.52	$81.89	$127.57
070923166239 PD	TALEB, AMEEN # 1001 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 1001 Condo	0.776	3.89	W Washington Ave	No	0.00	$0.00	0.00	$0.00	38.94	$46.14	0.01	$11.72	0.07	$4.12	0.00	$0.00	2.06	$111.09	$173.07
070923166247 PD	INDIGO TRUST # 1002 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 1002 Condo	0.998	5.01	W Washington Ave	No	0.00	$0.00	0.00	$0.00	50.07	$59.34	0.01	$15.08	0.09	$5.30	0.00	$0.00	2.65	$142.87	$222.59
070923166255 PD	KRONENFELD, PHILLIP DAVID NANCY KRONENFELD 309 W WASHINGTON AV #1003 MADISON, WI 53703	309 W Washington Ave Unit 1003 Condo	0.969	4.86	W Washington Ave	No	0.00	$0.00	0.00	$0.00	48.62	$57.61	0.01	$14.64	0.09	$5.14	0.00	$0.00	2.57	$138.72	$216.12
070923166263 PD	REES, JOHN K LESLIE A SULLIVAN 309 W WASHINGTON AVE 1004 MADISON, WI 53703	309 W Washington Ave Unit 1004 Condo	1.073	5.38	W Washington Ave	No	0.00	$0.00	0.00	$0.00	53.84	$63.80	0.01	$16.21	0.10	$5.70	0.00	$0.00	2.85	$153.61	$239.31
070923166271 PD	PIYALE, IDA I AYLA G PIYALE 309 W WASHINGTON AV #1005 MADISON, WI 53703	309 W Washington Ave Unit 1005 Condo	0.839	4.21	W Washington Ave	No	0.00	$0.00	0.00	$0.00	42.10	$49.88	0.01	$12.68	0.08	$4.45	0.00	$0.00	2.23	$120.11	$187.12
070923166289 PD	BYSTED REV TR, S R & M F # 1101 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 1101 Condo	1.054	5.29	W Washington Ave	No	0.00	$0.00	0.00	$0.00	52.88	$62.67	0.01	$15.92	0.09	$5.60	0.00	$0.00	2.80	$150.89	$235.08
070923166297 PD	CARRIG, DONALD F & BARBARA JO CARRIG 309 W WASHINGTON AV #1102 MADISON, WI 53703-5514	309 W Washington Ave Unit 1102 Condo	0.857	4.30	W Washington Ave	No	0.00	$0.00	0.00	$0.00	43.00	$50.95	0.01	$12.95	0.08	$4.55	0.00	$0.00	2.27	$122.69	$191.14
070923166304 PD	PETTY, SUSAN & ROBERT # 1104 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 1104 Condo	0.947	4.75	W Washington Ave	No	0.00	$0.00	0.00	$0.00	47.52	$56.31	0.01	$14.31	0.09	$5.03	0.00	$0.00	2.51	$135.57	$211.21
070923166312 PD	STEWART REVOCABLE TRUST, KENNETH A & TRACY M 309 W WASHINGTON AV #1105 MADISON, WI 53703	309 W Washington Ave Unit 1105 Condo	1.05	5.27	W Washington Ave	No	0.00	$0.00	0.00	$0.00	52.68	$62.43	0.01	$15.86	0.09	$5.57	0.00	$0.00	2.79	$150.31	$234.18

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information				Frontage			Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923166338 PD	MURTHY, VIREN YUHANG LI 38 S HENRY ST MADISON, WI 53703	38 S Henry St Condo	0.816	4.09	S Henry St	No	0.00	$0.00	0.00	$0.00	40.94	$48.52	0.01	$12.33	0.07	$4.33	0.00	$0.00	2.17	$116.82	$181.99
070923166346 PD	FERRO, WILLIAM & MEGAN FERRO 34 S HENRY ST MADISON, WI 53703	34 S Henry St Condo	0.816	4.09	S Henry St	No	0.00	$0.00	0.00	$0.00	40.94	$48.52	0.01	$12.33	0.07	$4.33	0.00	$0.00	2.17	$116.82	$181.99
070923166354 PD	PAULSON, ERIK 30 S HENRY ST MADISON, WI 53703	30 S Henry St Condo	0.782	3.92	S Henry St	No	0.00	$0.00	0.00	$0.00	39.24	$46.50	0.01	$11.82	0.07	$4.15	0.00	$0.00	2.08	$111.95	$174.41
070923166362 PD	MAY, DAVID & JEANETTE 26 S HENRY ST MADISON, WI 53703	26 S Henry St Condo	0.782	3.92	S Henry St	No	0.00	$0.00	0.00	$0.00	39.24	$46.50	0.01	$11.82	0.07	$4.15	0.00	$0.00	2.08	$111.95	$174.41
070923166370 PD	SUNDARAM-STUKEL, DAVID J REKA SUNDARAM-STUKEL 22 S HENRY ST MADISON, WI 53703	22 S Henry St Condo	0.82	4.11	S Henry St	No	0.00	$0.00	0.00	$0.00	41.14	$48.76	0.01	$12.39	0.07	$4.35	0.00	$0.00	2.18	$117.39	$182.89
070923166388 PD	MAHAFFEY REVOCABLE TRUST, BRIAN WALTER & DIANA LEA 42 S HENRY ST MADISON, WI 53703	42 S Henry St Condo	0.82	4.11	S Henry St	No	0.00	$0.00	0.00	$0.00	41.14	$48.76	0.01	$12.39	0.07	$4.35	0.00	$0.00	2.18	$117.39	$182.89
070923166396 PD	WHITEHEAD, AMBERLY REGINA SABBIA 46 S HENRY ST MADISON, WI 53703	46 S Henry St Condo	0.782	3.92	S Henry St	No	0.00	$0.00	0.00	$0.00	39.24	$46.50	0.01	$11.82	0.07	$4.15	0.00	$0.00	2.08	$111.95	$174.41
070923166403 PD	MAHAFFEY, DIANA & BRIAN 42 S HENRY ST MADISON, WI 53703	50 S Henry St Condo	0.782	3.92	S Henry St	No	0.00	$0.00	0.00	$0.00	39.24	$46.50	0.01	$11.82	0.07	$4.15	0.00	$0.00	2.08	$111.95	$174.41
070923166411 PD	RIEND, CHRISTOPHER M 54 S HENRY ST MADISON, WI 53703	54 S Henry St Condo	0.816	4.09	S Henry St	No	0.00	$0.00	0.00	$0.00	40.94	$48.52	0.01	$12.33	0.07	$4.33	0.00	$0.00	2.17	$116.82	$181.99
070923166429 PD	OLSON REV TRUST, WILLIAM 58 S HENRY ST MADISON, WI 53703	58 S Henry St Condo	0.816	4.09	S Henry St	No	0.00	$0.00	0.00	$0.00	40.94	$48.52	0.01	$12.33	0.07	$4.33	0.00	$0.00	2.17	$116.82	$181.99
070923166437 PD	BURHANS, CHARLES EMILY MESSERSMITH 15 WASHINGTON PL MADISON, WI 53703	15 Washington Pl Condo	0.819	4.11	Washington Pl	No	0.00	$0.00	0.00	$0.00	41.09	$48.70	0.01	$12.37	0.07	$4.35	0.00	$0.00	2.17	$117.25	$182.66
070923166445 PD	LYNCH, PAUL & NANCY LYNCH 19 WASHINGTON PL # 1621 MADISON, WI 53703	19 Washington Pl Condo	0.823	4.13	Washington Pl	No	0.00	$0.00	0.00	$0.00	41.29	$48.93	0.01	$12.43	0.07	$4.37	0.00	$0.00	2.18	$117.82	$183.56
070923166453 PD	PHILOSOPHOS, TIMOTHY T MOLLY R PHILOSOPHOS 23 WASHINGTON PL MADISON, WI 53703	23 Washington Pl Condo	0.819	4.11	Washington Pl	No	0.00	$0.00	0.00	$0.00	41.09	$48.70	0.01	$12.37	0.07	$4.35	0.00	$0.00	2.17	$117.25	$182.66
070923166461 PD	WILSON, TERENCE T KORY A FREY 31 WASHINGTON PL MADISON, WI 53703	31 Washington Pl Condo	0.819	4.11	Washington Pl	No	0.00	$0.00	0.00	$0.00	41.09	$48.70	0.01	$12.37	0.07	$4.35	0.00	$0.00	2.17	$117.25	$182.66
070923166479 PD	ZACHERMAN, JONATHAN L 35 WASHINGTON PL MADISON, WI 53703	35 Washington Pl Condo	0.819	4.11	Washington Pl	No	0.00	$0.00	0.00	$0.00	41.09	$48.70	0.01	$12.37	0.07	$4.35	0.00	$0.00	2.17	$117.25	$182.66
070923167013 PD	ADY PROPERTIES LLC 130 WARREN ST STE 130 BEAVER DAM, WI 53916	309 W Washington Ave Unit 2000 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167021 PD	MANAZIR, FARAZ & AMAN 309 W WASHINGTON AV # 605 MADISON, WI 53703	309 W Washington Ave Unit 2001 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167039 PD	DANKE, NICOLE & MARK DANKE 6567 LASLEY SHORE DR WINNECONNE, WI 54986	309 W Washington Ave Unit 2002 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167047 PD	YIP, JACK 800 W BROADWAY APT 518 MONON, WI 53716-1830	309 W Washington Ave Unit 2003 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167055 PD	O'CONNELL, MARTIN # 205 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 2004 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

							Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		Total Assessment
Parcel Information				Frontage			$1.51	per SF	$4.56	per SF	$11.85	per LF	$1,510.90	per Each	$58.99	per LF	$2,652.00	per Each	$53.94	per LF	
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	SF	Cost	SF	Cost	SF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost	
070923167063 PD	VELEZ, CARMEN G DANAH A VELEZ 1025 CORETTO AE BRANDON, FL 33511	309 W Washington Ave Unit 2005 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167071 PD	DORSHORST, DREW 309 W WASHINGTON AVE #603 MADISON, WI 53703	309 W Washington Ave Unit 2006 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167089 PD	PETERSON, ERIC D 309 W WASHINGTON AVE #102 MADISON, WI 53703	309 W Washington Ave Unit 2007 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167097 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2008 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167104 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2009 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167112 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2010 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167120 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2011 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167138 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2012 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167146 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2013 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167154 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2014 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167162 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2015 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167170 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2016 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167188 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2017 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167196 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2018 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167203 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2019 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167211 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2020 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167229 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2021 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167237 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2022 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167245 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2023 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167253 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2024 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
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Parcel Information							Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
					Frontage		Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 per SF		$4.56 per SF		$11.85 per LF		$1,510.90 per Each		$58.99 per LF		$2,652.00 per Each		$53.94 per LF		
							SF	Cost	SF	Cost	SF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost	
070923167261 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2025 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167279 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2026 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167287 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2027 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167295 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2028 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167302 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2029 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167310 PD	BENEDICT, ERIC J 309 W WASHINGTON AVE #711 MADISON, WI 53703	309 W Washington Ave Unit 2030 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167328 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2031 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167336 PD	TOMCZYK, SCOTT & TAMMY 309 W WASHINGTON AVE #412 MADISON, WI 53703	309 W Washington Ave Unit 2032 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167344 PD	THOMPSON, DANIEL C 309 W WASHINGTON AVE #512 MADISON, WI 53703	309 W Washington Ave Unit 2033 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167352 PD	HARRINGTON, JAMES 309 W WASHINGTON AVE #312 MADISON, WI 53703	309 W Washington Ave Unit 2034 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167360 PD	KALEKA, AMANJEET 309 W WASHINGTON AVE #902 MADISON, WI 53703	309 W Washington Ave Unit 2035 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167378 PD	KALEKA, AMANJEET 309 W WASHINGTON AVE #902 MADISON, WI 53703	309 W Washington Ave Unit 2036 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167386 PD	STANFORD & SIEBERS TRUST 309 W WASHINGTON AVE #400 MADISON, WI 53703	309 W Washington Ave Unit 2037 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167394 PD	STANFORD & SIEBERS TRUST 309 W WASHINGTON AVE #400 MADISON, WI 53703	309 W Washington Ave Unit 2038 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167401 PD	KAMIN, IFAT 309 W WASHINGTON AV #813 MADISON, WI 53703	309 W Washington Ave Unit 2039 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167419 PD	KAMIN, IFAT 309 W WASHINGTON AV #813 MADISON, WI 53703	309 W Washington Ave Unit 2040 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167427 PD	SUNDARAM-STUKEL, DAVID J REKA SUNDARAM-STUKEL 22 S HENRY ST MADISON, WI 53703	309 W Washington Ave Unit 2041 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167435 PD	SUNDARAM-STUKEL, DAVID J REKA SUNDARAM-STUKEL 22 S HENRY ST MADISON, WI 53703	309 W Washington Ave Unit 2042 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167443 PD	FERRO, WILLIAM & MEGAN FERRO 34 S HENRY ST MADISON, WI 53703	309 W Washington Ave Unit 2043 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167451 PD	FERRO, WILLIAM & MEGAN FERRO 34 S HENRY ST MADISON, WI 53703	309 W Washington Ave Unit 2044 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information							Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
					Frontage		Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923167469 PD	MAY, DAVID & JEANETTE 26 S HENRY ST MADISON. WI 53703	309 W Washington Ave Unit 2045 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167477 PD	MAY, DAVID & JEANETTE 26 S HENRY ST MADISON. WI 53703	309 W Washington Ave Unit 2046 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167485 PD	SPRANG, TODD & ELIZABETH C SPRANG 71 7TH AVE LA GRANGE. IL 60525	309 W Washington Ave Unit 2047 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167493 PD	SPRANG, TODD & ELIZABETH C SPRANG 71 7TH AVE LA GRANGE. IL 60525	309 W Washington Ave Unit 2048 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167500 PD	RIEND, CHRISTOPHER M 54 S HENRY ST MADISON. WI 53703	309 W Washington Ave Unit 2049 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167518 PD	RIEND, CHRISTOPHER M 54 S HENRY ST MADISON. WI 53703	309 W Washington Ave Unit 2050 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167526 PD	MADSEN, JAMES M LINDA B MADSEN 1240 S 2ND ST #314 MINNAPOLIS. MN 55415-2609	309 W Washington Ave Unit 2051 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167534 PD	MADSEN, JAMES M LINDA B MADSEN 1240 S 2ND #314 MINNEAPOLIS. MN 55415-2609	309 W Washington Ave Unit 2052 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167542 PD	MCKEE, KOLBE 309 W WASHINGTON AV # 805 MADISON. WI 53703	309 W Washington Ave Unit 2053 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167550 PD	KENYON, JENNIFER 309 W WASHINGTON AV # 502 MADISON. WI 53703	309 W Washington Ave Unit 2054 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167568 PD	JAHDI, NEEMA A 309 W WASHINGTON AVE #313 MADISON. WI 53703	309 W Washington Ave Unit 2055 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167576 PD	WELSCH, SCOTT J 309 W WASHINGTON AV # 212 MADISON. WI 53703	309 W Washington Ave Unit 2056 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167584 PD	SOKOLOWSKI, SHEILA WILLIAM LEITER 309 W WASHINGTON AVE #407 MADISON. WI 53703	309 W Washington Ave Unit 2057 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167592 PD	AYEN, THOMAS G UNIT 507 309 W WASHINGTON AVE MADISON. WI 53703	309 W Washington Ave Unit 2058 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167609 PD	PITIMASHVILI, ARCHIL RACHEL PORAT 309 W WASHINGTON AVE #715 MADISON. WI 53703	309 W Washington Ave Unit 2059 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167617 PD	FREE, BENJAMIN 309 W WASHINGTON AV # 703 MADISON. WI 53703	309 W Washington Ave Unit 2060 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167625 PD	PHAN, PATRICIA QUACH & NGUYEN HONG PHAN 309 W WASHINGTON AV # 403 MADISON. WI 53703	309 W Washington Ave Unit 2061 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167633 PD	ORCHARD REV TRUST, SUSAN 134 E 2ND ST NEW CASTLE. DE 19720	309 W Washington Ave Unit 2062 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167641 PD	ARCH STANTON LLC 309 W WASHINGTON AV # 707 MADISON. WI 53703	309 W Washington Ave Unit 2063 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167659 PD	BOEHRINGER, REBECCA 309 W WASHINGTON AVE #706 MADISON. WI 53703	309 W Washington Ave Unit 2064 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information							Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
					Frontage		Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923167667 PD	FONTG JT LIV TR, RICARDO & STEFANIE L STRACKE TR 3400 W 85TH ST LEAWOOD, KS 66206	309 W Washington Ave Unit 2065 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167675 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2066 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167683 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2067 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167691 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2068 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167708 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2069 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167716 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2070 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167724 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2071 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167732 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2072 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167740 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2073 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167758 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2074 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167766 PD	TSUI, HIRIM UNIT 713 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 2075 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167774 PD	REILLY, CASEY S CYNTHIA R REILLY 309 W WASHINGTON UNIT 812 MADISON, WI 53703	309 W Washington Ave Unit 2076 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167782 PD	BRUCKMAN LIVING TRUST, JAMES & SUSAN 309 W WASHINGTON AVE #809 MADISON, WI 53703	309 W Washington Ave Unit 2077 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167790 PD	DOUGHERTY, HEATHER CHRIS DUERR 309 W WASHINGTON AVE #702 MADISON, WI 53703	309 W Washington Ave Unit 2078 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167807 PD	HAWKINS, ROBERT 309 W WASHINGTON AVE #815 MADISON, WI 53703	309 W Washington Ave Unit 2079 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167815 PD	SCHLOSS, KAREN # 900 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 2080 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167823 PD	STEFANINI, UMBERTO & EMILY FLETCHER 309 W WASHINGTON AV # 801 MADISON, WI 53703	309 W Washington Ave Unit 2081 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167831 PD	BORGWARDT, SCOTT & KATHLEEN BORGWARDT 309 W WASHINGTON AV # 415 MADISON, WI 53703	309 W Washington Ave Unit 2082 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167849 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2083 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167857 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2084 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28

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Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information							Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
					Frontage		Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 per SF		$4.56 per SF		$11.85 per LF		$1,510.90 per Each		$58.99 per LF		$2,652.00 per Each		$53.94 per LF		
							SF	Cost	SF	Cost	SF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost	
070923167865 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2085 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167873 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2086 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167881 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2087 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167899 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2088 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167906 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2089 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167914 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2090 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167922 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2091 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167930 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2092 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167948 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2093 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167956 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2094 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167964 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2095 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167972 PD	WU, CHIN H LAI Y WONG 726 HIDDEN CAVE RD MADISON, WI 53717	309 W Washington Ave Unit 2096 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167980 PD	KEEL, JOHN H UNIT 315 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 2097 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923167998 PD	SHEN, HAO 309 W WASHINGTON AVE #601 MADISON, WI 53703	309 W Washington Ave Unit 2098 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168011 PD	RAASCH, JESSE & DAN CHEN 309 W WASHINGTON AVE #510 MADISON, WI 53703	309 W Washington Ave Unit 2099 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168029 PD	FRANCIS, DAVID K MARY E FRANCIS 860 E RAVINE LN BAYSIDE, WI 53217	309 W Washington Ave Unit 2100 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168037 PD	MILLER, JAMES B JANEL M MILLER 309 W WASHINGTON AVE #802 MADISON, WI 53703	309 W Washington Ave Unit 2101 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168045 PD	INDIGO TRUST #1002 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 2102 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168053 PD	FROMADER, SCOTT 309 W WASHINGTON AVE #402 MADISON, WI 53703	309 W Washington Ave Unit 2103 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168061 PD	MODAFF, DANIEL S RACHEL E ROMAN 309 W WASHINGTON AVE #609 MADISON, WI 53703	309 W Washington Ave Unit 2104 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information							Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
					Frontage		Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 per SF		$4.56 per SF		$11.85 per LF		$1,510.90 per Each		$58.99 per LF		$2,652.00 per Each		$53.94 per LF		
							SF	Cost	SF	Cost	SF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost	
070923168079 PD	BIBBY, PETER & KRISTEN N33W7404 LINCOLN BLVD CEDARBURG, WI 53012	309 W Washington Ave Unit 2105 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168087 PD	SMITH, GARRICK & KIMBERLY 309 W WASHINGTON AVE #216 MADISON, WI 53703	309 W Washington Ave Unit 2106 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168095 PD	AYALA, DEVRA I 309 W WASHINGTON AVE #905 MADISON, WI 53703	309 W Washington Ave Unit 2107 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168102 PD	AYALA, DEVRA I 309 W WASHINGTON AVE #905 MADISON, WI 53703	309 W Washington Ave Unit 2108 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168110 PD	REES, KERRY S 309 W WASHINGTON AVE #201 MADISON, WI 53703	309 W Washington Ave Unit 2109 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168128 PD	REES, KERRY S 309 W WASHINGTON AVE #201 MADISON, WI 53703	309 W Washington Ave Unit 2110 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168136 PD	OLSON REV TRUST, WILLIAM 58 S HENRY ST MADISON, WI 53703	309 W Washington Ave Unit 2111 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168144 PD	OLSON REV TRUST, WILLIAM 58 S HENRY ST MADISON, WI 53703	309 W Washington Ave Unit 2112 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168152 PD	PAULSON, ERIK 30 S HENRY ST MADISON, WI 53703	309 W Washington Ave Unit 2113 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168160 PD	PAULSON, ERIK 30 S HENRY ST MADISON, WI 53703	309 W Washington Ave Unit 2114 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168178 PD	MAHAFFEY, DIANA & BRIAN 42 S HENRY ST MADISON, WI 53703	309 W Washington Ave Unit 2115 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168186 PD	MAHAFFEY, DIANA & BRIAN 42 S HENRY ST MADISON, WI 53703	309 W Washington Ave Unit 2116 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168194 PD	WHITEHEAD, AMBERLY REGINA SABBIA 46 S HENRY ST MADISON, WI 53703	309 W Washington Ave Unit 2117 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168201 PD	WHITEHEAD, AMBERLY REGINA SABBIA 46 S HENRY ST MADISON, WI 53703	309 W Washington Ave Unit 2118 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168219 PD	BYSTED REV TR, S R & M F # 1101 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 2119 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168227 PD	BYSTED REV TR, S R & M F # 1101 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 2120 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168235 PD	TSOU, LIFANG & ALAN & BRENDAN PROSSER 309 W WASHINGTON AV # 903 MADISON, WI 53703	309 W Washington Ave Unit 2121 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168243 PD	PETTY, SUSAN & ROBERT # 1104 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 2122 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168251 PD	PETTY, SUSAN & ROBERT # 1104 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 2123 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168269 PD	LENSMIRE, MATTHEW PATRICIA S NOVACHECK 309 W WASHINGTON AVE #503 MADISON, WI 53703	309 W Washington Ave Unit 2124 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information							Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		
					Frontage		Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		Total Assessment
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923168277 PD	WINSTON, JANE G 309 W WASHINGTON AV # 710 MADISON. WI 53703	309 W Washington Ave Unit 2125 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168285 PD	FILTER & LARA TRUST 309 W WASHINGTON AVE #505 MADISON. WI 53703	309 W Washington Ave Unit 2126 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168293 PD	PARR, SKYE P 309 W WASHINGTON AVE #602 MADISON. WI 53703	309 W Washington Ave Unit 2127 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168300 PD	INDIGO TRUST #1002 309 W WASHINGTON AVE MADISON. WI 53703	309 W Washington Ave Unit 2128 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168318 PD	ST ONGE, JOHN PETER & ALEXANDER P HENDERSON 309 W WASHINGTON AVE #515 MADISON. WI 53703	309 W Washington Ave Unit 2129 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168326 PD	LYNCH, DAVID J 309 W WASHINGTON AVE #704 MADISON. WI 53703	309 W Washington Ave Unit 2130 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168334 PD	MODAFF, DANIEL S RACHEL E ROMAN 309 W WASHINGTON AVE #609 MADISON. WI 53703	309 W Washington Ave Unit 2131 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168342 PD	PATSCHKE, EDWIN & SUSAN 431 E APPLE CREEK RD APPLETON. WI 54913	309 W Washington Ave Unit 2132 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168350 PD	DORESWAMY, RANGAN 309 W WASHINGTON AVE #806 MADISON. WI 53703	309 W Washington Ave Unit 2133 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168368 PD	AMERICAN DREAM EQUITY LLC 3927 NORTH LN FRANKSVILLE. WI 53126-9481	309 W Washington Ave Unit 2134 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168376 PD	BENJAMIN, DAVID JUNKO YOSHIDA 309 W WASHINGTON AVE #712 MADISON. WI 53703	309 W Washington Ave Unit 2135 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168384 PD	KIM, YOUNG MIE 309 W WASHINGTON AVE #908 MADISON. WI 53703	309 W Washington Ave Unit 2136 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168392 PD	SWEENEY, SAMUEL 309 W WASHINGTON AV # 311 MADISON. WI 53703	309 W Washington Ave Unit 2137 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168409 PD	LONGWORTH, SHANNON M UNIT 607 309 W WASHINGTON AVE MADISON. WI 53703	309 W Washington Ave Unit 2138 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168417 PD	DEJESUS, ONOFRE T PEGGY H DEJESUS 309 W WASHINGTON AVE #401 MADISON. WI 53703	309 W Washington Ave Unit 2139 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168425 PD	ZHYKHAREVICH, TATSIANA 309 W WASHINGTON AVE #410 MADISON. WI 53703	309 W Washington Ave Unit 2140 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168433 PD	DEISINGER, PETER J SEAN CHRISTOPHER WEHRLY 309 W WASHINGTON AVE #800 MADISON. WI 53703	309 W Washington Ave Unit 2141 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168441 PD	SURREY, ANNA # 814 309 W WASHINGTON AVE MADISON. WI 53703	309 W Washington Ave Unit 2142 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168459 PD	BURHANS, CHARLES EMILY MESSERSMITH 15 WASHINGTON PL MADISON. WI 53703	309 W Washington Ave Unit 2143 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168467 PD	YUNGMANN, CHRISTOPHER M 309 W WASHINGTON AVE #405 MADISON. WI 53703	309 W Washington Ave Unit 2144 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28

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Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information							Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
					Frontage		Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 per SF		$4.56 per SF		$11.85 per LF		$1,510.90 per Each		$58.99 per LF		$2,652.00 per Each		$53.94 per LF		
							SF	Cost	SF	Cost	SF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost	
070923168475 PD	MCDERMOTT, MELISSA 309 W WASHINGTON AV # 314 MADISON, WI 53703	309 W Washington Ave Unit 2145 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168483 PD	WALTERS, CATHLEEN G 1025 W SECOND AVE PORT WASHINGTON, WI 53074	309 W Washington Ave Unit 2146 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168491 PD	MICHELS, ANTHONY EDWARD REBECCA ELAINE MICHELS 1827 SUMMIT AVE MADISON, WI 53726-4038	309 W Washington Ave Unit 2147 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168508 PD	PIYALE, IDA I AYLA G PIYALE 309 W WASHINGTON AV #1005 MADISON, WI 53703	309 W Washington Ave Unit 2148 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168516 PD	PIYALE, IDA I AYLA G PIYALE 309 W WASHINGTON AV #1005 MADISON, WI 53703	309 W Washington Ave Unit 2149 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168524 PD	PHILOSOPHOS, TIMOTHY T MOLLY R PHILOSOPHOS 23 WASHINGTON PL MADISON, WI 53703	309 W Washington Ave Unit 2150 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168532 PD	PHILOSOPHOS, TIMOTHY T MOLLY R PHILOSOPHOS 23 WASHINGTON PL MADISON, WI 53703	309 W Washington Ave Unit 2151 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168540 PD	GRADEL, ROBERT 309 W WASHINGTON AVE #202 MADISON, WI 53703	309 W Washington Ave Unit 2152 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168558 PD	WILSON, TERENCE T KORY A FREY 31 WASHINGTON PL MADISON, WI 53703	309 W Washington Ave Unit 2153 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168566 PD	ZACHERMAN, JONATHAN L 35 WASHINGTON PL MADISON, WI 53703	309 W Washington Ave Unit 2154 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168574 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2155 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168582 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2156 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168590 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2157 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168607 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2158 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168615 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2159 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168623 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2160 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168631 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2161 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168649 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2162 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168657 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2163 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168665 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2164 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information							Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
					Frontage		Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 per SF		$4.56 per SF		$11.85 per LF		$1,510.90 per Each		$58.99 per LF		$2,652.00 per Each		$53.94 per LF		
							SF	Cost	SF	Cost	SF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost	
070923168673 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2165 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168681 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2166 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168699 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2167 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168706 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2168 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168714 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2169 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168722 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2170 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168730 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2171 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168748 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2172 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168756 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2173 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168764 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	309 W Washington Ave Unit 2174 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168772 PD	AKDOL, MEHMET S & LARA N AKDOL 3832 W CEDAR RIDGE LN FAYETTEVILLE, AR 72704	309 W Washington Ave Unit 2175 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168780 PD	VANDER MEULEN TRUST, THE 309 W WASHINGTON AVE #305 MADISON, WI 53703	309 W Washington Ave Unit 2176 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168798 PD	STADELMAN, ROSS A UNIT 214 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 2177 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168805 PD	FONTG JT LIV TR, RICARDO & STEFANIE L STRACKE TR 3400 W 85TH ST LEAWOOD, KS 66206	309 W Washington Ave Unit 2178 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168813 PD	GEHRT, ADAM J MIRIAM G KIM 10222 TIMBERSTONE DR FISHERS, IN 46040-0030	309 W Washington Ave Unit 2179 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168821 PD	HERNANDEZ, SANTIAGO KIMBERLY FERN LAUTH 309 W WASHINGTON AVE #614 MADISON, WI 53703	309 W Washington Ave Unit 2180 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168839 PD	LYNCH, PAUL & NANCY LYNCH 19 WASHINGTON PL # 1621 MADISON, WI 53703	309 W Washington Ave Unit 2181 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168847 PD	LYNCH, PAUL & NANCY LYNCH 19 WASHINGTON PL # 1621 MADISON, WI 53703	309 W Washington Ave Unit 2182 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168855 PD	TALEB, AMEEN # 1001 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 2183 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168863 PD	TALEB, AMEEN # 1001 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 2184 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28

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Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
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Parcel Information							Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
					Frontage		Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 per SF		$4.56 per SF		$11.85 per LF		$1,510.90 per Each		$58.99 per LF		$2,652.00 per Each		$53.94 per LF		
							SF	Cost	SF	Cost	SF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost	
070923168871 PD	WONG REV TRUST, J & L 309 W WASHINGTON AVE #409 MADISON, WI 53703	309 W Washington Ave Unit 2185 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168889 PD	WONG REV TRUST, J & L 309 W WASHINGTON AVE #409 MADISON, WI 53703	309 W Washington Ave Unit 2186 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168897 PD	MAHAFFEY REVOCABLE TRUST, BRIAN WALTER & DIANA LEA 42 S HENRY ST MADISON, WI 53703	309 W Washington Ave Unit 2187 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168904 PD	MAHAFFEY REVOCABLE TRUST, BRIAN WALTER & DIANA LEA 42 S HENRY ST MADISON, WI 53703	309 W Washington Ave Unit 2188 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168912 PD	KRONENFELD, PHILLIP DAVID NANCY KRONENFELD 309 W WASHINGTON AV #1003 MADISON, WI 53703	309 W Washington Ave Unit 2189 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168920 PD	KRONENFELD, PHILLIP DAVID NANCY KRONENFELD 309 W WASHINGTON AV #1003 MADISON, WI 53703	309 W Washington Ave Unit 2190 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168938 PD	MURTHY, VIREN YUHANG LI 38 S HENRY ST MADISON, WI 53703	309 W Washington Ave Unit 2191 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168946 PD	MURTHY, VIREN YUHANG LI 38 S HENRY ST MADISON, WI 53703	309 W Washington Ave Unit 2192 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168954 PD	REES, JOHN K LESLIE A SULLIVAN 309 W WASHINGTON AVE 1004 MADISON, WI 53703	309 W Washington Ave Unit 2193 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168962 PD	REES, JOHN K LESLIE A SULLIVAN 309 W WASHINGTON AVE 1004 MADISON, WI 53703	309 W Washington Ave Unit 2194 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168970 PD	STEWART REVOCABLE TRUST, KENNETH A & TRACY M 309 W WASHINGTON AV #1105 MADISON, WI 53703	309 W Washington Ave Unit 2195 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168988 PD	STEWART REVOCABLE TRUST, KENNETH A & TRACY M 309 W WASHINGTON AV #1105 MADISON, WI 53703	309 W Washington Ave Unit 2196 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923168996 PD	ROOT JR, THOMAS J & ABIGAIL J LEWIS 309 W WASHINGTON AVE #301 MADISON, WI 53703	309 W Washington Ave Unit 2197 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923169019 PD	CONSOLATTI, AMY 309 W WASHINGTON AVE #611 MADISON, WI 53703	309 W Washington Ave Unit 2198 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923169027 PD	ASHER, LIVIA 309 W WASHINGTON AVE #709 MADISON, WI 53703	309 W Washington Ave Unit 2199 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923169035 PD	RUEMMELE, TONY D 309 W WASHINGTON AVE #511 MADISON, WI 53703	309 W Washington Ave Unit 2200 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923169043 PD	FOX, EDWARD C & RAMONA R 6003 RIVER PINES CT SCHOFIELD, WI 54476	309 W Washington Ave Unit 2201 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923169051 PD	GIULIANI, OSCAR 309 W WASHINGTON AVE #300 MADISON, WI 53703	309 W Washington Ave Unit 2202 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923169069 PD	GORDON, DANIEL & RENATO G CONCEPCION 1916 MONTEREY AVE BERKELEY, CA 94707	309 W Washington Ave Unit 2203 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923169077 PD	PITIMASHVILI, ARCHIL RACHEL PORAT 309 W WASHINGTON AVE #714 MADISON, WI 53703	309 W Washington Ave Unit 2204 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information							Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
					Frontage		Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923169085 PD	RODRIGUEZ PILAR, FATIMA 309 W WASHINGTON AVE #901 MADISON. WI 53703	309 W Washington Ave Unit 2205 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923169093 PD	CARRIG, DONALD F & BARBARA JO CARRIG 309 W WAHINGTON AV #1102 MADISON. WI 53703-5514	309 W Washington Ave Unit 2206 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923169100 PD	PARMAR, KIRTI D & DHARMESH V PARMAR 309 W WASHINGTON AVE #200 MADISON. WI 53703	309 W Washington Ave Unit 2207 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923169118 PD	RODRIGUEZ, NICHOLAS A 309 W WASHINGTON AVE #213 MADISON. WI 53703	309 W Washington Ave Unit 2208 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923169126 PD	PURCELL, CALEIGH ANNE 309 W WASHINGTON AVE #613 MADISON. WI 53703	309 W Washington Ave Unit 2209 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923169134 PD	KLUIS, HEIDI & MARK 5065 HARMONY CIR # 105 VERO BEACH. FL 32967-7220	309 W Washington Ave Unit 2210 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923169142 PD	COLEMAN REVOCABLE TRUST ELIZABETH A 309 W WASHINGTON AV # 514 MADISON. WI 53703	309 W Washington Ave Unit 2211 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923169150 PD	FINKELSTEIN, ELIOT I 309 W WASHINGTON AVE #413 MADISON. WI 53703	309 W Washington Ave Unit 2212 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923169168 PD	STRATHEARN REV TRUST 4838 BAKERTON RD HARPERS FERRY. WV 25425	309 W Washington Ave Unit 2213 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923169176 PD	FICARRA, ZACHARY E FAITH M FICARRA 6 SUGAR MAPLE LN NEW FAIRFIELD. CT 06812	309 W Washington Ave Unit 2214 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923169184 PD	EBBEN, JOHNATHAN DANIEL 309 W WASHINGTON AVE #207 MADISON. WI 53703	309 W Washington Ave Unit 2215 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923169192 PD	TRUST OF RANDY L STANFORD AND ANNE E SEIBERS 309 W WASHINGTON AVE #203 MADISON. WI 53703	309 W Washington Ave Unit 2216 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923169209 PD	JENSEN, CATHERINE B ANDRES E TINEO-PAZ 309 W WASHINGTON AVE #101 MADISON. WI 53703	309 W Washington Ave Unit 2217 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923169217 PD	LANGFITT, RICHARD L DIANE T LANGFITT 309 W WASHINGTON AVE #211 MADISON. WI 53703	309 W Washington Ave Unit 2218 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923169225 PD	LEAVER, DANIEL C DEBRA A ZILLMER 309 W WASHINGTON AVE #907 MADISON. WI 53703	309 W Washington Ave Unit 2219 Condo	0.073	0.37	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.66	$4.34	0.001	$1.10	0.01	$0.39	0.00	$0.00	0.19	$10.45	$16.28
070923170016 PD	HOOKER, PAUL D ANA A HOOKER 15 S BROOM ST # 205 MADISON. WI 53703	315 W Washington Ave Unit 3001 Condo	0.04	0.20	W Washington Ave	No	0.00	$0.00	0.00	$0.00	2.01	$2.38	0.0004	$0.60	0.00	$0.21	0.00	$0.00	0.11	$5.73	$8.92
070923170024 PD	CHEN, DAN & JESSE RAASCH 309 W WASHINGTON AV # 510 MADISON. WI 53703	315 W Washington Ave Unit 3002 Condo	0.04	0.20	W Washington Ave	No	0.00	$0.00	0.00	$0.00	2.01	$2.38	0.0004	$0.60	0.00	$0.21	0.00	$0.00	0.11	$5.73	$8.92
070923170032 PD	TOMCZYK, SCOTT & TAMMY 309 W WASHINGTON AVE #412 MADISON. WI 53703	311 W Washington Ave Unit 3003 Condo	0.04	0.20	W Washington Ave	No	0.00	$0.00	0.00	$0.00	2.01	$2.38	0.0004	$0.60	0.00	$0.21	0.00	$0.00	0.11	$5.73	$8.92
070923170040 PD	JIRAWUTHIWORAVONG, GUY V 2915 OAKWOOD LN TORRANCE. CA 90505	305 W Washington Ave Unit 3004 Condo	0.038	0.19	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.91	$2.26	0.0004	$0.57	0.00	$0.20	0.00	$0.00	0.10	$5.44	$8.48
070923170058 PD	FERRO, WILLIAM & MEGAN 34 S HENRY ST MADISON. WI 53703	301 W Washington Ave Unit 3005 Condo	0.04	0.20	W Washington Ave	No	0.00	$0.00	0.00	$0.00	2.01	$2.38	0.0004	$0.60	0.00	$0.21	0.00	$0.00	0.11	$5.73	$8.92

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					Frontage		Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923170066 PD	UMSCHEID, MADELINE 15 S BROOM ST # 202 MADISON. WI 53703	309 W Washington Ave Unit 3006 Condo	0.04	0.20	W Washington Ave	No	0.00	$0.00	0.00	$0.00	2.01	$2.38	0.0004	$0.60	0.00	$0.21	0.00	$0.00	0.11	$5.73	$8.92
070923170074 PD	WINSTON, JANE G 309 W WASHINGTON AV # 710 MADISON. WI 53703	309 W Washington Ave Unit 3008 Condo	0.032	0.16	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.61	$1.90	0.0003	$0.48	0.00	$0.17	0.00	$0.00	0.08	$4.58	$7.14
070923170082 PD	SPRANG, TODD & ELIZABETH C SPRANG 71 7TH AVE LA GRANGE. IL 60525	309 W Washington Ave Unit 3009 Condo	0.04	0.20	W Washington Ave	No	0.00	$0.00	0.00	$0.00	2.01	$2.38	0.0004	$0.60	0.00	$0.21	0.00	$0.00	0.11	$5.73	$8.92
070923170090 PD	PHAN, PATRICIA QUACH & NGUYEN HONG PHAN 309 W WASHINGTON AV # 403 MADISON. WI 53703	309 W Washington Ave Unit 3010 Condo	0.041	0.21	W Washington Ave	No	0.00	$0.00	0.00	$0.00	2.06	$2.44	0.0004	$0.62	0.00	$0.22	0.00	$0.00	0.11	$5.87	$9.14
070923170107 PD	KALEKA, AMANJEET 309 W WASHINGTON AVE #902 MADISON. WI 53703	309 W Washington Ave Unit 3011 Condo	0.039	0.20	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.96	$2.32	0.0004	$0.59	0.00	$0.21	0.00	$0.00	0.10	$5.58	$8.70
070923170115 PD	DAVIDSON, P N & C E & EMILY L DAVIDSON 14050 LINDSAY DR BROOKFIELD. WI 53005	309 W Washington Ave Unit 3012 Condo	0.029	0.15	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.46	$1.72	0.0003	$0.44	0.00	$0.15	0.00	$0.00	0.08	$4.15	$6.47
070923170123 PD	FONTG JT LIV TR, RICARDO & STEFANIE L STRACKE TR 3400 W 85TH ST LEAWOOD. KS 66206	309 W Washington Ave Unit 3013 Condo	0.027	0.14	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.35	$1.61	0.0003	$0.41	0.00	$0.14	0.00	$0.00	0.07	$3.87	$6.02
070923170131 PD	309 W WASHINGTON LLC 2450 RIMROCK RD # 100 MADISON. WI 53713	309 W Washington Ave Unit 3014 Condo	0.03	0.15	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.51	$1.78	0.0003	$0.45	0.00	$0.16	0.00	$0.00	0.08	$4.29	$6.69
070923170149 PD	309 W WASHINGTON LLC 2450 RIMROCK RD # 100 MADISON. WI 53713	309 W Washington Ave Unit 3015 Condo	0.029	0.15	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.46	$1.72	0.0003	$0.44	0.00	$0.15	0.00	$0.00	0.08	$4.15	$6.47
070923170157 PD	309 W WASHINGTON LLC 2450 RIMROCK RD # 100 MADISON. WI 53713	309 W Washington Ave Unit 3016 Condo	0.028	0.14	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.40	$1.66	0.0003	$0.42	0.00	$0.15	0.00	$0.00	0.07	$4.01	$6.24
070923170165 PD	309 W WASHINGTON LLC 2450 RIMROCK RD # 100 MADISON. WI 53713	309 W Washington Ave Unit 3017 Condo	0.029	0.15	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.46	$1.72	0.0003	$0.44	0.00	$0.15	0.00	$0.00	0.08	$4.15	$6.47
070923170173 PD	309 W WASHINGTON LLC 2450 RIMROCK RD # 100 MADISON. WI 53713	309 W Washington Ave Unit 3018 Condo	0.028	0.14	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.40	$1.66	0.0003	$0.42	0.00	$0.15	0.00	$0.00	0.07	$4.01	$6.24
070923170181 PD	309 W WASHINGTON LLC 2450 RIMROCK RD # 100 MADISON. WI 53713	309 W Washington Ave Unit 3019 Condo	0.027	0.14	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.35	$1.61	0.0003	$0.41	0.00	$0.14	0.00	$0.00	0.07	$3.87	$6.02
070923170199 PD	309 W WASHINGTON LLC 2450 RIMROCK RD # 100 MADISON. WI 53713	309 W Washington Ave Unit 3020 Condo	0.028	0.14	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.40	$1.66	0.0003	$0.42	0.00	$0.15	0.00	$0.00	0.07	$4.01	$6.24
070923170206 PD	AYEN, THOMAS G UNIT 507 309 W WASHINGTON AVE MADISON. WI 53703	309 W Washington Ave Unit 3021 Condo	0.028	0.14	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.40	$1.66	0.0003	$0.42	0.00	$0.15	0.00	$0.00	0.07	$4.01	$6.24
070923170214 PD	309 W WASHINGTON LLC 2450 RIMROCK RD # 100 MADISON. WI 53713	309 W Washington Ave Unit 3022 Condo	0.029	0.15	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.46	$1.72	0.0003	$0.44	0.00	$0.15	0.00	$0.00	0.08	$4.15	$6.47
070923170248 PD	REES, KERRY 309 W WASHINGTON AVE #201 MADISON. WI 53703	309 W Washington Ave Unit 3025 Condo	0.146	0.73	W Washington Ave	No	0.00	$0.00	0.00	$0.00	7.33	$8.68	0.0015	$2.21	0.01	$0.78	0.00	$0.00	0.39	$20.90	$32.56
070923170305 PD	KLEIN, DANIEL 28102 PACIFICA DEL MAR SAN JUAN CAPISTRANO, CA 92675	309 W Washington Ave Unit 3031 Condo	0.199	1.00	W Washington Ave	No	0.00	$0.00	0.00	$0.00	9.98	$11.83	0.0020	$3.01	0.02	$1.06	0.00	$0.00	0.53	$28.49	$44.38
070923170313 PD	309 W WASHINGTON LLC 2450 RIMROCK RD # 100 MADISON. WI 53713	309 W Washington Ave Unit 3032 Condo	0.354	1.78	W Washington Ave	No	0.00	$0.00	0.00	$0.00	17.76	$21.05	0.0035	$5.35	0.03	$1.88	0.00	$0.00	0.94	$50.68	$78.95
070923170347 PD	SURREY, ANNA # 814 309 W WASHINGTON AVE MADISON. WI 53703	309 W Washington Ave Unit 3035 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13

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Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 per SF		$4.56 per SF		$11.85 per LF		$1,510.90 per Each		$58.99 per LF		$2,652.00 per Each		$53.94 per LF		
							SF	Cost	SF	Cost	SF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost	
070923170355 PD	MAHAFFEY, DIANA & BRIAN 42 S HENRY ST MADISON, WI 53703	309 W Washington Ave Unit 3036 Condo	0.031	0.16	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.56	$1.84	0.0003	$0.47	0.00	$0.16	0.00	$0.00	0.08	$4.44	$6.91
070923170420 PD	RODRIGUEZ, NICHOLAS A 309 W WASHINGTON AVE #213 MADISON, WI 53703	309 W Washington Ave Unit 3043 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170462 PD	DANKE, NICOLE & MARK DANKE 6567 LASLEY SHORE DR WINNECONNE, WI 54986	309 W Washington Ave Unit 3047 Condo	0.032	0.16	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.61	$1.90	0.0003	$0.48	0.00	$0.17	0.00	$0.00	0.08	$4.58	$7.14
070923170470 PD	PARR, SKYE P 309 W WASHINGTON AVE #602 MADISON, WI 53703	309 W Washington Ave Unit 3048 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170488 PD	PARR, SKYE P 309 W WASHINGTON AVE #602 MADISON, WI 53703	309 W Washington Ave Unit 3049 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170496 PD	PARR, SKYE P 309 W WASHINGTON AVE #602 MADISON, WI 53703	309 W Washington Ave Unit 3050 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170503 PD	OLSON REV TRUST, WILLIAM 58 S HENRY ST MADISON, WI 53703	309 W Washington Ave Unit 3051 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170537 PD	MAHAFFEY REVOCABLE TRUST, BRIAN WALTER & DIANA LEA 42 S HENRY ST MADISON, WI 53703	309 W Washington Ave Unit 3054 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170545 PD	RUEMMELE, TONY D 309 W WASHINGTON AVE #511 MADISON, WI 53703	309 W Washington Ave Unit 3055 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170553 PD	WU, CHIN H LAI Y WONG 726 HIDDEN CAVE RD MADISON, WI 53717	309 W Washington Ave Unit 3056 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170587 PD	ATKINS FAMILY TRUST 2985 E AVERY DR APT C PALM SPRINGS, CA 92264	309 W Washington Ave Unit 3059 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170595 PD	WONG, LAI 726 HIDDEN CAVE RD MADISON, WI 53717	309 W Washington Ave Unit 3060 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170602 PD	DORESWAMY, RANGAN 309 W WASHINGTON AVE #806 MADISON, WI 53703	309 W Washington Ave Unit 3061 Condo	0.025	0.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.25	$1.49	0.0003	$0.38	0.00	$0.13	0.00	$0.00	0.07	$3.58	$5.58
070923170610 PD	CARSON, BARBARA A 9 S BROOM ST MADISON, WI 53703	309 W Washington Ave Unit 3062 Condo	0.028	0.14	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.40	$1.66	0.0003	$0.42	0.00	$0.15	0.00	$0.00	0.07	$4.01	$6.24
070923170628 PD	MCKEE, KOLBE 309 W WASHINGTON AV # 805 MADISON, WI 53703	309 W Washington Ave Unit 3063 Condo	0.024	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.20	$1.43	0.0002	$0.36	0.00	$0.13	0.00	$0.00	0.06	$3.44	$5.35
070923170636 PD	NOVACHECK, PATRICIA S MATTHEW LENSMIRE 309 W WASHINGTON AV # 503 MADISON, WI 53703	309 W Washington Ave Unit 3065 Condo	0.026	0.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.30	$1.55	0.0003	$0.39	0.00	$0.14	0.00	$0.00	0.07	$3.72	$5.80
070923170644 PD	PITIMASHVILI, ARCHIL RACHEL PORAT 309 W WASHINGTON AVE #715 MADISON, WI 53703	309 W Washington Ave Unit 3066 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170652 PD	MILLER, JAMES B JANEL M MILLER 309 W WASHINGTON AVE #802 MADISON, WI 53703	309 W Washington Ave Unit 3067 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170660 PD	ZACHERMAN, JONATHAN L 35 WASHINGTON PL MADISON, WI 53703	309 W Washington Ave Unit 3068 Condo	0.025	0.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.25	$1.49	0.0003	$0.38	0.00	$0.13	0.00	$0.00	0.07	$3.58	$5.58
070923170678 PD	BRUCKMAN LIVING TRUST, JAMES & SUSAN 309 W WASHINGTON AVE #809 MADISON, WI 53703	309 W Washington Ave Unit 3069 Condo	0.025	0.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.25	$1.49	0.0003	$0.38	0.00	$0.13	0.00	$0.00	0.07	$3.58	$5.58

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information							Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
					Frontage		Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 per SF		$4.56 per SF		$11.85 per LF		$1,510.90 per Each		$58.99 per LF		$2,652.00 per Each		$53.94 per LF		
							SF	Cost	SF	Cost	SF	Cost	Each	Cost	LF	Cost	Each	Cost	LF	Cost	
070923170686 PD	DEJESUS, ONOFRE T PEGGY H DEJESUS 309 W WASHINGTON AVE #401 MADISON, WI 53703	309 W Washington Ave Unit 3070 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170694 PD	WILSON, TERENCE T KORY A FREY 31 WASHINGTON PL MADISON, WI 53703	309 W Washington Ave Unit 3071 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170701 PD	MICHELS, ANTHONY EDWARD REBECCA ELAINE MICHELS 1827 SUMMIT AVE MADISON, WI 53726-4038	309 W Washington Ave Unit 3072 Condo	0.026	0.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.30	$1.55	0.0003	$0.39	0.00	$0.14	0.00	$0.00	0.07	$3.72	$5.80
070923170719 PD	BURHANS, CHARLES EMILY MESSERSMITH 15 WASHINGTON PL MADISON, WI 53703	309 W Washington Ave Unit 3073 Condo	0.024	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.20	$1.43	0.0002	$0.36	0.00	$0.13	0.00	$0.00	0.06	$3.44	$5.35
070923170727 PD	REES, JOHN K LESLIE A SULLIVAN 309 W WASHINGTON AVE 1004 MADISON, WI 53703	309 W Washington Ave Unit 3074 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170735 PD	KAMIN, IFAT 309 W WASHINGTON AV #813 MADISON, WI 53703	309 W Washington Ave Unit 3075 Condo	0.028	0.14	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.40	$1.66	0.0003	$0.42	0.00	$0.15	0.00	$0.00	0.07	$4.01	$6.24
070923170743 PD	SWEENEY, SAMUEL 309 W WASHINGTON AV # 311 MADISON, WI 53703	309 W Washington Ave Unit 3076 Condo	0.024	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.20	$1.43	0.0002	$0.36	0.00	$0.13	0.00	$0.00	0.06	$3.44	$5.35
070923170751 PD	INDIGO TRUST #1002 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 3077 Condo	0.035	0.18	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.76	$2.08	0.0004	$0.53	0.00	$0.19	0.00	$0.00	0.09	$5.01	$7.81
070923170769 PD	GALLONI REV TR, JOSEPH A KATHRYN G GALLONI REV TR 401 JERVEY LN BARTLETT, IL 60103-4521	309 W Washington Ave Unit 3078 Condo	0.025	0.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.25	$1.49	0.0003	$0.38	0.00	$0.13	0.00	$0.00	0.07	$3.58	$5.58
070923170777 PD	SCHLOSS, KAREN BETH 309 W WASHINGTON AVE #900 MADISON, WI 53703	309 W Washington Ave Unit 3079 Condo	0.024	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.20	$1.43	0.0002	$0.36	0.00	$0.13	0.00	$0.00	0.06	$3.44	$5.35
070923170785 PD	DEISINGER, PETER J SEAN CHRISTOPHER WEHRLY 309 W WASHINGTON AVE #800 MADISON, WI 53703	309 W Washington Ave Unit 3080 Condo	0.024	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.20	$1.43	0.0002	$0.36	0.00	$0.13	0.00	$0.00	0.06	$3.44	$5.35
070923170793 PD	SHEN, HAO 309 W WASHINGTON AVE #601 MADISON, WI 53703	309 W Washington Ave Unit 3081 Condo	0.024	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.20	$1.43	0.0002	$0.36	0.00	$0.13	0.00	$0.00	0.06	$3.44	$5.35
070923170800 PD	309 W WASHINGTON LLC 2450 RIMROCK RD # 100 MADISON, WI 53713	309 W Washington Ave Unit 3082 Condo	0.024	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.20	$1.43	0.0002	$0.36	0.00	$0.13	0.00	$0.00	0.06	$3.44	$5.35
070923170818 PD	309 W WASHINGTON LLC 2450 RIMROCK RD # 100 MADISON, WI 53713	309 W Washington Ave Unit 3083 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170826 PD	LEAVER, DANIEL C DEBRA A ZILLMER 309 W WASHINGTON AVE #907 MADISON, WI 53703	309 W Washington Ave Unit 3084 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170834 PD	KRONENFELD, PHILLIP DAVID NANCY KRONENFELD 309 W WASHINGTON AV #1003 MADISON, WI 53703	309 W Washington Ave Unit 3085 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170842 PD	LONGWORTH, SHANNON M UNIT 607 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 3086 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170850 PD	WONG, LAI 726 HIDDEN CAVE RD MADISON, WI 53717	309 W Washington Ave Unit 3087 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170868 PD	BENEDICT, ERIC J 309 W WASHINGTON AVE #711 MADISON, WI 53703	309 W Washington Ave Unit 3088 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170876 PD	PAULSON, ERIK 30 S HENRY ST MADISON, WI 53703	309 W Washington Ave Unit 3089 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information				Frontage			Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923170884 PD	FILTER & LARA TRUST 309 W WASHINGTON AVE #505 MADISON. WI 53703	309 W Washington Ave Unit 3090 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170892 PD	CARDIFF, MICHAEL GWYNETH HUGHES 15 S BROOM ST # 204 MADISON. WI 53703	309 W Washington Ave Unit 3091 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170909 PD	FOX, EDWARD C & RAMONA R 6003 RIVER PINES CT SCHOFIELD. WI 54476	309 W Washington Ave Unit 3092 Condo	0.026	0.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.30	$1.55	0.0003	$0.39	0.00	$0.14	0.00	$0.00	0.07	$3.72	$5.80
070923170925 PD	OKI, HEATHER 309 W WASHINGTON AVE #504 MADISON. WI 53703	309 W Washington Ave Unit 3094 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170933 PD	AKDOL, MEHMET S & LARA N AKDOL 3832 W CEDAR RIDGE LN FAYETTEVILLE. AR 72704	309 W Washington Ave Unit 3095 Condo	0.023	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.15	$1.37	0.0002	$0.35	0.00	$0.12	0.00	$0.00	0.06	$3.29	$5.13
070923170959 PD	OKI, HEATHER 309 W WASHINGTON AVE #504 MADISON. WI 53703	309 W Washington Ave Unit 3097 Condo	0.028	0.14	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.40	$1.66	0.0003	$0.42	0.00	$0.15	0.00	$0.00	0.07	$4.01	$6.24
070923170967 PD	STEFANINI, UMBERTO & EMILY FLETCHER 309 W WASHINGTON AV # 801 MADISON. WI 53703	309 W Washington Ave Unit 3098 Condo	0.03	0.15	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.51	$1.78	0.0003	$0.45	0.00	$0.16	0.00	$0.00	0.08	$4.29	$6.69
070923170975 PD	MADSEN, JAMES M LINDA B MADSEN 1240 S 2ND ST #314 MINNEAPOLIS. MN 55415-2609	309 W Washington Ave Unit 3099 Condo	0.03	0.15	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.51	$1.78	0.0003	$0.45	0.00	$0.16	0.00	$0.00	0.08	$4.29	$6.69
070923170983 PD	KLUIS, HEIDI & MARK 5065 HARMONY CIR # 105 VERO BEACH. FL 32967-7220	309 W Washington Ave Unit 3100 Condo	0.026	0.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.30	$1.55	0.0003	$0.39	0.00	$0.14	0.00	$0.00	0.07	$3.72	$5.80
070923170991 PD	YUNGMANN, CHRISTOPHER M 309 W WASHINGTON AVE #405 MADISON. WI 53703	309 W Washington Ave Unit 3101 Condo	0.029	0.15	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.46	$1.72	0.0003	$0.44	0.00	$0.15	0.00	$0.00	0.08	$4.15	$6.47
070923171014 PD	YAMAYA, KEVIN & LISA 6682 ORCHID LN N MAPLE GROVE. MN 55311	309 W Washington Ave Unit 3102 Condo	0.026	0.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.30	$1.55	0.0003	$0.39	0.00	$0.14	0.00	$0.00	0.07	$3.72	$5.80
070923171022 PD	OKI, HEATHER 309 W WASHINGTON AVE #504 MADISON. WI 53703	309 W Washington Ave Unit 3103 Condo	0.024	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.20	$1.43	0.0002	$0.36	0.00	$0.13	0.00	$0.00	0.06	$3.44	$5.35
070923171064 PD	REES, KERRY S 309 W WASHINGTON AVE #201 MADISON. WI 53703	309 W Washington Ave Unit 3108 Condo	0.024	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.20	$1.43	0.0002	$0.36	0.00	$0.13	0.00	$0.00	0.06	$3.44	$5.35
070923171072 PD	WELSCH, SCOTT J 309 W WASHINGTON AV # 212 MADISON. WI 53703	309 W Washington Ave Unit 3109 Condo	0.024	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.20	$1.43	0.0002	$0.36	0.00	$0.13	0.00	$0.00	0.06	$3.44	$5.35
070923171080 PD	GEHRT, ADAM J MIRIAM G KIM 10222 TIMBERSTONE DR FISHERS. IN 46040-0030	309 W Washington Ave Unit 3110 Condo	0.025	0.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.25	$1.49	0.0003	$0.38	0.00	$0.13	0.00	$0.00	0.07	$3.58	$5.58
070923171113 PD	LEE, MAN CHAK 309 W WASHINGTON AVE #306 MADISON. WI 53703	309 W Washington Ave Unit 3113 Condo	0.024	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.20	$1.43	0.0002	$0.36	0.00	$0.13	0.00	$0.00	0.06	$3.44	$5.35
070923171121 PD	PATSCHKE, EDWIN & SUSAN 431 E APPLE CREEK RD APPLETON. WI 54913	309 W Washington Ave Unit 3114 Condo	0.024	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.20	$1.43	0.0002	$0.36	0.00	$0.13	0.00	$0.00	0.06	$3.44	$5.35
070923171139 PD	VANDER MEULEN TRUST, THE 309 W WASHINGTON AVE #305 MADISON. WI 53703	309 W Washington Ave Unit 3115 Condo	0.025	0.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.25	$1.49	0.0003	$0.38	0.00	$0.13	0.00	$0.00	0.07	$3.58	$5.58
070923171163 PD	WONG REV TRUST, J & L 309 W WASHINGTON AVE #409 MADISON. WI 53703	309 W Washington Ave Unit 3118 Condo	0.024	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.20	$1.43	0.0002	$0.36	0.00	$0.13	0.00	$0.00	0.06	$3.44	$5.35
070923171171 PD	ZHYKHAREVICH, TATSIANA 309 W WASHINGTON AVE #410 MADISON. WI 53703	309 W Washington Ave Unit 3119 Condo	0.025	0.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.25	$1.49	0.0003	$0.38	0.00	$0.13	0.00	$0.00	0.07	$3.58	$5.58

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Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
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Parcel Information				Frontage			Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923171189 PD	BORGWARDT, SCOTT & KATHLEEN BORGWARDT 309 W WASHINGTON AV # 415 MADISON, WI 53703	309 W Washington Ave Unit 3120 Condo	0.025	0.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.25	$1.49	0.0003	$0.38	0.00	$0.13	0.00	$0.00	0.07	$3.58	$5.58
070923171212 PD	ST ONGE, JOHN PETER & ALEXANDER P HENDERSON 309 W WASHINGTON AVE #515 MADISON, WI 53703	309 W Washington Ave Unit 3123 Condo	0.024	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.20	$1.43	0.0002	$0.36	0.00	$0.13	0.00	$0.00	0.06	$3.44	$5.35
070923171220 PD	TALEB, AMEEN # 1001 309 W WASHINGTON AVE MADISON, WI 53703	309 W Washington Ave Unit 3124 Condo	0.024	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.20	$1.43	0.0002	$0.36	0.00	$0.13	0.00	$0.00	0.06	$3.44	$5.35
070923171238 PD	COLEMAN REVOCABLE TRUST ELIZABETH A 309 W WASHINGTON AV # 514 MADISON, WI 53703	309 W Washington Ave Unit 3125 Condo	0.025	0.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.25	$1.49	0.0003	$0.38	0.00	$0.13	0.00	$0.00	0.07	$3.58	$5.58
070923171262 PD	FOX, EDWARD C & RAMONA R 6003 RIVER PINES CT SCHOFIELD, WI 54476	309 W Washington Ave Unit 3128 Condo	0.024	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.20	$1.43	0.0002	$0.36	0.00	$0.13	0.00	$0.00	0.06	$3.44	$5.35
070923171288 PD	MODAFF, DANIEL S RACHEL E ROMAN 309 W WASHINGTON AVE #609 MADISON, WI 53703	309 W Washington Ave Unit 3130 Condo	0.025	0.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.25	$1.49	0.0003	$0.38	0.00	$0.13	0.00	$0.00	0.07	$3.58	$5.58
070923171311 PD	PITIMASHVILI, ARCHIL RACHEL PORAT 309 W WASHINGTON AVE #714 MADISON, WI 53703	309 W Washington Ave Unit 3133 Condo	0.024	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.20	$1.43	0.0002	$0.36	0.00	$0.13	0.00	$0.00	0.06	$3.44	$5.35
070923171337 PD	ASHER, LIVIA 309 W WASHINGTON AVE #709 MADISON, WI 53703	309 W Washington Ave Unit 3135 Condo	0.025	0.13	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.25	$1.49	0.0003	$0.38	0.00	$0.13	0.00	$0.00	0.07	$3.58	$5.58
070923171361 PD	REILLY, CASEY S CYNTHIA R REILLY 309 W WASHINGTON UNIT 812 MADISON, WI 53703	309 W Washington Ave Unit 3138 Condo	0.024	0.12	W Washington Ave	No	0.00	$0.00	0.00	$0.00	1.20	$1.43	0.0002	$0.36	0.00	$0.13	0.00	$0.00	0.06	$3.44	$5.35
070923171402 PD	STEWART REVOCABLE TRUST, KENNETH A & TRACY M 309 W WASHINGTON AV #1105 MADISON, WI 53703	309 W Washington Ave Unit 3142 Condo	0.165	0.83	W Washington Ave	No	0.00	$0.00	0.00	$0.00	8.28	$9.81	0.0017	$2.49	0.01	$0.88	0.00	$0.00	0.44	$23.62	$36.80
070923171410 PD	ARCH STANTON LLC 309 W WASHINGTON AV # 707 MADISON, WI 53703	309 W Washington Ave Unit 3143 Condo	0.042	0.21	W Washington Ave	No	0.00	$0.00	0.00	$0.00	2.11	$2.50	0.0004	$0.63	0.00	$0.22	0.00	$0.00	0.11	$6.01	$9.37
070923171428 PD	BOEHRINGER, REBECCA 309 W WASHINGTON AVE #706 MADISON, WI 53703	309 W Washington Ave Unit 3144 Condo	0.042	0.21	W Washington Ave	No	0.00	$0.00	0.00	$0.00	2.11	$2.50	0.0004	$0.63	0.00	$0.22	0.00	$0.00	0.11	$6.01	$9.37
070923171436 PD	FONTG JT LIV TR, RICARDO & STEFANIE L STRACKE TR 3400 W 85TH ST LEAWOOD, KS 66206	309 W Washington Ave Unit 3145 Condo	0.042	0.21	W Washington Ave	No	0.00	$0.00	0.00	$0.00	2.11	$2.50	0.0004	$0.63	0.00	$0.22	0.00	$0.00	0.11	$6.01	$9.37
070923171444 PD	CAPITOL WEST CONDOMINIUM OWNER ASSOCIATION INC 252 E HIGHLAND AVE MILWAUKEE, WI 53202	309 W Washington Ave Unit 3146 Condo	0.258	1.29	W Washington Ave	No	0.00	$0.00	0.00	$0.00	12.95	$15.34	0.0026	$3.90	0.02	$1.37	0.00	$0.00	0.68	$36.93	$57.54
070923171452 PD	AMERICAN DREAM EQUITY LLC PO BOX 86 FRANKSVILLE, WI 53126	309 W Washington Ave Unit 3148 Condo	0.064	0.32	W Washington Ave	No	0.00	$0.00	0.00	$0.00	3.21	$3.81	0.0006	$0.97	0.01	$0.34	0.00	$0.00	0.17	$9.16	$14.27
070923171460 PD	PIYALE, IDA I AYLA G PIYALE 309 W WASHINGTON AV #1005 MADISON, WI 53703	309 W Washington Ave Unit 3149 Condo	0.04	0.20	W Washington Ave	No	0.00	$0.00	0.00	$0.00	2.01	$2.38	0.0004	$0.60	0.00	$0.21	0.00	$0.00	0.11	$5.73	$8.92
070923171478 PD	PHILOSOPHOS, TIMOTHY T MOLLY R PHILOSOPHOS 23 WASHINGTON PL MADISON, WI 53703	309 W Washington Ave Unit 3150 Condo	0.04	0.20	W Washington Ave	No	0.00	$0.00	0.00	$0.00	2.01	$2.38	0.0004	$0.60	0.00	$0.21	0.00	$0.00	0.11	$5.73	$8.92
070923171486 PD	LEAVER, DANIEL C DEBRA A ZILLMER 309 W WASHINGTON AVE #907 MADISON, WI 53703	309 W Washington Ave Unit 3151 Condo	0.042	0.21	W Washington Ave	No	0.00	$0.00	0.00	$0.00	2.11	$2.50	0.0004	$0.63	0.00	$0.22	0.00	$0.00	0.11	$6.01	$9.37
070923171494 PD	LANGFITT, RICHARD L DIANE T LANGFITT 309 W WASHINGTON AVE #211 MADISON, WI 53703	309 W Washington Ave Unit 3152 Condo	0.042	0.21	W Washington Ave	No	0.00	$0.00	0.00	$0.00	2.11	$2.50	0.0004	$0.63	0.00	$0.22	0.00	$0.00	0.11	$6.01	$9.37
070923171501 PD	JENSEN, CATHERINE B ANDRES E TINEO-PAZ 309 W WASHINGTON AVE #101 MADISON, WI 53703	309 W Washington Ave Unit 3153 Condo	0.042	0.21	W Washington Ave	No	0.00	$0.00	0.00	$0.00	2.11	$2.50	0.0004	$0.63	0.00	$0.22	0.00	$0.00	0.11	$6.01	$9.37

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information							Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
					Frontage		Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923171519 PD	ADY PROPERTIES LLC 130 WARREN ST STE 130 BEAVER DAM, WI 53916	309 W Washington Ave Unit 3154 Condo	0.258	1.29	W Washington Ave	No	0.00	$0.00	0.00	$0.00	12.95	$15.34	0.0026	$3.90	0.02	$1.37	0.00	$0.00	0.68	$36.93	$57.54
070923117026 PD	RLJ HP MADISON DT LLC 7373 WISCONSIN AVE # 1500 BETHESDA, MD 20814	333 W Washington Ave	---	65.47	W Washington Ave	No	0.00	$0.00	0.00	$0.00	654.70	$775.82	1.00	$1,510.90	0.00	$0.00	2.00	$5,304.00	65.47	$3,531.45	$11,122.17
070923117034 PD	345 W WASHINGTON AVE CDM ASSC INC% R P ALEXANDER 345 W WASHINGTON AVE #301 MADISON, WI 53703	345 W Washington Ave Unit CDM	---	210.09	W Washington Ave	No	35.00	$52.68	35.00	$159.43	2,100.90	$2,489.57	0.00	$0.00	0.00	$0.00	0.00	$0.00	210.09	$11,332.25	$14,033.92
070923155018 PD	345 W WASHINGTON NOVEL COWORKING LLC 73 W MONROE, STE 507 CHICAGO, IL 60603	345 W Washington Ave Condo	93.00	195.38	W Washington Ave	No	32.55	$48.99	32.55	$148.27	1,953.84	$2,315.30	0.00	$0.00	0.00	$0.00	0.00	$0.00	195.38	$10,539.00	$13,051.55
070923155026 PD	BROOM STREET LOFTS LLC 345 W WASHINGTON AVE #301 MADISON, WI 53703	345 W Washington Ave Unit 2 Condo	7.00	14.71	W Washington Ave	No	2.45	$3.69	2.45	$11.16	147.06	$174.27	0.00	$0.00	0.00	$0.00	0.00	$0.00	14.71	$793.26	$982.37
070923117224 PD	306 APARTMENTS LLC 5750 OLD ORCHARD RD # 370 SKOKIE, IL 60077	306 W Main St	---	94.94	Henry St	Yes	0.00	$0.00	0.00	$0.00	949.40	$1,125.04	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$1,125.04
070923117282 PD	BROOM ST LOFTS CONDO ASSN 360 COMMRCIAL REAL ESTATE 701 E WASHINGTON AVE #LL2 MADISON, WI 53703	33 S Broom St Notation Parcel - See Below	---	54.01	W Washington Ave	No	0.00	$0.00	0.00	$0.00	540.10	$640.02	0.00	$0.00	0.00	$0.00	0.00	$0.00	54.01	$2,913.30	$3,553.32
070923158012 PD	ROGERS, JOEL E & SARAH E SISKIND 1 S BROOM ST MADISON, WI 53703	1 S Broom St Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49
070923158020 PD	ACEVEDO, NATHAN LAUREN FRANCES WYSOCKY 5 S BROOM ST MADISON, WI 53703	5 S Broom St Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49
070923158038 PD	CARSON, BARBARA A 9 S BROOM ST MADISON, WI 53703	9 S Broom St Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49
070923158046 PD	SINGER, SCOTT F & KIMBERLY A SINGER 19 S BROOM ST MADISON, WI 53703	19 S Broom St Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49
070923158054 PD	BERRY, JOHN D & JANE H 40 MADISON LN S NEWPORT NEWS, VA 23606	23 S Broom St Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49
070923158062 PD	MADER-HOLVICK, EMILY KEVIN K KILEY 27 S BROOM ST # 106 MADISON, WI 53703	27 S Broom St Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49
070923158070 PD	NYKL, THOMAS E SUSAN L NYKL PO BOX 86 AMHERST, WI 54406	31 S Broom St Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49
070923158088 PD	LETO, MICHAEL 35 S BROOM ST MADISON, WI 53703	35 S Broom St Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49
070923158096 PD	GALLONI REV TR, JOSEPH A KATHRYN G GALLONI REV TR 401 JERVEY LN BARTLETT, IL 60103	15 S Broom St Unit 201 Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49
070923158103 PD	UMSCHEID, MADELINE 15 S BROOM ST # 202 MADISON, WI 53703	15 S Broom St Unit 202 Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49
070923158111 PD	KANZLER, CHARLOTTE DAVID KANZLER 15 S BROOM ST # 203 MADISON, WI 53703	15 S Broom St Unit 203 Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49
070923158129 PD	CARDIFF, MICHAEL GWYNETH HUGHES 15 S BROOM ST # 204 MADISON, WI 53703	15 S Broom St Unit 204 Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49
070923158137 PD	HOOKER, PAUL D ANA A HOOKER 15 S BROOM ST # 205 MADISON, WI 53703	15 S Broom St Unit 205 Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49

City of Madison Engineering Division - Final Schedule of Assessments

Date: September 3, 2025
Project ID: 14389
Project Name: West Washington Avenue and Henry Street Resurfacing
Project Description: Resurfacing with Utilities

Parcel Information				Frontage			Street Resurfacing Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Item		Total Assessment
							Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Pedestrian Scale Street Lighting Assessment (W Washington Ave ONLY) @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Condo % Int	LF	Frontage Streets	Multiple Frontage	$1.51 SF	per SF Cost	$4.56 SF	per SF Cost	$11.85 SF	per LF Cost	$1,510.90 Each	per Each Cost	$58.99 LF	per LF Cost	$2,652.00 Each	per Each Cost	$53.94 LF	per LF Cost	
070923158145 PD	SHINNERS, CHRISTOPHER PATRICIA SHINNERS 15 S BROOM ST # 301 MADISON, WI 53703	15 S Broom St Unit 301 Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49
070923158153 PD	JIRAWUTHIWORAVONG, GUY V 2915 OAKWOOD LN TORRANCE, CA 90505	15 S Broom St Unit 302 Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49
070923158161 PD	CHEN, MICHELLE & GARY LU 60 BROADMOOR DR SAN FRANCISCO, CA 94132	15 S Broom St Unit 303 Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49
070923158179 PD	BERRY, JOHN F 15 S BROOM ST UNIT 304 MADISON, WI 53703	15 S Broom St Unit 304 Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49
070923158187 PD	BOYDEN, DAVID L LAURIE A BOYDEN 15 S BROOM ST UNIT 305 MADISON, WI 53703	15 S Broom St Unit 305 Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49
070923158195 PD	DAVIDSON, P N & C E & EMILY L DAVIDSON 14050 LINDSAY DR BROOKFIELD, WI 53005	15 S Broom St Unit 401 Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49
070923158202 PD	BROWN, COLIN ROBERT 15 S BROOM ST UNIT 402 MADISON, WI 53703	15 S Broom St Unit 402 Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49
070923158210 PD	PATTERSON, THOMAS 15 S BROOM ST # 403 MADISON, WI 53703	15 S Broom St Unit 403 Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49
070923158228 PD	THOMAS, KRISTEN M 15 S BROOM ST # 404 MADISON, WI 53703	15 S Broom St Unit 404 Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49
070923158236 PD	HUTCHINSON TRUST 15 S BROOM ST UNIT 405 MADISON, WI 53703	15 S Broom St Unit 405 Condo	4.3478	2.35	S Broom St	No	0.00	$0.00	0.00	$0.00	23.48	$27.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	2.35	$126.67	$154.49
						TOTALS	35.00	$52.68	35.00	$159.43	25,208.15	$29,871.66	2.99	$4,521.72	30.93	$1,824.83	5.00	$13,260.00	2,046.78	$127,263.98	$176,954.28

City of Madison

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

Master

File Number: 89747

File ID: 89747 **File Type:** Resolution **Status:** Report of Officer

Version: 1 **Reference:** **Controlling Body:** BOARD OF PUBLIC WORKS

File Created Date : 08/27/2025

File Name: Approving plans and specifications for public improvements necessary for the project known as 3565 Tulane Avenue CSM and authorizing construction to be undertaken by the Developer, Private Contract No. 9685.

Final Action:

Title: Approving plans and specifications for public improvements necessary for the project known as 3565 Tulane Avenue CSM and authorizing construction to be undertaken by the Developer, Private Contract No. 9685 (District 15).

Notes: Brenda Stanley

CC Agenda Date: 09/16/2025

Agenda Number: 21.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 9685 Exhibit.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/10/2025	Robert Mulcahy	Approve	9/9/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	08/27/2025	Refer	BOARD OF PUBLIC WORKS	09/03/2025	09/03/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 9/3/2025						
1	BOARD OF PUBLIC WORKS	09/03/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Stern, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 89747

Fiscal Note

No City Funds required. Private Contract.

Title

Approving plans and specifications for public improvements necessary for the project known as 3565 Tulane Avenue CSM and authorizing construction to be undertaken by the Developer, Private Contract No. 9685 (District 15).

Body

WHEREAS, the developer, Common Grace, LLC, has received the City of Madison's conditional approval for a one-lot certified survey map and construct a two-story, 7,000 sq. ft. community center and three-story, 26-unit apartment building at 3565 Tulane Avenue, and

WHEREAS, Section 16.23(9) of the Madison General Ordinances and the conditions of approval require the developer to install the public improvements necessary to serve the rezoning.

NOW, THEREFORE, BE IT RESOLVED:

1. That the Mayor and City Clerk are hereby authorized and directed to execute a Contract For the Construction of Public Improvements that will be accepted by the City of Madison for 9685 Tulane Avenue CSM, with Common Grave, LLC, or designee with the approval of the City Engineer.

2. That the plans and specifications for the public improvements necessary to serve the development are hereby approved.

3. That the developer is authorized to construct the public improvements in accordance with eh terms of the Contract For the Construction of Public Improvements That Will be Accepted by the City of Madison at the sole cost of the developer, except as follows: NONE

4. That the Mayor and City Clerk are hereby authorized to sign and grant easement or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant to accept dedication of lands and/or easement from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

5. The Common Council is approved to accept ownership of the improvement in the Maintenance Area if a maintenance agreement is executed and recorded as a condition of this contract.

6. The developer shall be permitted to assign this contract with the approval of the City Engineer, and in a form to be approved by the City Attorney.

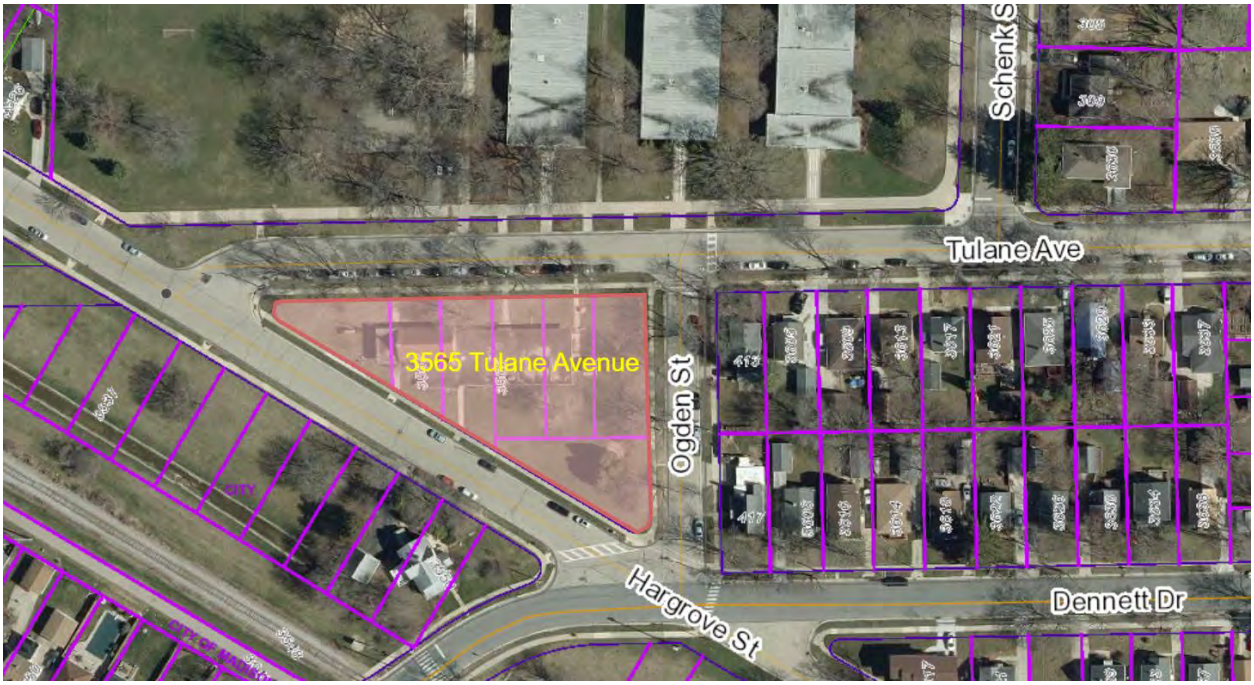
3565 Tulane Avenue CSM
Contract 9685
MUNIS 15922
Developer: Common Grace, LLC

The Developer, Common Grace, LLC, has received the City of Madison's conditional approval for a one-lot certified survey map and construction a two-story, 7,000 sq. ft. community center and three-story, 26-unit apartment building at 3565 Tulane Avenue.

Overview Project Location:



Project Location:



Summary of Improvements:

- Dedication of Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along the site frontage of Hargrove Street.

- Construction of a crosswalk across the Western leg of the Tulane Ave/Ogden St intersection including the pedestrian ramps and pavement markings.

- Construct / reconstruct public sidewalk, street terrace, curb and gutter, and pavement on Tulane Avenue, Hargrove Street, and Ogden Street per plan approved by the City Engineer.

- Coordinate possible removal of a public storm sewer structure on Hargrove Street at Tulane Avenue.

- Provide public street terrace tree protection, removals, and plantings per City Forestry approvals. Install street terrace trees per City Forestry approvals and per plans approved by the City Engineer.

- Close abandoned driveways with curb and gutter. Construct new private drive entrance aprons per plans approved by the City Engineering and per the Commercial Driveway Permit approved by the City Traffic Engineer.

- Construct private sanitary, storm, and water service laterals necessary to serve the private redevelopment project per plans approved by the City Engineer.

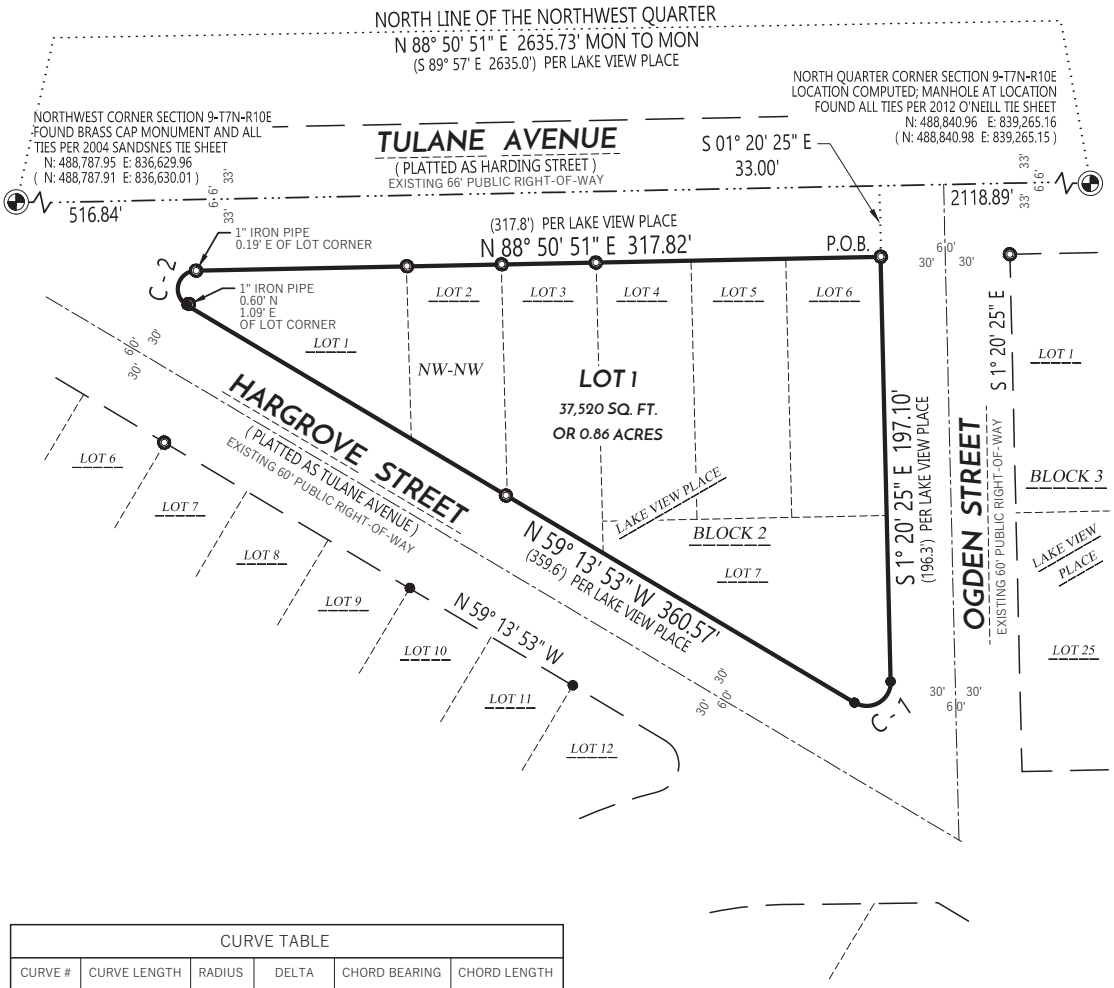
- Protect existing public streetlights, electrical, and fiber facilities in the project area. Coordinate with City Traffic Engineering and City IT on relocations needed to facilitate construction.

- Coordinate with Traffic Engineering the replacement of the streetlight at the intersection of Hargrove Street and Tulane Avenue.

- Coordinate project access, street closures, and street occupancy with other projects in the area and as approved by City Traffic Engineering.

CERTIFIED SURVEY MAP NO._____

A CONSOLIDATION OF LOTS 1, 2, 3, 4, 5, 6, AND 7, BLOCK 2, LAKE VIEW PLACE, RECORDED IN VOLUME 7, PAGE 21, AS DOCUMENT 516609, BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



CURVE TABLE					
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-1	23.66'	11.10'	122° 06' 32"	S 59° 42' 51" W	19.43' (19.3')*
C-2	22.23'	8.60'	148° 04' 44"	N 14° 48' 29" E	16.54' (16.55')*

* RECORD CHORD LENGTH PER LAKE VIEW PLACE

LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT
- ( ) RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF MARCH 12-14TH, AND 17TH 2025.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, T7N, R10E, BEARS N 88°50' 51" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEET 2 OF 4 FOR FURTHER DETAILS ON FEATURES.

NORTH

0' 35' 70'

WISCONSIN
ZACHARY M. REYNOLDS
S-3223
MOUNT HOREB
WISCONSIN
PROFESSIONAL LAND SURVEYOR

WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
COMMON GRACE, LLC
STACI MARRESE-WHEELER
3565 TULANE AVENUE
MADISON, WI 53714

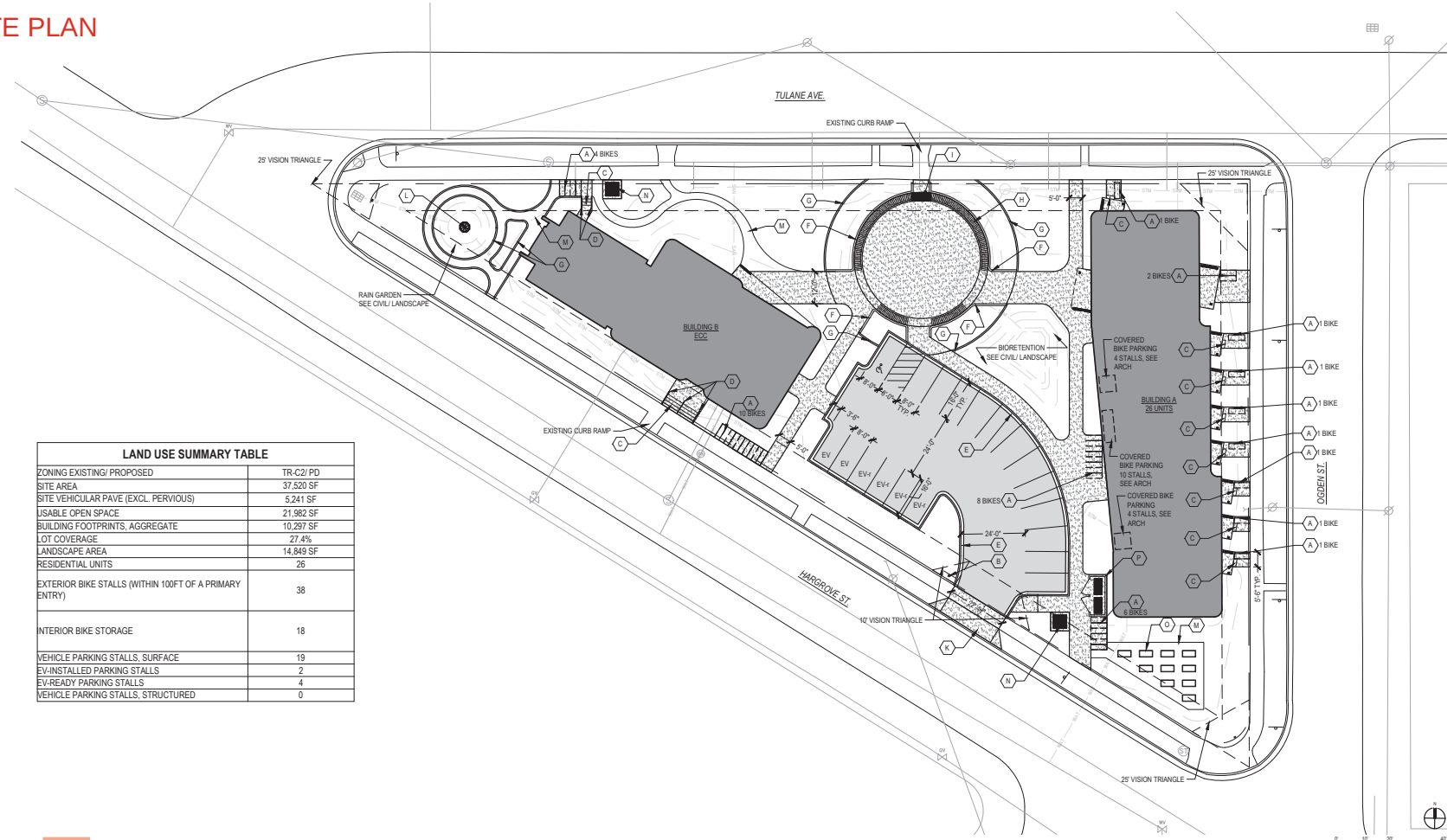
SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 25-1399
SHEET NO: 1 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: W:\2025\251399_Threshold Builds - 3565 Tulane Ave, Madison\dwg\251399_CSM.dwg Layout: CSM 1 OF 4 User: zreynolds Plotted: May 27, 2025 - 9:39am

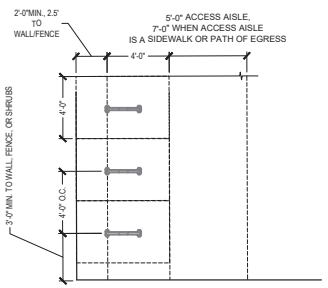
SITE PLAN



SCALE: 1" = 20' @ (22"X34" SHEET)

1 SITE PLAN

LAND USE SUMMARY TABLE	
ZONING EXISTING/ PROPOSED	TR-C2/ PD
SITE AREA	37,520 SF
SITE VEHICULAR PAVE (EXCL. PERVIOUS)	5,241 SF
USABLE OPEN SPACE	21,982 SF
BUILDING FOOTPRINTS, AGGREGATE	10,297 SF
LOT COVERAGE	27.4%
LANDSCAPE AREA	14,849 SF
RESIDENTIAL UNITS	26
EXTERIOR BIKE STALLS (WITHIN 100FT OF A PRIMARY ENTRY)	38
INTERIOR BIKE STORAGE	18
VEHICLE PARKING STALLS, SURFACE	19
EV-INSTALLED PARKING STALLS	2
EV-READY PARKING STALLS	4
VEHICLE PARKING STALLS, STRUCTURED	0



2 BIKE RACK LAYOUT - TYPICAL

NTS

SHEET NOTES

1. IMPROVEMENTS DEPICTED IN THE RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
2. NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30 INCHES AND 10 FEET WITHIN DRIVEWAY & INTERSECTION VISION TRIANGLES.

LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVING

KEY NOTES

- A BIKE RACKS
- B STOP SIGN
- C CONCRETE STEPS
- D HANDRAIL
- E 18" CURB & GUTTER
- F CONCRETE SITE WALL 30" MAX. HT
- G FLUSH PAVER LANDSCAPE EDGE
- H RADIAL WOOD SEAT
- I ARCH GATEWAY
- J [not used]
- K CONCRETE DRIVE APRON
- L SALVAGED STEEPLE ART INSTALLATION (BY OTHERS)
- M MULCH PATH
- N TRANSFORMER ON CONCRETE PAD
- O RAISED GARDEN PLANTERS
- P TRASH/ RECYCLING ENCLOSURE

NOT FOR CONSTRUCTION

LAND USE APPLICATION / UDC	1	2025.05.27
Issued For	Revision	Date

PROJECT TEAM
THRESHOLD BUILDS
DEVELOPMENT & PROJECT DEVELOPMENT
MYSER ENGINEERING
STRUCTURAL ENGINEER
MEP ENGINEER
ART & SIGNS

BERNAU
design + landscape architecture
3901 SAINT CLAIR ST
MADISON, WI 53711
bernau-design.com

CERTIFICATION

CLIENT
COMMON GRACE, LLC

STATUS
LANDUSE SUBMITTAL

PROJECT
EASTMORLAND COMMUNITY CENTER + HOUSING

INFORMATION
PROJECT NO
DATE 05/27/2025
DRAWN BY
CHECKED BY

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THRESHOLD BUILDS

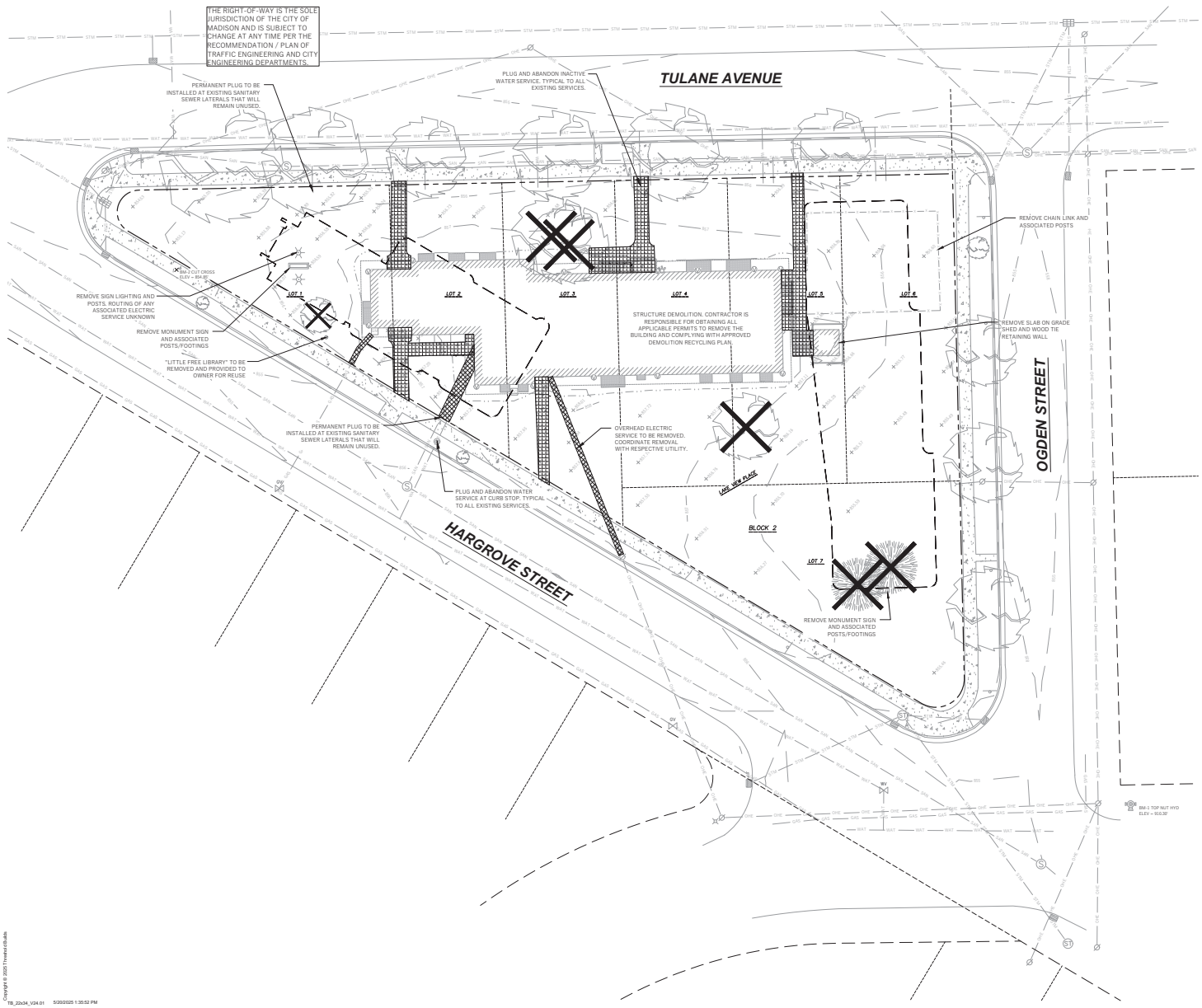
SHEET NAME
SITE PLAN

REVISION

SHEET NO
C100

DEMOLITION PLAN

BENCHMARK TABLE		
BM - #	ELEVATION	DESCRIPTION
BM - 1	910.30	TOP NUT OF HYDRANT LOCATED NEXT TO SW CORNER OF LOT 25, BLOCK 3, LAKE VIEW PLACE
BM - 2	854.85	CUT CROSS LOCATED NEAR THE NW CORNER OF LOT 1, BLOCK 2, LAKE VIEW PLACE



LEGEND (PROPOSED)

- PROPERTY LINE
- NEW BUILDING (FOR REFERENCE)
- SAWCUT LIMITS
- CONCRETE REMOVAL AREA
- UTILITY REMOVAL
- TREE/SHRUB REMOVAL

NORTH
0' 10' 20' 30'
1" = 20' on 22"x34"
1"= 40' on 11"x17"

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYSER ENGINEERING IN MARCH 2025. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSRUCTION.
7. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
8. AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY AT (608) 266-4816 PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: https://www.cityofmadison.com/business/pw/specs.cfm

DEMOLITION NOTES

1. THIS PLAN INDICATES ITEMS ON THE SITE, NOT INCLUDING INTERNAL BUILDING DEMOLITION, INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE (BY OTHERS), "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, WHERE NOT INCLUDED WITHIN THE FIELD SURVEY, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTORS / BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR / BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE OWNER AND ENGINEER OF RECORD. WYSER ENGINEERING TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
   - 2.1. EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OWNER AND ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
   - 2.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING OWNER AND ENGINEER OR ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
   - 2.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
   - 2.4. NOTIFYING THE OWNER, DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
4. CONTRACTOR SHALL KEEP ALL STREETS AND ADJOINING SHARED ACCESS ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
5. ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
6. PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND / OR UTILITY INSTALLATION ENCROACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCHING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
7. ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND / OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
8. CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATIONS WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
9. ABANDONED / REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
11. CONTRACTOR TO REMOVE EXISTING UTILITY PIPE AND BACKFILL WITH SELECT FILL OR PROVIDE PIPE BACK-FILLING WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE / FLOWABLE FILL".
12. GRANULAR BACKFILL MATERIALS ARE REQUIRED FOR FILL UNDER PROPOSED PAVED AREAS.
13. RESTORATION OF THE EXISTING RIGHT-OF-WAYS AS NEEDED ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES, BUT IS NOT LIMITED TO, CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.
14. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

LAND USE APPLICATION / UDC	1	2025.05.27
Issued For	Revision	Date

WYSER ENGINEERING

NOT FOR CONSTRUCTION

CERTIFICATION

CLIENT
COMMON GRACE, LLC

PROJECT
EASTMORLAND COMMUNITY CENTER + HOUSING

STATUS
LAND USE SUBMITTAL

INFORMATION
PROJECT NO 24-0012
DATE 2025.05.27
DRAWN BY AW
CHECKED BY AW

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THRESHOLD BUILDS

SHEET NAME
SITE DEMOLITION PLAN

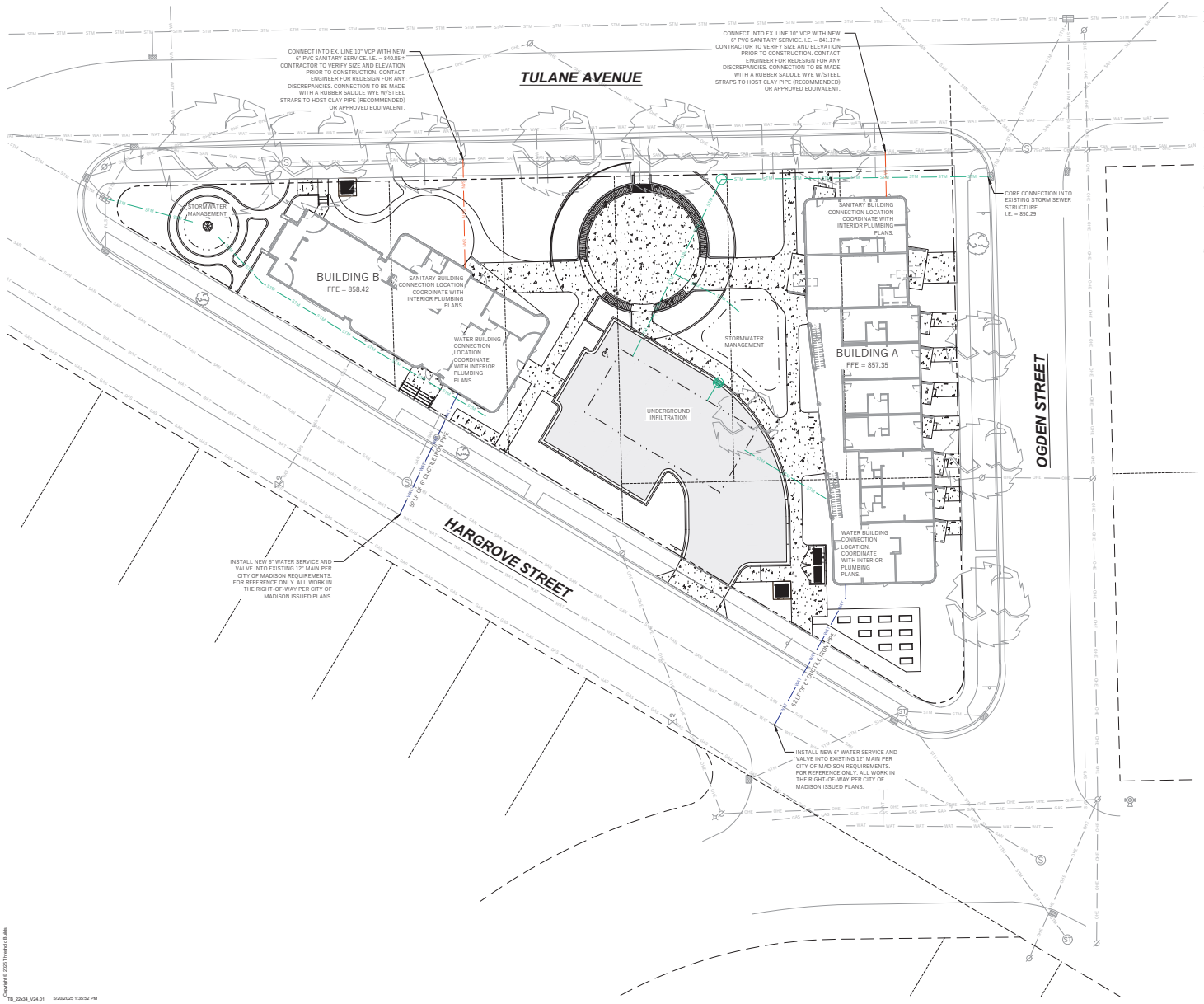
REVISION 1
SHEET NO C101

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UTILITY PLAN



LEGEND (PROPOSED)

- PROPERTY BOUNDARY
- BUILDING FOOTPRINT
- 18" CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- STORMWATER TREATMENT FACILITY

NORTH
0' 10' 20' 30'
1" = 20' on 22"x34"
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LAND USE APPLICATION / UDC	1	2025.05.27
Issued For	Revision	Date

WYSER ENGINEERING

CERTIFICATION
NOT FOR CONSTRUCTION

CLIENT
COMMON GRACE, LLC

STATUS
LAND USE SUBMITTAL

PROJECT
EASTMORLAND COMMUNITY CENTER + HOUSING

INFORMATION
PROJECT NO 24-0012
DATE 2025.05.27
DRAWN BY AW
CHECKED BY AW

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SHEET NAME
UTILITY PLAN

THRESHOLD BUILDS

REVISION 1
SHEET NO C300

2 INCHES
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City of Madison

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

Master

File Number: 89748

File ID:	89748	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	08/27/2025
File Name:	Assessing Benefits Sheboygan Avenue and Segoe Road Assessment District - 2024.			**Final Action:**	

Title: Assessing Benefits Sheboygan Avenue and Segoe Road Assessment District - 2024. (District 11)

Notes: Mario Galindez

CC Agenda Date:	09/16/2025
Agenda Number:	22.
Sponsors:	BOARD OF PUBLIC WORKS
Effective Date:	
Attachments:	14215_SegoeSheboygan_Assessments_FINAL.pdf
Enactment Number:	
Author:	Jim Wolfe, City Engineer
Hearing Date:	
Entered by:	jjohnson@cityofmadison.com
Published Date:	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/10/2025	Robert Mulcahy	Approve	9/9/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	08/27/2025	Refer	BOARD OF PUBLIC WORKS	09/03/2025	09/03/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 9/3/2025						
1	BOARD OF PUBLIC WORKS	09/03/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Stern, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 89748

Fiscal Note

No appropriation required.

Title

Assessing Benefits Sheboygan Avenue and Segoe Road Assessment District - 2024. (District 11)

Body

WHEREAS, the construction of Sheboygan Avenue and Segoe Road Assessment District - 2024 improvement(s) has been completed; and,

WHEREAS, it has been determined that the abutting property is to pay the amount per the attached schedule of assessments.

NOW, THEREFORE, BE IT RESOLVED, that the sums so charged to the abutting property be and are hereby assessed and levied upon said property payable by the owners of the lots or parcels of land benefited as determined by the Board of Public Works, and in accordance with its recommendations, the amount so charged to each of the lots or parcels of land so benefited being as follows, to wit:

City of Madison Engineering Division - Final Schedule of Assessments **August 26, 2025**

Project ID: **14215**
Project Name: **Sheboygan-Segoe Resurfacing**
Project Description: **Sheboygan Avenue between Whitney Way and Segoe Road and Segoe Road between Regent Street and University Avenue**

*Percent Interest is the percentage share of the common elements for each unit in a condo association as determined by the recorded condo agreement.

Parcel Information			Frontage			Street Reconstruction Items								Lighting Construction Items		Sanitary Sewer Items				Storm Sewer Item		Total Assessment
						Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @		Street Lighting Installation Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF or % Interest*	Frontage Streets	Multiple Frontage	$1.51 per SF		$4.07 per SF		$3.68 per SF		$40.95 per LF		$16.96 per LF		$816.28 per Each		$31.02 per LF		$2,066.51 per Each		
						SF	Cost	SF	Cost	SF	Cost	LF	Cost	LF	Cost	Each	Cost	LF	Cost	Each	Cost	
070919101059 NMX		501 N Whitney Way	143.23	N Whitney Way & Sheboygan Ave	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	143.23	$5,865.27	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$5,865.27
070919101067 SR-V2		5022 Sheboygan Ave	175.00	Sheboygan Ave	No	0.00	$0.00	0.00	$0.00	0.00	$0.00	175.00	$7,166.25	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$7,166.25
070919101083 SR-V2		5002 Sheboygan Ave	491.81	Sheboygan Ave & Eau Claire Ave	Yes	431.10	$648.81	431.10	$1,754.58	0.00	$0.00	491.81	$20,139.62	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$22,543.00
070919113153 PD		5001 Sheboygan Ave	521.43	Sheboygan Ave & Eau Claire Ave	Yes	343.00	$516.22	326.40	$1,328.45	0.00	$0.00	521.43	$21,352.56	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$23,197.22
070919113161 PD		5025 Sheboygan Ave	349.43	Sheboygan Ave &Whitney Way	Yes	468.50	$705.09	471.43	$1,918.72	0.00	$0.00	349.43	$14,309.16	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$16,932.97
070920119091 SE		205 N Segoe Rd	267.96	N Segoe Rd & Regent St	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	267.96	$10,972.96	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$10,972.96
070920120022 NMX		517 N Segoe Rd	93.00	N Segoe Rd	No	103.20	$155.32	171.10	$696.38	0.00	$0.00	93.00	$3,808.35	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.00	$2,066.51	$6,726.55
070920120056 PD		401 N Segoe Rd	463.25	N Segoe Rd & Regent St	Yes	106.65	$160.51	106.65	$434.07	0.00	$0.00	463.25	$18,970.09	463.25	$7,856.72	0.00	$0.00	0.00	$0.00	1.00	$2,066.51	$29,487.89
070920121012 PD		702 N Midvale Blvd	410.16	N Midvale Blvd & Segoe Rd & Sawyer St &Univeristy Ave	Yes	82.17	$123.67	82.17	$334.43	0.00	$0.00	410.16	$16,796.05	410.16	$6,956.31	1.00	$1,350.00	24.50	$735.00	1.00	$2,066.51	$28,361.97
070920201046 PD		4620 Frey St/Segoe Rd/University Ave	281.42	Frey St	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	281.42	$11,524.15	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$11,524.15
070920202028 PD		625 N Segoe Rd Notation Parcel - See Below	141.93	N Segoe Rd & Frey St	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	141.93	$5,812.03	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$5,812.03
070920216011 PD		625 N Segoe Rd Unit 100 Condo	9.60%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	13.63	$557.96	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$557.96
070920216029 PD		625 N Segoe Rd Unit 200 Condo	0.8431%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.20	$49.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$49.00
070920216037 PD		625 N Segoe Rd Unit 201 Condo	0.6241%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.89	$36.27	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$36.27
070920216045 PD		625 N Segoe Rd Unit 202 Condo	0.5965%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.85	$34.67	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$34.67
070920216053 PD		625 N Segoe Rd Unit 203 Condo	0.5965%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.85	$34.67	0.00	$0.00	0.00	0	0.00	$0.00	0.00	$0.00	$34.67
070920216061 PD		625 N Segoe Rd Unit 204 Condo	0.6000%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.85	$34.87	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$34.87
070920216079 PD		625 N Segoe Rd Unit 205 Condo	0.7479%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.06	$43.47	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$43.47
070920216087 PD		625 N Segoe Rd Unit 206 Condo	0.6194%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.88	$36.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$36.00
070920216095 PD		625 N Segoe Rd Unit 207 Condo	0.7595%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.08	$44.14	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$44.14
070920216102 PD		625 N Segoe Rd Unit 208 Condo	0.5640%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.80	$32.78	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$32.78
070920216110 PD		625 N Segoe Rd Unit 209 Condo	0.5332%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.76	$30.99	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$30.99
070920216128 PD		625 N Segoe Rd Unit 210 Condo	0.5352%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.76	$31.11	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$31.11
070920216136 PD		625 N Segoe Rd Unit 211 Condo	0.6405%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.91	$37.23	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$37.23
070920216144 PD		625 N Segoe Rd Unit 212 Condo	0.7769%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.10	$45.15	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$45.15
070920216152 PD		625 N Segoe Rd Unit 300 Condo	0.8431%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.20	$49.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$49.00
070920216160 PD		625 N Segoe Rd Unit 301 Condo	0.6241%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.89	$36.27	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$36.27
070920216178 PD		625 N Segoe Rd Unit 302 Condo	0.5965%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.85	$34.67	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$34.67
070920216186 PD		625 N Segoe Rd Unit 303 Condo	0.5965%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.85	$34.67	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$34.67
070920216194 PD		625 N Segoe Rd Unit 304 Condo	0.6000%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.85	$34.87	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$34.87
070920216201 PD		625 N Segoe Rd Unit 305 Condo	0.7479%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.06	$43.47	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$43.47
070920216219 PD		625 N Segoe Rd Unit 306 Condo	0.6194%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.88	$36.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$36.00

City of Madison Engineering Division - Final Schedule of Assessments **August 26, 2025**

Project ID: **14215**
Project Name: **Sheboygan-Segoe Resurfacing**
Project Description: **Sheboygan Avenue between Whitney Way and Segoe Road and Segoe Road between Regent Street and University Avenue**

*Percent Interest is the percentage share of the common elements for each unit in a condo association as determined by the recorded condo agreement.

Parcel Information			Frontage			Street Reconstruction Items								Lighting Construction Items		Sanitary Sewer Items				Storm Sewer Item		Total Assessment
						Remove Concrete Driveway Apron & Terrace Walk Assessment @ $1.51 per SF		Replace Concrete Driveway Apron Assessment @ $4.07 per SF		Replace Concrete Terrace Walk Assessment @ $3.68 per SF		10' Pavement Reconstruction Assessment @ $40.95 per LF		Street Lighting Installation Assessment @ $16.96 per LF		Sanitary Sewer Reconnect Assessment @ $816.28 per Each		Remove & Replace Sanitary Lateral Assessment @ $31.02 per LF		Private Storm Sewer Connection Assessment @ $2,066.51 per Each		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF or % Interest*	Frontage Streets	Multiple Frontage	SF	Cost	SF	Cost	SF	Cost	LF	Cost	LF	Cost	Each	Cost	LF	Cost	Each	Cost	
070920216227 PD		625 N Segoe Rd Unit 307 Condo	0.7595%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.08	$44.14	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$44.14
070920216235 PD		625 N Segoe Rd Unit 308 Condo	0.5640%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.80	$32.78	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$32.78
070920216243 PD		625 N Segoe Rd Unit 309 Condo	0.5332%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.76	$30.99	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$30.99
070920216251 PD		625 N Segoe Rd Unit 310 Condo	0.5352%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.76	$31.11	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$31.11
070920216269 PD		625 N Segoe Rd Unit 311 Condo	0.6405%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.91	$37.23	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$37.23
070920216277 PD		625 N Segoe Rd Unit 312 Condo	0.7769%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.10	$45.15	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$45.15
070920216285 PD		625 N Segoe Rd Unit 400 Condo	0.8431%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.20	$49.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$49.00
070920216293 PD		625 N Segoe Rd Unit 401 Condo	0.6241%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.89	$36.27	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$36.27
070920216300 PD		625 N Segoe Rd Unit 402 Condo	0.5965%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.85	$34.67	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$34.67
070920216318 PD		625 N Segoe Rd Unit 403 Condo	0.5965%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.85	$34.67	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$34.67
070920216326 PD		625 N Segoe Rd Unit 404 Condo	0.6000%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.85	$34.87	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$34.87
070920216334 PD		625 N Segoe Rd Unit 405 Condo	0.7479%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.06	$43.47	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$43.47
070920216342 PD		625 N Segoe Rd Unit 406 Condo	0.6194%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.88	$36.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$36.00
070920216350 PD		625 N Segoe Rd Unit 407 Condo	0.7595%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.08	$44.14	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$44.14
070920216368 PD		625 N Segoe Rd Unit 408 Condo	0.5640%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.80	$32.78	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$32.78
070920216376 PD		625 N Segoe Rd Unit 409 Condo	0.5332%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.76	$30.99	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$30.99
070920216384 PD		625 N Segoe Rd Unit 410 Condo	0.5352%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.76	$31.11	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$31.11
070920216392 PD		625 N Segoe Rd Unit 411 Condo	0.6405%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.91	$37.23	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$37.23
070920216409 PD		625 N Segoe Rd Unit 412 Condo	0.7769%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.10	$45.15	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$45.15
070920216417 PD		625 N Segoe Rd Unit 500 Condo	0.8431%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.20	$49.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$49.00
070920216425 PD		625 N Segoe Rd Unit 501 Condo	0.6241%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.89	$36.27	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$36.27
070920216433 PD		625 N Segoe Rd Unit 502 Condo	0.5965%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.85	$34.67	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$34.67
070920216441 PD		625 N Segoe Rd Unit 503 Condo	0.5965%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.85	$34.67	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$34.67
070920216459 PD		625 N Segoe Rd Unit 504 Condo	0.6000%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.85	$34.87	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$34.87
070920216467 PD		625 N Segoe Rd Unit 505 Condo	0.7479%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.06	$43.47	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$43.47
070920216475 PD		625 N Segoe Rd Unit 506 Condo	0.6194%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.88	$36.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$36.00
070920216483 PD		625 N Segoe Rd Unit 507 Condo	0.7595%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.08	$44.14	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$44.14
070920216491 PD		625 N Segoe Rd Unit 508 Condo	0.5640%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.80	$32.78	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$32.78
070920216508 PD		625 N Segoe Rd Unit 509 Condo	0.5332%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.76	$30.99	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$30.99
070920216516 PD		625 N Segoe Rd Unit 510 Condo	0.5352%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.76	$31.11	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$31.11
070920216524 PD		625 N Segoe Rd Unit 511 Condo	0.6405%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.91	$37.23	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$37.23
070920216532 PD		625 N Segoe Rd Unit 512 Condo	0.7769%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.10	$45.15	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$45.15
070920216540 PD		625 N Segoe Rd Unit 600 Condo	0.8431%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.20	$49.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$49.00
070920216558 PD		625 N Segoe Rd Unit 601 Condo	0.6241%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.89	$36.27	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$36.27

City of Madison Engineering Division - Final Schedule of Assessments **August 26, 2025**

Project ID: **14215**
Project Name: **Sheboygan-Segoe Resurfacing**
Project Description: **Sheboygan Avenue between Whitney Way and Segoe Road and Segoe Road between Regent Street and University Avenue**

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Parcel Information			Frontage			Street Reconstruction Items								Lighting Construction Items		Sanitary Sewer Items				Storm Sewer Item		Total Assessment
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Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF or % Interest*	Frontage Streets	Multiple Frontage	SF	Cost	SF	Cost	SF	Cost	LF	Cost	LF	Cost	Each	Cost	LF	Cost	Each	Cost	
070920216566 PD		625 N Segoe Rd Unit 602 Condo	0.5965%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.85	$34.67	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$34.67
070920216574 PD		625 N Segoe Rd Unit 603 Condo	0.5965%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.85	$34.67	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$34.67
070920216582 PD		625 N Segoe Rd Unit 604 Condo	0.6000%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.85	$34.87	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$34.87
070920216590 PD		625 N Segoe Rd Unit 605 Condo	0.7479%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.06	$43.47	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$43.47
070920216607 PD		625 N Segoe Rd Unit 606 Condo	0.6194%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.88	$36.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$36.00
070920216615 PD		625 N Segoe Rd Unit 607 Condo	0.7595%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.08	$44.14	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$44.14
070920216623 PD		625 N Segoe Rd Unit 608 Condo	0.5640%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.80	$32.78	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$32.78
070920216631 PD		625 N Segoe Rd Unit 609 Condo	0.5332%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.76	$30.99	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$30.99
070920216649 PD		625 N Segoe Rd Unit 610 Condo	0.5352%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.76	$31.11	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$31.11
070920216657 PD		625 N Segoe Rd Unit 611 Condo	0.6405%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.91	$37.23	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$37.23
070920216665 PD		625 N Segoe Rd Unit 612 Condo	0.7769%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.10	$45.15	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$45.15
070920216673 PD		625 N Segoe Rd Unit 700 Condo	0.8431%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.20	$49.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$49.00
070920216681 PD		625 N Segoe Rd Unit 701 Condo	0.6241%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.89	$36.27	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$36.27
070920216699 PD		625 N Segoe Rd Unit 702 Condo	0.5965%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.85	$34.67	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$34.67
070920216706 PD		625 N Segoe Rd Unit 703 Condo	0.5965%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.85	$34.67	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$34.67
070920216714 PD		625 N Segoe Rd Unit 704 Condo	0.6000%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.85	$34.87	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$34.87
070920216722 PD		625 N Segoe Rd Unit 705 Condo	0.7479%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.06	$43.47	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$43.47
070920216730 PD		625 N Segoe Rd Unit 706 Condo	0.6194%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.88	$36.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$36.00
070920216748 PD		625 N Segoe Rd Unit 707 Condo	0.7595%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.08	$44.14	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$44.14
070920216756 PD		625 N Segoe Rd Unit 708 Condo	0.5640%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.80	$32.78	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$32.78
070920216764 PD		625 N Segoe Rd Unit 709 Condo	0.5332%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.76	$30.99	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$30.99
070920216772 PD		625 N Segoe Rd Unit 710 Condo	0.5352%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.76	$31.11	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$31.11
070920216780 PD		625 N Segoe Rd Unit 711 Condo	0.6405%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.91	$37.23	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$37.23
070920216798 PD		625 N Segoe Rd Unit 712 Condo	0.7769%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.10	$45.15	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$45.15
070920216805 PD		625 N Segoe Rd Unit 800 Condo	0.8431%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.20	$49.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$49.00
070920216813 PD		625 N Segoe Rd Unit 801 Condo	0.6241%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.89	$36.27	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$36.27
070920216821 PD		625 N Segoe Rd Unit 802 Condo	0.5965%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.85	$34.67	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$34.67
070920216839 PD		625 N Segoe Rd Unit 803 Condo	0.5965%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.85	$34.67	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$34.67
070920216847 PD		625 N Segoe Rd Unit 804 Condo	0.6000%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.85	$34.87	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$34.87
070920216855 PD		625 N Segoe Rd Unit 805 Condo	0.7479%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.06	$43.47	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$43.47
070920216863 PD		625 N Segoe Rd Unit 806 Condo	0.6194%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.88	$36.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$36.00
070920216871 PD		625 N Segoe Rd Unit 807 Condo	0.7595%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.08	$44.14	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$44.14
070920216889 PD		625 N Segoe Rd Unit 808 Condo	0.5640%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.80	$32.78	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$32.78
070920216897 PD		625 N Segoe Rd Unit 809 Condo	0.5332%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.76	$30.99	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$30.99

City of Madison Engineering Division - Final Schedule of Assessments **August 26, 2025**

Project ID: **14215**
Project Name: **Sheboygan-Segoe Resurfacing**
Project Description: **Sheboygan Avenue between Whitney Way and Segoe Road and Segoe Road between Regent Street and University Avenue**

*Percent Interest is the percentage share of the common elements for each unit in a condo association as determined by the recorded condo agreement.

Parcel Information			Frontage			Street Reconstruction Items								Lighting Construction Items		Sanitary Sewer Items				Storm Sewer Item		Total Assessment
						Remove Concrete Driveway Apron & Terrace Walk Assessment @ $1.51 per SF		Replace Concrete Driveway Apron Assessment @ $4.07 per SF		Replace Concrete Terrace Walk Assessment @ $3.68 per SF		10' Pavement Reconstruction Assessment @ $40.95 per LF		Street Lighting Installation Assessment @ $16.96 per LF		Sanitary Sewer Reconnect Assessment @ $816.28 per Each		Remove & Replace Sanitary Lateral Assessment @ $31.02 per LF		Private Storm Sewer Connection Assessment @ $2,066.51 per Each		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF or % Interest*	Frontage Streets	Multiple Frontage	SF	Cost	SF	Cost	SF	Cost	LF	Cost	LF	Cost	Each	Cost	LF	Cost	Each	Cost	
070920216904 PD		625 N Segoe Rd Unit 810 Condo	0.5352%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.76	$31.11	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$31.11
070920216912 PD		625 N Segoe Rd Unit 811 Condo	0.6405%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.91	$37.23	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$37.23
070920216920 PD		625 N Segoe Rd Unit 812 Condo	0.7769%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.10	$45.15	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$45.15
070920216938 PD		625 N Segoe Rd Unit 900 Condo	0.9661%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.37	$56.15	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$56.15
070920216946 PD		625 N Segoe Rd Unit 901 Condo	0.7559%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.07	$43.93	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$43.93
070920216954 PD		625 N Segoe Rd Unit 902 Condo	0.7533%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.07	$43.78	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$43.78
070920216962 PD		625 N Segoe Rd Unit 903 Condo	0.9509%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.35	$55.27	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$55.27
070920216970 PD		625 N Segoe Rd Unit 904 Condo	0.6048%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.86	$35.15	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$35.15
070920216988 PD		625 N Segoe Rd Unit 905 Condo	0.8958%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.27	$52.06	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$52.06
070920216996 PD		625 N Segoe Rd Unit 906 Condo	0.7060%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.00	$41.03	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$41.03
070920217019 PD		625 N Segoe Rd Unit 907 Condo	0.6188%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.88	$35.96	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$35.96
070920217027 PD		625 N Segoe Rd Unit 908 Condo	0.7120%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.01	$41.38	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$41.38
070920217035 PD		625 N Segoe Rd Unit 909 Condo	0.8482%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.20	$49.30	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$49.30
070920217043 PD		625 N Segoe Rd Unit 1000 Condo	0.9145%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.30	$53.15	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$53.15
070920217051 PD		625 N Segoe Rd Unit 1001 Condo	0.7489%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.06	$43.53	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$43.53
070920217069 PD		625 N Segoe Rd Unit 1002 Condo	0.7462%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.06	$43.37	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$43.37
070920217077 PD		625 N Segoe Rd Unit 1003 Condo	0.9731%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.38	$56.56	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$56.56
070920217085 PD		625 N Segoe Rd Unit 1004 Condo	0.5094%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.72	$29.61	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$29.61
070920217093 PD		625 N Segoe Rd Unit 1005 Condo	0.8440%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.20	$49.05	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$49.05
070920217100 PD		625 N Segoe Rd Unit 1006 Condo	0.6994%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.99	$40.65	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$40.65
070920217118 PD		625 N Segoe Rd Unit 1007 Condo	0.6130%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.87	$35.63	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$35.63
070920217126 PD		625 N Segoe Rd Unit 1008 Condo	0.7054%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.00	$41.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$41.00
070920217134 PD		625 N Segoe Rd Unit 1009 Condo	0.7978%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.13	$46.37	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$46.37
070920217142 PD		625 N Segoe Rd Unit 1100 Condo	0.9145%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.30	$53.15	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$53.15
070920217150 PD		625 N Segoe Rd Unit 1101 Condo	0.7489%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.06	$43.53	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$43.53
070920217168 PD		625 N Segoe Rd Unit 1102 Condo	0.7462%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.06	$43.37	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$43.37
070920217176 PD		625 N Segoe Rd Unit 1103 Condo	0.8833%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.25	$51.34	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$51.34

City of Madison Engineering Division - Final Schedule of Assessments **August 26, 2025**

Project ID: **14215**
Project Name: **Sheboygan-Segoe Resurfacing**
Project Description: **Sheboygan Avenue between Whitney Way and Segoe Road and Segoe Road between Regent Street and University Avenue**

*Percent Interest is the percentage share of the common elements for each unit in a condo association as determined by the recorded condo agreement.

Parcel Information			Frontage			Street Reconstruction Items								Lighting Construction Items		Sanitary Sewer Items				Storm Sewer Item		Total Assessment
						Remove Concrete Driveway Apron & Terrace Walk Assessment @ $1.51 per SF		Replace Concrete Driveway Apron Assessment @ $4.07 per SF		Replace Concrete Terrace Walk Assessment @ $3.68 per SF		10' Pavement Reconstruction Assessment @ $40.95 per LF		Street Lighting Installation Assessment @ $16.96 per LF		Sanitary Sewer Reconnect Assessment @ $816.28 per Each		Remove & Replace Sanitary Lateral Assessment @ $31.02 per LF		Private Storm Sewer Connection Assessment @ $2,066.51 per Each		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF or % Interest*	Frontage Streets	Multiple Frontage	SF	Cost	SF	Cost	SF	Cost	LF	Cost	LF	Cost	Each	Cost	LF	Cost	Each	Cost	
070920217184 PD		625 N Segoe Rd Unit 1104 Condo	0.5992%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.85	$34.83	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$34.83
070920217192 PD		625 N Segoe Rd Unit 1105 Condo	0.8440%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.20	$49.05	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$49.05
070920217209 PD		625 N Segoe Rd Unit 1106 Condo	0.8984%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.28	$52.22	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$52.22
070920217217 PD		625 N Segoe Rd Unit 1107 Condo	0.7054%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.00	$41.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$41.00
070920217225 PD		625 N Segoe Rd Unit 1108 Condo	0.7978%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.13	$46.37	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$46.37
070920217233 PD		625 N Segoe Rd Unit 1200 Condo	1.1820%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.68	$68.70	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$68.70
070920202036 NMX		601 N Segoe Rd Notation Parcel - See Below	313.16	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	313.16	$12,823.90	313.16	$5,311.19	0.00	$0.00	0.00	$0.00	0.00	$0.00	$18,135.10
070920214015 NMX		601 N Segoe Rd Unit 101 Condo	4.30%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	13.47	$551.43	13.47	$228.38	0.00	$0.00	0.00	$0.00	0.00	$0.00	$779.81
070920214023 NMX		601 N Segoe Rd Unit 102 Condo	4.30%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	13.47	$551.43	13.47	$228.38	0.00	$0.00	0.00	$0.00	0.00	$0.00	$779.81
070920214031 NMX		601 N Segoe Rd Unit 103 Condo	5.12%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	16.03	$656.58	16.03	$271.93	0.00	$0.00	0.00	$0.00	0.00	$0.00	$928.52
070920214049 NMX		601 N Segoe Rd Unit 104 Condo	4.30%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	13.47	$551.43	13.47	$228.38	0.00	$0.00	0.00	$0.00	0.00	$0.00	$779.81
070920214057 NMX		601 N Segoe Rd Unit 105 Condo	4.34%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	13.59	$556.56	13.59	$230.51	0.00	$0.00	0.00	$0.00	0.00	$0.00	$787.06
070920214065 NMX		601 N Segoe Rd Unit 201 Condo	4.30%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	13.47	$551.43	13.47	$228.38	0.00	$0.00	0.00	$0.00	0.00	$0.00	$779.81
070920214073 NMX		601 N Segoe Rd Unit 202 Condo	4.30%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	13.47	$551.43	13.47	$228.38	0.00	$0.00	0.00	$0.00	0.00	$0.00	$779.81
070920214081 NMX		601 N Segoe Rd Unit 203 Condo	5.12%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	16.03	$656.58	16.03	$271.93	0.00	$0.00	0.00	$0.00	0.00	$0.00	$928.52
070920214099 NMX		601 N Segoe Rd Unit 204 Condo	4.30%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	13.47	$551.43	13.47	$228.38	0.00	$0.00	0.00	$0.00	0.00	$0.00	$779.81
070920214106 NMX		601 N Segoe Rd Unit 205 Condo	4.34%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	13.59	$556.56	13.59	$230.51	0.00	$0.00	0.00	$0.00	0.00	$0.00	$787.06
070920214114 NMX		601 N Segoe Rd Unit 301 Condo	3.53%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	11.05	$452.68	11.05	$187.49	0.00	$0.00	0.00	$0.00	0.00	$0.00	$640.17
070920214122 NMX		601 N Segoe Rd Unit 302 Condo	5.07%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	15.88	$650.17	15.88	$269.28	0.00	$0.00	0.00	$0.00	0.00	$0.00	$919.45
070920214130 NMX		601 N Segoe Rd Unit 303 Condo	5.60%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	17.54	$718.14	17.54	$297.43	0.00	$0.00	0.00	$0.00	0.00	$0.00	$1,015.57
070920214148 NMX		601 N Segoe Rd Unit 304 Condo	3.82%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	11.96	$489.87	11.96	$202.89	0.00	$0.00	0.00	$0.00	0.00	$0.00	$692.76
070920214156 NMX		601 N Segoe Rd Unit 305 Condo	4.34%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	13.59	$556.56	13.59	$230.51	0.00	$0.00	0.00	$0.00	0.00	$0.00	$787.06
070920214164 NMX		601 N Segoe Rd Unit 306 Condo	5.28%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	16.53	$677.10	16.53	$280.43	0.00	$0.00	0.00	$0.00	0.00	$0.00	$957.53
070920214172 NMX		601 N Segoe Rd Unit 401 Condo	4.30%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	13.47	$551.43	13.47	$228.38	0.00	$0.00	0.00	$0.00	0.00	$0.00	$779.81
070920214180 NMX		601 N Segoe Rd Unit 402 Condo	4.30%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	13.47	$551.43	13.47	$228.38	0.00	$0.00	0.00	$0.00	0.00	$0.00	$779.81
070920214198 NMX		601 N Segoe Rd Unit 403 Condo	5.50%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	17.22	$705.31	17.22	$292.12	0.00	$0.00	0.00	$0.00	0.00	$0.00	$997.43
070920214205 NMX		601 N Segoe Rd Unit 404 Condo	3.92%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	12.28	$502.70	12.28	$208.20	0.00	$0.00	0.00	$0.00	0.00	$0.00	$710.90
070920214213 NMX		601 N Segoe Rd Unit 405 Condo	4.34%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	13.59	$556.56	13.59	$230.51	0.00	$0.00	0.00	$0.00	0.00	$0.00	$787.06
070920214221 NMX		601 N Segoe Rd Unit 406 Condo	5.28%	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	16.53	$677.10	16.53	$280.43	0.00	$0.00	0.00	$0.00	0.00	$0.00	$957.53
070920202052 PD		619 N Segoe Rd	219.83	N Segoe Rd	No	0.00	$0.00	0.00	$0.00	0.00	$0.00	219.83	$9,002.04	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$9,002.04

City of Madison Engineering Division - Final Schedule of Assessments **August 26, 2025**

Project ID: **14215**
Project Name: **Sheboygan-Segoe Resurfacing**
Project Description: **Sheboygan Avenue between Whitney Way and Segoe Road and Segoe Road between Regent Street and University Avenue**

*Percent Interest is the percentage share of the common elements for each unit in a condo association as determined by the recorded condo agreement.

Parcel Information			Frontage			Street Reconstruction Items								Lighting Construction Items		Sanitary Sewer Items				Storm Sewer Item		Total Assessment
						Remove Concrete Driveway Apron & Terrace Walk Assessment @ $1.51 per SF		Replace Concrete Driveway Apron Assessment @ $4.07 per SF		Replace Concrete Terrace Walk Assessment @ $3.68 per SF		10' Pavement Reconstruction Assessment @ $40.95 per LF		Street Lighting Installation Assessment @ $16.96 per LF		Sanitary Sewer Reconnect Assessment @ $816.28 per Each		Remove & Replace Sanitary Lateral Assessment @ $31.02 per LF		Private Storm Sewer Connection Assessment @ $2,066.51 per Each		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF or % Interest*	Frontage Streets	Multiple Frontage	SF	Cost	SF	Cost	SF	Cost	LF	Cost	LF	Cost	Each	Cost	LF	Cost	Each	Cost	
070920203034 SE		4860 Sheboygan Ave/Eau Claire Ave	370.75	Sheboygan Ave	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	370.75	$15,182.11	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$15,182.11
070920203042 SE		4822 Madison Yards Way	376.83	Madison Yards Way	No	0.00	$0.00	0.00	$0.00	0.00	0.00	376.83	$15,431.19	0.00	$0.00	0.00	$0.00	0.00	$0.00	5.00	$10,332.55	$25,763.74
070920203084 PD		4716 Sheboygan Ave	242.20	Sheboygan Ave	No	0.00	$0.00	0.00	$0.00	0.00	$0.00	242.20	$9,918.09	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$9,918.09
070920203092 PD		4728 Sheboygan Ave	126.00	Sheboygan Ave	No	0.00	$0.00	0.00	$0.00	0.00	0.00	126.00	$5,159.70	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$5,159.70
070920203076 PD		4730 Sheboygan Ave	192.43	Sheboygan Ave	No	0.00	$0.00	0.00	$0.00	0.00	$0.00	192.43	$7,880.01	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$7,880.01
070920203117 PD		4702 Madison Yards Way	288.70	N Segoe Rd & University Ave	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	288.70	$11,822.27	288.70	$4,896.35	0.00	$0.00	0.00	$0.00	0.00	$0.00	$16,718.62
070920225012 PD		4710 Madison Yards Way	43.30%	N Segoe Rd & University Ave	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	125.01	$5,119.04	125.01	$2,120.12	0.00	$0.00	0.00	$0.00	0.00	$0.00	$7,239.16
070920225020 PD		4702 Madison Yards Way	56.70%	N Segoe Rd & University Ave	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	163.69	$6,703.22	163.69	$2,776.23	0.00	$0.00	0.00	$0.00	0.00	$0.00	$9,479.46
070920203109 PD		4702 Sheboygan Ave Notation Parcel - See below =375.89+225.23	692.45	Sheboygan Ave Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	692.45	$28,355.83	692.45	$11,743.95	0.00	$0.00	0.00	$0.00	0.00	$0.00	$40,099.78
070920226010 PD		4703 Madison Yards Way	62.89%	Sheboygan Ave Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	435.48	$17,832.98	435.48	$7,385.77	0.00	$0.00	0.00	$0.00	0.00	$0.00	$25,218.75
070920226028 PD		4711 Madison Yards Way	5.38%	Sheboygan Ave Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	37.25	$1,525.54	37.25	$631.82	0.00	$0.00	0.00	$0.00	0.00	$0.00	$2,157.37
070920226036 PD		615 Gardener Rd	31.73%	Sheboygan Ave Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	219.71	$8,997.30	219.71	$3,726.36	0.00	$0.00	0.00	$0.00	0.00	$0.00	$12,723.66
070920204016 TR-U2		4901 Sheboygan Ave	468.55	Sheboygan Ave & Eau Claire Ave	Yes	324.48	$488.34	374.48	$1,524.13	90.00	$331.20	468.55	$19,187.18	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$21,530.86
070920205014 TR-U2		4829 Sheboygan Ave	194.98	Sheboygan Ave	No	223.85	$336.89	284.13	$1,156.41	0.00	$0.00	194.98	$7,984.43	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$9,477.73
070920206012 TR-U2		4817 Sheboygan Ave	194.12	Sheboygan Ave	No	239.58	$360.57	291.40	$1,186.00	0.00	$0.00	194.12	$7,949.21	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$9,495.78
070920207010 TR-U2		4801 Sheboygan Ave	190.00	Sheboygan Ave	No	423.68	$637.64	399.42	$1,625.64	0.00	$0.00	190.00	$7,780.50	0.00	$0.00	0.00	$0.00	0.00	$0.00	3.00	$6,199.53	$16,243.31
070920208034 TR-U2		4701 Sheboygan Ave, 873.93	874.23	Sheboygan Ave & Segoe Rd	Yes	996.96	$1,500.42	1,153.32	$4,694.01	0.00	$0.00	874.23	$35,799.72	209.00	$3,544.64	0.00	$0.00	0.00	$0.00	1.00	$2,066.51	$47,605.31
070920209016 TR-U2		602 N Segoe Rd	218.27	N Segoe Rd	No	442.00	$665.21	528.04	$2,149.12	0.00	$0.00	218.27	$8,938.16	218.27	$3,701.86	0.00	$0.00	0.00	$0.00	0.00	$0.00	$15,454.35
070920210013 CN		115 N Eau Claire Ave	215.36	N Segoe Rd	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	215.36	$8,819.14	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$8,819.14
070920211011 SR-V2		420 N Segoe Rd Unit EXP	557.19	N Segoe Rd & Regent St	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	557.19	$22,816.93	557.19	$9,449.94	1.00	$816.28	32.00	$992.64	0.00	$0.00	$34,075.79
070920211128 SR-V2		420 N Segoe Rd Notation Parcel - See Below	379.15	N Segoe Rd	No	194.40	$292.57	187.43	$762.84	0.00	$0.00	379.15	$15,526.19	379.15	$6,430.38	2.00	$1,632.56	78.00	$2,419.56	0.00	$0.00	$27,064.11
070920222018 SR-V2		302 N Segoe Rd Unit 101 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222026 SR-V2		302 N Segoe Rd Unit 103 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222034 SR-V2		302 N Segoe Rd Unit 102 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222042 SR-V2		304 N Segoe Rd Unit 101 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222050 SR-V2		304 N Segoe Rd Unit 102 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222068 SR-V2		306 N Segoe Rd Unit 101 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222076 SR-V2		306 N Segoe Rd Unit 102 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222084 SR-V2		306 N Segoe Rd Unit 103 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222092 SR-V2		302 N Segoe Rd Unit 201 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222109 SR-V2		302 N Segoe Rd Unit 203 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75

City of Madison Engineering Division - Final Schedule of Assessments **August 26, 2025**

Project ID: **14215**
Project Name: **Sheboygan-Segoe Resurfacing**
Project Description: **Sheboygan Avenue between Whitney Way and Segoe Road and Segoe Road between Regent Street and University Avenue**

*Percent Interest is the percentage share of the common elements for each unit in a condo association as determined by the recorded condo agreement.

Parcel Information			Frontage			Street Reconstruction Items								Lighting Construction Items		Sanitary Sewer Items				Storm Sewer Item		Total Assessment
						Remove Concrete Driveway Apron & Terrace Walk Assessment @ $1.51 per SF		Replace Concrete Driveway Apron Assessment @ $4.07 per SF		Replace Concrete Terrace Walk Assessment @ $3.68 per SF		10' Pavement Reconstruction Assessment @ $40.95 per LF		Street Lighting Installation Assessment @ $16.96 per LF		Sanitary Sewer Reconnect Assessment @ $816.28 per Each		Remove & Replace Sanitary Lateral Assessment @ $31.02 per LF		Private Storm Sewer Connection Assessment @ $2,066.51 per Each		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF or % Interest*	Frontage Streets	Multiple Frontage	SF	Cost	SF	Cost	SF	Cost	LF	Cost	LF	Cost	Each	Cost	LF	Cost	Each	Cost	
070920222117 SR-V2		302 N Segoe Rd Unit 202 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222125 SR-V2		304 N Segoe Rd Unit 201 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222133 SR-V2		304 N Segoe Rd Unit 202 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222141 SR-V2		306 N Segoe Rd Unit 201 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222159 SR-V2		306 N Segoe Rd Unit 202 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222167 SR-V2		306 N Segoe Rd Unit 203 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222175 SR-V2		310 N Segoe Rd Unit 102 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222183 SR-V2		310 N Segoe Rd Unit 103 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222191 SR-V2		310 N Segoe Rd Unit 101 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222208 SR-V2		312 N Segoe Rd Unit 102 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222216 SR-V2		312 N Segoe Rd Unit 101 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222224 SR-V2		314 N Segoe Rd Unit 102 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222232 SR-V2		314 N Segoe Rd Unit 103 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222240 SR-V2		314 N Segoe Rd Unit 101 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222258 SR-V2		310 N Segoe Rd Unit 202 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222266 SR-V2		310 N Segoe Rd Unit 203 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222274 SR-V2		310 N Segoe Rd Unit 201 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222282 SR-V2		312 N Segoe Rd Unit 202 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222290 SR-V2		312 N Segoe Rd Unit 201 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222307 SR-V2		314 N Segoe Rd Unit 202 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222315 SR-V2		314 N Segoe Rd Unit 203 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
070920222323 SR-V2		314 N Segoe Rd Unit 201 Condo	3.125%	N Segoe Rd	No	6.08	$9.14	5.8571875	$23.84	0.00	$0.00	11.85	$485.19	11.85	$200.95	0.06	$51.02	2.44	$75.61	0.00	$0.00	$845.75
				TOTALS		4,379.57	$6,591.25	4,807.07	$19,564.77	90.00	$331.20	9,434.82	$386,355.76	3,531.33	$59,891.36	4.00	$3,798.84	134.50	$4,147.20	12.00	$24,798.12	$505,478.50

City of Madison

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

Master

File Number: 89749

File ID:	89749	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	08/27/2025
File Name:	Declaring the City of Madison's intention to exercise its police powers establishing the Pontiac Trail, Boston Court, Rosewood Circle, and Nokomis Circle Assessment District - 2025.			**Final Action:**	

Title: Declaring the City of Madison's intention to exercise its police powers establishing the Pontiac Trail, Boston Court, Rosewood Circle, and Nokomis Circle Assessment District - 2025. (District 10)

Notes: Mario Galindez

		CC Agenda Date:	09/16/2025
		Agenda Number:	23.
Sponsors:	Yannette Figueroa Cole	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/10/2025	Robert Mulcahy	Approve	9/9/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	08/27/2025	Refer	BOARD OF PUBLIC WORKS	09/03/2025	09/03/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 9/3/2025						
1	BOARD OF PUBLIC WORKS	09/03/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Stern, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 89749

Fiscal Note

No Funds Required.

Title

Declaring the City of Madison's intention to exercise its police powers establishing the Pontiac Trail, Boston Court, Rosewood Circle, and Nokomis Circle Assessment District - 2025. (District 10)

Body

BE IT HEREBY RESOLVED:

1. That the Common Council of the City of Madison hereby establishes an assessment district known as the Pontiac Trail, Boston Court, Rosewood Circle, and Nokomis Circle Assessment District from Hammersley Avenue to Mohican Pass and Boston Court, Rosewood Circle, and Nokomis Circle off Pontiac Trail, all in accordance with Section 66.0701 (formerly Section 66.62) of the Wisconsin State Statutes and Section 4.09 of the Madison General Ordinances.

2. That the contemplated purposes of this assessment district is to remove and replace the sanitary sewer, storm sewer, water main, pavement, drive aprons, add curb and gutter, and add sidewalk as needed.

3. That the benefited properties shall have the opportunity to pay the special assessments which may be levied as a result of this assessment district in eight (8) annual installments, subject to the current interest rate in effect at the time of establishment of the special assessment.

4. That the City Engineer is hereby directed to prepare a report consisting of preliminary or final plans and specifications; an estimate of the entire cost of the proposed work or improvements within the assessment district; a schedule of proposed assessments, constituting an exercise of police power of the City of Madison; and a statement that the property against which the assessments are proposed is benefited.

5. That upon completion of this aforesaid report, the City Engineer shall proceed in accordance with Section 4.09 of the Madison General Ordinances.

City of Madison

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

Master

File Number: 89757

File ID:	89757	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	08/28/2025
File Name:	Awarding Public Works Contract No. 9673, Bartillon Shelter Fiber Connection.			**Final Action:**	

Title: Awarding Public Works Contract No. 9673, Bartillon Shelter Fiber Connection. (District 12)

Notes: Taletha Skar

		CC Agenda Date:	09/16/2025
		Agenda Number:	24.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9673 Bid Open Tab.pdf, 9673 award.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/10/2025	Robert Mulcahy	Delegated	
1	2	9/10/2025	Maggie McClain	Approve	9/16/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	08/28/2025	Refer	BOARD OF PUBLIC WORKS	09/03/2025	09/03/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 9/3/2025						
1	BOARD OF PUBLIC WORKS	09/03/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Stern, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 89757

Fiscal Note

The proposed resolution authorizes the award of a contract in the amount of $155,253 (incl. 8% contingency) for the installation of fiber connections at Bartillon Shelter. Funding is available in the Men's Permanent Shelter project (Munis #13346). No additional appropriation required.

Title

Awarding Public Works Contract No. 9673, Bartillon Shelter Fiber Connection. (District 12)

Body

BE IT RESOLVED, that the following low bids for miscellaneous improvements be accepted and that the Mayor and City Clerk be and are hereby authorized and directed to enter into a contract with the low bidder contained herein, subject to the Contractor's compliance with Section 39.02 of the Madison General Ordinances concerning compliance with the Affirmative Action provisions **and subject to the Contractor's compliance with Section 33.07 of the Madison General Ordinances regarding Best Value Contracting:**

BE IT FURTHER RESOLVED, that the funds be encumbered to cover the cost of the projects contained herein.

See attached document (Contract No. 9673) for itemization of bids.

BARTILLON SHELTER FIBER CONNECTION 0
CONTRACT NO. 9673
DATE: 8/21/25
PREQUALIFICATION: 235

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
InterCon Construction, Inc.	$143,753.00	OK
Holtger Bros., Inc.	$195,652.40	OK
Engineering Estimate	$272,533.00	OK

CONTRACT NO. 9673
Bartillon Shelter Fiber Connection

InterCon Construction, Inc.

CONTRACT AWARD	**$**	**143,753.00**
MAX CONTINGENCY (8%)	*$*	*11,500.24*
FIBER: 13346-62-178: 53140 (96218)		143,753.00
ACCT. CONTINGENCY 8%		11,500.24
ACCT. SUBTOTAL		155,253.24
GRAND TOTAL INCL. CONTINGENCY	**$**	**155,253.24**

City of Madison

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

Master

File Number: 89759

File ID:	89759	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	08/28/2025
File Name:	Awarding Public Works Contract No. 8806, Buffalo Trail, Barron Court, and Green Lake Pass Assessment District - 2025.			**Final Action:**	

Title: Awarding Public Works Contract No. 8806, Buffalo Trail, Barron Court, and Green Lake Pass Assessment District - 2025. (District 11)

Notes: Nick Jaeckels

CC Agenda Date:	09/16/2025
Agenda Number:	25.
Sponsors:	BOARD OF PUBLIC WORKS
Effective Date:	
Attachments:	8806 Bid Open tab.pdf, 8806 award.pdf
Enactment Number:	
Author:	Jim Wolfe, City Engineer
Hearing Date:	
Entered by:	jjohnson@cityofmadison.com
Published Date:	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/10/2025	Robert Mulcahy	Approve	9/9/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	08/28/2025	Refer	BOARD OF PUBLIC WORKS	09/03/2025	09/03/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 9/3/2025						
1	BOARD OF PUBLIC WORKS	09/03/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Stern, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 89759

Fiscal Note

The proposed resolution authorizes awarding the contract for the Buffalo Trail, Barron Court, and Green Lake Pass Assessment District - 2025 at a total estimated cost of $1,303,454.20, including contingency. Funding for the project is available in Munis projects #15123 ($1,279,519.24) and #15465 ($23,934.96). No additional appropriation is required.

Title

Awarding Public Works Contract No. 8806, Buffalo Trail, Barron Court, and Green Lake Pass Assessment District - 2025. (District 11)

Body

BE IT RESOLVED, that the following low bids for miscellaneous improvements be accepted and that the Mayor and City Clerk be and are hereby authorized and directed to enter into a contract with the low bidder contained herein, subject to the Contractor's compliance with Section 39.02 of the Madison General Ordinances concerning compliance with the Affirmative Action provisions **and subject to the Contractor's compliance with Section 33.07 of the Madison General Ordinances regarding Best Value Contracting:**

BE IT FURTHER RESOLVED, that the funds be encumbered to cover the cost of the projects contained herein.

See attached document (Contract No. 8806) for itemization of bids.

BUFFALO TRAIL, BARRON COURT, AND GREEN LAKE PASS ASSESSMENT DISTRICT - 2025
CONTRACT NO. 8806
DATE: 8/21/25
PREQUALIFICATION: 275,310

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
S&L Underground, Inc.	$1,206,902.04	OK
Parisi Construction, LLC	$1,252,187.67	OK
Speedway Sand & Gravel, Inc.	$1,319,120.14	OK
LaLonde Contractors, Inc.	$1,333,687.82	OK
Engineering Estimate	$1,428,203.50	
R. G. Huston Co., Inc.	$1,442,000.00	OK

CONTRACT NO. 8806
Buffalo Trail, Barron Court, and Green Lake Pass Assessment District – 2025

S&L Underground, Inc.

CONTRACT AWARD	**$**	**1,206,902.04**
MAX CONTINGENCY (8%)	*$*	*96,552.16*
STREET: 15123-402-170: 54410 (91350)		655,634.92
ACCT. CONTINGENCY 8%		52,450.79
ACCT. SUBTOTAL		708,085.71
STREET (STORM): 15123-402-174: 54445 (91345)		87,432.32
ACCT. CONTINGENCY 8%		6,994.59
ACCT. SUBTOTAL		94,426.91
STORM: 15123-84-174: 54445 (91345)		318,446.64
ACCT. CONTINGENCY 8%		25,475.73
ACCT. SUBTOTAL		343,922.37
SWQ RAIN GARDENS: 15465-84-174-84100: 54445 (91345)		8,475.00
ACCT. CONTINGENCY 8%		678.00
ACCT. SUBTOTAL		9,153.00
SWQ UBMP: 15465-84-174-84500: 54445 (91345)		13,687.00
ACCT. CONTINGENCY 8%		1,094.96
ACCT. SUBTOTAL		14,781.96
SANITARY: 15123-83-173: 54445 (91345)		123,226.16
ACCT. CONTINGENCY 8%		9,858.09
ACCT. SUBTOTAL		133,084.25
GRAND TOTAL INCL. CONTINGENCY	**$**	**1,303,454.20**

City of Madison

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

Master

File Number: 86238

File ID:	86238	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Clerk's Office
				File Created Date :	11/20/2024
File Name:				**Final Action:**	

Title: Report of Operator License Applications September 16, 2025. See attached report for list of operators.

Notes:

CC Agenda Date: 09/16/2025

Agenda Number: 26.

Sponsors:

Effective Date:

Attachments: new operators

Enactment Number:

Author:

Hearing Date:

Entered by: echristianson@cityofmadison.com

Published Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	11/20/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				

Action Text: This License was RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

Text of Legislative File 86238

Title

Report of Operator License Applications September 16, 2025. See attached report for list of operators.

Police Review - Submit to Council

Holder Name	License
Belawski, Claudia Rose	LICOPR-2025-00790
Bianchetti, Danette Michelle	LICOPR-2025-00773
Butler, Paige	LICOPR-2024-00932
clary, sara k	LICOPR-2025-00780
Condon, Ellie	LICOPR-2025-00779
Dueholm, Kian L	LICOPR-2025-00776
HARRIS, SHAWN	LICOPR-2025-00782
Healy, Mike	LICOPR-2025-00771
Lopez-Henriquez, Chris	LICOPR-2025-00777
MELENDREZ, JESSICA D	LICOPR-2025-00845
Monroe-Kane, Charles	LICOPR-2025-00762
Rood, Jackie	LICOPR-2025-00778
Shimada, Kenneth	LICOPR-2025-00772
Umlor, Ruth A	LICOPR-2025-00774

City of Madison

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

Master

File Number: 89344

File ID:	89344	**File Type:**	Resolution	**Status:**	Items Referred
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL EXECUTIVE COMMITTEE
				File Created Date :	07/29/2025
File Name:	2025 Surveillance Technology Reports			**Final Action:**	

Title: Accepting the 2025 Agency Annual Surveillance Technology Reports for the 2024 Calendar Year

Notes:

CC Agenda Date: 09/16/2025

Agenda Number: 27.

Sponsors: Regina M. Vidaver

Effective Date:

Attachments: Annual Surveillance Technology Reports 2025 - Combined.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: imatthias@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/30/2025	Maggie McClain	Delegated	
1	2	7/30/2025	Khadidiatou Dia	Approve	8/5/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	07/29/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Common Council Executive Committee (9/16/25), Common Council (9/16/25)					
1	COMMON COUNCIL	08/05/2025	Refer	COMMON COUNCIL EXECUTIVE COMMITTEE			Pass
	Action Text:	A motion was made by Govindarajan, seconded by Guequierre, to Refer to the COMMON COUNCIL EXECUTIVE COMMITTEE. The motion passed by voice vote/other.					

Text of Legislative File 89344

Fiscal Note

The proposed resolution accepts the annual surveillance technology reports prepared by city agencies. These reports are prepared pursuant to MGO 23.63(5). Accepting the reports does not have a fiscal impact. No appropriation is required.

Title

Accepting the 2025 Agency Annual Surveillance Technology Reports for the 2024 Calendar Year

Body

WHEREAS, the City of Madison has an interest in ensuring that all official surveillance activities carefully safeguard privacy and confidentiality for residents and visitors, while ensuring safety and security for the public; and,

WHEREAS, the City of Madison has an interest in a city-wide surveillance and data management policy that is consistent for all City agencies and covers all types of surveillance equipment usage and data management; and,

WHEREAS, the City of Madison created the President's Work Group to Develop City-wide Surveillance Equipment and Data Management Policies through Resolution, Legislative File No. 49217, adopted by the Common Council on December 5, 2017, to develop a policy governing the purchase and use of all surveillance equipment employed by all City agencies; and,

WHEREAS, the Work Group worked closely with City departments, in particular Information Technology, Madison Police Department and the City Attorney's office, to develop a proposed ordinance governing the citywide purchase and use of surveillance technology that will be introduced separately; and,

WHEREAS, Common Council approved MGO 23.63, governing the acquisition and use of surveillance technology, on June 16, 2020; and,

WHEREAS, MGO 23.63 requires all City agencies to submit an Annual Surveillance Technology Report each year;

NOW, THEREFORE, BE IT RESOLVED that the Common Council accepts the 2025 annual agency surveillance technology reports for the 2024 calendar year.

City of Madison, Wisconsin
City Assessor's Office

Annual Surveillance Technology Report

2025

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Introduction

Summary

There have been no changes to technology in the prior year.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
N/A			

Usage of Surveillance Technology

Surveillance Data Usage

Not applicable.

Sharing Data with Other Entities

Not applicable.

Safeguarding Individual Information

Not applicable.

Complaints or Concerns

Not applicable.

Appendix A: Supporting Policies

Not applicable.



City of Madison, Wisconsin

Building Inspection

Annual Surveillance Technology Report

2025

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Introduction

Summary

No changes from previous year. No surveillance technology used.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
None	N/A	N/A	N/A

Usage of Surveillance Technology

Surveillance Data Usage

N/A

Sharing Data with Other Entities

N/A

Safeguarding Individual Information

N/A

Complaints or Concerns

N/A

Appendix A: Supporting Policies

N/A

City of Madison, Wisconsin
Community Development Authority (CDA) – Housing Operations

Annual Surveillance Technology Report

2025

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Introduction

Summary

No changes have been made to CDA Housing Operations surveillance technology during the past calendar year.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
Facility cameras	**Two exterior cameras, 22 interior cameras covering eight floors of residential building**	**Parkside – 245 S. Park St.**	**Cameras**

Usage of Surveillance Technology

Surveillance Data Usage

Data is used/reviewed to follow up on resident concerns, complaints and potential crimes that occur within the building.

Sharing Data with Other Entities

Data is not shared with other entities. However, MPD has access to the data through their department.

Safeguarding Individual Information

The CDA is federally funded and subject to the requirements of federal statutes that limit the disclosure of information about public housing and multifamily housing residents and recipients of the Housing Choice Voucher Program. Any data collected from surveillance technology is protected the same as all CDA records and files.

Complaints or Concerns

The department has not received and complaints or concerns about it’s surveillance technology.

Appendix A: Supporting Policies

N/A



City of Madison, Wisconsin

Office of City Attorney

Annual Surveillance Technology Report

2025

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Introduction

Summary

The OCA utilizes a dome security camera in its lobby outside the front service window. Several specific staff have access to view video captured by the camera.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
Main Entrance Camera	A fixed-dome camera is located in the lobby outside the main entrance into the OCA Office. It captures visitors and staff that enter the main entrance doors.	City-County Building Suite 401	Fixed-dome camera

Usage of Surveillance Technology

Surveillance Data Usage

The camera in the lobby of CCB Suite 401 is used for security purposes and allows designated OCA staff to see who is entering or waiting in the lobby and whether the front desk staff needs assistance.

Sharing Data with Other Entities

Our understanding is that the security camera vendor retains recorded video which is available for a period of time in the event that it is needed for law enforcement or other purposes.

Safeguarding Individual Information

Access to view live and recorded video is restricted to specific necessary staff designated by the City Attorney who use the video only for business. Video is secured by the camera vendor.

Complaints or Concerns

The OCA has not received any complaints regarding its use of the security camera.

Appendix A: Supporting Policies

No supporting written policies.



City of Madison, Wisconsin

Department of Civil Rights

Annual Surveillance Technology Report

2025

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Introduction

Summary

DCR does not have any surveillance technology installed in our office space. DCR is located on the 5th floor of the City County Building in room 523. There are two points of entry and exit. The main entrance where our reception is located is the primary point of entry/exit used by members of the public, and City staff. The second point of entry/exit, located at the back of the office is staff use only.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
N/A	N/A	N/A	N/A

Usage of Surveillance Technology

Surveillance Data Usage

Not Applicable

Sharing Data with Other Entities

Not Applicable

Safeguarding Individual Information

Not Applicable

Complaints or Concerns

Not Applicable

Appendix A: Supporting Policies

Not Applicable



City of Madison, Wisconsin

City Clerk's Office

Annual Surveillance Technology Report

2025

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Introduction

Summary

Clerk's Office has no surveillance.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

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1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
N/A	N/A	N/A	N/A

Usage of Surveillance Technology

Surveillance Data Usage

N/A

Sharing Data with Other Entities

N/A

Safeguarding Individual Information

N/A

Complaints or Concerns

N/A

Appendix A: Supporting Policies

N/A



City of Madison, Wisconsin

Common Council

Annual Surveillance Technology Report

2025

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Introduction

Summary

The Common Council Office moved to a new office that now has a lobby camera and a vestibule camera.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
Lobby Camera (CN Lobby 1)	A fixed-dome camera is located in the lobby of our office. It captures visitors and staff that enter the lobby.	Room 505 City-County Building	Fixed-dome camera
Vestibule Camera (CN CCB Fl. 5 Vestibule)	A fixed-dome camera is located in the vestibule between the Common Council Office and the Office of the Independent Monitor. It captures visitors and staff that enter the vestibule.	Vestibule Between Room 505 and Room 501 City-County Building	Fixed-dome camera

Usage of Surveillance Technology

Surveillance Data Usage

The lobby camera and the vestibule camera are both used as part of the Common Council's security monitoring. The five members of the Common Council staff have access to the livestreams from these cameras.

Sharing Data with Other Entities

The Madison Police Department Forensic Services Unit has access to the data from the lobby camera and vestibule camera. This is a team of 17 investigators that investigate higher level crimes and can export and save video from the system for evidence purposes, if needed.

Safeguarding Individual Information

Access to the camera system is limited to individuals who may need to monitor or access recordings. Internal or public request for recordings will be reviewed by Common Council Management prior to release.

Complaints or Concerns

The Common Council is not aware of any complaints or concerns about its Surveillance Technology.

Appendix A: Supporting Policies

N/A

City of Madison, Wisconsin
DPCED/CDD/Madison Senior Center

Annual Surveillance Technology Report

Report for 2024

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Introduction

Summary

No changes to technology have been made since 2013. Since 2013, the Madison Senior Center located at 330 West Mifflin Street has had 13 video cameras installed on the interior and exterior of the facility for security purposes. There are cameras installed at all main entrances/exits. Facial recognition is expected from these vantage points. Other cameras point to general communal areas and exterior courtyard and drive areas in order to oversee general behaviors. Camera video is accessed through the City network using Genetec software.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

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1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
Axis M3204 (8 total)	**Indoor 1 MP Color Camera, no audio**	**•Main Entrance/Exit •Vestibule Entrance/Exit •Dining Area •Lounge Area •Front Desk Area •2nd Fl Elevator Entrance •2nd Fl Front Hallway •2nd Fl Back Hallway**	**Camera**
Axis P3364-VE (5 total)	**Outdoor Color Camera, no audio**	**•Exterior Driveway •Exterior Main Entrance •Mid Courtyard •(2) Exterior Courtyard/ Entrance/Exit Areas**	**Camera**
Genetec	**Video surveillance software installed by City IT**	**City Network**	**Software**

Usage of Surveillance Technology

Surveillance Data Usage

Video surveillance is for the purpose of security at the Madison Senior Center. In 2024, security entailed: 1) Live surveying by the Community Resources Manager, Facility Operations Manager, and/or Facility Operations Assistant during business hours to ensure safety of attendees; and 2) Replaying footage for the purpose of researching complaints of thievery, misconduct or behavioral problems, or property damage. Video data is automatically retained on the City network for approximately 2 weeks. Cameras can be remotely accessed through the City network using Genetec software.

Sharing Data with Other Entities

No surveillance footage was shared in 2024

Safeguarding Individual Information

To ensure privacy, only three administrative staff have access to Madison Senior Center's video surveillance system – the Community Resources Manager, Facility Operations Supervisor and Facility Operations Assistant. In the event footage needs to be exported and saved, the footage will be stored either 1) on an external drive and locked in the MSC safe which the Community Resources Manager and Facility Operations Supervisor only have access, or 2) on the City network's U drive where only the staff person who saved it has access. It will be saved for the appropriate time limit until it can be purged.

Public awareness notices are printing in the monthly newsletter and on signs located at the front desk. They state: *Public spaces (interior and exterior) at the Madison Senior Center are monitored by staff on video security cameras; participants and visitors may be recorded.*

Complaints or Concerns

No complaints or concerns in 2024

Appendix A: Supporting Policies

Video Camera Surveillance Policy for Madison Senior Center:

Madison Senior Center

Video Camera Surveillance Plan
Madison Senior Center Policy 1-16

Objectives and the scope of video surveillance
The Madison Senior Center has video cameras installed on the exterior and interior of the facility for security purposes. Security entails: 1) live surveying by the Community Resources Manager, Facility Operations Supervisor, and/or Facility Operations Assistant during business hours to ensure safety of participants and guests.
2) replaying footage for the purpose of researching complaints of thievery; misconduct or behavioral problems; property damage.

Level of detail and recording area
There are cameras installed at all main entrances/exits. Facial recognition is expected from these points. Other cameras are pointing to general communal areas and exterior courtyard and drive areas in order to oversee general behaviors. Cameras do not have audio. Software used to view video is Genetec installed by City IT.

Provided notification(s) to participants
There are public notices at two locations at the front desk where participants sign-in. These notices state the following: "***Public spaces (interior and exterior) at the Madison Senior Center are monitored by staff on video security cameras; participants and visitors may be recorded."*** This same statement is also found in the Senior Center's monthly newsletter – The Messenger.

Location of cameras
All 13 cameras are located on Madison Senior Center property. Locations are:
Exterior (5 cameras):
1) Courtyard leading to grocery store and facility exit, 2) Mid-courtyard, 3) Courtyard leading to apartments and rear facility entrance/exit, 4) Main entrance/exit, 5) Driveway
Interior Main Floor (5 cameras):
6) Lounge, 7) Dining, 8) Front desk, 9) Main entrance/exit, 10) Rear vestibule entrance/exit
Interior 2nd Floor: (3 cameras):
11) Hall leading to Craft Room, 12) Front corridor and elevator entrance/exit, 13) Back corridor

Permanently or temporary placement?
Permanent placement

Persons in agency allowed view access

The Community Resources Manager, Facility Operations Supervisor, and the Facility Operations Assistant are allowed viewing access. Records may also be shared with authorized individuals directly involved in investigating an incident.

Plan on training regarding the use, retention and storage

No official training on software usage. Online guide will be used if necessary. City IT retains and stores video for 14 days. If footage needs to be exported off the server and saved, it will be stored on an external drive in a locked safe, or on the City Network's U drive where it cannot be accessed by other staff, until it can be purged.

Those allowed to export any needed footage.

Community Resources Manager and/or Facility Operations Supervisor.



City of Madison, Wisconsin

DPCED Office of the Director

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2025

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Introduction

Summary

No change

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type

Usage of Surveillance Technology

Surveillance Data Usage

None

Sharing Data with Other Entities

N/A

Safeguarding Individual Information

N/A

Complaints or Concerns

None

Appendix A: Supporting Policies

None

City of Madison, Wisconsin

Employee Assistance Program

Annual Surveillance Technology Report

2025

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Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type

No surveillance equipment.

Usage of Surveillance Technology

Surveillance Data Usage

N/A

Sharing Data with Other Entities

N/A

Safeguarding Individual Information

N/A

Complaints or Concerns

N/A

Appendix A: Supporting Policies

N/A

City of Madison, Wisconsin

Economic Development Division

Annual Surveillance Technology Report

2025

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Introduction

Summary

The Economic Development Division does not have or use surveillance technology.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type

Usage of Surveillance Technology

Surveillance Data Usage

N/A

Sharing Data with Other Entities

N/A

Safeguarding Individual Information

N/A

Complaints or Concerns

N/A

Appendix A: Supporting Policies

None, as we don't have or use surveillance technology.



City of Madison, Wisconsin

Engineering Division

Annual Surveillance Technology Report

2024

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Introduction

Summary

In 2024, no operational changes were made to surveillance technology policies or inventory used by Engineering. The policy was updated to reflect current software being utilized. No complaints were received.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
2 Building Cameras	*A PTZ camera is installed to record motion events in the area of the building indicated.*	*Madison Municipal Building* – Rear Entrance Driveways	*PTZ camera*
1 Building Camera	*A PTZ camera is installed to record motion events in the area of the building indicated.*	*Madison Municipal Building* – Building Inspection Counter	*PTZ camera*
4 Building Cameras	*A PTZ camera is installed to record motion events in the area of the building indicated.*	*Madison Municipal Building – First Floor Entrance Lobbies*	*PTZ camera*
2 Building Cameras	*A PTZ camera is installed to record motion events in the area of the building indicated.*	*Madison Municipal Building – CDA Housing Interview Room Hallway*	*PTZ camera*
1 Building Camera	*A PTZ camera is installed to record motion events in the area of the building indicated.*	*Madison Municipal Building – CDA Housing Department Lobby*	*PTZ camera*
2 Building Camera	*A PTZ camera is installed to record motion events in the area of the building indicated.*	*Madison Municipal Building – Second Floor Stairwells*	*PTZ camera*
1 Building Camera	*A PTZ camera is installed to record motion events in the area of the building indicated.*	*Madison Municipal Building – Second Floor Meeting Room Hallway*	*PTZ camera*

Usage of Surveillance Technology

Surveillance Data Usage

In 2024, City Engineering used the data collected by these IPC cameras for the following legitimate safety and security purposes:

- Ensuring normal and secure operation of the facility for public events and meetings.
- Ensuring proper use of parking spaces and clear access of two building driveways.

Sharing Data with Other Entities

No MMB camera data was shared with other entities in 2024.

Safeguarding Individual Information

Access to cameras is restricted to the Deputy City Engineer - Facilities and the Facilities Services Coordinator. No other Engineering Division staff has been granted access.

The Engineering Division does not store camera data locally in Engineering except in rare situations when a specific event in the building is under investigation. Any such data is deleted after the conclusion of each investigation. In order to store video clips from these cameras, Engineering must request assistance from City IT, who can download as requested and send to Engineering Facilities.

All other surveillance data from these cameras is stored and accessed through Genetec Security Desk and managed by City IT. Data from these cameras is automatically overwritten after 14 days.

Complaints or Concerns

The Engineering Division has not received any complaints or concerns about its Surveillance Technology use.

Appendix A: Supporting Policies

Madison Municipal Building

Camera Surveillance Technology Departmental Policy

Revised July 1, 2025

Jim Wolfe, P.E., City Engineer

Location

Madison Municipal Building, 215 Martin Luther King Jr Blvd, Madison WI

Responsible Agency

The City of Madison Engineering Division, a division of the Department of Public Works.

Purpose

The purpose of this policy is to set forth guidelines for monitoring and using Internet Protocol Cameras (IPC) at the Madison Municipal Building (MMB) and to ensure compliance with Administrative Procedure Memorandum (APM) No. 3-17. IPC monitoring is used to enhance the security and safety of our employees and visitors, as well as to detect and deter criminal activity in and around the facility.

Camera Locations and Signage

The exhibit titled Security Camera Plan shows the locations of all IPC cameras in the building.

Signs informing employees, elected officials, and visitors using the building of the presence of video recording shall be placed at all entrances and shall read “Notice, Video Surveillance in Use on These Premises”.

Policy Overview

Only two staff in Engineering currently have access to these cameras; the Deputy City Engineer - Facilities and the Facilities Services Coordinator. Recordings will only be viewed on a need-to-know basis and in such a manner as to avoid public viewing.

This system will record video only. Audio shall not be recorded.

This policy does not cover the cameras used by the City IT Media Team to record meetings in certain meeting rooms within the building. The rooms where the City IT Media Team recording can take place are shown on the exhibit entitled Security Camera Plan.

Monitoring of individuals based on characteristics such as race, gender, ethnicity, sexual orientation, disability, or other protected classifications is prohibited.

Policy Elements

Circumstances which necessitate the use of Surveillance Technology.

Legitimate purposes for IPC monitoring in the MMB are:

- Ensuring the safety of individuals, property, and the facility;
- Monitoring of any activity or behavior that seems out of the ordinary;
- Investigation of possible criminal activity;
- The IPC system will not be routinely monitored for purposes of assessing work performance or job competency. However, the Engineering Division, and the City agencies housed within the Building, expressly reserves the right to use all video evidence in conducting any personnel investigation and in imposing appropriate discipline; and/or
- To ensure the proper operation of doors that are controlled remotely and to verify the appropriate and secure use of the building and its public meeting spaces.

Training protocols.

All Engineering staff that currently have access to these IPC cameras have been trained on the use of the Genetec Security Desk software and have been involved in the creation of this departmental policy and the annual report for this policy.

There is currently no plan to provide access to these cameras to additional staff. If such a need were to arise, these staff would be trained on the use of the cameras and would carefully review this policy and the most recent annual department report on the use of surveillance technology by and with the Facilities Services Coordinator.

Position(s) responsible for the account management and administration of the Surveillance Technology.

The Facilities Services Coordinator is responsible for account management and administration of the Surveillance Technology.

Position(s) responsible for receiving complaints regarding the Department's use of Surveillance Technology.

The Deputy City Engineer - Facilities is responsible for receiving and reviewing complaints regarding the Department's use of Surveillance Technology.

Process for determining roles and access to Surveillance Technology.

A guiding principle of this process will be to restrict access to these cameras as narrowly as possible while still maintaining safe and successful day-to-day operations as laid out above.

Currently only two Engineering staff have access to these cameras. If any additional staff access is determined to be necessary, it will be restricted to those staff in the Engineering Facilities groups. The Deputy City Engineer - Facilities will review the request and the need and make a determination.

Process to ensure access to Surveillance Technology is revoked when employee no longer has job-related need to said access.

By restricting access to this technology up front, Engineering intends to minimize this issue as much as possible.

The Department will verify each time any employee changes positions or ends City employment that no changes are needed to their Surveillance Technology access. Engineering will also review the job-related need for Surveillance Technology access as part of the annual report required by APM 3-17 each year.

Position(s) responsible for training staff and reviewing staff access and use of the Surveillance Technology

- Facilities Services Coordinator is responsible for training staff.
- Deputy City Engineer - Facilities is responsible for reviewing staff access and use.

Madison Police Department Access.

The Engineering Division will provide the Madison Police Department with immediate access to all data recordings that may constitute evidence of a crime, unless otherwise prohibited by law.

In the event the Department becomes aware that evidence of a crime may be recorded on these IPC cameras, the following procedure will be followed:

- Notify the Engineering Facilities Services Coordinator, Deputy City Engineer - Facilities, and City Engineer.
- Staff will contact the Madison Police Department Forensic Services Unit directly to ensure the proper segments of video are preserved for this use. Engineering staff do not have the ability to save video themselves.

Retention Period.

City IT automatically overwrites video stored on the Genetec Security Desk system after 14 days.

If downloaded video is saved by MPD in an investigation of the possible commission of a crime, they are responsible for all records retention compliance.

If video is saved for another valid investigatory or open-records purpose, Engineering will follow the procedure laid out below.

Privacy.

All camera locations in the MMB were carefully considered during the design process with to ensure that they cannot be used to monitor the interior of any dwelling where a reasonable expectation of privacy exists. No private dwellings are visible from these cameras. No restrooms, locker rooms, or private offices are visible from these cameras. The cameras are all in common areas of the building, and focused primarily on building entrances and main building corridors.

These cameras do not have audio recording capability.

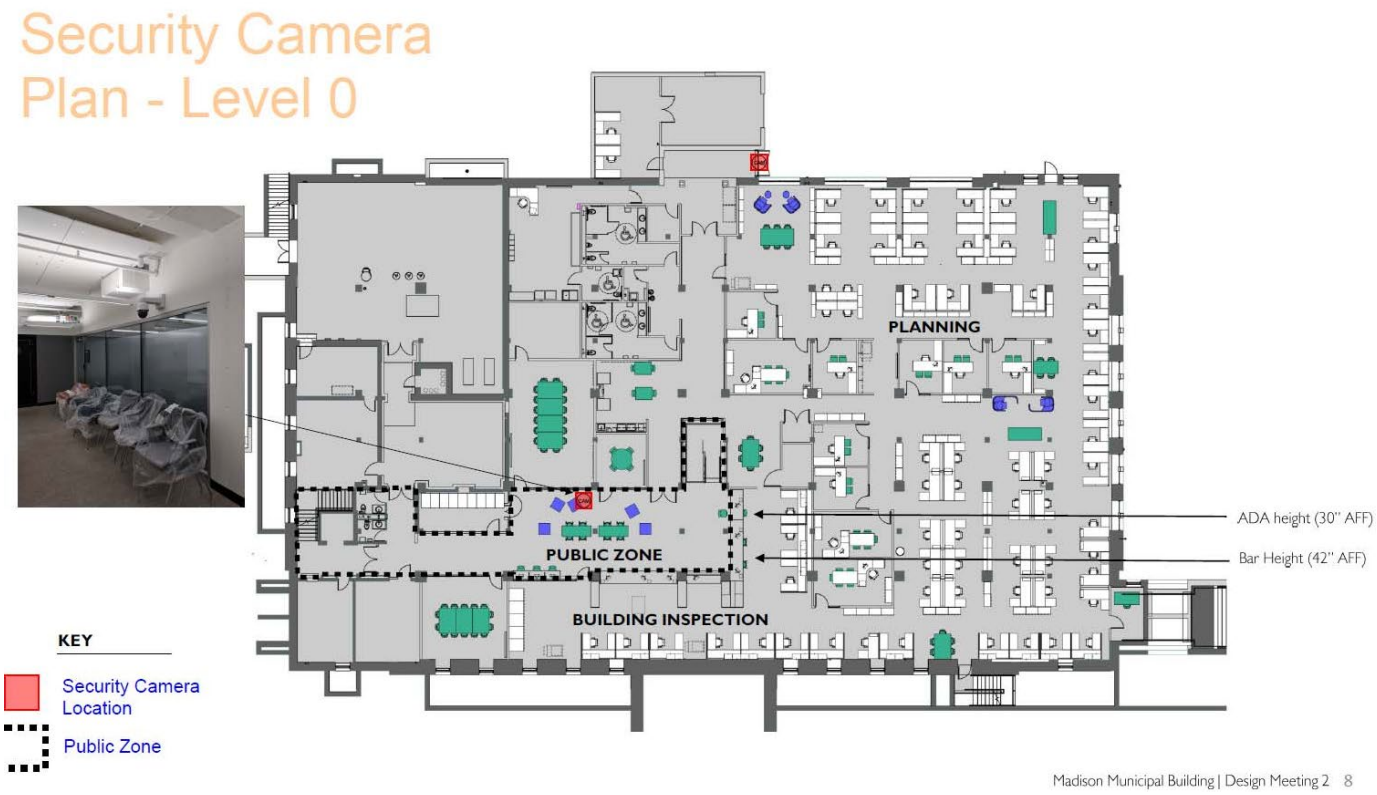
Procedures for ensuring that records are not destroyed during the pendency of any public records request, investigation or civil or criminal litigation.

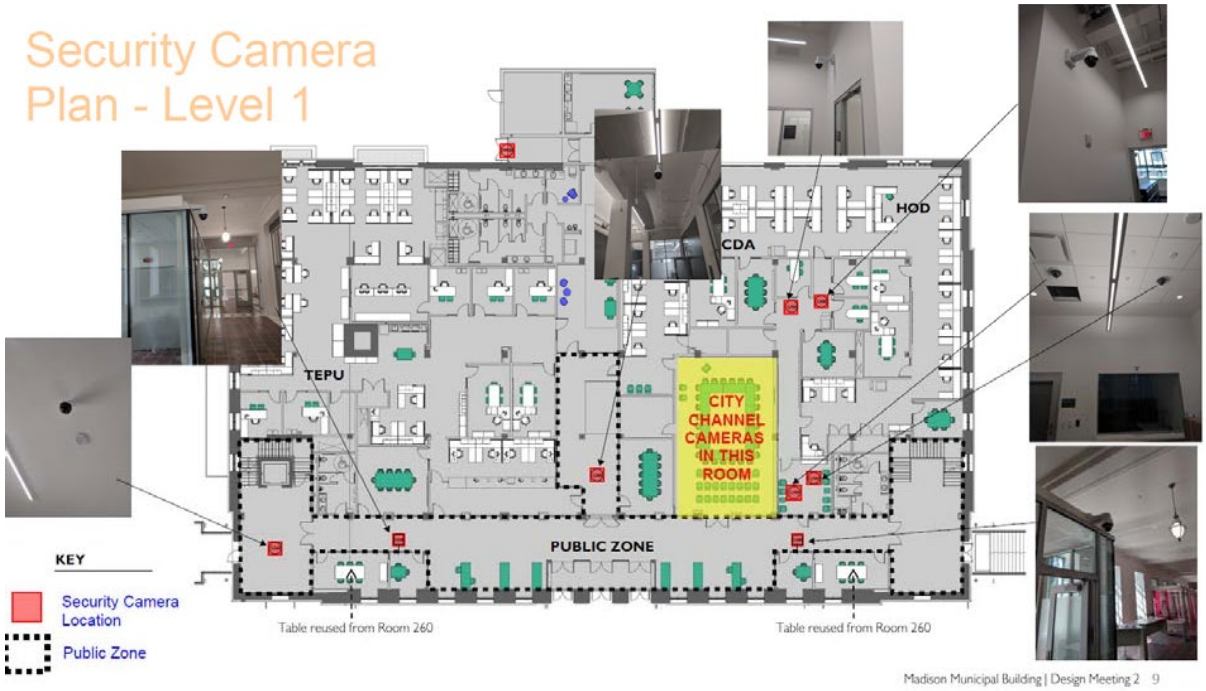
Engineering does not have the permissions to save video files from these cameras.

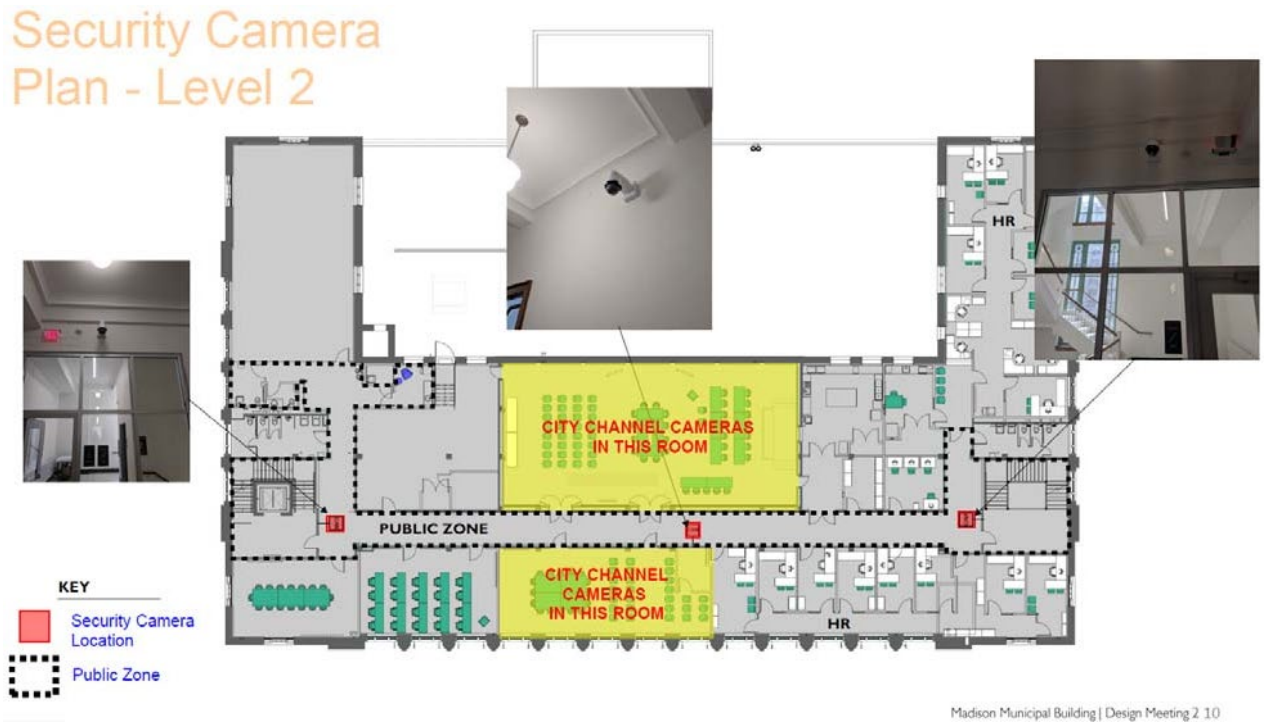
In order to store video clips from these cameras, Engineering must request assistance from City IT, who can download as requested and send to Engineering Facilities.

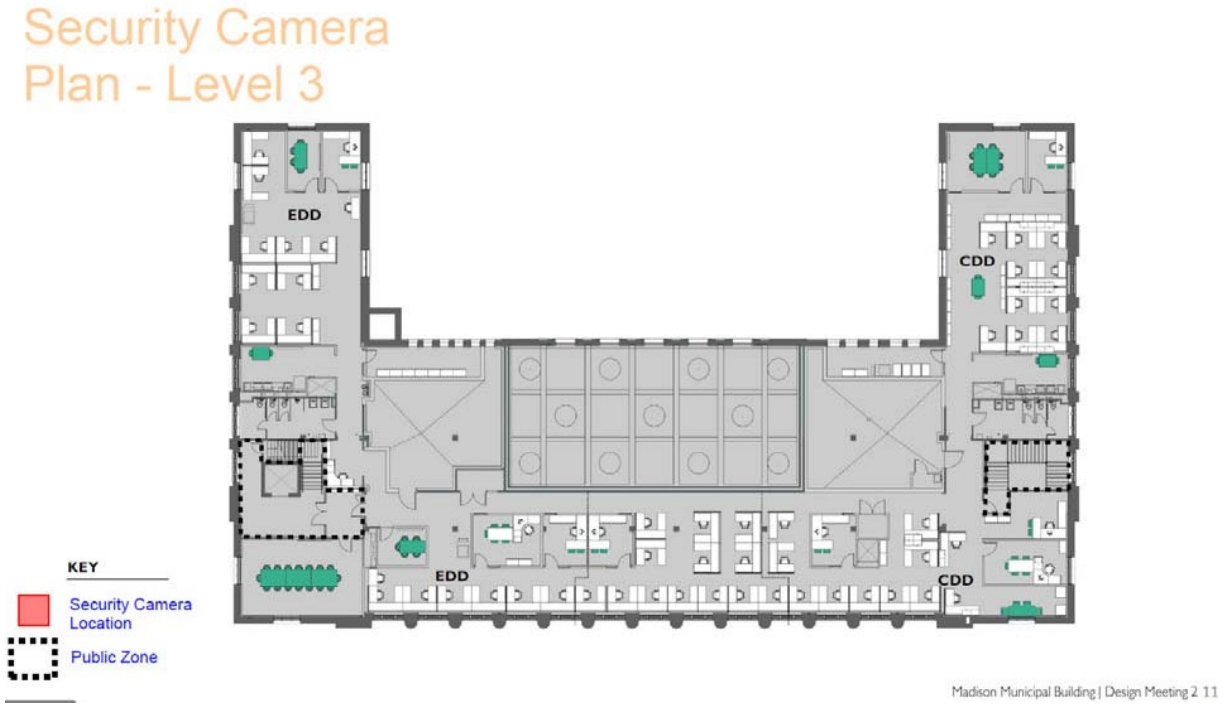
During the investigation of a possible commission of a crime, Engineering staff will follow the procedure outlined above and have the Madison Police Department Forensic Services Unit make and maintain the necessary records for those investigations. Madison Police Department has relevant permissions to download and save video clips without Engineering's involvement.

In the case of a valid request for these files that does not involve the Madison Police Department, all requests to save files will be first approved by either the Deputy City Engineer - Facilities or the City Engineer. Engineering will then work with City IT to save and obtain the appropriate files. Staff will notify the City Engineer (one of our Records Custodians) that we are now in possession of these files, and work with them to ensure compliance with APM 3-6.


Security Camera
Plan - Level 0
PLANNING
PUBLIC ZONE
BUILDING INSPECTION
ADA height (30" AFF)
Bar Height (42" AFF)
KEY
Security Camera Location
Public Zone
Madison Municipal Building | Design Meeting 2 8


Security Camera
Plan - Level 1
HOD
CDA
TEPU
CITY CHANNEL CAMERAS IN THIS ROOM
PUBLIC ZONE
KEY
Security Camera Location
Public Zone
Table reused from Room 260
Table reused from Room 260
Madison Municipal Building | Design Meeting 2 9


Security Camera
Plan - Level 2
HR
CITY CHANNEL CAMERAS
IN THIS ROOM
PUBLIC ZONE
CITY CHANNEL
CAMERAS
IN THIS ROOM
HR
KEY
Security Camera
Location
Public Zone
Madison Municipal Building | Design Meeting 2 10


Security Camera
Plan - Level 3
EDD
CDD
EDD
CDD
KEY
Security Camera
Location
Public Zone
Madison Municipal Building | Design Meeting 2 11

City of Madison, Wisconsin
Finance Department

Annual Surveillance Technology Report

2025

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Introduction

Summary

The Finance Department occupies suites 406, 414 and 101 in the City County Building (CCB). The Finance Department did not make any changes to its policy, but did make some changes to its inventory due to the completion of the Treasury office. These changes are noted in our camera inventory. Proir to this, the last change was the addition of access equipment for suite 414 in 2019. This change removed a hallway camera and installed a new access system with camera (non-recording) installed.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
Suite 406 camera	Camera to allow staff to see who is entering office	Outside suite 406	Camera
Suite 414 camera	Camera to allow staff to see who is entering office	Outside suite 414	Camera
Suite 101 cameras	Seven (7) cameras to view suite entrances and lobby, office and vault areas. Two cameras in the public lobby. Two cameras at the front counter (these can also see into the public lobby). Two cameras in the vault. One camera in the Parking Utility room.	Inside suite 101	Camera

Usage of Surveillance Technology

Surveillance Data Usage

The cameras outside of suites 406 and 414 are used as part of the Finance Department's security access. When a customer arrives at either location, they push a button to gain access and staff is able to see and communicate with the customer prior to allowing access. Front desk staff in suite 101 can also access the camera outside suite 406 to see individuals seeking access.

Cameras in suite 101 are used to monitor individuals entering/exiting the suite. In addition, cameras can be used to monitor staff activities in the office and vault areas.

Sharing Data with Other Entities

The Finance Department has given the Madison Police Department access to the cameras in suites 406 and 101. The camera for suite 414 does not record and only sends video to the phone of the person that is being requested to provide access.

Safeguarding Individual Information

Access to the camera system is limited to individuals who may need to monitor or access recordings. Internal or public request for recordings will be reviewed by Finance Management prior to release.

Complaints or Concerns

The Finance Department is not aware of any complaints or concerns about its Surveillance Technology.

Appendix A: Supporting Policies

The Finance Department has signs posted outside suites 406 and 414 informing individuals that the areas are under video surveillance and there is a sign posted at the entrance of the CCB indicating the premise is under video surveillance.

City of Madison, Wisconsin

Fleet Service Division

Annual Surveillance Technology Report

2025

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Introduction

Summary

No changes were made to the Fleet Service Division surveillance technology in 2024.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
Nakoosa Main 1	Exterior camera monitoring the patio area at the main entrance of the Nakoosa Trail Fleet Facility	Nakoosa Trail	Camera
Nakoosa Main 2	Exterior camera monitoring the main entrance of the Nakoosa Trail Fleet Facility	Nakoosa Trail	Camera
Nakoosa Main 3	Exterior camera monitoring the patio area at the main entrance of the Nakoosa Trail Fleet Facility	Nakoosa Trail	Camera
Nakoosa Main 4	Exterior camera monitoring the patio area and front drive at the main entrance of the Nakoosa Trail Fleet Facility	Nakoosa Trail	Camera
Comm North 2	Exterior camera monitoring the north side and parking lot of the Communications section of the facility	Nakoosa Trail	Camera
Comm North 3	Exterior camera monitoring the north side and parking lot of the Communications section of the facility	Nakoosa Trail	Camera
Comm North 4	Exterior camera monitoring the north side entrance and parking lot of the Communications section of the facility	Nakoosa Trail	Camera
East Service Drive 3	Exterior camera monitoring the driveway along the east side of the facility and Nakoosa Trail gated entrance	Nakoosa Trail	Camera
East Service Drive 4	Exterior camera monitoring the driveway along the east side of the facility	Nakoosa Trail	Camera

Reviewed Item	Description	Location	Type
Nakoosa Main Entrance	Interior camera monitoring the entryway and reception area at the Visitor Entrance of the Nakoosa Trail Fleet facility	Nakoosa Trail	Camera
Nakoosa Main Entrance Quad View	Interior camera monitoring the entryway and reception area at the Visitor Entrance of the Nakoosa Trail Fleet facility	Nakoosa Trail	Camera
Comm Customer Hall	Interior camera monitoring the entrance and open office area of the Communications Shop in the Nakoosa Trail facility	Nakoosa Trail	Camera
North Service Drive 1	Exterior camera monitoring the North service drive of the Nakoosa Trail facility	Nakoosa Trail	Camera
North Service Drive 2	Exterior camera monitoring the North service drive of the Nakoosa Trail facility	Nakoosa Trail	Camera
North Service Drive East	Exterior camera monitoring the North service drive of the Nakoosa Trail facility	Nakoosa Trail	Camera
North Service Drive West	Exterior camera monitoring the North service drive of the Nakoosa Trail facility	Nakoosa Trail	Camera
Comm Gate 1	Exterior camera monitoring the entrance area of the Communications Shop at the Nakoosa Trail facility	Nakoosa Trail	Camera
Comm Gate 2	Exterior camera monitoring the parking lot and Nakoosa Trail outside of the Communications Shop area at the Nakoosa Trail facility	Nakoosa Trail	Camera
Comm Gate 3	Exterior camera monitoring the gate entrance off of Nakoosa Trail	Nakoosa Trail	Camera
Comm Gate 4	Exterior camera monitoring the drive area and service bay garage doors in the Communications Shop area at the Nakoosa Trail facility	Nakoosa Trail	Camera

Reviewed Item	Description	Location	Type
Comm Yard 3	Exterior camera monitoring the parking lot and drive area behind the Communications Shop area at the Nakoosa Trail facility	Nakoosa Trail	Camera
Light Yard 4	Exterior camera monitoring the gated entrance, drive area, and fuel station behind the Light Duty Shop at the Nakoosa Trail Fleet facility	Nakoosa Trail	Camera
Fleet Gate 1	Exterior camera monitoring the driveway and employee parking lot to the west of the Nakoosa Trail Fleet facility	Nakoosa Trail	Camera
Fleet Gate 2	Exterior camera monitoring the gated entrance to the parking lot behind the Light Duty Shop at the Nakoosa Trail Fleet facility	Nakoosa Trail	Camera
Fleet Gate 3	Exterior camera monitoring the fenced lawn behind the Nakoosa Trail Fleet facility	Nakoosa Trail	Camera
Fleet Gate 4	Exterior camera monitoring the Nakoosa Trail Fleet facility driveway to Commercial Avenue	Nakoosa Trail	Camera
Main Driveway 1	Exterior camera monitoring the driveway between the employee parking lot at the Nakoosa Trail Fleet facility	Nakoosa Trail	Camera
Main Driveway 2	Exterior camera monitoring the walled area of the parking lot behind the Light Duty Shop at the Nakoosa Trail Fleet facility	Nakoosa Trail	Camera
Main Driveway 3	Exterior camera monitoring the driveway to Commercial Avenue and the employee parking lot	Nakoosa Trail	Camera
Main Driveway 4	Exterior camera monitoring the driveway and employee parking lot	Nakoosa Trail	Camera
Nakoosa Trail East (Parts Gate 1)	Exterior camera monitoring Nakoosa Trail and the driveway to the Parts gate of the Nakoosa Trail Fleet facility	Nakoosa Trail	Camera

Reviewed Item	Description	Location	Type
Nakoosa Trail West (Parts Gate 2)	Exterior camera monitoring Nakoosa Trail	Nakoosa Trail	Camera
Fleet Parts Gate 3	Exterior camera monitoring the gated entrance to the Parts Delivery area of the Nakoosa Trail Fleet facility	Nakoosa Trail	Camera
Fleet Parts Gate 4	Exterior camera monitoring the driveway to the Parts gate of the Nakoosa Trail Fleet facility	Nakoosa Trail	Camera
Fleet Parts Delivery 1	Exterior camera monitoring the garage door entrance to the Fleet Parts Warehouse	Nakoosa Trail	Camera
Fleet Parts Delivery 2	Exterior camera monitoring the service drive and loading zone outside the Fleet Parts Warehouse	Nakoosa Trail	Camera
Fleet Parts Delivery 3	Exterior camera monitoring the Fleet Parts Warehouse loading zone and the service drive outside the Heavy Duty Shop	Nakoosa Trail	Camera
Fleet Parts Delivery 4	Exterior camera monitoring the doorway to the Fleet Parts Warehouse and Heavy Duty Shop	Nakoosa Trail	Camera

Usage of Surveillance Technology

Surveillance Data Usage

In 2024, Fleet used the data collected by these IPC cameras for the following legitimate safety and security purposes:

- Ensuring normal and secure operation of the facility
- To investigate an employee complaint
- To investigate the circumstances around a shop equipment malfunction

Sharing Data with Other Entities

In 2024, the only camera data shared with entities outside of the Fleet Service Division was with City of Madison's Risk Management staff, reviewing the circumstances that led to shop equipment malfunction. No other surveillance technology data was shared in the last calendar year. Radio Shop has additional access to cameras within their area of the building.

Safeguarding Individual Information

Access to camera recordings is restricted to the Fleet Superintendent, Fleet Operations Manager, and Assistant Fleet Superintendent, the latter two with the permission of the Fleet Superintendent. Live viewing is restricted to the two Fleet Forepersons.

Fleet does not store camera data except in rare situations when a specific event in the building is under investigation.

All other surveillance data from these cameras is stored and accessed through ExacQ Vision and managed by City IT. Data from these cameras is automatically overwritten after 14 days.

Complaints or Concerns

Fleet has not received any complaints or concerns about its Surveillance Technology use in 2024.

Appendix A: Supporting Policies

Camera Surveillance Technology Departmental Policy

Revised 7/6/23

Mahanth Joishy, Fleet Superintendent

Location

Based at (1) 4151 Nakoosa Trail and (2) 1501 West Badger Road.

Responsible Agency

The City of Madison Fleet Division, a division of the Department of Public Works.

Purpose

The purpose of this policy is to set forth guidelines for monitoring and using Internet Protocol Cameras (IPC) at Fleet Facilities and to ensure compliance with Administrative Procedure Memorandum (APM) No. 3-17. IPC monitoring is used to enhance the security and safety of our employees and visitors, as well as to detect and deter criminal activity in and around the facility.

Camera Signage

Signs informing employees, elected officials, and visitors using the building of the presence of video recording shall be placed at all entrances and shall read “Notice, Video Surveillance in Use on These Premises”.

Policy Overview

Five Fleet staff have access to the system. Recordings will only be viewed on a need-to know basis and in such a manner as to avoid public viewing.

This system will record video only. Audio shall not be recorded.

Monitoring of individuals based on characteristics such as race, gender, ethnicity, sexual orientation, disability, or other protected classifications is strictly prohibited.

Policy Elements

1. Circumstances which necessitate the use of Surveillance Technology.

Legitimate purposes for IPC monitoring in Fleet facilities are:

- Ensuring the safety of individuals, property, and the facility;

- Monitoring of any activity or behavior that seems out of the ordinary;
- Investigation of possible criminal activity;
- The IPC system will not be routinely monitored for purposes of assessing work performance or job competency. However Fleet expressly reserves the right to use all video evidence in conducting any personnel investigation and in imposing appropriate discipline; and/or
- To ensure the proper operation of doors that are controlled remotely and to verify the appropriate and secure use of the building and its public meeting spaces.

2. Training protocols.

All Fleet staff that receive access to these IPC cameras have been or will be trained on the use of the ExacqVision software and have received this policy.

There is currently no plan to provide access to these cameras to additional staff. If such a need were to arise, these staff would be trained on the use of the cameras and would carefully review this policy and the most recent annual department report on the use of surveillance technology by the Superintendent.

3. Position(s) responsible for the account management and administration of the Surveillance Technology.

The Fleet Superintendent is responsible for account management and administration of the Surveillance Technology in partnership with City IT.

4. Position(s) responsible for receiving complaints regarding the Department's use of Surveillance Technology.

The Fleet Superintendent is responsible for receiving and reviewing complaints regarding the Department's use of Surveillance Technology. If Superintendent is absent the Operations Manager will be the backup.

5. Process for determining roles and access to Surveillance Technology.

A guiding principle of this process will be to restrict access to these cameras as narrowly as possible while still maintaining safe and successful day-to-day operations as laid out above.

Currently only five Fleet staff have access to these cameras. Fleet Superintendent will review this list on an annual basis.

6. Process to ensure access to Surveillance Technology is revoked when employee no longer has job-related need to said access.

By restricting access to this technology up front, Fleet intends to minimize this issue as much as possible.

The Department will verify each time any employee changes positions or ends City employment that no changes are needed to their Surveillance Technology access. Fleet will also review the jobrelated need for Surveillance Technology access as part of the annual report required by APM 3-17 each year.

7. Position(s) responsible for training staff and reviewing staff access and use of the Surveillance Technology

Fleet Superintendent is responsible for staff training, access and use.

8. Madison Police Department Access.

Fleet will provide the Madison Police Department with immediate access to all data recordings that may constitute evidence of a crime, unless otherwise prohibited by law.

In the event the Department becomes aware that evidence of a crime may be recorded on these IPC cameras, the following procedure will be followed:

- Notify the Fleet Superintendent.
- Staff will contact the Madison Police Department Forensic Services Unit directly to ensure the proper segments of video are preserved for this use.

9. Retention Period.

Fleet does not have the permissions necessary to save video clips from these IPC cameras themselves. City IT automatically overwrites video on the ExacQvision system after 14 days. If downloaded video is saved by MPD in an investigation of the possible commission of a crime, they are responsible for all records retention compliance.

If video is saved for another valid investigatory or open-records purpose, Fleet will follow the procedure laid out below.

10. Privacy.

All camera locations were carefully considered during the design process to ensure that they cannot be used to monitor the interior of interior dwelling where a reasonable expectation of privacy exists. No private dwellings are visible from these cameras. No restrooms, locker rooms, or private offices are visible from these cameras. The cameras are all in common areas of the building, and the cameras do not have audio recording capability.

11. Procedures for ensuring that records are not destroyed during the pendency of any public records request, investigation or civil or criminal litigation.

Fleet does not have the permissions to save video files from these cameras. During the investigation of a possible commission of a crime, Fleet staff will follow the procedure outlined above and have the Madison Police Department Forensic Services Unit make and maintain the necessary records for those investigations.

In the case of a valid request for these files that does not involve the Madison Police Department, all requests to save files will be first approved by the Superintendent or Operations Manager. Fleet will then work with City IT to save and obtain the appropriate files. Staff will notify the Fleet Superintendent

(one of our Records Custodians) that we are now in possession of these files, and work with them to ensure compliance.



City of Madison, Wisconsin

Human Resources

Annual Surveillance Technology Report

2025

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Introduction

Summary

There have been no changes to City of Madison Human Resources Surveillance Technology used.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
N/A	Human Resources uses no camera technology to complete surveillance for any reason.	N/A	N/A

Usage of Surveillance Technology

Surveillance Data Usage

HR has no surveillance technology.

Sharing Data with Other Entities

N/A

Safeguarding Individual Information

N/A

Complaints or Concerns

N/A

Appendix A: Supporting Policies

We have no supporting policies.



City of Madison, Wisconsin

Information Technology

Annual Surveillance Technology Report

2025

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Introduction

Summary

During 2023, Information Technology (IT) did not add any additional surveillance technology to our inventory. All cameras listed below are used for monitoring incidents and identifying when city staff or contractors are requesting access to an area that is locked.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
Doorbell Camera	Cameras used as part of the doorbell system so that we can see who is at the front doors.	CCB Room 525 and 501	Fixed
Help Desk Main Entrance	Cameras are used as part of the doorbell system so that we can see who is at the front doors.	CCB Room 500 – Main Entrance	*Fixed*
Help Desk Back Hallway Entrance	Cameras are used as part of the doorbell system so that we can see who is at the back entrance	CCB Room 500 – Back Hallway Entrance	Fixed
Water Utility Data Center	Entrance inside data center	Water Utility Data Center	Fixed
Water Utility Data Center	Rack view	Water Utility Data Center	Fixed
CCB GA4 Storage Area	Main entrance	CCB-GA4 Storage Area – Main Entrance	Fixed
CCB GA4 Storage Area	Back entrance	CCB-GA4 Storage Area – Back Entrance	Fixed
CCB GA4 Storage Area	Storage area	CCB-GA4 Storage Area – Storage Area	Fixed
CCB GA4 Data Center	Entrance	CCB-GA4 Data Center – Entrance	Fixed
CCB GA4 Data Center	Rack view 1	CCB-GA4 Data Center – Rack View 1	Fixed

Reviewed Item	Description	Location	Type
CCB GA4 Data Center	Rack view 2	CCB-GA4 Data Center – Rack View 2	Fixed

Usage of Surveillance Technology

Surveillance Data Usage

The Help Desk, Data Center and GA2 video are used ONLY for review of incidents that may occur in those areas such as damage, theft or unauthorized access The doorbell devices in Helpdesk area and 525 suite are used to identify customers for entrance to each area that may not have authorized access from the City's card access system.

Sharing Data with Other Entities

Data is not shared with entities except for use as a part of an investigation. This investigation could be initiated by IT or the Madison Police Department in the event of damage, theft or unauthorized access to facilities.

Safeguarding Individual Information

IT is not collecting any individual information with our camera usage. These cameras are solely used for monitoring incidents and identifying when customers are requesting access to an area.

Complaints or Concerns

IT has not received any complaints or concerns related to its usage of surveillance technology.

Appendix A: Supporting Policies

There are no IT-specific surveillance technology support policies currently.

City of Madison, Wisconsin /Library

Annual Security Technology Report

2025

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Introduction

Summary

In accordance with Memorandum No. 3-17 Page 3 and Madison, Wisconsin - Code of Ordinances - CHAPTER 23 - OFFENSES AGAINST PUBLIC POLICY -23.63 - USE OF SURVEILLANCE TECHNOLOGY. Madison Public Library added 3 local cameras at our Hawthorne location under the "exigent situation". Once the moratorium on adding new cameras is lifted, City IT will help us install city managed cameras.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Security Technology and ensure compliance with this Ordinance.

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1. *An inventory of current Security Technology and the applicable policies;*
2. *How the Department has used the data collected by its Security Technology;*
3. *How any Security Data is being shared with other entities;*
4. *How well Security Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Security Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Security Technology Report.

Security Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of security:

Reviewed Item	Description	Location	Type
Security Cameras	**Fixed cameras at certain Library locations**	**Central Library, 201 W. Mifflin St., 53703; Pinney Library, 516 Cottage Grove Rd., 53716; Meadowridge Library, 5726 Raymond Rd., 53711; Goodman Library, 2222 S. Park St., 53713, Lakeview Library, 2845 N. Sherman Ave, 53704, Hawthorne Library, 2707 E. Washington Ave, 53704**	**Fixed and PTZ Cameras of varied resolution.**
Security Camera	**Fixed outdoor camera for voting drop box outside Goodman Library**	**2222 S. Park St., 53713**	**1 Fixed Camera**

Usage of Security Technology

Security Data Usage

The Library uses screen shots from video to later identify subjects who may have violated the Library's Behavior Policy.

Sharing Data with Other Entities

The Library only shares data internally with authorized staff. If Law Enforcement wishes to view data that does not involve a Library Behavior Policy issue, a warrant is required.

Safeguarding Individual Information

Data can only be accessed by authorized Library account holders.

Complaints or Concerns

There have been no complaints registered against the Library's use of this data.

Appendix A: Supporting Policies

Employee Security Camera Training Acknowledgement

I _____ received security camera training on _____.

Name Date

I also acknowledge that with the responsibility of being granted access to MPL's security cameras I will adhere to the following policies:

- A supervisor must be notified and provide approval before accessing footage.
- Cameras are only to be used to supplement incident reports or in the event of an appropriate police request.
- Sharing images or video outside of MPL's incident reports or police requests is strictly prohibited
- Cameras are not to be moved or adjusted
- Employees cannot share security credentials for others to log in with.

_____ _____

Signature/ Date

City of Madison, Wisconsin
Mayor's Office

Annual Surveillance Technology Report

2025

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Introduction

Summary

No Changes

Ordinance Requirements

This document is prepared pursuant to M.G.O. 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

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1. *An inventory of current Surveillance Technology and the applicable policies;*
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3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
Suite 403 dome security camera	Camera to allow staff to see who is entering	Suite 403 - near front desk	camera

Usage of Surveillance Technology

Surveillance Data Usage

The camera near the front desk of 403 is for security. It allows other staff to see who is entering and if front desk staff need assistance.

Sharing Data with Other Entities

Our understanding is that this camera does not record and is just used for live situations, should the need arise.

Safeguarding Individual Information

Because no video is recorded, no individual information is retained or at-risk.

Complaints or Concerns

Appendix A: Supporting Policies

No supporting policies.



2025 Annual Surveillance Technology Report

City of Madison, Wisconsin

metro transit

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Introduction

Summary

Metro Transit has made changes and additions to its surveillance systems in the last calendar year.

- All on-board bus video recording systems have been updated to replace obsolete equipment. These systems utilize existing cameras but the digital video recorders have been upgraded.
- The Hanson Rd. facility construction was completed including the installation of cameras on the exterior, interior, bus storage, and maintenance areas.
- Administration, Operations, Maintenance, and Bus storage facility cameras have been transitioned to the Genetec System supported and maintained by City IT.
- BRT station construction has been completed with the installation of cameras at the stations.

Below is a list of all technologies, cameras, locations, and recording software utilized by Metro. Appendix A contains the policy Metro has developed outlining technology types, usage, record sharing, record retention, and levels of access.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

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4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
ME1101 East Wash 1	Exterior fixed camera using Genetec	E. Wash garage wall near Few St.	Camera
ME1101 East Wash 2	Exterior Fixed camera using Genetec	E. Wash garage wall between Few and Ingersoll	Camera
ME1101 Maint B 1	Interior fixed camera using Genetec	Maintenance Area B	Camera
ME1101 Maint B 2	Interior fixed camera using Genetec	Maintenance Area B	Camera
ME1101 Driver Room A	Interior fixed camera using Genetec	2nd floor training room	Camera
ME1101 Driver Room B	Interior fixed camera using Genetec	Temporary Exercise Room	Camera
ME1101 Dispatch A	Interior fixed camera using Genetec	Operations Dispatch	Camera
ME1101 Dispatch B	Interior fixed camera using Genetec	Operations Dispatch	Camera
ME 3A – Greeting Area	Interior fixed camera using Genetec	New Driver Break room entrance area	Camera
ME 3A – Ingersoll Vestibule	Interior fixed camera using Genetec	1 S. Ingersoll Main Entrance Vestibule	Camera
ME E. Was & Ingersoll	Interior fixed camera using Genetec	Employee Entrance and outdoor break area	Camera
ME1101 Radio Room	Interior fixed camera using Genetec	Operations Dispatch	Camera
ME1101 Mechanic Room	Interior fixed camera using Exacqvison	Mechanic Breakroom	Camera
ME1101 Bus Storage A	Interior fixed camera using Genetec	1101 Garage	Camera
ME1101 Bus Storage B	Interior fixed camera using Genetec	1101 Garage	Camera
ME1101 Bus Storage C	Interior fixed camera using Genetec	1101 Garage	Camera
ME1101 Bus Storage D	Interior fixed camera using Genetec	1101 Garage	Camera
ME1101 Bus Storage E	Interior fixed camera using Genetec	1101 Garage	Camera
ME1101 Bus Storage F	Interior fixed camera using Genetec	1101 Garage	Camera
ME1101 Bus Storage G	Interior fixed camera using Genetec	1101 Garage	Camera

ME1101 Bus Storage H	Interior fixed camera using Genetec	1101 Garage	Camera
ME1101 Bus Storage I	Interior fixed camera using Genetec	1101 Garage	Camera
ME1101 Bike Rack	Interior fixed camera using Genetec	1101 Garage	Camera
ME1101 Door 4	Interior fixed camera using Genetec	1101 Garage	Camera
ME1101 Service Lane A	Interior fixed camera using Genetec	1101 Garage	Camera
ME1101 Service Lane B	Interior fixed camera using Genetec	1101 Maintenance Shop	Camera
ME1101 Service Lane C	Interior fixed camera using Genetec	1101 Maintenance Shop	Camera
ME1101 Service Lane D	Interior fixed camera using Genetec	1101 Maintenance Shop	Camera
ME1101 Yard A	Exterior PTZ camera using Genetec	1101 Yard Wall	Camera
ME1101 Yard B	Exterior fixed camera using Genetec	1101 Yard Wall	Camera
ME1101 Yard C	Exterior PTZ camera using Genetec	1101 Yard Wall	Camera
ME1101 Parking Aisle A	Exterior fixed camera using Genetec	1101 Yard Wall	Camera
ME1101 Parking Aisle B	Exterior fixed camera using Genetec	1101 Service Lane Wall	Camera
ME1101 Parking Aisle C	Exterior fixed camera using Genetec	1101 Service Lane Wall	Camera
ME1101 Parking Aisle D	Exterior fixed camera using Genetec	1101 Service Lane Entrance	Camera
ME1101 Fire Lane	Exterior Fixed Camera using Genetec	1101 Garage Roof	Camera
ME1101 Tank Room	Interior fixed camera using Genetec	1101 Service Lane Area	Camera
ME1101 Subcontractor Room	Interior fixed camera using Genetec	1101 Service Lane Area	Camera
ME1101 BG Shop	Interior fixed camera using Exaqvision	Room inside 1101 Garage	Camera
ME1101 Employee Entrance	Interior fixed camera using Genetec	Currently not operational due to renovation	Camera
ME1101 Hallway PTZ	Interior PTZ camera using Genetec	1101 Hallway near maintenance shop	Camera
ME1101 Hallway A	Interior fixed camera using Genetec	Currently not operational due to renovation	Camera
ME1101 Hallway B	Interior fixed camera using Genetec	1101 Common Area Hall	Camera
ME1101 Hallway C	Interior fixed camera using Genetec	1101 Common Area Hall	Camera
ME1101 Hallway D	Interior fixed camera using Genetec	New Receiving area	Camera

ME1101 Hallway E	Interior fixed camera using Genetec	1101 Common Area Hall	Camera
ME1101 Engine Shop A	Interior fixed camera using Genetec	1101 Maintenance Shop	Camera
ME1101 Engine Shop B	Interior fixed camera using Genetec	1101 Maintenance Shop	Camera
ME1101 Shop 01	Interior fixed camera using Genetec	1101 Maintenance Shop	Camera
ME1101 Shop 02	Interior fixed camera using Genetec	1101 Maintenance Shop	Camera
ME1101 Seat Shop	Interior fixed camera using Genetec	1101 Maintenance Shop	Camera
ME1101 Meter Room	Interior fixed camera using Genetec	1101 Maintenance Shop	Camera
ME1101 Bus Storage	Interior fixed camera using Genetec	1101 Garage	Camera
ME1101 Wash Bay Exits	Interior fixed camera using Genetec	1101 Service Lane	Camera
ME1101 Vault 1	Interior fixed camera using Genetec	1101 Service Lane	Camera
ME1101 Vault 2	Interior fixed camera using Genetec	1101 Service Lane	Camera
ME1101 Cash Room	Interior fixed camera using Genetec	1101 Service Lane	Camera
ME1101 Overhead Doors A	Exterior fixed camera using Genetec	1101 Service Lane	Camera
ME1101 Overhead Doors B	Exterior fixed camera using Genetec	1101 Service Lane	Camera
ME1101 Overhead Doors C	Exterior fixed camera using Genetec	1101 Service Lane	Camera
MT1101 Dispatch A	Audio using Genetec	1101 Dispatch	Microphone
MT1101 Mechroom	Audio using Genetec	1101 Mechanic Break Room	Microphone
MT1101 EmpEntrance	Audio using Genetec	Currently down due to renovation	Microphone
MT1101 BusStorage J	Audio using Genetec	1101 Garage	Microphone
ME Metro Storage	Interior fixed camera using Genetec	1 S. Ingersoll Garage	Camera
ME Cash Room New	Interior fixed camera using Genetec	Cash Room	Camera
ME NTP 1	Exterior Fixed camera using Genetec	North Transfer Point	Camera
ME NTP 2	Exterior fixed camera using Genetec	North Transfer Point	Camera
ME NTP 3	Exterior fixed camera using Genetec	North Transfer Point	Camera
ME NTP 4	Exterior fixed camera using Genetec	North Transfer Point	Camera

ME NTP 5	Exterior fixed camera using Genetec	North Transfer Point	Camera
ME NTP 6	Exterior fixed camera using Genetec	North Transfer Point	Camera
ME NTP 7	Exterior fixed camera using Genetec	North Transfer Point	Camera
ME NTP 8	Exterior fixed camera using Genetec	North Transfer Point	Camera
ME WTP Inbound A	Exterior fixed camera using Genetec	West Transfer Point	Camera
ME WTP Inbound B	Exterior fixed camera using Genetec	West Transfer Point	Camera
ME WTP Inbound C	Exterior fixed camera using Genetec	West Transfer Point	Camera
ME WTP Inbound D	Exterior fixed camera using Genetec	West Transfer Point	Camera
ME WTP Outbound A	Exterior fixed camera using Genetec	West Transfer Point	Camera
ME WTP Outbound B	Exterior fixed camera using Genetec	West Transfer Point	Camera
ME WTP Outbound C	Exterior fixed camera using Genetec	West Transfer Point	Camera
ME WTP Outbound D	Exterior fixed camera using Genetec	West Transfer Point	Camera
ME WTP Entrance	Exterior fixed camera using Genetec	West Transfer Point	Camera
ME 1245 West Reception B	Interior fixed camera using Genetec	1245 Reception Window	Camera
ME 1245 West Reception A	Interior fixed camera using Exacqvison	1245 Reception Window	Camera
ME 1245 West Hallway A	Interior fixed camera using Genetec	1245 Common Hallway	Camera
ME 1245 West Hallway B	Interior fixed camera using Genetec	1245 Common Hallway	Camera
ME 1245 CSC Overview	Interior fixed camera using Genetec	1245 Customer Service Call Center	Camera
ME 1245 Finance Hall	Interior fixed camera using Genetec	1245 Hallway near Finance department	Camera
ME 1245 West Downstairs	Interior fixed camera using Genetec	1245 lower level near vending machine	Camera
ME 1245 East Hallway A	Interior fixed camera using Genetec	1245 Common Hallway	Camera
ME 1245 East Hallway B	Interior fixed camera using Genetec	1245 Common Hallway	Camera
ME 1245 Lost and Found A	Interior fixed camera using Genetec	1245 Lost and Found Room	Camera
ME 1245 Lost and Found B	Interior fixed camera using Genetec	1245 Lost and Found Room	Camera
ME 1245 Reception C	Interior fixed camera using Genetec	1245 Reception Window	Camera

ME 1245 Reception D	Interior fixed camera using Genetec	1245 Reception Window	Camera
ME 1245 East Mens Rm Exit	Interior fixed camera using Genetec	1245 Exit Hall near mens room	Camera
ME 1245 Reception A	Fixed audio using Genetec	1245 Reception Window	Microphone
ME 3829 Hanson Rd. Breakroom A	Interior fixed camera using Genetec	Employee breakroom	Camera
ME 3829 Hanson Rd. Breakroom B	Interior fixed camera using Genetec	Employee breakroom	Camera
ME 3829 Hanson Rd. Breakroom C	Interior fixed camera using Genetec	Employee breakroom	Camera
ME 3829 Hanson Rd. Buildings and Grounds A	Interior fixed camera using Genetec	Building and Grounds storage	Camera
ME 3829 Hanson Rd. Building and Grounds B	Interior fixed camera using Genetec	Building and Grounds storage	Camera
ME 3829 Hanson Rd. Building and Grounds C	Interior fixed camera using Genetec	Building and Grounds storage	Camera
ME 3829 Hanson Rd. Building and Grounds D	Interior fixed camera using Genetec	Building and Grounds storage	Camera
ME 3829 Hanson Rd. Bus Lane 1	Interior fixed camera using Genetec	Maintenance drive aisle	Camera
ME 3829 Hanson Rd. Bus Lane 2	Interior fixed camera using Genetec	Maintenance drive aisle	Camera
ME 3829 Hanson Rd. Bus Lane 3	Interior fixed camera using Genetec	Maintenance drive aisle	Camera
ME 3829 Hanson Rd. Bus Lane 4	Interior fixed camera using Genetec	Maintenance drive aisle	Camera
ME 3829 Hanson Rd. Entrance/Exit	Interior fixed camera using Genetec	Employee entrance/exit	Camera
ME 3829 Hanson Rd. Exterior 2 NE- Camera 01	Exterior fixed camera using Genetec	Driveway gate	Camera
ME 3829 Hanson Rd. Exterior 2 NE- Camera 02	Exterior fixed camera using Genetec	Driveway inside gate	Camera
ME 3829 Hanson Rd. Exterior 2 NE- Camera 03	Exterior fixed camera using Genetec	Driveway along east side of building North to South	Camera
ME 3829 Hanson Rd. Exterior 2 NE- Camera 04	Exterior fixed camera using Genetec	Fuel island, northside of building, part of employee parking lot	Camera
ME 3829 Hanson Rd. Exterior NE	Exterior fixed camera using Genetec	Driveway along east side of building South to North	Camera
ME 3829 Hanson Rd. Exterior NW	Exterior fixed camera using Genetec	North side of building with employee parking and fuel island	Camera
ME 3829 Hanson Rd. Exterior SE	Exterior fixed camera using Genetec	East side of building facing south	Camera
ME 3829 Hanson Rd. Exterior South	Exterior fixed camera using Genetec	South side of building/driveway	Camera
ME 3829 Hanson Rd. Exterior West	Exterior fixed camera using Genetec	West side of building/training area/driveway	Camera

ME 3829 Hanson Rd. Office Corridor Camera - 01	Interior fixed camera using Genetec	Main employee hallway between shop and office/breakrooms	Camera
ME 3829 Hanson Rd. Office Corridor Camera - 02	Interior fixed camera using Genetec	Main employee hallway between shop and office/breakrooms	Camera
ME 3829 Hanson Rd. Parts Storage Door	Interior fixed camera using Genetec	Parts department storage area	Camera
ME 3901 Hanson Bus Entrance Exterior	Exterior fixed camera using Genetec	Facing east side of building from light pole. Showing main bus entrance to garage	Camera
ME 3901 Hanson Bus Exit Exterior	Exterior fixed camera using Genetec	Facing east side of building from light pole. Showing main bus exit door from garage	Camera
ME 3901 Hanson Rd. Break Room A	Interior fixed camera using Genetec	Maintenance employee break room	Camera
ME 3901 Hanson Rd. Break Room B	Interior fixed camera using Genetec	Maintenance employee break room	Camera
ME 3901 Hanson Rd. Dispatch A	Interior fixed camera using Genetec	Operations dispatch room	Camera
ME 3901 Hanson Rd. Dispatch B	Interior fixed camera using Genetec	Operations dispatch room	Camera
ME 3901 Hanson Rd. Dispatch Vestibule	Interior fixed camera using Genetec	Operations dispatch driver check-in vestibule	Camera
ME 3901 Hanson Rd. Entrance/Exit	Interior fixed camera using Genetec	Operations dispatch vestibule driver entrance/exit	Camera
ME 3901 Hanson Rd. Exterior NE	Exterior fixed camera using Genetec	East side of building facing bus drive aisle/approach to charger	Camera
ME 3901 Hanson Rd. Exterior NW	Exterior fixed camera using Genetec	Employee parking lot/bus drive aisle	Camera
ME 3901 Hanson Rd. Exterior SE	Exterior fixed camera using Genetec	Charger, bus drive aisle	Camera
ME 3901 Hanson Rd. Exterior South	Exterior fixed camera using Genetec	South side of building, training platform, bus drive aisle	Camera
ME 3901 Hanson Rd. Gate/Parking Lot A	Exterior fixed camera using Genetec	Bus entrance/exit gate, staff car parking, employee parking lot	Camera
ME 3901 Hanson Rd. Gate/Parking Lot B	Exterior fixed camera using Genetec	Staff car parking, Bus drive aisle, garage entrance driveway	Camera
ME 3901 Hanson Rd. Gate/Parking Lot C	Exterior fixed camera using Genetec	Employee parking lot	Camera
ME 3901 Hanson Rd. Gate/Parking Lot D	Exterior fixed camera using Genetec	Employee parking lot	Camera
ME 3901 Hanson Rd. Hallway	Interior fixed camera using Genetec	Employee entrance/exit/hallway	Camera
ME 3901 Hanson Rd. Interior 1 NW	Interior fixed camera using Genetec	Bus storage area	Camera
ME 3901 Hanson Rd. Interior 2 SW	Interior fixed camera using Genetec	Bus storage area	Camera
ME 3901 Hanson Rd. Interior 3 N	Interior fixed camera using Genetec	Bus storage area	Camera

ME 3901 Hanson Rd. Interior 4 Bus Entrance	Interior fixed camera using Genetec	Bus storage entrance door	Camera
ME 3901 Hanson Rd. Interior 5 Bus Exit	Interior fixed camera using Genetec	Bus storage exit door	Camera
ME 3901 Hanson Rd. Interior S	Interior fixed camera using Genetec	Bus storage	Camera
ME 3901 Hanson Rd. Lounge A	Interior fixed camera using Genetec	Driver lounge/break room	Camera
ME 3901 Hanson Rd. Lounge B	Interior fixed camera using Genetec	Driver lounge/break room	Camera
ME 3901 Hanson Rd. Money Room Entrance/Exit	Interior fixed camera using Genetec	Money sorting/storage room	Camera
ME 3901 Hanson Rd. Money Room Overhead	Interior fixed camera using Genetec	Money sorting/storage room	Camera
ME 3901 Hanson Rd. Service Lane A	Interior fixed camera using Genetec	Bus service lane	Camera
ME 3901 Hanson Rd. Service Lane B	Interior fixed camera using Genetec	Bus service lane	Camera
ME 3901 Hanson Rd. W Exterior	Exterior fixed camera using Genetec	Bus drive aisle	Camera
	2 BRT Station Fixed Cameras using AXIS	JUNCTION Bay 1	Camera
	2 BRT Station Fixed Cameras using AXIS	JUNCTION Bay 2	Camera
	2 BRT Station Fixed Cameras using AXIS	HIGH POINT (center running)	Camera
	2 BRT Station Fixed Cameras using AXIS	WESTFIELD (center running)	Camera
	2 BRT Station Fixed Cameras using AXIS	GRAND CANYON (center running)	Camera
	2 BRT Station Fixed Cameras using AXIS	ISLAND (center running)	Camera
	2 BRT Station Fixed Cameras using AXIS	ROSA (center running)	Camera
	2 BRT Station Fixed Cameras using AXIS	WHITNEY-MINERAL POINT (center running)	Camera
	2 BRT Station Fixed Cameras using AXIS	REGENT-WHITNEY (center running)	Camera
	2 BRT Station Fixed Cameras using AXIS	EAU CLAIRE (center running)	Camera
	2 BRT Station Fixed Cameras using AXIS	SEGOE (Eastbound)	Camera
	2 BRT Station Fixed Cameras using AXIS	SEGOE (Westbound)	Camera
	2 BRT Station Fixed Cameras using AXIS	MIDVALE (center running)	Camera
	2 BRT Station Fixed Cameras using AXIS	SHOREWOOD (center running)	Camera

	2 BRT Station Fixed Cameras using AXIS	UNIVERSITY BAY (center running)	Camera
	2 BRT Station Fixed Cameras using AXIS	ORCHARD (Eastbound)	Camera
	2 BRT Station Fixed Cameras using AXIS	ORCHARD (Westbound)	Camera
	2 BRT Station Fixed Cameras using AXIS	EAST CAMPUS	Camera
	2 BRT Station Fixed Cameras using AXIS	EAST CAMPUS	Camera
	2 BRT Station Fixed Cameras using AXIS	EAST CAMPUS	Camera
	2 BRT Station Fixed Cameras using AXIS	STATE STREET (Eastbound)	Camera
	2 BRT Station Fixed Cameras using AXIS	STATE STREET (Westbound)	Camera
	2 BRT Station Fixed Cameras using AXIS	CAPITOL SQUARE (Eastbound)	Camera
	2 BRT Station Fixed Cameras using AXIS	CAPITOL SQUARE (Westbound)	Camera
	2 BRT Station Fixed Cameras using AXIS	BLAIR (center running)	Camera
	2 BRT Station Fixed Cameras using AXIS	PATERSON (center running)	Camera
	2 BRT Station Fixed Cameras using AXIS	BALDWIN (center running)	Camera
	2 BRT Station Fixed Cameras using AXIS	FIRST STREET (center running)	Camera
	2 BRT Station Fixed Cameras using AXIS	FOURTH STREET (center running)	Camera
	2 BRT Station Fixed Cameras using AXIS	MILWAUKEE-NORTH (Eastbound)	Camera
	2 BRT Station Fixed Cameras using AXIS	MILWAUKEE-NORTH (Westbound)	Camera
	2 BRT Station Fixed Cameras using AXIS	MARQUETTE (center running)	Camera
	2 BRT Station Fixed Cameras using AXIS	MELVIN-RETHKE (center running)	Camera
	2 BRT Station Fixed Cameras using AXIS	WRIGHT-FAIR OAKS (center running)	Camera
	2 BRT Station Fixed Cameras using AXIS	ANDERSON-WRIGHT (Eastbound)	Camera
	2 BRT Station Fixed Cameras using AXIS	ANDERSON-WRIGHT (Westbound)	Camera
	2 BRT Station Fixed Cameras using AXIS	MENDOTA (Eastbound)	Camera
	2 BRT Station Fixed Cameras using AXIS	MENDOTA (Westbound)	Camera
	2 BRT Station Fixed Cameras using AXIS	THIERER-PORTAGE (Eastbound)	Camera

	2 BRT Station Fixed Cameras using AXIS	THIERER-PORTAGE (Westbound)	Camera
	2 BRT Station Fixed Cameras using AXIS	INDEPENDENCE (Eastbound)	Camera
	2 BRT Station Fixed Cameras using AXIS	INDEPENDENCE (Westbound)	Camera
	2 BRT Station Fixed Cameras using AXIS	EAST SPRINGS (Eastbound)	Camera
	2 BRT Station Fixed Cameras using AXIS	EAST SPRINGS (Westbound)	Camera
Smart Record	Phone recording software	266-4466, 267-8760, 267-8761, 267-8781 are recorded phone lines	Software
Apollo	Bus Video Recorder	78 buses utilize this system. Each bus has 6 fixed cameras. 4 interior, 2 exterior. Each interior camera is equipped with a microphone.	Video recording system with cameras and audio
Apollo	Bus Video Recorder	16 buses utilize this system. Each bus has 8 fixed cameras. 4 interior and 4 exterior. Each interior camera is equipped with a microphone	Video recording system with cameras and audio
Apollo	Bus Video Recorder	95 buses utilize this system. Each bus has 11 cameras. 4 exterior and 7 interior. Each interior camera is equipped with a microphone	Video recording system with cameras and audio

Usage of Surveillance Technology

Surveillance Data Usage

Bus Video/Audio Recording Systems – Each revenue service vehicle is equipped with a digital video recorder (DVR), cameras, and microphones. The data is utilized on an as needed basis to investigate accidents, customer feedback, passenger count verification, and security incident investigation. Video and audio recordings are not reviewed or saved without merit to do so. Bus video data is overwritten unless pulled and saved.

Facility Video/Audio Recording Systems – Metro facilities are equipped with cameras both in public and non-public areas. Complete access with rights to save is only granted to a small group of management employees identified in the Metro Security Camera Surveillance Policy. Frontline supervisors have rights to common area and exterior facility cameras with live view rights but cannot create or save clips. Facility video/audio is reviewed and/or saved only when warranted. It is utilized to resolve disputes, employee misconduct investigations, security incident investigations, and accident investigations in and around Metro facilities. Common areas such as entrances, exits, hallways, exteriors, and parking lots may be live monitored for security purposes.

Phone Recording Systems – Metro utilizes recorded phone lines both internally and externally. The publically distributed customer service phone line is recorded as well as the operations and maintenance internal phone numbers utilized by employees. Phone calls are only reviewed or accessed when warranted to resolve disputes or to verify the correct information was provided. The customer service supervisory staff may utilize phone recordings in coaching of customer service representatives.

Sharing Data with Other Entities

Bus Video/Audio Recording Systems – Clips created from bus video systems are shared with other government entities upon request. Metro has an established method of sharing with the school district, labor union, local law enforcement agencies, city attorney's office, work comp insurance carrier, and its vehicle insurance carrier. This insures timely investigation and conclusion of incidents and/or accidents that occur in and around buses.

Facility Video/Audio Recording Systems – Metro utilizes the same methods of sharing clips upon request from other governmental agencies and insurance partners as with bus video clips.

Phone Recording Systems – Metro would utilize the same methods of sharing phone recording clips upon request from other governmental agencies and insurance partners as with bus video clips.

***Requests for video or recordings from the general public, media, employees, outside insurance companies, government agencies that do not have an active relationship with Metro Transit, and all other video requests outside of established sharing relationships would be vetted by the Records Custodian before release.

Safeguarding Individual Information

All surveillance records are stored and secured in established location on a video server. This server is protected by City IT network security systems.

Complaints or Concerns

Metro Transit has not directly received any complaints or concerns regarding video surveillance systems.

Appendix A: Supporting Policies

Metro Security Camera Surveillance Policy

Objectives

The primary objective of having video surveillance is to document what transpires when events occur that threaten the safety of customers and/or employees of the transit system. The installation of cameras, with signage alerting customers and employees, has also been a deterrent to disruptive behavior and provides a sense of security to riders and employees. In the case of personal injury accidents, a video record validates the facts.

Locations

Metro Transit has security surveillance cameras at bus rapid transit stations, in buses, in the operations, maintenance, storage, and administration facilities.

- All bus rapid transit stations are equipped with security cameras. Footage is available in real-time via wireless connection to Metro staff and to the Madison Police Department.

- On-board video and audio surveillance equipment is installed on the entire fleet of revenue service vehicles.

- Facility cameras are located at 1245 E. Washington Ave, 1 South Ingersoll Street, 3901 Hanson Road, and 3829 Hanson Road in the following areas:

    - Common areas such as hallways, employee parking lots, building exteriors, bus storage and entrances, service lanes and maintenance areas, dispatch offices, breakrooms, and customer service center.
    - The cash-handling room where cash is counted and sorted from bus fare is also equipped with cameras.

- Cameras provide security for employees at the building entrances and other public areas. Footage is also used to resolve disputes and review incidents that may have occurred.

- There is signage in all locations providing notice that video (and audio on the buses) surveillance is present.

Viewing/Downloading Footage

Bus video systems

Bus video systems use digital video recorders (DVR) to store information. To access the footage, it may be viewed live via a secure cellular connection, segments of footage may be wirelessly downloaded for review, or the hard drive is pulled, and footage is reviewed. If bus video is not downloaded and retained, all data will be overwritten when the hard drive reaches capacity. If it is required to review multiple buses to search for an event, footage found to be irrelevant or reviewed as part of a process of elimination, may not be retained. Footage is not live viewed or reviewed without a purpose or reason to do so.

Facility video systems

Facility video systems are connected to the enterprise system maintained and supported by the City Information Technology department. Footage is viewed live, reviewed, and downloaded utilizing software provided by City IT on a secure network connection. If facility video is not downloaded and retained, all data will be overwritten in 14 days per APM 3-9 (Attachment C). Footage is not live viewed or reviewed without a purpose or reason to do so.

Bus Rapid Transit Station Systems

Bus Rapid Transit Station Systems utilize a digital video recorder to store information. Station footage may be accessed live, reviewed, and downloaded via a secure cellular connection. Footage is not live viewed or reviewed without a purpose to do so.

Access to Storage

Retained video records are accessed for investigatory, training, coaching, and record sharing purposes only. Records are only accessed and reviewed by individuals directly involved with an investigation, training, or records request.

- For safety and/or security incidents, facility, station, and bus video surveillance records are shared with individuals directly involved in investigating and following up on the incident. This includes Metro management and supervisory staff, law enforcement officials, school officials, the City's insurance company, the bus operator, union officials, the offending individual, and others who may be directly involved in responding to the behavior.

  Metro Transit Rules of Conduct call for police intervention, arrest and/or prosecution in situations in which an individual's actions present an imminent

danger to the life or safety of him/herself or others, or to Metro property. Video evidence is particularly useful in enlisting police and prosecutorial support to enforce the policy in these emergency situations.

- Bus, station, and facility cameras may be utilized to investigate and resolve both internal and external complaints regarding employee behavior, disputes, or other related incidents. Metro management and supervisory staff have access to these systems and associated records.

- Bus video images may be used to monitor ride loads, boarding activity, and other planning purposes. Video access may be granted to Metro planning staff for this purpose.

- The on-board bus video is also used for training purposes. The ability to develop training videos showing our own operators handling real-life situations has been an excellent training tool. Metro Driver Instructors access the on-board video record created by management. Driver Instructors are not allowed to have access to pull hard drives or review facility cameras. This type of footage is displayed to employees in training. Metro management will gain the consent of known individuals shown in the footage before utilization in training sessions. The training specialist may request access to clips relevant to trainings. Requests will be reviewed by management who will determine whether relevant clips exist and appropriate for training sessions.

Levels of Access

- On-board bus video systems – Full access (live, review, save, storage)
  - General Manager
  - Unit chiefs
  - Operations managers
  - Maintenance managers
  - Operations supervisors
  - Metro IT manager/staff specialists
- On-board bus video systems – Review only access (review, save, storage)
  - Maintenance supervisors
  - Planning unit staff
  - Customer service manager and supervisor
  - Records custodian
  - Safety and security coordinator
- BRT station video systems – Full access (live, review, save, storage)
  - General Manager
  - Unit chiefs
  - Operations managers

    - Maintenance managers
    - Operations supervisors
    - Maintenance supervisors
    - Metro IT manager/staff specialists
    - Safety and security coordinator
- Facility video systems – Full access (all camera views, live, review, save, storage)
    - General manager
    - Unit chiefs
    - Operations managers
    - Maintenance managers
    - Metro IT manager/staff specialists
    - Safety and security coordinator
- Facility video systems – Restricted access (limited common area camera views, live, review)
    - Operations supervisors
    - Maintenance supervisors

System Usage

Video systems are utilized for investigative purposes in resolving employee related issues. Metro does not conduct random surveillance, video ride checks, or utilize video to monitor employee performance.

Metro staff may live monitor facility common areas for employee safety and security purposes or in the event of an emergency. These areas include but are not limited to:

- Employee parking lots
- Hallways
- Bus storage areas
- Building exterior camera views
- Building entrances and exits

Metro staff may live monitor BRT stations for passenger volume, safety and security, and other service-related reasons.

Metro staff may live monitor buses during a reported incident, accident, or traffic problem to communicate with emergency responders, road supervisors, or to otherwise aid the bus operator. Bus operators will be notified when live monitoring is taking place. Live monitoring will be terminated after the incident is resolved.

Oversight

The general manager or designee is responsible for designating a video oversight and compliance manager for each unit utilizing video systems. These individuals will be responsible for ensuring new and current employees within their unit have read and signed off on this policy, are trained to proficiency, and are utilizing the video systems in compliance with this policy and City video surveillance rules.

- Video surveillance system access determinations are made by Metro senior management based on business needs, public and employee safety and security needs, and position roles and responsibilities.
- Designated video oversight and compliance managers are trained and responsible for receiving and investigating complaints regarding surveillance technology usage. Unit chiefs will be made aware of any complaints and investigation processes following.
- Designated video oversight and compliance managers are responsible for training new and current staff to be proficient in software usage, record retention, and system usage rules and policies.
- Designated video oversight and compliance managers are responsible for reviewing access and the usage of surveillance technology systems.

Public Records

- In consultation with the City Attorney's office and insurance company, Metro will maintain, as a public record, records downloaded from the recorders in accordance with the video record retention policy outlined below.
- In cases where follow-up action is taken, the records will become part of the files for the incident and be maintained in accordance with the video record retention policy outlined below.
- In cases of vehicular accidents, the records provided to our insurance company will be maintained as part of their case file in accordance with their record retention policies.
- The Transit Human Resources Coordinator serves as the open records custodian for Metro Transit. This includes video surveillance records.
- Records are stored on a secure network server maintained by the City of Madison Information Technology Department.

Record Retention Policy:

Category	Default
MPD-MetroVideo	
Transit General Mgr Requests	365 Days
Complaints	365 Days
Misc	365 Days
Pedestrians	365 Days
School School Name	365 Days
Shop Misc	365 Days
Policy/Fare Dispute Strollers	365 Days
Workers Comp	365 Days
Driver Violations	365 Days
Driver Electronic Violations	365 Days
Shop Employee Misconduct	365 Days
Office Employee Misconduct	365 Days
Accidents Fixed Route Paratransit Slip & Fall Bike or Ped Facility	4 Years
Refresher Training	4 Years
Safe Streets	4 Years

Updated January 15, 2009
Updated May 5, 2011
Updated December 17, 2012
Updated March 20, 2014
Updated June 22, 2018 – Phil Gadke – Operations General Supervisor
Updated August 26, 2020 – Phil Gadke – Operations General Supervisor
Updated June 23, 2022 – Justin Maki – Safety Coordinator
Updated June 8th, 2023—Justin Maki—Safety Coordinator
Updated June13th, 2024—Justin Maki—Safety Coordinator
Updated June 18, 2025 – Phil Gadke – Operations Manager



City of Madison, Wisconsin

Madison Fire Department

Annual Surveillance Technology Report

2025

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Introduction

Summary

Madison Fire did not add any new surveillance equipment during the calendar year 2024.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
FD Admin Front Door Interior	A small PTZ camera is located near the main entrance into the lobby of our facility. It captures visitors and staff that enter the main entrance doors.	Fire Administration	PTZ
FD Admin Lobby Front Desk	A small PTZ located in the hallway near our front counter. It captures visitors that come to the front counter.	Fire Administration	PTZ
FD Admin Hallway Ovation Lobby	A small PTZ located in the hallway that points at the entrance from the Ovation lobby	Fire Administration	PTZ
FD Admin Parking Garage Access Door	A small PTZ that points at the entrance from the Ovation parking garage. It captures staff as they enter.	Fire Administration	PTZ
FD Admin Reception	A small PTZ located at the back of the reception area that points at the front counter	Fire Administration	PTZ
FD Admin Station 1 Street	A fixed dome 180-degree camera located on the parking garage across the street from station 1. It captures visitors, staff and vehicles that enter the building. Covers the ballot box in front of station 1.	Overture Center Parking Structure	Fixed-dome camera
FD CARES Building Exterior A	A 360-degree camera located on the corner of the building by the main entrance. It captures visitors, staff, garage doors and covers staff vehicles.	1234 E Wash	360-degree camera

Reviewed Item	Description	Location	Type
FD CARES Building Exterior B	A 360-degree camera located on the corner of the building by the main entrance. It captures visitors, staff, garage doors and covers staff vehicles.	1234 E Wash	360-degree camera
FD CARES Building Exterior C	A 360-degree camera located on the corner of the building by the main entrance. It captures visitors, staff, garage doors and covers staff vehicles.	1234 E Wash	360-degree camera
FD CARES Building Exterior D	A 360-degree camera located on the corner of the building by the main entrance. It captures visitors, staff, garage doors and covers staff vehicles.	1234 E Wash	360-degree camera
FD Station 1 Alley to Johnston ST.	A PTZ camera located at the back of station 1. This camera covers the back entrances to station 1 as well as any vehicle that is parked behind station 1.	Station 1	PTZ camera
FD Station 2 Parking Entrance	A fixed dome 180-degree camera located on the side of station 2 that covers the entrance to the back parking lot and the ballot box.	Station 2	180-degree camera
FD Station 3 Bay Door	A fixed dome 180-degree camera located above the front apparatus bay doors. Captures vehicles entering and leaving the station and covers the front entrance to the station and the ballot box.	Station 3	180-degree camera
FD Station 3 Rear Parking	A fixed dome 180-degree camera is positioned at the back of the station. It captures vehicles entering and exiting the parking area.	Station 3	180-degree camera
FD Station 4 Bay Door	A PTZ camera located at the front of the station. Captures the main entrance of the station and the ballot box.	Station 4	PTZ camera

Reviewed Item	Description	Location	Type
FD Station 4 Parking	A PTZ camera located on the side of the station. Captures the parking lot of station.	Station 4	PTZ camera
FD Station 5 Bay Door	A fixed dome 180-degree camera located above the front apparatus bay doors. Captures vehicles entering and leaving the station and covers the front entrance to the station.	Station 5	180-degree camera
FD Station 5 Parking	A fixed dome 180-degree camera located at the back of the station. Captures vehicles entering and leaving the parking area at the back of the station and covers the ballot box.	Station 5	180-degree camera
FD Station 8 Bay Door	A fixed dome 180-degree camera is positioned above the front of the station, next to the bay doors. It captures vehicles entering and exiting the station and monitors the front entrance as well as the ballot box across the street.	Station 8	180-degree camera
FD Station 8 Parking	A fixed dome 180-degree camera is positioned at the back of the station. It captures vehicles entering and exiting the parking area.	Station 8	180-degree camera
FD Station 9 Parking	A fixed dome 180-degree camera is positioned at the back of the station. It captures vehicles entering and exiting the parking area and monitors the ballot box.	Station 9	180-degree camera
FD Station 10 Parking Entrance	A fixed dome 180-degree camera located on the side of station 10 that covers the entrance to the back parking lot and the ballot box.	Station 10	180-degree camera
FD Station 11 Bay Door	A fixed dome 180-degree camera located adjacent to the front apparatus bay doors. Captures vehicles entering and leaving the station and covers the ballot box.	Station 11	180-degree camera

Reviewed Item	Description	Location	Type
FD Station 12 Bay Door	A fixed dome 180-degree camera is positioned next to the front apparatus bay doors. It captures vehicles entering and exiting the station, monitors the front area of the community room, the entrance to the parking lot, and the ballot box.	Station 12	180-degree camera
FD Station 13 Bay Door	A fixed dome 180-degree camera located adjacent to the front apparatus bay doors. Captures vehicles entering and leaving the station and covers the ballot box.	Station 13	180-degree camera
FD Station 14 Apparatus Bay	A PTZ camera located in the apparatus bay pointing at the front apparatus doors.	Station 14	PTZ camera
FD Station 14 Front Bay Doors	A PTZ camera is located adjacent to the front apparatus bay doors. Captures vehicles entering and leaving the station and covers the ballot box.	Station 14	PTZ camera
FD Station 14 Front Door	A PTZ camera located at the front of the station. Captures the main entrance of the station.	Station 14	PTZ camera
FD Station 14 Lobby	A fixed dome 180-degree camera located in the lobby area of station 14. Captures the common are between the community room and station staff areas.	Station 14	180-degree camera

Usage of Surveillance Technology

Surveillance Data Usage

The MFD utilizes the video camera systems at the fire stations to provide a type of security to our employees at work. It not only provides security to their safety via regarding awareness and monitoring outside of the city buildings, but also for their personal vehicles. Over the years, MFD has experienced multiple acts of theft and vandalism near and around the fire stations. This has been vital for police reports and documentation of the incidents when possible. The video camera system also aids in an attempts to learn from MFD accidents that happen at the fire station. If captured on video, the data can be used to educate our personnel to improve our driving or safety habits.

Sharing Data with Other Entities

By default, the data collected is not shared with other agencies or entities. All data is subject to request and potential release.

Safeguarding Individual Information

The cameras at MFD are installed for security and safety purposes. Our employees understand the importance of protecting the privacy rights of both the public and MFD staff whenever applicable. Images and videos are deleted according to the City's Administrative Policy Manuals (APMs) and the default retention times set by City IT. Only Fire leadership has the authority to rewind and review camera footage.

Complaints or Concerns

MFD has had no complaints or concerns with our surveillance technology in 2024. It continues to be an asset as needed for the safety and concern of the MFD and related parties.

Appendix A: Supporting Policies



City of Madison, Wisconsin

Monona Terrace

Annual Surveillance Technology Report

2025

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Introduction to the Surveillance Technology Report Template

Pursuant to MGO 23.63(5), each City department must conduct an annual review of its use of Surveillance Technology and submit a report to the Common Council via resolution. This template is intended to assist departments with completing the annual report requirement.

This Surveillance Technology Report template contains brief instructions and examples for completing the annual report.

Template style conventions are as follows:

Style	Convention
Normal text	Indicates placeholder text that can be used for any report.
[Instructional text in brackets]	[Indicates text that is to be replaced/edited/deleted by the user]
Example text in italics	*Indicates text that might be replaced/edited/deleted by the user*

As you complete the template, please remember to delete all instructional text **(including this section)** and update the following items, as applicable:

- Title page
- Table of contents
- Headers
- Footers

Introduction

Summary

Monona Terrace uses our camera system to help ensure our customers, guests and staff have a safe environment to meet, visit and work.

Technology changes this year have only been replacement of failed cameras.

We have no changes to our current policies.

Monona Terrace has received zero complaints regarding our surveillance technology.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
MT-Level 6 Radar	*Radar unit located on light pole on rooftop. Detects when people cross railing*	*Monona Terrace*	*Radar*
MT Olin Terrace External	*A PTZ Camera mounted on a light pole on Olin Terrace. This camera captures visitors and staff near 5th floor entrance to MT*	*Monona Terrace*	*PTZ Camera*
MT Level2 West Hallway 2	*A fixed-dome camera located in 2W lobby. It Captures visitors and staff that visit the building.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 6 West Roof	*A PTZ Camera located on the "West Drum" It Captures visitors and staff that use the rooftop.*	*Monona Terrace*	*PTZ Camera*

MT Level 6 Rooftop CTR PTZ	*A PTZ Camera located on a light pole. It Captures visitors and staff that use the rooftop.*	*Monona Terrace*	*PTZ Camera*
MT Level 6 Rooftop CTR 360 D	*A fixed camera that works with 3 other sensors to make a 360 degree image that works with "MT Level 6 West Roof" It captures visitors and staff the visit the rooftop*	*Monona Terrace*	*Fixed-dome camera*
MT Level 6 Rooftop CTR 360 C	*A fixed camera that works with 3 other sensors to make a 360 degree image that works with "MT Level 6 West Roof" It captures visitors and staff the visit the rooftop*	*Monona Terrace*	*Fixed-dome camera*
MT Level 6 Rooftop CTR 360 B	*A fixed camera that works with 3 other sensors to make a 360 degree image that works with "MT Level 6 West Roof" It captures visitors and staff the visit the rooftop*	*Monona Terrace*	*Fixed-dome camera*

MT Level 6 Rooftop CTR 360 A	*A fixed camera that works with 3 other sensors to make a 360 degree image that works with "MT Level 6 West Roof" It captures visitors and staff the visit the rooftop*	*Monona Terrace*	*Fixed-dome camera*
MT Level 6 Rooftop Center West	*A PTZ Camera located on a light pole. It Captures visitors and staff that use the rooftop.*	*Monona Terrace*	*PTZ Camera*
MT Level 6 Rooftop Center Lake	*A PTZ Camera located on a light pole. It Captures visitors and staff that use the rooftop.*	*Monona Terrace*	*PTZ Camera*
MT Level 6 Rooftop Center East	*A PTZ Camera located on a light pole. It Captures visitors and staff that use the rooftop.*	*Monona Terrace*	*PTZ Camera*
MT Level 6 Exterior elevator	*A Fixed camera in a call box. It captures visitors and staff that use the rooftop*	*Monona Terrace*	*Fixed-dome camera*

MT Level 6 Elevator	*A fixed dome camera located near rooftop passenger elevator. It captures staff and visitors who access the rooftop*	*Monona Terrace*	*Fixed-dome camera*
MT Level 6 East Roof	*A PTZ Camera located on a light pole. It Captures visitors and staff that use the rooftop.*	*Monona Terrace*	*PTZ Camera*
MT Level 6 East Freight Elevator	*A fixed dome camera located near freight elevators. It captures staff and vendors who access the rooftop*	*Monona Terrace*	*Fixed-dome camera*
MT Level 5 West Roof Ramp	*A fixed dome camera located on exterior wall. It captures East roof Ramp and bicycle elevator traffic.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 5 Skywalk	*A fixed dome camera located on Hotel end of Sky Walk. It captures visitors and staff that use the Sky Walk.*	*Monona Terrace*	*Fixed-dome camera*

MT Level 5 Sky Walk Elevator B	*A fixed dome camera located in the Sky Walk Lobby. It captures visitors and staff using stars, elevator, Sky Walk.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 5 Sky Walk Elevator A	*A fixed dome camera located in the Sky Walk Lobby. It captures visitors and staff using stars, elevator, Sky Walk.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 5 Main Ent. West	*A fixed dome camera located in 5th floor main entrance. It captures visitors and staff using this entrance.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 5 Main Ent. East	*A fixed dome camera located in 5th floor main entrance. It captures visitors and staff using this entrance.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 5 East Roof Ramp	*A fixed dome camera located on exterior wall. It captures west roof Ramp.*	*Monona Terrace*	*Fixed-dome camera*

MT Level 4 West Vending	*A fixed dome camera located on 4th floor vending area. It captures visitors and staff using this entrance.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 West Lecture Hallway	*A fixed dome camera located on 4th lobby outside Lecture Hall and Meeting Rooms. It captures visitors and staff using this entrance.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 West	*A PTZ camera located on 4th floor West. It captures visitors and staff using this entrance.*	*Monona Terrace*	*PTZ Camera*
MT Level 4 Spare Input	*Spare input - No Camera or audio.*	*Monona Terrace*	*PTZ Camera*
MT Level 4 spare input	*Spare input - No Camera or audio.*	*Monona Terrace*	*PTZ Camera*
MT Level 4 North Catering 2	*A fixed dome camera located on 4th floor East catering area. It captures vendors and staff using this area.*	*Monona Terrace*	*Fixed-dome camera*

MT Level 4 North Catering 1	*A fixed dome camera located on 4th floor East catering area. It captures vendors and staff using this area.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Meeting Room R	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Meeting Room Q	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Meeting Room P	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Meeting Room O	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Meeting Room N	*A fixed dome camera located in Meeting space. It captures*	*Monona Terrace*	*Fixed-dome camera*

	visitors and staff using this room.		
MT Level 4 Meeting Room M	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Meeting Room L	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Meeting Room K	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Main Ent. West	*A fixed dome camera located in North Hallway. It captures visitors and staff using this area.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Main Ent. East	*A fixed dome camera located in North Hallway. It captures visitors and staff using this area.*	*Monona Terrace*	*Fixed-dome camera*

MT Level 4 Lecture Hall B	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Lecture Hall A	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Hol MTG Hallway	*A fixed dome camera located in North Hallway. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Hall of Ideas J	*A fixed dome camera located in North Hallway. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Hall of Ideas I	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Hall of Ideas H	*A fixed dome camera located in Meeting space. It captures*	*Monona Terrace*	*Fixed-dome camera*

	visitors and staff using this room.		
MT Level 4 Hall of Ideas G	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Hall of Ideas F	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Hall of Ideas E PTZ	*A PTZ camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*PTZ Camera*
MT Level 4 Hall of Ideas E	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Grand View	*A fixed dome camera located in Grand Terrace. It captures visitors and staff using public space.*	*Monona Terrace*	*Fixed-dome camera*

MT Level 4 Grand Terrace West	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Grand Terrace East	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Grand Terrace	*A PTZ camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*PTZ Camera*
MT Level 4 Giftshop 4	*A fixed dome camera located in Gift Shop. It captures visitors and staff in the shop.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Giftshop 3	*A fixed dome camera located in Gift Shop. It captures visitors and staff in the shop.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Giftshop 2	*A fixed dome camera located in Gift Shop. It captures visitors and staff in the shop.*	*Monona Terrace*	*Fixed-dome camera*

MT Level 4 Giftshop 1	*A fixed dome camera located in Gift Shop. It captures visitors and staff in the shop.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 East State Stairs	*A fixed dome camera located on wall in stairwell. It captures visitors and staff in the stairwell*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 East Entrance/Elevator	*A fixed dome camera located in level 4 elevator lobby. It captures visitors and staff entering the building.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 East	*A PTZ camera located on 4th floor East. It captures visitors and staff using this entrance.*	*Monona Terrace*	*PTZ Camera*
MT Level 4 Drive West Entrance	*A fixed dome camera located outside in soffit. It captures visitors and staff on sidewalk and drive through.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Drive West	*A fixed dome camera located outside in soffit. It captures visitors and*	*Monona Terrace*	*Fixed-dome camera*

	staff on sidewalk and drive through.		
MT Level 4 Drive Thru	*A PTZ camera located outside main entrance level 4. It captures visitors and staff using drive through.*	*Monona Terrace*	*PTZ Camera*
MT Level 4 Drive East	*A fixed dome camera located outside in soffit. It captures visitors and staff on sidewalk and drive through.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Ctr West Hallway	*A fixed dome camera located near main entrance. It captures visitors and staff using the North Hallway.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Ctr East Hallway	*A fixed dome camera located near main entrance. It captures visitors and staff using the North Hallway.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Catering North Doors	*A fixed dome camera located on 4th floor East catering area. It captures vendors and staff using this area.*	*Monona Terrace*	*Fixed-dome camera*

MT Level 4 Catering Elevators	*A fixed dome camera located on 4th floor East catering area. It captures vendors and staff using this area.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Cap Prom	*A fixed dome camera located on wall behind elevator. It captures visitors and guests in the capital Promenade.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Bike Elevator	*A fixed dome camera located in soffit. It captures visitors and staff using bike elevator, sidewalk and parking.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Ballroom D PTZ	*A PTZ camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*PTZ Camera*
MT Level 4 Ballroom D	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Ballroom C West	*A fixed dome camera located in Meeting space. It captures*	*Monona Terrace*	*Fixed-dome camera*

	visitors and staff using this room.		
MT Level 4 Ballroom C	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Ballroom B West	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Ballroom B	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 4 Ballroom A PTZ	*A PTZ camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*PTZ Camera*
MT Level 4 Ballroom A	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*

MT Level 3 West Hallway Strg B	*A fixed camera located in storage hallway. It captures vendors and staff using this area.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 3 West Hallway Strg A	*A fixed camera located in storage hallway. It captures vendors and staff using this area.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 3 West Hallway Gallery	*A fixed dome camera mounted to ceiling. It captures visitors and staff in gallery.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 3 Parking Ramp West Right	*A fixed dome camera. This is one of three sensors in this camera. Together it covers 180 degrees. It captures visitors and staff in the parking ramp.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 3 Parking Ramp West Left	*A fixed dome camera. This is one of three sensors in this camera. Together it covers 180 degrees. It captures visitors and staff in the parking ramp.*	*Monona Terrace*	*Fixed-dome camera*

MT Level 3 Parking Ramp West Center	*A fixed dome camera. This is one of three sensors in this camera. Together it covers 180 degrees. It captures visitors and staff in the parking ramp.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 3 Parking Ramp East Right	*A fixed dome camera. This is one of three sensors in this camera. Together it covers 180 degrees. It captures visitors and staff in the parking ramp.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 3 Parking Ramp East Left	*A fixed dome camera. This is one of three sensors in this camera. Together it covers 180 degrees. It captures visitors and staff in the parking ramp.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 3 Parking Ramp East Center	*A fixed dome camera. This is one of three sensors in this camera. Together it covers 180 degrees. It captures visitors and staff in the parking ramp.*	*Monona Terrace*	*Fixed-dome camera*

MT Level 3 East Hallway PTZ	*A PTZ camera located in 3rd floor storage. It captures vendors and staff using this area.*	*Monona Terrace*	*PTZ Camera*
MT Level 3 East Hallway D	*A fixed camera located in storage hallway. It captures vendors and staff using this area.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 3 East Hallway C	*Spare input - No Camera or audio.*	*Monona Terrace*	*PTZ Camera*
MT Level 3 East Hallway B	*A fixed camera located in storage hallway. It captures vendors and staff using this area.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 3 East Hallway A	*A fixed camera located in storage hallway. It captures vendors and staff using this area.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 3 CTR Entrance West	*A fixed dome camera located in 3rd floor main entrance. It captures visitors and staff using this entrance.*	*Monona Terrace*	*Fixed-dome camera*

MT Level 3 CTR Entrance East	*A fixed dome camera located in 3rd floor main entrance. It captures visitors and staff using this entrance.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 3 Comm Room	*A fixed dome camera located on cable tray. It captures vendors and staff in the communications room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 2 West Hallway	*A fixed done camera mounted to ceiling. It captures visitors and staff using this hallway.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 2 East Hallway	*A fixed done camera mounted to ceiling. It captures visitors and staff using this hallway.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 2 East Elevators	*A fixed dome camera mounted in ceiling tile. It captures elevators and surrounding area.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 2 E Back of House	*A fixed dome camera mounted in ceiling tile. It captures hallway leading to locker rooms.*	*Monona Terrace*	*Fixed-dome camera*

MT Level 2 Community Terrace W	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 2 Community Terrace E	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 2 Community Terrace	*A PTZ camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*PTZ Camera*
MT Level 1 West Lake 360 D	*A fixed camera that works with 3 other sensors to make a 360 degree image that works with "MT Level 1 West Dock Outside PTZ" It captures visitors and staff the visit the West Dock area*	*Monona Terrace*	*Fixed-dome camera*
MT Level 1 West Lake 360 C	*A fixed camera that works with 3 other sensors to make a 360 degree image that works with "MT Level 1 West Dock Outside PTZ" It captures visitors and*	*Monona Terrace*	*Fixed-dome camera*

	staff the visit the West Dock area		
MT Level 1 West Lake 360 B	*A fixed camera that works with 3 other sensors to make a 360 degree image that works with "MT Level 1 West Dock Outside PTZ" It captures visitors and staff the visit the West Dock area*	*Monona Terrace*	*Fixed-dome camera*
MT Level 1 West Lake 360 A	*A fixed camera that works with 3 other sensors to make a 360 degree image that works with "MT Level 1 West Dock Outside PTZ" It captures visitors and staff the visit the West Dock area*	*Monona Terrace*	*Fixed-dome camera*
MT Level 1 West Dock Outside PTZ	*A PTZ camera mounted to a concrete support. It captures visitors and staff using the West Dock.*	*Monona Terrace*	*PTZ Camera*

MT Level 1 West Dock Outside 360 D	*A fixed camera that works with 3 other sensors to make a 360 degree image that works with "MT Level 1 West Dock 2" It captures visitors and staff the visit the rooftop*	*Monona Terrace*	*Fixed-dome camera*
MT Level 1 West Dock Outside 360 C	*A fixed camera that works with 3 other sensors to make a 360 degree image that works with "MT Level 1 West Dock 2" It captures visitors and staff the visit the rooftop*	*Monona Terrace*	*Fixed-dome camera*
MT Level 1 West Dock Outside 360 B	*A fixed camera that works with 3 other sensors to make a 360 degree image that works with "MT Level 1 West Dock 2" It captures visitors and staff the visit the rooftop*	*Monona Terrace*	*Fixed-dome camera*

MT Level 1 West Dock Outside 360 A	*A fixed camera that works with 3 other sensors to make a 360 degree image that works with "MT Level 1 West Dock 2" It captures visitors and staff the visit the rooftop*	*Monona Terrace*	*Fixed-dome camera*
MT Level 1 West Dock 2	*A PTZ Camera located on light pole. It captures visitors and staff using West parking lot.*	*Monona Terrace*	*PTZ Camera*
MT Level 1 W Dock PTZ	*A PTZ camera located inside West Loading Dock area. It captures vendors and staff that use this area.*	*Monona Terrace*	*PTZ Camera*
MT Level 1 W Dock C	*A fixed camera located in West Dock Inside. It captures vendors and staff using this area.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 1 W Dock B	*A fixed camera located in West Dock Inside. It captures vendors and staff using this area.*	*Monona Terrace*	*Fixed-dome camera*

MT Level 1 W Dock A	*A fixed camera located in West Dock Inside. It captures vendors and staff using this area.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 1 Lakeside West	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 1 Lakeside PTZ	*A PTZ camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*PTZ Camera*
MT Level 1 Lakeside East	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 1 ExHall B Wide	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 1 ExHall B North Wall	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*

MT Level 1 ExHall B	*A PTZ camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*PTZ Camera*
MT Level 1 ExHall A Temp PTZ	*A PTZ camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*PTZ Camera*
MT Level 1 ExHall A North Wall	*A fixed dome camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 1 ExHall A	*A PTZ camera located in Meeting space. It captures visitors and staff using this room.*	*Monona Terrace*	*PTZ Camera*
MT Level 1 East Lake PTZ	*A PTZ camera mounted to a light pole on East Dock. It captures visitors and staff using East Dock area.*	*Monona Terrace*	*PTZ Camera*
MT Level 1 East Lake 360 D	*A fixed camera that works with 3 other sensors to make a 360 degree image that works with "MT Level 1 East Lake PTZ It captures visitors and*	*Monona Terrace*	*Fixed-dome camera*

	staff using the East Dock area		
MT Level 1 East Lake 360 C	*A fixed camera that works with 3 other sensors to make a 360 degree image that works with "MT Level 1 East Lake PTZ It captures visitors and staff using the East Dock area*	*Monona Terrace*	*Fixed-dome camera*
MT Level 1 East Lake 360 B	*A fixed camera that works with 3 other sensors to make a 360 degree image that works with "MT Level 1 East Lake PTZ It captures visitors and staff using the East Dock area*	*Monona Terrace*	*Fixed-dome camera*
MT Level 1 East Lake 360 A	*A fixed camera that works with 3 other sensors to make a 360 degree image that works with "MT Level 1 East Lake PTZ It captures visitors and staff using the East Dock area*	*Monona Terrace*	*Fixed-dome camera*

MT Level 1 East Dock Outside PTZ	*A PTZ camera mounted to a concrete support. It captures visitors and staff using the East Dock.*	*Monona Terrace*	*PTZ Camera*
MT Level 1 East Dock Outside 3 360 D	*A fixed camera that works with 3 other sensors to make a 360 degree image that works with "MT Level 1 East Dock Outside PTZ" It captures visitors and staff using the East Dock.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 1 East Dock Outside 3 360 C	*A fixed camera that works with 3 other sensors to make a 360 degree image that works with "MT Level 1 East Dock Outside PTZ" It captures visitors and staff using the East Dock.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 1 East Dock Outside 3 360 B	*A fixed camera that works with 3 other sensors to make a 360 degree image that works with "MT Level 1 East Dock Outside PTZ" It captures visitors and*	*Monona Terrace*	*Fixed-dome camera*

	staff using the East Dock.		
MT Level 1 East Dock Outside 3 360 A	*A fixed camera that works with 3 other sensors to make a 360 degree image that works with "MT Level 1 East Dock Outside PTZ" It captures visitors and staff using the East Dock.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 1 East Dock Inside	*A PTZ camera mounted in East Dock area. It captures vendors and staff using this area.*	*Monona Terrace*	*PTZ Camera*
MT Level 1 E. Dock Inside 3	*A fixed camera located in East Dock Inside. It captures vendors and staff using this area.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 1 E. Dock Inside 2	*A fixed camera located in East Dock Inside. It captures vendors and staff using this area.*	*Monona Terrace*	*Fixed-dome camera*

MT Level 1 E. Dock Inside 1	*A fixed camera located in East Dock Inside. It captures vendors and staff using this area.*	*Monona Terrace*	*Fixed-dome camera*
MT Level 1 Bike Path West PTZ	*A PTZ Camera located in soffit outside Lakeside Commons. It captures visitors and staff using bike path.*	*Monona Terrace*	*PTZ Camera*
MT Level 1 Bike Path East PTZ	*A PTZ Camera located in soffit outside Lakeside Commons. It captures visitors and staff using bike path.*	*Monona Terrace*	*PTZ Camera*
MT Greeter	*A fixed dome camera located in ceiling by main entrance on 4th floor. It captures visitors and staff interacting with the Greeter.*	*Monona Terrace*	*Fixed-dome camera*

Usage of Surveillance Technology

Surveillance Data Usage

The Monona Terrace camera system is used for the purposes of monitoring the safety of all individuals and property. Video data is automatically retained on the City network for approximately 2 weeks. The Command Center Operator will report any suspicious activity or behavior to the Operations Manager. MPD will be contacted for all incidents that may be criminal in nature. Incident reports are filled out for all other incidents that happen on MT property and sent to the City Risk Manager for review.

Sharing Data with Other Entities

Monona Terrace captured and shared video segments upon request from MPD in 2024.

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Safeguarding Individual Information

No change from previous year.

Complaints or Concerns

No change from previous year.

Appendix A: Supporting Policies

No Change from previous year.

City of Madison, Wisconsin
Madison Police Department

Annual Surveillance Technology Report

2025

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Introduction

Summary

In 2024, no new surveillance technology was added to the Madison Police Department's (MPD's) existing surveillance technology inventory.

Ordinance Requirements

This document is prepared pursuant to M.G.O. 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
In-car video systems	**In-car cameras in marked squad cars and certain unmarked squad cars.**	**MPD Fleet - Mobile**	**Cameras**
Body Cameras	**MPD SWAT officers use Body Worn Cameras (BWCs) during authorized SWAT operations (warrant service, high risk incidents, etc.) BWCs are also deployed to TEST motor officers.**	**Mobile**	**Cameras**
Small Unmanned Aircraft Systems (sUAS or UAS)	**Small Unmanned Aircraft Systems (sUAS or UAS) provides assistance to officers in a variety of contexts: search and rescue, crimes scene processing, major events, etc.**	**Mobile**	**Camera**
SWAT Robotics	**Robotics platforms that are equipped with audio and/or visual monitoring. The robotics are used to enter and observe areas during high-risk operations.**	**Mobile**	**Robotics/Camera**
Covert tracking devices	**Used to track the location of an individual suspect (pursuant to a valid court order) during criminal investigations. Limited personnel have access to this technology.**	**Mobile**	**Covert tracking devices**
Telephone recording devices	**Device used by personnel that attaches to a phone to record a conversation. Used in limited circumstances**	**Mobile**	**Audio recorder**
Covert recording devices	**Recording devices used on a temporary basis to aid criminal investigations. Only a limited number of personnel have access to these devices.**	**Mobile and stationary**	**Covert recording devices**
Computer, cellphone and mobile device extraction tools.	**Used by MPD's forensic services unit to analyze data stored on an electronic device as part of a criminal investigation (Used pursuant to a court order or with the consent of the device owner only).**	**Stationary – MPD Facility**	**Extraction tools**

Cameras on City Enterprise Camera System	**MPD has been assigned a number of cameras on the City Enterprise camera system. The system is maintained by IT. In 2025, the Enterprise system will transition to Genetec, and in future reports MPD will provide a list of assigned cameras.**	**Varies**	**Cameras**

Usage of Surveillance Technology

Surveillance Data Usage

In-car video systems have been utilized by MPD for over 20 years and consists of one camera that faces forward of the squad car and one internal camera facing to the back seat of the vehicle. Officers also wear a portable microphone that is connected to the system and transmits audio. It is intended to serve a variety of purposes; the most significant is to capture evidence for use in a prosecution (this can include driving behavior, field sobriety tests, etc.) In-car video is also used to help investigate citizen complaints about officer behavior and to audit officer driving habits.

The SWAT Body Worn Cameras (BWCs) are used during tactical operations. The data captured is used to resolve citizen complaints, provide documentation for use-of-force encounters, assist with prosecutions, assist with after action reviews, and as a training aid. During pre-planned tactical operations (like serving search warrants), specific officers are assigned to wear cameras. There are not enough cameras to assign one to each officer, so they are assigned with the goal of providing as much coverage of the operation as possible. After the incident is resolved, supervisors download the video. The cameras are also deployed when possible for spontaneous tactical incidents, but there will be a delay in their arrival at the scene (and sometimes it is not practical to deploy them).

TEST Motor Officers are also assigned BWCs since in-car video is not available for motorcycles. The data captured during all traffic stops is used to resolve citizen complaints, provide documentation for use-of-force encounters, assist with prosecutions, and document the issuance of citations and physical arrests.

During the summer of 2024, MPD completed a limited term (90 day) experiment utilizing BWCs for patrol operations in the North Police District, which included a program evaluation of the outcomes. The full evaluation report is available here. The report concluded the broad use of BWCs by the MPD could change relationships between the police and the community in positive ways, including increased trust, transparency, and legitimacy. MPD continues to explore the more expanded implementation of BWCs.

Unmanned Aircraft Systems (UAS), commonly referred to as drones, provide assistance to officers in a variety of contexts: search and rescue, crime scene processing, and major events and incidents. Officers investigating an incident where a UAS would be beneficial can request that the UAS team respond. The UAS provides real-time video which enables officers to check large open areas much more quickly than they could on foot.

MPD SWAT has several robotics platforms that are equipped with audio and/or visual monitoring. The robotics are used to enter and observe areas during high-risk tactical operations. They are intended to aid officers in searching for high-risk individuals in a safe manner.

Covert tracking devices are used in limited circumstances with a valid court order during criminal investigations to track the location of an individual crime suspect.

Telephone recording devices are attached to a telephone and record conversations. Most common use would be by members of the Crisis Negotiation Team (CNT) to record their negotiations during a tactical incident.

Covert recording devices are used during criminal investigations or internal investigations (very limited circumstances).

Data extracted by the tools used by MPD's forensic services unit is used in criminal investigations. Extractions are completed pursuant to a valid court order or with the consent from the owner of the device.

All commissioned employees are authorized to use the City Enterprise Camera System per MPD SOP. Civilian employees may be authorized by the Chief to access the system where there is a job-related need. No employee is allowed to access or utilize the system prior to receiving training in its use. Authorized employees are only permitted to access the City Enterprise Camera System for official law enforcement business, under any of the following conditions - to assist with the investigation of criminal or otherwise unlawful activity; for internal investigations as appropriate by the Chief or designee; to protect and secure MPD/City facilities; to maintain order during planned and unplanned events, for proactive review of a tactical incident, or for internal training opportunities with prior supervisory approval; to remotely monitor environmental conditions or other non-investigative circumstances necessary to perform an employee's duties (i.e., weather or traffic conditions, safety hazards, management of resources, etc.); and to preserve previously-discovered items or view/retrieve preserved evidence.

Sharing Data with Other Entities

Other agencies can request a particular video or piece of data, but no other agency (with the exception of the City Attorney's Office) has immediate access to our data server. All data is subject to request and potential release under the public records law. The City Attorney's Office can review video that has been specifically designated for them to review. Video/data is shared with the District Attorney's Office as part of the case review/prosecution process.

Safeguarding Individual Information

The MPD recognizes that while the use of video and audio surveillance technology can significantly aid MPD investigative efforts and promote greater public safety, the use of this technology must be balanced with the need to protect the privacy rights of the public and MPD employees when and where applicable. MPD SOPs require that use of surveillance technology will be consistent with any applicable City of Madison APMs and ordinances.

Complaints or Concerns

MPD did not receive any complaints or expressed concerns in 2024 that stemmed from the use of surveillance technology. There were some instances where residents asked that the MPD staff review available recordings of camera footage to justify a complaint or concern.

Appendix A: Supporting Policies

MPD's Video and Audio Surveillance SOP:
https://www.cityofmadison.com/police/documents/sop/VideoAudioSurveillance.pdf

MPD's Digital Forensics SOP:
https://www.cityofmadison.com/police/documents/sop/DigitalForensics.pdf

MPD In-Car Video System SOP:
https://www.cityofmadison.com/police/documents/sop/InCarVideo.pdf

MPD SWAT Body Worn Cameras SOP:
https://www.cityofmadison.com/police/documents/sop/SWATBodyWornCameras.pdf

MPD Unmanned Aircraft Systems SOP:
https://www.cityofmadison.com/police/documents/sop/UnmannedAircraftSystems.pdf

MPD Police Motorcycles SOP:
https://www.cityofmadison.com/police/documents/sop/PoliceMotorcycles.pdf



City of Madison, Wisconsin

Municipal Court

Annual Surveillance Technology Report

2025

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Introduction

Summary

The Municipal Court does not have applicable surveillance technology.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
No applicable surveillance technology			

Usage of Surveillance Technology

Surveillance Data Usage

No applicable surveillance technology.

Sharing Data with Other Entities

No applicable surveillance technology.

Safeguarding Individual Information

No applicable surveillance technology.

Complaints or Concerns

No applicable surveillance technology.

Appendix A: Supporting Policies

No applicable surveillance technology.



City of Madison, Wisconsin

Parking Division

Annual Surveillance Technology Report

2025

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Introduction

Summary

The Parking Division has not made any significant changes to our video surveillance system in 2024.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
	PU OC Entry Exit 1	Overture Center Garage	Video Camera
	PU OC Entry Exit 2	Overture Center Garage	Video Camera
	PU OC Entry Exit 3	Overture Center Garage	Video Camera
	PU OC Entry Exit 4	Overture Center Garage	Video Camera
	PU OC POF 1	Overture Center Garage	Video Camera
	PU OC POF 2	Overture Center Garage	Video Camera
	PU OC POF 3	Overture Center Garage	Video Camera
	PU OC POF 4	Overture Center Garage	Video Camera
	PU Frances Entry Exit 1	SSCa Frances Garage	Video Camera
	PU Frances POF 1 & 2	SSCa Frances Garage	Video Camera
	PU Frances Entry Exit 2	SSCa Frances Garage	Video Camera
	PU Frances Booth 1	SSCa Frances Garage	Video Camera
	PU Frances Booth 2	SSCa Frances Garage	Video Camera
	PU SSC Entry Exit 3	State Street Capitol Garage	Video Camera

Reviewed Item	Description	Location	Type
	PU SSC Entry Exit 4	State Street Capitol Garage	Video Camera
	PU SSC Entry Exit 2	State Street Capitol Garage	Video Camera
	PU SSC Entry Exit 1	State Street Capitol Garage	Video Camera
	PU SSC POF 1	State Street Capitol Garage	Video Camera
	PU SSC Entry/Exit 5	State Street Capitol Garage	Video Camera
	PU SSC Johnson Entry	State Street Capitol Garage	Video Camera
	PU SSC Dayton	State Street Capitol Garage	Video Camera
	PU SSC POF 2	State Street Capitol Garage	Video Camera
	PU SSC Metered North 2	State Street Capitol Garage	Video Camera
	PU SSC Dayton Meter Section	State Street Capitol Garage	Video Camera
	Buckeye Gilman	Buckeye Lot	Video Camera

Reviewed Item	Description	Location	Type
	Buckeye Gorham	Buckeye Lot	Video Camera
	PU CSN Webster Entry	Capitol Square North Garage	Video Camera
	PU CSN Permit Entry/Exit	Capitol Square North Garage	Video Camera
	PU CSN POF 1	Capitol Square North Garage	Video Camera
	PU CSN Entry/Exit 2	Capitol Square North Garage	Video Camera
	PU CSN POF 2	Capitol Square North Garage	Video Camera
	PU CSN Entry/Exit 1	Capitol Square North Garage	Video Camera
	PU CSN POF 3	Capitol Square North Garage	Video Camera
	PU SLS Bicycle Entry 1	South Livingston St. Garage	Video Camera
	PU SLS Motorcycle	South Livingston St. Garage	Video Camera
	PU SLS Entry 3	South Livingston St. Garage	Video Camera

Reviewed Item	Description	Location	Type
	PU SLS Exit 3	South Livingston St. Garage	Video Camera
	PU SLS Lobby 1	South Livingston St. Garage	Video Camera
	PU SLS East Exterior	South Livingston St. Garage	Video Camera
	PU SLS Center Bay 1	South Livingston St. Garage	Video Camera
	PU SLS Ramp 1	South Livingston St. Garage	Video Camera
	PU SLS Entry Exit 2	South Livingston St. Garage	Video Camera
	PU SLS Livingston Driveway 1	South Livingston St. Garage	Video Camera
	PU SLS Entry Exit 1	South Livingston St. Garage	Video Camera
	PU SLS Elevator 1	South Livingston St. Garage	Video Camera
	PU SLS Elevator 2	South Livingston St. Garage	Video Camera
	PU SLS Plaza	South Livingston St. Garage	Video Camera

Reviewed Item	Description	Location	Type
	PU SLS Lobby 2	South Livingston St. Garage	Video Camera
	PU SLS South Stair 2	South Livingston St. Garage	Video Camera
	PU SLS East Bay 2	South Livingston St. Garage	Video Camera
	PU SLS NW Bay 2	South Livingston St. Garage	Video Camera
	PU SLS Lobby 3	South Livingston St. Garage	Video Camera
	PU SLS South Stair 3	South Livingston St. Garage	Video Camera
	PU SLS East Bay 3	South Livingston St. Garage	Video Camera
	PU SLS NW Bay 3	South Livingston St. Garage	Video Camera
	PU SLS Lobby 4	South Livingston St. Garage	Video Camera
	PU SLS South Stair 4	South Livingston St. Garage	Video Camera
	PU SLS NW Bay 4	South Livingston St. Garage	Video Camera

Reviewed Item	Description	Location	Type
	PU SLS Lobby 5	South Livingston St. Garage	Video Camera
	PU SLS South Stair 5	South Livingston St. Garage	Video Camera
	PU SLS Roof 3	South Livingston St. Garage	Video Camera
	PU SLS Roof 4	South Livingston St. Garage	Video Camera
	PU SLS Roof 1	South Livingston St. Garage	Video Camera
	PU SLS Roof 2	South Livingston St. Garage	Video Camera
	PU SLS POF 6	South Livingston St. Garage	Video Camera
	PU WS LL0 WB North	Wilson Street Garage	Video Camera
	PU WS LL1-CB SOUTH	Wilson Street Garage	Video Camera
	PU WS LL0-CB North	Wilson Street Garage	Video Camera
	PU WS LL2-EB North	Wilson Street Garage	Video Camera
	PU WS LL0-North Lobby	Wilson Street Garage	Video Camera
	PU WS LL2-EB Center	Wilson Street Garage	Video Camera

Reviewed Item	Description	Location	Type
	PU WS LL3-WB Center	Wilson Street Garage	Video Camera
	PU WS LL2-WB Center	Wilson Street Garage	Video Camera
	PU WS LL3-WB North	Wilson Street Garage	Video Camera
	PU WS LL3-North Stairs	Wilson Street Garage	Video Camera
	PU WS LL2-North Stairs	Wilson Street Garage	Video Camera
	PU WS LL0-EB Center	Wilson Street Garage	Video Camera
	PU WS LL4-WB North	Wilson Street Garage	Video Camera
	PU WS LL3-CB Center	Wilson Street Garage	Video Camera
	PU WS LL2-North Lobby	Wilson Street Garage	Video Camera
	PU WS LL3-EB South	Wilson Street Garage	Video Camera
	PU WS LL2-WB North	Wilson Street Garage	Video Camera
	PU WS LL1-CB Center	Wilson Street Garage	Video Camera
	PU WS LL3-South Lobby	Wilson Street Garage	Video Camera
	PU WS LL0-CB Center	Wilson Street Garage	Video Camera
	PU WS LL2-EB South	Wilson Street Garage	Video Camera
	PU WS LL3-EB Center	Wilson Street Garage	Video Camera
	PU WS LL1-EB South	Wilson Street Garage	Video Camera

Reviewed Item	Description	Location	Type
	PU WS LL1-EB Center	Wilson Street Garage	Video Camera
	PU WS LL1-NB Center	Wilson Street Garage	Video Camera
	PU WS LL1-WB North	Wilson Street Garage	Video Camera
	PU WS LL0-North Stairs	Wilson Street Garage	Video Camera
	PU WS LL3-CB North	Wilson Street Garage	Video Camera
	PU WS LL3-North Lobby	Wilson Street Garage	Video Camera
	PU WS LL4-CB Center	Wilson Street Garage	Video Camera
	PU WS LL1-North Lobby	Wilson Street Garage	Video Camera
	PU WS LL1-EB North	Wilson Street Garage	Video Camera
	PU WS LL1-North Stairs	Wilson Street Garage	Video Camera
	PU WS LL3-EB North	Wilson Street Garage	Video Camera
	PU WS LL2-CB Center	Wilson Street Garage	Video Camera
	PU WS LL4-WB Center	Wilson Street Garage	Video Camera
	PU WS LL2-CB North	Wilson Street Garage	Video Camera
	PU WS LL4-EB Center	Wilson Street Garage	Video Camera
	PU WS LL4-EB South	Wilson Street Garage	Video Camera
	PU WS LL4-North Lobby	Wilson Street Garage	Video Camera

Reviewed Item	Description	Location	Type
	PU WS LL4-CB North	Wilson Street Garage	Video Camera
	PU WS LL2-South Lobby	Wilson Street Garage	Video Camera
	PU WS LL1-WB Center	Wilson Street Garage	Video Camera
	PU WS LL1-South Lobby	Wilson Street Garage	Video Camera
	PU WS LL4-South Lobby	Wilson Street Garage	Video Camera
	PU WS LL3-CB South	Wilson Street Garage	Video Camera
	PU WS LL4-CB South	Wilson Street Garage	Video Camera
	PU WS LL0-Motorcycle	Wilson Street Garage	Video Camera
	PU WS LL2-CB South	Wilson Street Garage	Video Camera
	PU WS LL4-North Stairs	Wilson Street Garage	Video Camera
	PU WS L1 Entry 1 & 2	Wilson Street Garage	Video Camera
	PU WS L1 Exit 1 & 2	Wilson Street Garage	Video Camera
	PU WS L1 Entry/Exit 3	Wilson Street Garage	Video Camera
	PU WS L1-Wilson Exit	Wilson Street Garage	Video Camera
	PU WS L1 Wilson Pedestrian	Wilson Street Garage	Video Camera
	PU WS L1-Wilson Corridor	Wilson Street Garage	Video Camera
	PU WS L1-Ambassador Window	Wilson Street Garage	Video Camera

Reviewed Item	Description	Location	Type
	PU WS L2-Doty Pedestrian	Wilson Street Garage	Video Camera
	PU WS L2 North Lobby	Wilson Street Garage	Video Camera
	PU WS L2 Bike Center	Wilson Street Garage	Video Camera
	PU WS L2-Doty Ramp	Wilson Street Garage	Video Camera
	PU WS L1-Garage Office	Wilson Street Garage	Video Camera
	PU WS L1 South Lobby	Wilson Street Garage	Video Camera

Usage of Surveillance Technology

Surveillance Data Usage

Live video is used by staff responding to helpline calls to assist customers. For example, if a customer cannot pay their parking fee at the exit, staff can view the camera to verify the vehicle plate number and mail a failure-to-pay notice to the customer, allowing them to pay later. Staff can also view the exit lane and adjacent surroundings to verify that the gate can be safely raised remotely to allow the customer to exit. The ability to respond to helpline calls remotely provides significantly faster response and customer resolution than dispatching an employee to respond to a facility in person. Video is also reviewed when there are customer disputes regarding parking fees and vehicle entry or exit time.

Video footage is reviewed and archived when there is an incident, such as intentional damage to gates. Cameras at the exit stations allow us to identify the vehicle that caused the damage, invoice the vehicle owner for repair costs, and issue a citation for a violation of City Ordinance 8.14(2)(c)4, “Causing Damage at a Municipal Parking Facility While Exiting.”

Video is used to monitor/review operations such as timeframes of vehicle queuing and exit wait times and identify causes of backups to make operational customer service improvements.

Video recordings are temporarily stored on City Servers and automatically overwritten every two weeks/period determined by City IT for temporary retention unless an incident requires the archival of specific records. Parking Division staff do not have access permissions to download or share video data files. All archival requests are submitted through the Police Department for processing.

Sharing Data with Other Entities

The Parking Division does not provide data to other entities. City IT determines camera access rights for other departments.

Safeguarding Individual Information

Parking Division Staff do not have direct access to the video files and can only view them in real-time or review video recordings from the previous two weeks before they are overwritten. No concerns have been raised/identified regarding protecting individual privacy and safeguarding information from the Parking Division’s use of cameras in public parking facilities.

Complaints or Concerns

The Parking Division has not received any complaints or concerns regarding our surveillance policy.

Appendix A: Supporting Policies

Video Surveillance Policy for the City of Madison Parking Division

July 2025

1. The City of Madison Parking Division uses Video Surveillance Technology to meet the following objectives:
    a. Assist customers with their facility visits, allow staff to provide better response times through remote assistance and help-line support, and monitor and review operational improvements.
    b. Document what transpires in or near Parking Division facilities to enhance the safety and security of customers, employees, and visitors.
    c. Safeguard the Parking Division's revenue stream.
    d. Validate facts in the case of incidents, such as those involving intentional damage to parking facility gates and equipment, personal injury, and personal property accidents or incidents.

2. Signs in English and Spanish will be maintained at the entrances and exits of facilities for vehicular and pedestrian traffic, notifying the public that Surveillance Camera Technology is in use.

3. Staff training will be ongoing, provided by the employees' direct supervisors, and overseen by the Parking Operations Supervisor.

4. Account management and administration of the Surveillance Technology will be performed by the Parking Data and Analytics Manager.

5. Complaints regarding the Division's use of Surveillance Technology will be received by the Parking Operations Manager.

6. Access to Surveillance Technology and employee roles will be determined by the Parking Data and Analytics Manager and Parking Operations Manager. Only positions with an ongoing, regular, work-related need to view camera and video images will be authorized to have access permissions.

7. The Parking Data and Analytics Manager will notify City IT of necessary permission changes to ensure access to the Surveillance Technology is revoked when an employee no longer has a job-related need to access it or is found to have inappropriately used it.

8. Staff training will be provided by the employee's direct supervisor(s) when initial access is granted, with annual refresher training on the policy and appropriate use of the technology. The Parking Data and Analytics Manager oversees the ongoing training and review of staff account access with City IT support.

9. City IT will ensure access to the Madison Police Department.

10. Video recordings are temporarily stored on City Servers and automatically overwritten every two weeks or as established by City IT for temporary retention. Parking Division staff do not have system access permissions to download, share, or store images or video files. In the event of an incident requiring the retention of specific video footage, all archival requests are submitted through the Police Department for processing. Those images will be copied and kept as public records per Section 3.70 of the Madison General Ordinances.

11. Surveillance Technology shall not be used to visually or audibly monitor the interior of private dwellings. Most of the Parking Division's cameras are fixed and located within parking facilities without any possible view of a private dwelling. Limited personnel are authorized to change camera angles or views on cameras with that capability. Any Parking Division employee who moves a camera angle without authorization to do so or who uses cameras to attempt to record/monitor the interior of a private residence will have their access rights revoked immediately and is subject to disciplinary action.

12. City IT shall ensure that records are not destroyed during the pendency of any public records request, investigation, or civil or criminal litigation. Any public records request submitted to the Parking Division shall be promptly referred to the Police Department (within 1 business day) of receipt to ensure timely action and retention of the existing records requested. The Police Department is responsible for the archival of relevant records involving criminal investigations or litigation; however, the Parking Division will request the archival of video records when staff are aware of an incident that occurred in a parking facility and video evidence is likely to be relevant in a potential civil or criminal investigation or litigation.

City of Madison, Wisconsin
Parks Division

Annual Surveillance Technology Report

2025

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Introduction

Summary

The Parks Division is a large organization with very diverse facilities and operations, consisting of General Parks, Olbrich Botanical Gardens, Warner Park Community Recreation Center (WPCRC), and the Golf Enterprise Program. There are no cameras owned or maintained by the Parks Division located within any general park locations or at the Olbrich Botanical Gardens Facility. Both WPCRC and Golf Enterprise own and maintain cameras within their facilities.

Warner Park Community Recreation Center (WPCRC) has 11 cameras throughout the facility's common areas. Cameras are not monitored continuously under normal circumstances but may be monitored for safety or security purposes. During 2024, there was no new surveillance technology added to the WPCRC's existing surveillance technology inventory.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
Camera 1	Wired 1080p camera with infra-red, motion activated.	WPCRC Lobby	Indoor Camera
Camera 2	Wired 1080p camera with infra-red, motion activated.	WPCRC Front Desk	Indoor Camera
Camera 3	Wired 1080p camera with infra-red, motion activated.	WPCRC Game Room	Indoor Camera
Camera 4	Wireless 720p camera with infra-red, motion activated.	WPCRC Outside Driveway East	Indoor Camera
Camera 5	Wired 1080p camera with infra-red, motion activated.	WPCRC Gymnasium Hallway Rear	Indoor Camera
Camera 6	Wired 1080p camera with infra-red, motion activated.	WPCRC Gymnasium Court A	Indoor Camera
Camera 7	Wired 1080p camera with infra-red, motion activated.	WPCRC Gymnasium Court B	Indoor Camera
Camera 8	Wireless 720p camera with infra-red, motion activated.	WPCRC Outside Driveway West	Indoor Camera
Camera 9	Wired 1080p camera with infra-red, motion activated.	WPCRC Main Hall Front	Indoor Camera
Camera 11	Wired 1080p camera with infra-red, motion activated.	WPCRC Mall Hall Rear	Indoor Camera
Camera 12	Wired 1080p camera with infra-red, motion activated.	WPCRC Childcare-common area	Indoor Camera
Camera 16	Wireless 720p camera with infra-red, motion activated.	WPCRC Lobby Entrance	Indoor Camera
Video Security System	Lorex DV800 Series 16 channel DVR. Local video storage only. Not on City of Madison network, no remote access.	WPCRC Front Desk	DVR

Reviewed Item	**Description**	**Location**	**Type**
Video Surveillance System	**Speco DVR8TL500 - DVR BOX, sim card, self-contained deletes after two days**	**Odana Hills Golf Course – Clubhouse – Interior**	**DVR**
Camera 1	**Constant stream, safe**	**Odana Hills**	**Indoor Camera**
Camera 2	**Golf shop**	**Odana Hills**	**Indoor Camera**
Camera 3	**Bar/concession**	**Odana Hills**	**Indoor Camera**

Usage of Surveillance Technology for WPCRC:

Surveillance Data Usage

The primary use of surveillance data is to investigate incidents in the facility such as thefts, accidents, injuries, and property damage and support disciplinary actions for staff and facility users.

Sharing Data with Other Entities

Surveillance records are only shared with individuals directly involved in investigating and following up on the incident, including Park's Management and the Madison Police Department.

Safeguarding Individual Information

WPCRC surveillance cameras use digital video recorders (DVR) to store information. Video may be reviewed and downloaded when employees or the public report an incident requiring camera access. Video is available for 14 days from the time of the incident. After 14 days from the time of the incident, all data is overwritten and becomes unavailable. WPCRC Facility Manager or designee provides downloaded videos and images to the City of Madison Information Technology (IT) Department for storage on a secure network server.

WPCRC Program Coordinator, WPCRC Facility Manager, Parks Community Services Manager, Assistant Parks Superintendent, and Parks Superintendent have access to the login functions to review, save, and download footage from the surveillance cameras. All other staff have access to the view-only functions.

Surveillance from golf courses is stored DVR BOX with a sim card that is self-contained deletes after two days. These systems are in locked areas and can only be accessed by Golf Supervisors, Assistant, Assistant Parks Superintendent, and Parks Superintendent.

Complaints or Concerns

The Parks Division has not received complaints or concerns about its surveillance technology in any of these locations.

Appendix A: Supporting Policies

WPCRC SURVEILLANCE CAMERA POLICY

Purpose: This document is the Parks Division's policy for using surveillance cameras at the Warner Park Community Recreation Center (WPCRC), as required by APM 3-17. The primary purpose of this policy is to balance the City's interests in monitoring the use of the WPCRC, protecting the public safety of those in the facility, and respecting the privacy rights of the public and the associational/collective action rights of City employees. In addition, this policy promotes security for the public and City employees through timely surveillance of areas otherwise difficult to monitor.

Locations: The WPCRC surveillance camera system includes 13 cameras throughout the facility. Video monitoring occurs in common areas of the facility to include; building entrances and exits, lobby and reception area, hallways and corridors, gymnasium, game room, and the childcare room.

Monitoring by surveillance cameras shall not occur in the following areas:

- Bathrooms
- Lockers rooms
- Offices
- Maintenance and storage rooms

Downloading Videos and Images: WPCRC surveillance cameras use digital video recorders (DVR) to store information. The playback feature provides access to video footage. Video and images may be reviewed and downloaded when employees or the public reports an incident or accident. Video is available for 14 days from the time of the incident. After 14 days from the time of the incident, all data is overwritten and becomes unavailable. WPCRC Facility Manager or designee, as outlined in the Public Records section, will provide downloaded videos and images to the City of Madison Information Technology (IT) Department for storage on a secure network server.

Access, Use, and Monitoring: Surveillance records are only shared with individuals directly involved in investigating and following up on the incident, including Park's Management Team, Madison Police Department, the offending individual parents as appropriate, and others who may be directly involved in responding to the incident, including the City Attorney's Office and the City's Risk Manager. The Madison Police Department will be provided with immediate access to all data recordings that may constitute evidence of a crime, upon request, unless otherwise prohibited by law.

Surveillance cameras are not monitored continuously under normal operating conditions but may be monitored for safety and security purposes, including investigating thefts, accidents, misconduct, or property damage. Personnel with access to the surveillance cameras should be trained in the effective use of the equipment. Public notice of security monitoring is located on the facility entrance door.

The following list outlines examples of prohibited use of the surveillance cameras:

- Use of dummy or placebo cameras, personal webcam, or similar technology for surveillance purposes.
- Recording of audio for surveillance purposes.
- The use of a personal cell phone to record or monitor activity.

- Reasons unrelated to surveillance activity including videotaping athletic events for replay or post-game reviews or attendance for programs.

The following list provides additional expectations for the use of the surveillance cameras:

- Personnel, as outlined in the Levels of Access section, may review video from the surveillance cameras when an incident occurs.
- Complete the WPCRC Behavior Report Form with details, including the date, time, and location for incidents requiring video review and place in the WPCRC Facility Manager's box.

Levels of Access: The following individuals shall have access to the login functions to review, save, and download footage from the surveillance cameras. In addition, individuals may also have access to the remote access features.

  - WPCRC Program Coordinator
  - WPCRC Facility Manager
  - Parks Community Services Manager
  - Assistant Parks Superintendent
  - Parks Superintendent
- WPCRC Maintenance Mechanic shall have access to the Admin login function for maintenance, training, and revocation of access to the surveillance cameras.
- Staff not listed in this section shall have access to the view-only functions.
- Information Technology staff may have access to the surveillance records and equipment as needed to maintain, service, or operate the system.

When any of the above listed persons are no longer in the listed job title, their access to the surveillance records shall be revoked. Revoking this access shall be the responsibility of the Assistant Parks Superintendent, and in their absence, the Parks Superintendent.

Other Responsibilities:

Assistant Parks Superintendent

- Authorize copies of surveillance videos or images and the release of records.
- Submit the Annual Surveillance Technology Report to the Common Council.
- Periodically review this policy and make recommendations for revisions to the Board of Parks Commissioners.
- Receive complaints regarding the use of surveillance cameras.
- Conduct an annual review of surveillance technology to ensure compliance with city ordinance MGO Section 23.63.
- Periodically review staff access and use of the surveillance technology

Public Records

- In consultation with the City Attorney's office, WPCRC will maintain, as a public record, images downloaded from the recorders following the video record retention policy outlined below.
- In cases where follow-up action is taken, the images will become part of the files for the incident and be maintained under the video record retention policy outlined below. During the pendency of any public records request, investigation or civil or criminal litigation, no applicable records shall be destroyed.
- The Assistant Parks Superintendent serves as the open records custodian for Parks.

- Records are stored on a secure network server maintained by the City of Madison IT Department. In addition to IT Department staff and representatives of the City Attorney's Office, the following individuals shall have access to the secured network folder.
    - WPCRC Program Coordinator
    - WPCRC Facility Manager
    - Parks Community Services Manager
    - Assistant Parks Superintendent
    - Parks Superintendent

Record Retention Policy:

Category	**Default**
MPD-WPCRC Video	
Parks Superintendent Requests	365 Days
Workers Comp	365 Days
Employee Misconduct	365 Days
User Misconduct	365 Days
Complaints	365 Days
Misc	365 Days
Accidents Slip & Falls Sports & Fitness activities Community programs, rentals, and events Other facility accidents or injuries	4 Years

Training Protocol

The Parks Division employees identified above who have access to the surveillance records will be trained annually, or upon commencement of their employment, on their duties and responsibilities under this Policy. The Assistant Parks Superintendent shall be responsible for this training. No employee shall have access to surveillance records until they have received this training.



City of Madison, Wisconsin

Public Health Madison & Dane County

Annual Surveillance Technology Report

2025

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Summary

Public Health Madison & Dane County does not have any surveillance technology and has not added any surveillance technology in 2025.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
Main Entrance Camera	*A fixed-dome camera is located near the main entrance into the lobby of our facility. It captures visitors and staff that enter the main entrance doors.*	*City-County Building*	*Fixed-dome camera*

Usage of Surveillance Technology

Surveillance Data Usage

N/A

Sharing Data with Other Entities

N/A

Safeguarding Individual Information

N/A

Complaints or Concerns

N/A

Appendix A: Supporting Policies



City of Madison, Wisconsin

Planning Division

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2025

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Introduction

Summary

The Planning Division does not use surveillance technology, and as such has had no changes to this report in the last year.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

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1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
N/A	N/A	N/A	N/A

Usage of Surveillance Technology

Surveillance Data Usage

N/A

Sharing Data with Other Entities

N/A

Safeguarding Individual Information

N/A

Complaints or Concerns

N/A

Appendix A: Supporting Policies

N/A



City of Madison, Wisconsin

Streets & Urban Forestry

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Introduction

Summary

No changes from previous years.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and the applicable policies;*
2. *How the Department has used the data collected by its Surveillance Technology;*
3. *How any Surveillance Data is being shared with other entities;*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
Security Cameras	Captures the yard and public drop off area	Bader Rd Yard, Sycamore Yard, Southpoint Yard, Transfer Station Yard	Security Camera

Usage of Surveillance Technology

Surveillance Data Usage

Cameras are used primarily for security overnight, occasionally used to settle disputes with the public, locate equipment, check on staff progress loading sand/salt in the winter.

Sharing Data with Other Entities

We don’t share the information.

Safeguarding Individual Information

No individual information is collected, the images are deleted approx.. 10 days after capture, only Public Works General Supervisor and above as the ability to rewind and review camera data and only for about ten days.

Complaints or Concerns

None, we do have signs posted at the entrance that the area is under video surveillance.

Appendix A: Supporting Policies

City of Madison, Wisconsin

Traffic Engineering

Annual Surveillance Technology Report

2025

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Introduction

Summary

Traffic Engineering staff continue to use surveillance cameras located on critical streets and street intersections throughout the City. The purpose of these cameras is to monitor, study, and analyze traffic volume, flow, and crashes.

Ordinance Requirements

This document is prepared pursuant to MGO 23.63(5), which states:

(a) Each Department will conduct an annual review of its Surveillance Technology and ensure compliance with this Ordinance.

(b) Each Department will complete an Annual Surveillance Technology Report which will be submitted to the Common Council through a resolution. The Annual Surveillance Technology Report will include:

1. *An inventory of current Surveillance Technology and applicable policies.*
2. *How the Department has used the data collected by its Surveillance Technology.*
3. *How any Surveillance Data is being shared with other entities.*
4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

See Addendum

Usage of Surveillance Technology

Surveillance Data Usage

Traffic Engineering staff utilize surveillance cameras positioned at key streets and intersections throughout the city to monitor and analyze traffic conditions. These cameras are used exclusively for studying traffic volume, flow patterns, and crash incidents. The video supports both short-term and long-term adjustments to traffic signal controllers and other traffic control devices. Real-time monitoring allows staff to manually or remotely modify traffic control measures—such as signals, signs, cones, and barricades—to enhance traffic flow, reduce congestion, improve safety, and minimize related environmental impacts.

Sharing Data with Other Entities

Other agencies such as Madison Police Department and Metro Transit use Traffic Engineering cameras to monitor operations.

Safeguarding Individual Information

The sole purpose of these cameras, as used by Traffic Engineering, is to monitor traffic conditions and the operation of streets and sidewalks. They are not used to identify individuals, and no attempts are made to collect personal information.

Complaints or Concerns

None

Appendix A: Supporting Policies

Camera Name	Location
TE Aberg Ave. & Shopko Dr.	Aberg Ave & Shopko Dr
TE American Pkwy. & Eastpark Blvd.	American Pkwy & Eastpark
TE Bassett St. & Mifflin St.	Bassett & Mifflin
TE Beltline & Fish Hatchery Rd. North	Beltline & Fish Hatchery North
TE Beltline & Fish Hatchery Rd. South	Beltline & Fish Hatchery South
TE Beltline & Gammon Rd. North	Beltline & Gammon North
TE Beltline & Gammon Rd. South	Beltline & Gammon South
TE Beltline & Mineral Point Rd. East	Beltline & Mineral Point East
TE Beltline & Mineral Point Rd. West	Beltline & Mineral Point West
TE Beltline & Old Sauk Rd. East	Beltline & Old Sauk East
TE Beltline & Old Sauk Rd. West	Beltline & Old Sauk West
TE Beltline & Park St. North	Beltline & Park North
TE Beltline & Rimrock Rd. North	Beltline & Rimrock North
TE Beltline & Rimrock Rd. South	Beltline & Rimrock South
TE Beltline & Todd Dr.	Todd & W. Beltline
TE Beltline & Todd Dr. East	Beltline & Todd Dr. East
TE Beltline & Whitney Way North	Beltline & Whitney North
TE Beltline & Whitney Way South	Beltline & Whitney South
TE Broadway & Copps Ave.	Broadway & Copps Ave
TE Broadway & Frazier Ave.	Broadway & Frazier Ave
TE Broadway & Monona Dr.	Broadway & Monona Dr
TE Broom St. & Mifflin St.	Broom & Mifflin
TE Charter St. & Spring St.	Charter St & Spring St
TE Cottage Grove Rd. & Acewood Blvd.	Cottage Grove & Acewood
TE Cottage Grove Rd. & Atlas Ave.	Cottage Grove & Atlas
TE Cottage Grove Rd. & Thompson Dr.	Cottage Grove & Thompson
TE Doty St. & Hamilton St. & Fairchild St.	Doty & S. Hamilton & Fairchild
TE Doty St. & King St.	Doty & King
TE E. Washington Ave. & Blair St.	E. Washington & Blair
TE E. Washington Ave. & First St.	E. Washington & First St.
TE E. Washington Ave. & Marquette St.	E. Washington & Marquette
TE E. Washington Ave. & Paterson St.	E Washington & Paterson
TE E. Washington Ave. & Pinckney St.	E. Washington & Pinckney
TE Elver Park & McKenna Blvd.	Elver & McKenna
TE Fish Hatchery Rd. & Badger Rd.	Fish Hatchery & Badger Rd
TE Fish Hatchery Rd. & Mckee Rd.	Fish Hatchery Rd & Mckee Rd
TE Gammon Rd. & Odana Rd.	Gammon Rd & Odana Rd
TE Gorham St. & Broom St.	Gorham & Broom
TE Gorham St. & Franklin St.	Gorham & Franklin
TE Hamilton St. & Henry St. & Wilson St.	Hamilton & Henry & Wilson
TE Highland Ave & Observatory Dr.	Highland & Observatory
TE Highland Ave. & VA Hospital Entrance	Highland & VA Hospital Entrance

TE John Nolen Dr. & Blair St. & Wilson St.	John Nolen & Blair & Wilson
TE John Nolen Dr. & Broom St.	John Nolen & Broom St
TE John Nolen Dr. & North Shore Dr.	John Nolen & North Shore Dr
TE John Nolen Dr. & Olin Ave.	John Nolen & Olin
TE John Nolen Dr. & Rimrock Rd.	John Nolen & Rimrock Rd
TE Johnson St. & Baldwin St.	Johnson & Baldwin
TE Johnson St. & Bassett St.	Johnson St & Bassett St
TE Johnson St. & Blair St.	Johnson & Blair
TE Johnson St. & Butler St. & Hamilton St.	Johnson St & Butler & Hamilton
TE Johnson St. & First St.	Johnson St & First St
TE Johnson St. & Frances St.	Johnson & Frances
TE Johnson St. & Park St.	Johnson St & Park St
TE Johnson St. & Wisconsin Ave.	Johnson St & Wisconsin Ave
TE King St. & Pinckney St. & Main St.	King & Pinckney & Main
TE Martin Luther King Jr. Blvd. & Doty St.	MLK & Doty
TE Martin Luther King Jr. Blvd. & Main St.	MLK & Main
TE Mckee Rd. & Seminole Hwy.	Mckee Rd & Seminole Hwy
TE Mifflin St. & Pinckney St.	Mifflin & Pinckney
TE Milwaukee St. & Fair Oaks Ave.	Milwaukee Fair Oaks
TE Mineral Point Rd. & Junction Rd.	Mineral Point Junction Rd
TE Mineral Point Rd. & Midvale Blvd.	Mineral Point Rd & Midvale Blvd
TE Mineral Point Rd. & South Point Rd.	Mineral Point Rd & South Point
TE Mineral Point Rd. and Gammon Rd.	Mineral Point and Gammon
TE Northport Dr. & Dryden Dr.	Northport & Dryden
TE Northport Dr. & Sherman Ave.	Northport & Sherman Ave
TE Northport Dr. & Troy Dr.	Northport Dr & Troy Drive
TE Old Sauk Rd. & Excelsior Dr.	Old Sauk & Excelsior
TE Old Sauk Rd. & High Point Rd.	Old Sauk & High Point
TE Old Sauk Rd. & Junction Rd.	Old Sauk & Junction Rd
TE Old Sauk Rd. & Pleasant View Rd.	Old Sauk & Pleasant View
TE Packers Ave. & Commercial Ave.	Packers & Commercial Ave
TE Packers Ave. & International Ln.	Packers & International Lane
TE Park St. & Badger Rd.	Park & Badger
TE Park St. & Buick St.	Park & Buick
TE Park St. & Fish Hatchery Rd.	Park St & Fish Hatchery Rd
TE Park St. & Olin Ave.	Park St. & Olin
TE Park St. & W. Washington Ave.	Park & W. Washington
TE Pleasant View Rd. & McKee Rd.	Pleasant View & McKee
TE Pleasant View Rd. & Midtown Rd.	Pleasant View & Midtown
TE Raymond Rd. & Whitney Way	Raymond & Whitney
TE Regent St. & Breese Ter	Regent & Breese
TE Regent St. & Mills St.	Regent & Mills
TE Regent St. & Monroe St.	Regent & Monroe

TE Regent St. & Park St.	Regent & Park
TE Regent St. & Randall Ave.	Regent & Randall
TE Rimrock Rd. & Moorland Rd.	Rimrock & Moorland
TE Segoe Rd. & Sheboygan Ave.	Segoe & Sheboygan
TE Sherman Ave. & Aberg Ave.	Sherman Ave & Aberg Ave
TE State St. & Gorham St.	State & Gorham
TE State St. & Johnson St.	State & Johnson
TE University Ave. & Babcock Dr.	TE University Ave. & Babcock Dr.
TE University Ave. & Bassett St.	University & Bassett
TE University Ave. & Frances St. 1	University Ave & Frances St
TE University Ave. & Frances St. 2	University & Frances 2
TE University Ave. & Highland Ave.	University Ave & Highland Ave
TE University Ave. & Lake St.	University Ave & Lake St
TE University Ave. & Park St.	University Ave & Park St
TE University Ave. & Ridge St.	University Ave & Ridge St
TE University Ave. & Segoe Rd.	University Ave & Segoe Rd
TE University Ave. & Shorewood Blvd.	University Ave & Shorewood Blvd
TE University Ave. & Spring Harbor Dr.	University Ave & Spring Harbor Dr
TE University Ave. & University Bay Dr.	TE University Ave. & University Bay Dr.
TE University Ave. & Walnut St.	University Ave & Walnut
TE University Ave. & Whitney Way	University Ave & Whitney Way
TE University Bay Dr. & Overlook Ter.	University Ave & Overlook Ter
TE W. Washington Ave. & Bedford St.	W. Washington & Bedford
TE W. Washington Ave. & Broom St.	W. Washington & Broom
TE W. Washington Ave. & Fairchild St.	W Washington & Fairchild St
TE W. Washington Ave. & Proudfit St.	W. Washington & Proudfit
TE Webster St. & Hamilton St.	Webster St & N Hamilton St
TE Whitney Way & Odana Rd.	Whitney Way & Odana Rd
TE Wisconsin Ave. & Dayton St.	Wisconsin & Dayton
TE Wisconsin Ave. & Mifflin St.	Wisconsin & Mifflin



City of Madison, Wisconsin

Water Utility

Annual Surveillance Technology Report

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Summary

During 2024, the Water Utility replaced 85 cameras that were no longer in support to ensure that its cameras were not a cyber security risk and could have the current firmware version installed on them. These cameras were swapped out with newer models of fixed cameras and maintained their initial functionality and camera view. The camera replacements were approved by City IT as part of TDX tickets "New Camera Purchase" (Service Request ID: 21885924) and "Camera Replacement" (Service Request ID: 23033965).

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4. *How well Surveillance Data management protocols are safeguarding individual information; and*
5. *Whether the Department has received any complaints or concerns about its Surveillance Technology use and the resolution of said complaints.*

(c) The Common Council shall review and take action on the resolution accompanying the Annual Surveillance Technology Report.

Surveillance Technologies

Below is a list of technologies used by the Department that were reviewed and met the ordinance definitional requirement of surveillance:

Reviewed Item	Description	Location	Type
Pump Room	Interior camera monitoring the building's main entrance and pump room.	Unit Well 6	Fixed – fisheye camera
North Hatches	Exterior camera monitoring the north roof accesses into the water reservoir.	Unit Well 6	Fixed – bullet camera
South Hatch	Exterior camera monitoring the south roof access into the water reservoir.	Unit Well 6	Fixed – bullet camera
Front Parking	Exterior camera monitoring the building's main entrance and the site parking spot.	Unit Well 6	Fixed – dome camera
Parking	Exterior camera monitoring the chemical storage room entrance, building front entrance, and parking spot outside of the chemical room.	Unit Well 7	Fixed – dome camera
Generator Door	Exterior camera monitoring the generator room entrance.	Unit Well 7	Fixed – dome camera
Pump Room Entry	Interior camera monitoring the front and side building entrances.	Unit Well 7	Fixed – dome camera
Chemical Room Door	Exterior camera monitoring the chemical storage room entrance.	Unit Well 7	Fixed – dome camera

Reviewed Item	Description	Location	Type
Side Door	Exterior camera monitoring the building side entrance and the parking spot for the building side entrance.	Unit Well 7	Fixed – dome camera
Front Entrance	Exterior camera monitoring the building front entrance.	Unit Well 7	Fixed – dome camera
Hatches	Exterior camera monitoring the roof accesses into the water reservoir.	Unit Well 7	Fixed – dome camera
Booster Pump Area	Interior camera monitoring the area near the booster pumps.	Unit Well 7	Fixed – dome camera
Pump Room PTZ	Interior camera monitoring the front and side building entrances, the filter area, and the entrance into the generator room.	Unit Well 7	PTZ – dome camera
Pump Room	Interior camera monitoring the building's main entrance.	Unit Well 8	Fixed – dome camera
Hatch	Exterior camera monitoring the roof access into the water reservoir.	Unit Well 8	Fixed – bullet camera
Parking	Exterior camera monitoring the building's main entrance and the site parking spot.	Unit Well 8	Fixed – dome camera
Booster Pump Room	Interior camera monitoring the building main entrance and the booster pump room.	Unit Well 9	Fixed – dome camera
Hatch	Exterior camera monitoring the water reservoir pit entrance and water reservoir climbing pilaster entrance.	Unit Well 9	Fixed – bullet camera
Parking	Exterior camera monitoring the building's main entrance and the site parking spot.	Unit Well 9	Fixed – dome camera

Reviewed Item	Description	Location	Type
Overflow	Exterior camera monitoring the water reservoir overflow discharge pipe.	Unit Well 9	Fixed – bullet camera
Well Pump Room	Interior camera monitoring the well pump room, the chlorine room entrance, and the fluoride room entrance.	Unit Well 9	Fixed – dome camera
Well Pump Room	Interior camera monitoring the building's main entrance and well pump room.	Unit Well 11	Fixed – dome camera
Hatch	Exterior camera monitoring the roof accesses into the water reservoir.	Unit Well 11	Fixed – bullet camera
Parking	Exterior camera monitoring the building's main entrance and the site parking spot.	Unit Well 11	Fixed – dome camera
Booster Pump Room	Interior camera monitoring the booster pump room.	Unit Well 11	Fixed – dome camera
Well Pump Room	Interior camera monitoring the building's main entrance and well pump room.	Unit Well 12	Fixed – dome camera
Hatch	Exterior camera monitoring the roof accesses into the water reservoir.	Unit Well 12	Fixed – bullet camera
Parking/Entry	Exterior camera monitoring the building's main entrance and the site parking spot.	Unit Well 12	Fixed – dome camera
Booster Pump Room	Interior camera monitoring the booster pump room.	Unit Well 12	Fixed – dome camera
Well Pump Room	Interior camera monitoring the building's main entrance and well pump room.	Unit Well 13	Fixed – dome camera

Reviewed Item	Description	Location	Type
Hatches	Exterior camera monitoring the roof accesses into the water reservoir.	Unit Well 13	Fixed – bullet camera
Parking	Exterior camera monitoring the building's main entrance and the site parking spot.	Unit Well 13	Fixed – dome camera
Booster Pump Room	Interior camera monitoring the booster pump room.	Unit Well 13	Fixed – dome camera
Well Pump Room	Interior camera monitoring the building's main entrance and well pump room.	Unit Well 14	Fixed – dome camera
Hatches	Exterior camera monitoring the roof accesses into the water reservoir.	Unit Well 14	Fixed – bullet camera
Parking/Entry	Exterior camera monitoring the building's main entrance and the site parking spot.	Unit Well 14	Fixed – dome camera
Booster Pump Room	Interior camera monitoring the booster pump room.	Unit Well 14	Fixed – dome camera
Pump Room	Interior camera monitoring the building's main entrance.	Unit Well 15	Fixed – bullet camera
Parking	Exterior camera monitoring the building's main entrance and the site parking spot.	Unit Well 15	Fixed – bullet camera
Filter Room	Interior camera monitoring the water filtration room entrance.	Unit Well 15	Fixed – dome camera
Rear Entrance	Exterior camera monitoring the building rear entrance.	Unit Well 15	Fixed – dome camera

Reviewed Item	Description	Location	Type
Pump Room	Interior camera monitoring the building's main entrance.	Unit Well 16	Fixed – dome camera
Hatches	Exterior camera monitoring the roof accesses into the water reservoir.	Unit Well 16	Fixed – dome camera
Parking	Exterior camera monitoring the building's main entrance and the site parking spot.	Unit Well 16	Fixed – dome camera
Pump Room	Interior camera monitoring the building's main entrance.	Unit Well 17	Fixed – dome camera
North Hatch	Exterior camera monitoring the north roof access into the water reservoir.	Unit Well 17	Fixed – dome camera
South Hatch	Exterior camera monitoring the south roof access into the water reservoir.	Unit Well 17	Fixed – dome camera
Parking/Entry	Exterior camera monitoring the building main entrance, chemical storage room entrance, and the site parking spot.	Unit Well 17	Fixed – dome camera
Pump Room	Interior camera monitoring the building main entrance and booster pump area.	Unit Well 18	Fixed – dome camera
Hatches	Exterior camera monitoring the roof accesses into the water reservoir.	Unit Well 18	Fixed – bullet camera
Front Parking	Exterior camera monitoring the building's main entrance and the site parking spot.	Unit Well 18	Fixed – dome camera
Chemical Parking	Exterior camera monitoring the chemical storage room entrance and the chemical storage room parking spot.	Unit Well 18	Fixed – bullet camera

Reviewed Item	Description	Location	Type
Pump Room	Interior camera monitoring the building's main entrance.	Unit Well 19	Fixed – bullet camera
North Hatch	Exterior camera monitoring the north roof access into the water reservoir.	Unit Well 19	Fixed – bullet camera
South Hatch	Exterior camera monitoring the south roof access into the water reservoir.	Unit Well 19	Fixed – bullet camera
Parking	Exterior camera monitoring the building main entrance, chemical storage room entrance, and the site parking spot.	Unit Well 19	Fixed – bullet camera
Pump Room Entry	Interior camera monitoring the building's main entrance.	Unit Well 20	Fixed – dome camera
Parking	Exterior camera monitoring the building main entrance, chemical storage room entrance, and the site parking spot.	Unit Well 20	Fixed – dome camera
Sphere Entry	Exterior camera monitoring the water tower entrance.	Unit Well 20	Fixed – bullet camera
Pit	Exterior camera monitoring the water reservoir pit entrance.	Unit Well 20	Fixed – bullet camera
Pump Room	Interior camera monitoring the well pump and booster pump areas.	Unit Well 20	Fixed – fisheye camera
Northwest Hatch	Exterior camera monitoring the northwest roof access into the water reservoir.	Unit Well 24	Fixed – bullet camera

Reviewed Item	Description	Location	Type
Southwest Hatch	Exterior camera monitoring the southwest roof access into the water reservoir.	Unit Well 24	Fixed – bullet camera
Booster Pump Room Entry	Interior camera monitoring the booster pump building main entrance.	Unit Well 24	Fixed – dome camera
Front Parking	Exterior camera monitoring the booster pump building main entrance, the chemical room entrance, and the booster pump building parking spot.	Unit Well 24	Fixed – dome camera
Deepwell Entrance	Exterior camera monitoring the well pump building main entrance and the well pump building parking spot.	Unit Well 24	Fixed – dome camera
Deepwell Pump Room	Interior camera monitoring the well pump building main entrance and well pump room.	Unit Well 24	Fixed – dome camera
Booster Pump Room	Interior camera monitoring the booster pump room in the booster pump building.	Unit Well 24	Fixed – fisheye camera
Pump Room	Interior camera monitoring the building's main entrance.	Unit Well 25	Fixed – dome camera
Hatches	Exterior camera monitoring the roof accesses into the water reservoir.	Unit Well 25	Fixed – bullet camera
Parking/Entry	Exterior camera monitoring the building's main entrance and the site parking spot.	Unit Well 25	Fixed – dome camera
Pump Room Entry	Interior camera monitoring the building's main entrance and well pump area.	Unit Well 26	Fixed – dome camera

Reviewed Item	Description	Location	Type
Sphere Entry	Exterior camera monitoring the water tower entrance.	Unit Well 26	Fixed – bullet camera
Hatch East	Exterior camera monitoring the east roof access into the water reservoir.	Unit Well 26	Fixed – bullet camera
Hatch West	Exterior camera monitoring the west roof access into the water reservoir.	Unit Well 26	Fixed – bullet camera
Front Parking	Exterior camera monitoring the building main entrance, chemical storage room entrance, and the site parking spot.	Unit Well 26	Fixed – dome camera
Pump Room	Interior camera monitoring the building's main entrance, building side entrance, well pump area, and booster pump area.	Unit Well 26	Fixed – fisheye camera
Pump Room	Interior camera monitoring the building main entrance, the well pump area, and the booster pump area.	Unit Well 27	Fixed – dome camera
Hatches	Exterior camera monitoring the roof accesses into the water reservoir.	Unit Well 27	Fixed – dome camera
Parking	Exterior camera monitoring the building main entrance, chemical storage room entrance, and the site parking spot.	Unit Well 27	Fixed – dome camera
Pump Room	Interior camera monitoring the building main entrance, the well pump area, and the booster pump area.	Unit Well 28	Fixed – dome camera
Hatches	Exterior camera monitoring the roof accesses into the water reservoir.	Unit Well 28	Fixed – dome camera

Reviewed Item	Description	Location	Type
Front Parking	Exterior camera monitoring the building main entrance, chemical storage room entrance, and the site parking spot.	Unit Well 28	Fixed – dome camera
Well Pump Room	Interior camera monitoring the well pump building entrance and the well pump area.	Unit Well 29	Fixed – dome camera
Booster Pump Room	Interior camera monitoring part of the well pump area and the booster pump area.	Unit Well 29	Fixed – dome camera
North Hatch	Exterior camera monitoring the north roof access into the water reservoir.	Unit Well 29	Fixed – dome camera
South Hatch	Exterior camera monitoring the south roof access into the water reservoir.	Unit Well 29	Fixed – dome camera
Parking	Exterior camera monitoring the building main entrance, chemical storage room entrance, water filtration room entrance, and the site parking spot.	Unit Well 29	Fixed – dome camera
Filter Room	Interior camera monitoring the water filtration room and water filtration room entrance.	Unit Well 29	Fixed – fisheye camera
Pump Room	Interior camera monitoring the building's main entrance and well pump area.	Unit Well 30	Fixed – dome camera
Hatches	Exterior camera monitoring the roof accesses into the water reservoir.	Unit Well 30	Fixed – bullet camera
Pump Room Entry	Exterior camera monitoring the building's main entrance and the site parking spot.	Unit Well 30	Fixed – dome camera

Reviewed Item	Description	Location	Type
Chemical Room Entry	Exterior camera monitoring the chemical storage room entrance and the chemical storage room parking spot.	Unit Well 30	Fixed – dome camera
Pump Room Entry	Exterior camera monitoring the building side entrance.	Unit Well 31	Fixed – dome camera
Pump Room	Interior camera monitoring the front and side building entrances.	Unit Well 31	Fixed – dome camera
Garage/Storage Lot Entry	Exterior camera monitoring the storage lot entrance and garage entrance.	Unit Well 31	Fixed – dome camera
Backwash Tank Hatches	Exterior camera monitoring the roof accesses into the water filtration backwash tanks.	Unit Well 31	Fixed – dome camera
Reservoir Hatch	Exterior camera monitoring the roof access into the water reservoir.	Unit Well 31	Fixed – dome camera
Garage Exit	Exterior camera monitoring the garage exit and generator area.	Unit Well 31	Fixed – dome camera
Storage Lot	Exterior camera monitoring the site storage lot.	Unit Well 31	Fixed – dome camera
Chemical Room Entry	Exterior camera monitoring the building front entrance, chemical storage room entrance, and the site parking spot.	Unit Well 31	Fixed – dome camera
Reservoir Overflow	Exterior camera monitoring the water reservoir overflow discharge pipe.	Unit Well 31	Fixed – dome camera
Garage Entrance Overhead Door	Interior camera monitoring the garage entrance overhead door.	Unit Well 31	Fixed – dome camera

Reviewed Item	Description	Location	Type
Garage Exit Overhead Door	Interior camera monitoring the garage exit overhead door.	Unit Well 31	Fixed – dome camera
Pump Room PTZ	Interior camera monitoring the front and side building entrances, the well pump area, the water filtration area, the interior entrance into the garage, and the booster pump area.	Unit Well 31	PTZ – dome camera
Filter Area	Interior camera monitoring the water filtration area.	Unit Well 31	Fixed – dome camera
Front Parking	Exterior camera monitoring the building's main entrance and the site parking spot.	Booster Station 106	Fixed – dome camera
East Hatch	Exterior camera monitoring the east roof access into the water reservoir.	Booster Station 106	Fixed – dome camera
West Hatch	Exterior camera monitoring the west roof access into the water reservoir.	Booster Station 106	Fixed – dome camera
Pump Room Door	Interior camera monitoring the building's main entrance and booster pump area.	Booster Station 106	Fixed – dome camera
Main Climbing Pilaster	Exterior camera monitoring the reservoir main climbing pilaster entrance.	Reservoirs 113/313	Fixed – dome camera
Vault Door	Interior camera monitoring the reservoir vault entrance.	Reservoirs 113/313	Fixed – dome camera
Overflow	Exterior camera monitoring the water reservoir overflow discharge pipe.	Reservoirs 113/313	Fixed – bullet camera

Reviewed Item	Description	Location	Type
Vault Entry	Exterior camera monitoring the reservoir vault entrance.	Reservoirs 113/313	Fixed – dome camera
Pump Room	Interior camera monitoring the building's main entrance.	Booster Station 115	Fixed – fisheye camera
Pilaster Door	Exterior camera monitoring the reservoir climbing pilaster entrance.	Booster Station 115	Fixed – bullet camera
Parking/Entry	Exterior camera monitoring the building's main entrance and the site parking spot.	Booster Station 115	Fixed – dome camera
Pump Room	Interior camera monitoring the building's main entrance and the booster pump area.	Booster Station 118	Fixed – dome camera
Parking	Exterior camera monitoring the building's main entrance and the site parking spot.	Booster Station 118	Fixed – dome camera
Chemical Room Entry	Exterior camera monitoring the chemical storage room entrance.	Booster Station 118	Fixed – dome camera
Building East Side	Exterior camera monitoring the east side of the building.	Booster Station 118	Fixed – dome camera
Building South Side	Exterior camera monitoring the south side of the building.	Booster Station 118	Fixed – dome camera
Pump Room	Interior camera monitoring the building's main entrance.	Booster Station 125	Fixed – bullet camera

Reviewed Item	Description	Location	Type
Pump Room	Interior camera monitoring the building's main entrance and pump room.	Booster Station 128	Fixed – dome camera
Entrance/Parking	Exterior camera monitoring the building's main entrance and the site parking spot.	Booster Station 128	Fixed – dome camera
Parking	Exterior camera monitoring the building's main entrance and the site parking spot.	Booster Station 213	Fixed – bullet camera
Pump Room	Interior camera monitoring the building's main entrance.	Booster Station 213	Fixed – dome camera
Pump Room	Interior camera monitoring the building's main entrance.	Booster Station 215	Fixed – dome camera
Entrance/Parking	Exterior camera monitoring the building's main entrance and the site parking spot.	Booster Station 215	Fixed – dome camera
Door/Overflow	Exterior camera monitoring the water tower entrance and the water tower overflow discharge pipe.	Sphere 225	Fixed – bullet camera
Parking Area	Exterior camera monitoring the water tower parking spot and radio shop building entrance.	Sphere 225	Fixed – bullet camera
Entrance Exterior	Exterior camera monitoring the water tower main entrance.	Blackhawk Tank 228	Fixed – dome camera
Overflow	Exterior camera monitoring the water tower overflow discharge pipe.	Blackhawk Tank 228	Fixed – dome camera
Interior Entry	Interior camera monitoring the water tower main entrance.	Blackhawk Tank 228	Fixed – bullet camera

Reviewed Item	Description	Location	Type
Pump Room	Interior camera monitoring the building's main entrance, the building main level, and the stairs to the building pit room.	Felland Reservoir 229	Fixed – dome camera
East Hatch	Exterior camera monitoring the east roof access into the water reservoir.	Felland Reservoir 229	Fixed – bullet camera
South Hatch	Exterior camera monitoring the south roof access into the water reservoir.	Felland Reservoir 229	Fixed – bullet camera
Parking/Entry	Exterior camera monitoring the building's main entrance and the site parking spot.	Felland Reservoir 229	Fixed – dome camera
Door	Exterior camera monitoring the water tower entrance.	Sphere 315	Fixed – bullet camera
Overflow/Parking	Exterior camera monitoring the water tower parking spot and the water tower overflow discharge pipe.	Sphere 315	Fixed – bullet camera
Employee East Entrance	Interior camera monitoring the building employee east entrance.	Olin Office	Fixed – dome camera
Employee South Entrance	Exterior camera monitoring the building south employee entrance and the parking spots in front of this entrance.	Olin Office	Fixed – dome camera
Meter Shop Entrance	Exterior camera monitoring the building meter shop entrance and the parking spots in front of this entrance.	Olin Office	Fixed – dome camera
Main Entrance Plaza	Exterior camera monitoring the building front entrance plaza.	Olin Office	Fixed – dome camera
Main Entrance	Exterior camera monitoring the building front entrances.	Olin Office	Fixed – dome camera

Reviewed Item	Description	Location	Type
Patio Entrance	Interior camera monitoring the building patio area entrance.	Olin Office	Fixed – dome camera
Patio Parking	Exterior camera monitoring the parking and building entrance near the patio area.	Olin Office	Fixed – dome camera
Reception	Interior camera monitoring the building's main public entrance and reception area. Camera also monitors the entrance into the first floor office area and the stairs to the second floor office area.	Olin Office	Fixed – dome camera
Main Entrance Doors	Exterior camera monitoring the building's main public entrance doors. Camera is also used to identify individuals that call the pump operator after hours to gain entry into the building for use of the conference room.	Olin Office	Fixed – dome camera
Main Gate	Exterior camera monitoring the entrance and exit gate into the employee parking lot.	Olin Office	Fixed – dome camera
VSB Main Entrance/Hallway	Interior camera monitoring the vehicle storage building main entrance, the main hallway for the vehicle storage building, and the entrance into the City IT NOC Room.	Olin Office Vehicle Storage Building	Fixed – dome camera
VSB Entrance Overhead Door	Interior camera monitoring the garage entrance overhead door.	Olin Office Vehicle Storage Building	Fixed – dome camera
VSB Exit Overhead Door	Interior camera monitoring the garage exit overhead door.	Olin Office Vehicle Storage Building	Fixed – dome camera
VSB Entrance Bay	Interior camera monitoring the garage entrance bay.	Olin Office Vehicle Storage Building	Fixed – dome camera

Reviewed Item	Description	Location	Type
VSB Exit Bay	Interior camera monitoring the garage exit bay.	Olin Office Vehicle Storage Building	Fixed – dome camera
Outside Main Entrance	Exterior camera monitoring the building's main public entrance.	Paterson Street Office	Fixed – dome camera
Inside Main Entrance	Interior camera monitoring the building's main public entrance.	Paterson Street Office	Fixed – dome camera
Employee Entrance	Exterior camera monitoring the building's main employee entrance and the south end of the main employee parking lot.	Paterson Street Office	Fixed – dome camera
Employee Interior Entrance	Interior camera monitoring the building's main employee entrance.	Paterson Street Office	Fixed – dome camera
Main Parking Lot South	Exterior camera monitoring the south end of the main employee parking lot.	Paterson Street Office	Fixed – dome camera
Shop/Fuel Pumps	Exterior camera monitoring the fueling station and the mechanical shop overhead door entrances from the employee parking lot.	Paterson Street Office	Fixed – dome camera
Shop Entrance	Exterior camera monitoring the mechanical shop overhead door entrances from Paterson Street.	Paterson Street Office	Fixed – dome camera
VSB Entrance/Exit Overhead Doors	Exterior camera monitoring the entrance and exit overhead doors into the vehicle storage building.	Paterson Street Office	Fixed – dome camera
Back Lot Gate	Exterior camera monitoring the entrance/exit gate for the back employee parking lot.	Paterson Street Office	Fixed – dome camera

Reviewed Item	Description	Location	Type
Back Lot Entrance	Exterior camera monitoring the building entrance from the back employee parking lot.	Paterson Street Office	Fixed – dome camera
Back Parking Lot	Exterior camera monitoring the back employee parking lot.	Paterson Street Office	Fixed – dome camera
Parking Lot South Generator	Exterior camera monitoring the back employee parking lot and the building generator.	Paterson Street Office	Fixed – dome camera
Interior Shop Entrance	Interior camera monitoring the main interior entrance into the mechanical shop.	Paterson Street Office	Fixed – dome camera
Shop Entrance Overhead Door	Exterior camera monitoring the mechanical shop overhead door entrances from Paterson Street.	Paterson Street Office	Fixed – dome camera
Main Gates	Exterior camera monitoring the entrance and exit gates into the main employee parking lot.	Paterson Street Office	Fixed – dome camera
Fuel Pumps	Exterior camera monitoring the fueling station and the north end of the main employee parking lot.	Paterson Street Office	Fixed – dome camera
Shop Door Exterior Entrance	Exterior camera monitoring the mechanical shop exterior entrance.	Paterson Street Office	Fixed – dome camera
Main Parking Lot North	Exterior camera monitoring the north end of the main employee parking lot and the entrance gate into the main employee parking lot.	Paterson Street Office	Fixed – dome camera
Parking Lot Southwest	Exterior camera monitoring the south end of the main employee parking lot and the building generator.	Paterson Street Office	Fixed – dome camera

Reviewed Item	Description	Location	Type
Building Main St.	Exterior camera monitoring the Main Street side of the building.	Paterson Street Office	Fixed – dome camera
VSB South Overhead Door Back Lot	Interior camera monitoring the VSB south overhead door that exits into the back storage lot.	Paterson Street Vehicle Storage Building	Fixed – dome camera
VSB Exit Overhead Door Paterson Street	Interior camera monitoring the VSB exit overhead door to Paterson Street.	Paterson Street Vehicle Storage Building	Fixed – dome camera
VSB Back Lot	Exterior camera monitoring the far east side of the back storage lot and the VSB south overhead door exit.	Paterson Street Vehicle Storage Building	Fixed – dome camera
VSB Center Overhead Door Back Lot	Interior camera monitoring the VSB center overhead door that exits into the back storage lot.	Paterson Street Vehicle Storage Building	Fixed – dome camera
VSB Entrance Overhead Door Paterson Street	Interior camera monitoring the VSB entrance overhead door from Paterson Street.	Paterson Street Vehicle Storage Building	Fixed – dome camera
VSB North Overhead Door Back Lot	Interior camera monitoring the VSB north overhead door that exits into the back storage lot.	Paterson Street Vehicle Storage Building	Fixed – dome camera
VSB Back Lot East Gate	Exterior camera monitoring the back lot east entrance/exit gate.	Paterson Street Vehicle Storage Building	Fixed – dome camera

Reviewed Item	Description	Location	Type
VSB Back Lot Storage East	Exterior camera monitoring the east side of the back storage lot.	Paterson Street Vehicle Storage Building	Fixed – dome camera
VSB Back Lot Main St Gate	Exterior camera monitoring the back lot entrance/exit gate from Main Street.	Paterson Street Vehicle Storage Building	Fixed – dome camera
VSB Back Lot Storage West	Exterior camera monitoring the back lot entrance/exit gate from Main Street and the west side of the back storage lot.	Paterson Street Vehicle Storage Building	Fixed – dome camera
VSB Entrance Overhead Door	Exterior camera monitoring the VSB entrance overhead door from Paterson Street.	Paterson Street Vehicle Storage Building	Fixed – bullet camera
VSB Main Street	Exterior camera monitoring the vehicle storage building along Main Street.	Paterson Street Vehicle Storage Building	Fixed – dome camera
VSB East Side	Exterior camera monitoring the vehicle storage building along the east side.	Paterson Street Vehicle Storage Building	Fixed – dome camera
VSB Exit Overhead Door	Exterior camera monitoring the VSB exit overhead door from Paterson Street.	Paterson Street Vehicle Storage Building	Fixed – bullet camera

Usage of Surveillance Technology

Surveillance Data Usage

The water utility uses the cameras at its sites for security purposes. The cameras are monitored by the 24/7 pump operator to maintain the security of its water facilities. The recorded video is ONLY used for review of incidents that may occur. These incidents include damage, theft, or unauthorized access into its facilities.

The water utility allows the public and other agencies to use the main conference room at its Olin Office. The water utility uses the camera that monitors the main public entrance at the Olin Office to identify individuals that arrive after hours and request access to the building for use of the conference room.

Sharing Data with Other Entities

Data is not shared with other entities except for use as part of an investigation. The investigation could be initiated by the water utility, City IT, or the Madison Police Department in the event of damage, theft, or unauthorized access to its facilities. The water utility has also shared data with the Madison Police Department to aid in the investigation of incidents that have occurred involving the public.

Safeguarding Individual Information

The water utility is not collecting any individual information with its camera usage. These cameras are solely used for security, monitoring incidents, and identifying individuals that request after-hours access into the Olin Office for use of the conference room.

Complaints or Concerns

The water utility has not received complaints or concerns related to its usage of surveillance technology.

Appendix A: Supporting Policies

Use of Video Surveillance Cameras Questionnaire

Please explain your agency's objective behind this occurrence of video surveillance and the scope with which your agency hopes to obtain and fulfill this objective.

1. Madison Water Utility (MWU) utilizes video surveillance cameras at its remote facilities to provide security over its water storage reservoirs, wells, pumping equipment and chemical supply rooms. In addition, they are used to provide security for their field personnel and provide documentation of employee accidents and incidents. All 35 remote sites are equipped with cameras.

2. Cameras at the Administration (Heim Building) and Distribution/ Maintenance (Paterson Office) facilities and the Vehicle Storage buildings at both sites provide security over building entrances, vehicle storage areas, and employee/public parking lots. In addition, they provide security for their employees and provide documentation about employee accidents or incidents.

What level of detail is expected from the recorded video and the expected recording area? Examples; facial recognition, license plate recognition, monitoring traffic flow only; overview of an entire city park.

The live and recorded video from MWU cameras is used to identify individuals engaged in illegal behavior and need to allow for the identification of individuals (e.g., face, body dimensions, and clothing) and vehicles (e.g., make, model, color and license plate).

The audio option existing on the cameras will remain deactivated.

How will you provide an individual(s) with notification(s) that video recording devices are in use and that he/she may be recorded on video? *

All MWU employees are notified that video surveillance is conducted 24 hours/day, 365 days/year at MWU facilities. There is signage at all the MWUs facilities and sites.

Provide location of where each camera will be physically placed by providing a street name, building name, etc. *

Cameras are installed at the following locations:

- Heim Building, Vehicle Storage Building, and parking lots - 119 E. Olin Avenue
- Distribution/Maintenance Building, Vehicle Storage Building, and parking lot - 110 S. Paterson Street

- UW 6 Building and parking - 2757 University Avenue
- UW 7 Building and parking - 1709 North Sherman Avenue
- UW 8 Building and parking - 3206 Lakeland Avenue
- UW 9 Building and parking - 4724 Spaanem Avenue
- UW 11 Building and parking - 102 Dempsey Road
- UW 12 Building and parking - 801 South Whitney Way
- UW 13 Building and parking - 1201 Wheeler Road
- UW 14 Building and parking - 5130 University Avenue
- UW 15 Building and parking - 3900 East Washington Avenue
- UW 16 Building and parking - 6706 Mineral Point Road
- UW 17 Building and parking - 201 South Hancock Street
- UW 18 Building and parking - 1925 South Park Street
- UW 19 Building and parking - 2526 Lake Mendota Drive
- UW 20 Building, Sphere 120, and parking - 2829 Prairie Road
- UW 24 Well Pump Building and parking - 809 E. Dayton Street
- UW 24 Booster Pump Building and parking - 115 N. Livingston Street
- UW 25 Building and parking - 5415 Queensbridge Road
- UW 26 Building, Sphere 126, and parking - 910 S. High Point Road
- UW 27 Building and parking - 18 N. Randall Avenue
- UW 28 Building and parking - 8210 Old Sauk Road (F.B.2249)
- UW 29 Building and parking - 829 N. Thompson Drive
- UW 30 Building and parking - 1133 Moorland Road
- UW 31 Building and parking - 4901 Tradewinds Parkway
- BS 106 Building and parking - 110 Glenway Street
- Reservoirs 113/313 Building - 1314 Lakeview Avenue/1202 Northport Drive
- BS 115 Building and parking - 4701 Bunker Hill Lane
- BS 118 Building and parking - 2497 Greenway View
- BS 125 Building - 6006 Cottontail Trail
- BS 128 Building and parking - 9202 Waterside Street
- BS 213 Building and parking - 1314 Lakeview Avenue

- BS 215 Building and parking - 2718 Crossroads Drive
- Sphere 225 and parking - 435 Milky Way
- Blackhawk Tank 228 and parking - 10451 Old Sauk Road
- Reservoir 229 Building and parking - 1224 Felland Road
- Sphere 315 and parking - 3514 Cross Hill Drive

Please indicate whether or not these cameras are being put in place permanently or for temporary purposes only. *

All of the MWUs cameras are permanently in place.

Identify a person or persons in your agency that will be allowed view access to the video surveillance system. (Note that video that is part of a continuous loop is not considered a record per MGO 3.70(3)(b)(6)a.)

The Water Resources Manager will be responsible for overseeing and managing MWU's video surveillance system. The Control Systems Programmer and Control Systems Technician will be responsible for maintaining the system (software and hardware) and downloading/storing video. In addition to these personnel, MWU managers and Pump Operators will be allowed to view the continuous loops.

The surveillance records will be shared with individuals directly involved in investigating and following up on an incident. This could include MWU management staff, law enforcement officials, and the City's insurance company.

State your agency's plan on training regarding the use, retention and storage of video surveillance footage.

MWU staff have attended training by the City's Attorney's Office and IT Department. Refresher training will be provided by IT staff and by Genetec Technologies, the manufacturer of the VMS, to management and technical staff.

MWU will use the City's enterprise camera system. Video camera images will be stored on the city's enterprise system for a minimum of two weeks unless needed to identify someone or record a specific incident. Those images will be copied and kept as public records in accordance with local, state and federal public records laws.

If video footage needs to be extracted, for other than a criminal investigation, please identify no more than two people in your agency or division that will be allowed to export the needed video footage. (Please Note: Once video footage has been exported from the system, it is subject to Open Records statutes and must be retained for 7 years.)

The Control Systems Programmer and Control Systems Technician will be responsible for downloading, exporting, and storing video.

City of Madison

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

Master

File Number: 88483

File ID:	88483	**File Type:**	Ordinance	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL EXECUTIVE COMMITTEE
				File Created Date :	05/27/2025
File Name:	Signature Requirement for Alder Vacancies			**Final Action:**	

Title: Creating Section 2.035 of the Madison General Ordinances related to requiring elector signatures with application to fill vacancy on the Common Council.

Notes: 6966VacancySignatures

CC Agenda Date: 09/16/2025

Agenda Number: 28.

Sponsors: MGR Govindarajan, Derek Field And Sean O'Brien

Effective Date:

Attachments:

Enactment Number:

Author: Michael Haas

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/27/2025	Michael Haas	Approved as to Form	6/16/2025
1	2	5/27/2025	Maggie McClain	Delegated	
Notes:	Delegated: Out Of Office				
1	3	5/27/2025	Christine Koh	Delegated	
1	4	5/28/2025	Robert Mulcahy	Approve	6/3/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	05/27/2025	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Common Council Executive Committee (7/1/25), Common Council (7/1/25)					
1	COMMON COUNCIL	06/03/2025	Referred	COMMON COUNCIL EXECUTIVE COMMITTEE			

	Action Text:	This Ordinance was Referred to the COMMON COUNCIL EXECUTIVE COMMITTEE			
1	COMMON COUNCIL EXECUTIVE COMMITTEE	07/01/2025	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER		Pass
	Action Text:	A motion was made by Govindarajan, seconded by Lankella, to RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER to the 8/5/25 Common Council Executive Committee meeting and the 8/5/25 Common Council meeting. The motion passed by voice vote/other.			
	Notes:	Recommended re-referral to the Common Council Executive Committee (8/5/25) and Common Council (8/5/25)			
1	COMMON COUNCIL	07/01/2025	Re-refer	COMMON COUNCIL EXECUTIVE COMMITTEE	Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Re-refer to the COMMON COUNCIL EXECUTIVE COMMITTEE. The motion passed by voice vote/other.			
1	COMMON COUNCIL EXECUTIVE COMMITTEE	08/05/2025	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER		Pass
	Action Text:	A motion was made by Lankella, seconded by Guequierre, to RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER. to the 9/16/2025 CCEC and 9/16/25 Council meeting. The motion passed by voice vote/other.			
1	COMMON COUNCIL	08/05/2025	Re-refer	COMMON COUNCIL EXECUTIVE COMMITTEE	Pass
	Action Text:	A motion was made by Govindarajan, seconded by Guequierre, to Re-refer to the COMMON COUNCIL EXECUTIVE COMMITTEE. The motion passed by voice vote/other.			

Text of Legislative File 88483

Fiscal Note

Implementing the ordinance will require staff time to create the petition document, review petitions, and process challenges. Fiscal impacts are anticipated to be minimal and would be absorbed in the Clerk's office personnel budget. No appropriation is required.

Title

Creating Section 2.035 of the Madison General Ordinances related to requiring elector signatures with application to fill vacancy on the Common Council.

Body

DRAFTER'S ANALYSIS: This ordinance requires applicants to fill a Common Council vacancy to submit a petition containing the names, addresses and signatures of at least 20 electors of the district which has the vacancy. Currently, applicants must submit an application containing the information required by MGO 2.03. This ordinance would require the City Clerk to create a petition document and to review the names and signatures submitted by applicants to determine sufficiency of the signatures, process any challenges to the signatures, and determine whether applicants have qualified to proceed to review by the Common Council Executive Committee.

****

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

1. Section 2.035 entitled "Signature Requirement for Applicants to Alder Vacancy" of the Madison General Ordinances is created to read as follows:

"**2.035 SIGNATURE REQUIREMENT FOR APPLICANTS TO ALDER VACANCY**

(1) Prior to submission of applications to the Common Council Executive Committee under MGO 2.03, applicants to fill a vacancy on the Common Council shall submit a petition supporting their application. The petition shall contain the signatures of at least 20 and no more than 40 electors of the district with the vacancy. Only one signature per applicant for the same vacancy is valid. In addition to their signature, in order for the signature to be valid, each signer of a petition shall legibly print their name in a space provided next to his or her signature and shall list their municipality of residence for voting purposes, the street and number, if any, on which the signer resides, and the date of signing. All signers on each petition shall reside in the jurisdiction or district which the applicant named on the paper will represent, if appointed.

(2) Each petition shall have substantially the following words printed at the top:

I, the undersigned, request that the name of *(insert applicant's first and last name)*, residing at *(insert applicant's street address)* be considered for appointment to *(insert district number)* District Alder. I am eligible to vote in the *(name of jurisdiction or district in which applicant seeks office)*. I have not signed the petition of any other applicant for the same vacancy.

(3) Each applicant shall include their mailing address on their petition. The certification of a qualified circulator stating their residence with street and number, if any, shall appear at the bottom of each petition page, stating that they personally circulated the petition paper and personally obtained each of the signatures; they know the signers are electors of the aldermanic district; they know the individuals signed the paper with full knowledge of its content; they know their respective residences given; they know each signer signed on the date stated opposite their name; and that the circulator is a qualified elector of this state, or if not a qualified elector of this state, is a U.S. citizen age 18 or older who, if he or she were a resident of this state, would not be disqualified from voting under in the State of Wisconsin; and that they are aware that falsifying the certification is punishable under Wis Stat. s. 12.13(3)(a). The circulator shall indicate the date that they make the certification next to their signature. The certification may be made by the applicant or any qualified circulator.

(4) The City Clerk shall create and make available petition forms which may be used by applicants to comply with this section.

(5) Applicants shall submit completed petitions to the City Clerk on or before the date established by the Common Council Executive Committee. The Clerk shall review all submitted signatures, up to the maximum number permitted, to determine the facial sufficiency of the petitions filed. Where circumstances and the time for review permit, the Clerk may consult maps, directories and other extrinsic evidence to ascertain the correctness and sufficiency of information on a petition. The City Clerk shall certify the names of applicants who have submitted at least 20 valid signatures to the Common Council Executive Committee. If an applicant submits a petition with more than the maximum number of required signatures prescribed under sub. (1), but the Clerk determines that the maximum number of required signatures does not result in a sufficient number of valid signatures, the Clerk shall review the additional signatures to the extent necessary to determine whether the applicant has collected a sufficient number of valid signatures.

(6) The City Clerk shall review all petitions submitted by applicants and process any challenges using the standards and procedures established by Chapter EL 2 of the Wisconsin Administrative Code including, but not limited to the following:

(a) Any information which appears on a petition is entitled to a presumption of validity. Notwithstanding any other provision of this chapter, errors in information contained in a petition, committed by either a signer or a circulator, may be corrected by an affidavit of the circulator, an affidavit of the applicant, or an

affidavit of a person who signed the petition. The person giving the correcting affidavit shall have personal knowledge of the correct information and the correcting affidavit shall be filed with the City Clerk not later than three calendar days after the deadline for submission of the petition.

(b) Where any required item of information on a petition is incomplete, the City Clerk shall accept the information as complete if there has been substantial compliance with the law.

(c) The City Clerk shall accept petitions which contain biographical data or advertising for the applicant. The disclaimer specified in Wis. Stat. s. 11.1303 (2) is not required on any petition.

(d) An elector shall sign their own name unless unable to do so because of physical disability. An elector unable to sign because of physical disability shall be present when another person signs on behalf of the disabled elector and shall specifically authorize the signing.

(e) A person may not sign for their spouse, or for any other person, even when they have been given a power of attorney by that person, unless subsection (6)(d) applies.

(f) A complete address, including municipality of residence for voting purposes, and the street and number, if any, of the residence, (or a postal address if it is located in the jurisdiction that the applicant seeks to represent), shall be listed for each signature on a petition.

(g) A signature shall be counted when identical residential information or dates for different electors are indicated by ditto marks.

(h) No signature on a petition shall be counted unless the elector who circulated the petition completes and signs the certificate of circulator and does so after, not before, the petition is circulated. No signature may be counted when the residency of the circulator cannot be determined by the information given on the petition.

(i) An individual signature on a petition may not be counted when any of the following occur:

1. The date of the signature is missing, unless the date can be determined by reference to the dates of other signatures on the paper.
2. The signature is dated after the date of certification contained in the certificate of circulator.
3. The address of the signer is missing or incomplete, unless residency can be determined by the information provided on the petition.
4. The signature is that of an individual who is not 18 years of age at the time the petition is signed.
5. The signature is that of an individual who has been adjudicated not to be a qualified elector on the grounds of incompetency or limited competency as provided in s. 6.03 (3), Wis. Stats., or is that of an individual who was not, for any other reason, a qualified elector at the time of signing the petition.

(j) After a petition has been filed, no signature may be added or removed. After a petition has been signed, but before it has been filed, a signature may be removed by the circulator. The death of a signer after a petition has been signed does not invalidate the signature.

(7) The City Clerk shall review any verified complaint concerning the sufficiency of a petition submitted by an applicant. The Clerk shall apply the standards in subsection (6) to determine the sufficiency of petitions, including consulting extrinsic sources of evidence under subsection

(8) Any challenge to the sufficiency of a petition shall be made by verified complaint, filed with

the City Clerk. The complaint may be filed electronically. The Clerk shall deliver a copy of the challenge in person, by mail, or by electronic mail to the challenged applicant within 24 hours of the filing of the challenge complaint. Any challenge to the sufficiency of a petition shall be filed within 3 calendar days after the filing deadline for the challenged petition. The challenge shall be established by affidavit, or other supporting evidence, demonstrating a failure to comply with this section or other legal requirements.

(9) The response to a challenge to a petition shall be filed, by the applicant challenged, within 3 calendar days of the filing of the challenge and shall be verified. The response may be filed in person, by mail or by electronic mail. After the deadline for filing a response to a challenge, the City Clerk shall decide the challenge.

(10) The burden is on the challenger to establish any insufficiency. If the challenger establishes that the information on the petition is insufficient, the burden is on the challenged applicant to establish its sufficiency. The invalidity or disqualification of one or more signatures on a petition shall not affect the validity of any other signatures on that paper.

(11) If a challenger establishes that an elector signed the petition of an applicant more than once or signed the petitions of more than one applicant for the same vacancy, the 2nd and subsequent signatures may not be counted. The burden of proving that the second and subsequent signatures are that of the same person and are invalid is on the challenger.

(12) If a challenger establishes that the date of a signature, or the address of the signer, is not valid, the signature may not be counted.

(13) The City Clerk shall examine any evidence offered by the parties when reviewing a complaint challenging the sufficiency of the petition of an applicant. The burden of proof applicable to establishing or rebutting a challenge is clear and convincing evidence.

(14) Where it is alleged that the signer or circulator of a petition does not reside in the district in which the applicant seeks office, the challenger may attempt to establish the geographical location of an address indicated on a petition by providing district maps, or by providing a statement from a postmaster or other public official."

City of Madison

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File Number: 89472

File ID:	89472	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	08/06/2025
File Name:	Authorizing the Transit General Manager to file an application for a Section 5307, 5337 & 5339 Super Grant, public transit capital, capital maintenance, and capital planning grant with U.S. Department of Transportation and authorizing the Mayor and the Ci			**Final Action:**	

Title: Authorizing the Transit General Manager to file an application for a Section 5307, 5337 & 5339 Super Grant, public transit capital, capital maintenance, and capital planning grant with U.S. Department of Transportation and authorizing the Mayor and the City Clerk to execute the associated grant agreement with USDOT and the associated 13 (c) agreement with Teamsters Local No. 120.

Notes:

		CC Agenda Date:	09/16/2025
		Agenda Number:	29.
Sponsors:	Yannette Figueroa Cole, Sabrina V. Madison And Derek Field	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Scott Korth	**Hearing Date:**	
Entered by:	sharnish@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/26/2025	Ryan Pennington	Approve	8/26/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Metro Transit	08/06/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (9/9/25), Common Council (9/16/25)					
1	COMMON COUNCIL	09/02/2025	Refer	FINANCE COMMITTEE		09/08/2025	Pass

Action Text: A motion was made by Vidaver, seconded by Figueroa Cole, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.

1	FINANCE COMMITTEE	09/08/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass

Action Text: A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 89472

Fiscal Note

Funds under this grant will be used to support the Transit Division Capital and Operating budgets. Up to 80% of the total project cost of $17,149,280 is funded by USDOT/FTA with the remaining 20% local share ($3,429,857) to be funded from general obligation debt and operating funds included in Metro Transit's Capital and Operating budgets. No additional appropriation required.

Title

Authorizing the Transit General Manager to file an application for a Section 5307, 5337 & 5339 Super Grant, public transit capital, capital maintenance, and capital planning grant with U.S. Department of Transportation and authorizing the Mayor and the City Clerk to execute the associated grant agreement with USDOT and the associated 13 (c) agreement with Teamsters Local No. 120.

Body

Under the Urbanized Area Formula program of 49 United States Code 5307, funds are made available for capital and operating assistance and transportation-related planning projects. As an urbanized area, the City of Madison receives from the U.S. Congress an apportionment for use by Madison Metro. Metro will use its funds for preventative maintenance costs and capital costs for replacement buses and related equipment projects as included in the Transit Division capital and operating budgets.

Under Sections 5337 and 5339 (formerly known as Section 3 of the Federal Transit Act, as amended), capital funds are available for transit system capital improvements. Metro will use these funds for replacement buses and related equipment projects. The local share is funded in the Metro Capital budget.

WHEREAS, FTA has been delegated authority to award Federal financial assistance for a transportation project; and

WHEREAS, grants for financial assistance will impose certain obligations upon the City of Madison,
including the provision of the local share of the project costs; and

WHEREAS, as a condition of the assistance, the City of Madison must provide all annual certifications and assurances required by FTA and negotiate an agreement relating to the protection of mass transit
employees under the provisions of Section 5333(b), formerly Section 13 (c) of the Federal Transit Act, as amended; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF

MADISON:

1. That the Transit General Manager is authorized to execute and file applications for capital and planning assistance on behalf of the City of Madison with FTA for Federal assistance authorized by Title 23 and Chapter 53 of Title 49, United States Code, or other Federal Statutes authorizing the above-mentioned projects set forth in the preamble and administered by FTA.
2. That the Transit General Manager, Mayor, and appropriate City staff are authorized to execute and file with such applications the annual certifications and assurances and other documents FTA requires for awarding a financial assistance grant.
3. That, in accordance with 39.02 of the MGO, the Transit General Manager, in conjunction with the Affirmative Action Director, is authorized to set forth and execute affirmative disadvantaged business policies in connection with the procurement needs of the grant's projects.
4. That the Mayor and City Clerk are authorized to execute grant agreements for the aforementioned applications.
5. That the Mayor and City Clerk are authorized to execute agreements pursuant to Section 5333 (b) under the Federal Transit Act, as amended, between the City of Madison, Wisconsin and Drivers, Salesmen, Warehousemen, Milk Processors, Cannery, Dairy Employees and Helpers Union Local 120, affiliated with the International Brotherhood of Teamsters, Chauffeurs, Warehousemen and Helpers of America, with reference to this grant application.

PROJECT DESCRIPTION	TOTAL COST	FTA SHARE	LOCAL SHARE
Fixed Route Transit buses	$ 4,667,513.	$ 3,734,010.	$ 933,503.
Preventive Maintenance	$ 8,838,190.	$ 7,070,552.	$ 1,767,638.
Fixed Route Transit buses (5337)	$ 1,753,283.	$ 1,402,626.	$ 350,657.
Fixed Route Transit buses (5339)	$ 779,946.	$ 623,957.	$ 155,989.
Fixed Route Transit buses (5339)	$ 1,110,348.	$ 888,278.	$ 222,070.
	$17,149,280.	$13,719,423.	$ 3,429,857.

City of Madison

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File Number: 89580

File ID:	89580	**File Type:**	Ordinance	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	08/18/2025
File Name:	TIF Application Fee			**Final Action:**	

Title: Repealing and recreating Section 4.28 of the Madison General Ordinances related to TIF Applications to update TIF application fee and application process.

Notes: 6986TifApplicationFee

		CC Agenda Date:	09/16/2025
		Agenda Number:	30.
Sponsors:	Satya V. Rhodes-Conway, Regina M. Vidaver And MGR Govindarajan	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Matthew Robles	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/18/2025	Michael Haas	Approved as to Form	9/5/2025
1	2	8/20/2025	Ryan Pennington	Delegated	
1	3	8/20/2025	Maggie McClain	Approve	8/26/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	08/18/2025	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Finance Committee (9/8/25), Common Council (9/16/25)						
1	COMMON COUNCIL	09/02/2025	Refer	FINANCE COMMITTEE	09/08/2025		Pass
	Action Text: A motion was made by Vidaver, seconded by Figueroa Cole, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						
1	FINANCE COMMITTEE	09/08/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 89580

Fiscal Note

The proposed ordinance repeal and recreation allows for an increase to the Tax Incremental Financing (TIF) application fee from 0.5% of the amount of the TIF assistance requested to 1.5% of the amount of TIF assistance requested. Application fees are deposited as revenue in the relevant Tax Increment District (TID). As an example, if an applicant requests $1.0 million in TIF assistance, the current application fee is $5,000. The proposed ordinance change would increase the application fee to $15,000. The actual revenue impact of this policy change is to be determined based on application volume and amount of TIF support requested by each applicant. Based on actuals in 2021-2025, application fee revenues at the 0.5% rate averaged $19,663. If the application fee rate had been 1.5%, that average would have been $58,988, a difference of $39,325. The ordinance change also makes the distinction between preliminary review of a draft TIF application and a formal TIF application and when the application fee will be assessed.

Title

Repealing and recreating Section 4.28 of the Madison General Ordinances related to TIF Applications to update TIF application fee and application process.

Body

DRAFTER'S ANALYSIS: This ordinance revision codifies the existing practice of City TIF staff providing a free preliminary review of a TIF application from a developer before requiring payment of the TIF application fee required by ordinance. The revision also specifies that developers will receive one free preliminary review of a TIF application for a project, and subsequent applications for the same project require payment of the TIF application fee. Finally, the revision increases the TIF application fee from half a percent (0.5%) of the TIF assistance requested to one and one-half percent (1.5%) of the TIF assistance requested.

****

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

1. Section 4.28 entitled "TIF Application Fee" of the Madison General Ordinances is repealed and recreated as follows:

"**4.28 - TIF Application Fee.**

(1) Definitions. For purposes of this Section, the following terms have the following meanings:

"Applicant" means a person, group of people, or entity seeking tax increment financing ("TIF") assistance from the City of Madison for development on a parcel or parcels within the City of Madison.

"Draft TIF Application" means a TIF application submitted by an Applicant for a preliminary review by the TIF Coordinator, which does not require a TIF Application Fee.

"Gap analysis" means an analysis, conducted by the TIF Coordinator, of a project's projections included in a draft TIF Application, or a formal TIF Application, to determine whether a financial gap exists between the sources of capital and the total cost of a proposed project, as well as how much TIF assistance the project can support based on the projected value of the project and the tax increment district's existing or projected finances.

"Gap finding" means the amount of TIF assistance the TIF Coordinator determines is financially necessary and feasible for the project after the preliminary review, based upon the City's underwriting standards and practices.

"Preliminary review" means a review conducted by the TIF coordinator of a draft TIF Application to determine whether the proposed project conforms to the City's adopted TIF policy and underwriting financial feasibility standards, including, but not limited to, the City's adopted TIF Goals, Objectives and Process, the TIF Loan Underwriting Process, and a gap analysis.

"Formal TIF Application" is the application referred to in the City's TIF Goals, Objectives and Process Policy document adopted by the Common Council, and means a signed application for TIF assistance, along with the TIF Application Fee, submitted by the applicant to the TIF Coordinator,

"TIF Application Fee" means a nonrefundable fee TIF that an applicant must submit with a Formal TIF application and is calculated as one and one-half percent (1.5%) of the TIF assistance requested by the applicant.

(2) Preliminary Review of Draft TIF Application..

(a) An applicant for TIF may request one (1) preliminary review of a draft TIF Application for a given project site. No TIF Application Fee shall be required for such preliminary review.

(b) Upon receipt of a draft TIF Application for preliminary review, the TIF Coordinator shall conduct a gap analysis and provide Applicant with a gap finding that demonstrates whether the City has found that a gap exists and how much TIF loan assistance is feasible to assist the proposed project. This may include a determination that no TIF assistance is required, or that TIF is not feasible.

(3) Formal TIF Application.

(a) If the City determines that a gap exists and the applicant wishes to proceed, the applicant shall submit a formal TIF Application, including the TIF Application Fee, to the TIF Coordinator.

(b) If an applicant declines the City's gap finding, which includes the applicant not accepting the City's gap finding within 60 days, the City shall consider the project as closed and shall take no further action.

(4) Subsequent TIF Applications for Same Project.

(a) After declining the City's gap finding, an applicant may submit a subsequent formal TIF Application for the same project site. However, any subsequent application is not eligible for another preliminary review and applicant shall be required to pay a TIF Application Fee as outlined in this ordinance prior to any staff review, unless the TIF Coordinator determines that the land use of the project has changed from the previous TIF Application. Review of any subsequent application may result in a finding that there is a financing gap that is eligible for TIF assistance, that there is no gap in financing, or that TIF assistance is not feasible.

(b) Such subsequent formal TIF Application must be accompanied by a TIF Application Fee that is calculated based on the amount of TIF requested in said subsequent TIF Application. Such subsequent formal TIF Application will be accepted in the order that it was received by the TIF Coordinator and given subordinate priority to any other pre-existing applications under review. The applicant shall undergo the same process with a new TIF Application as set forth in Subsection (3) of this ordinance and each time applicant declines any subsequent gap findings, Subsections (3)-(4) shall apply.

(5) City and CDA Projects. This Ordinance shall not apply to projects where the City or the Community Development Authority of the City of Madison ("CDA"), uses TIF to finance City or CDA owned TIF eligible public facilities, such as parking ramps or infrastructure as part of a public infrastructure redevelopment project.

(6) Gap Caused by Infrastructure Costs for Private Development. This Ordinance shall

apply where, consistent with the adopted City of Madison Policy for the Assessment of Sanitary Sewer Improvements or City of Madison Policy for the Assessment of Street Improvements, TIF is used to pay for a gap caused by infrastructure required by a private development project."

EDITOR'S NOTE:
Section 4.28 entitled "TIF Application Fee" of the Madison General Ordinances currently reads as follows:

"**4.28 - TIF APPLICATION FEE.**

Upon submission of an initial TIF application or initial spreadsheets supporting a request for TIF assistance, each applicant shall pay to the City a non-refundable TIF application fee equal to one-half of one percent of the amount of TIF assistance requested."

City of Madison

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File Number: 89707

File ID:	89707	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	08/26/2025
File Name:	Authorizing the Mayor and City Clerk to execute 2025 Youth Homelessness Demonstration Program (YHDP) contract amendments with Briarpatch Youth Services, OutReach, and the Center for Community Stewardship, allocating previously unallocated funds. (Citywid			**Final Action:**	

Title: Authorizing the Mayor and City Clerk to execute 2025 Youth Homelessness Demonstration Program (YHDP) contract amendments with Briarpatch Youth Services, OutReach, and the Center for Community Stewardship, allocating previously unallocated funds. (Citywide)

Notes:

		CC Agenda Date:	09/16/2025
		Agenda Number:	31.
Sponsors:	John P. Guequierre, Dina Nina Martinez-Rutherford, Barbara Harrington-McKinney And Derek Field	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Linette Rhodes	**Hearing Date:**	
Entered by:	mbohrod@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/27/2025	Maggie McClain	Approve	9/16/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Community Development Division	08/26/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (9/8/25), Community Development Block Grant Committee (9/4/25), Common Council (9/16/25)						
1	COMMON COUNCIL	09/02/2025	Refer	FINANCE COMMITTEE	09/08/2025		Pass

Action Text: A motion was made by Vidaver, seconded by Figueroa Cole, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.
Notes: Additional referral(s) to Community Development Block Grant

1	FINANCE COMMITTEE	09/04/2025	Refer	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	09/04/2025	

Action Text: This Resolution was Refer to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

1	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	09/04/2025	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	09/08/2025	Pass

Action Text: A motion was made by Miller and seconded by Phair to return to lead with the recommendation to Approve Authorizing the Mayor and City Clerk to execute 2025 Youth Homelessness Demonstration Program (YHDP) contract amendments with Briarpatch Youth Services, OutReach, and the Center for Community Stewardship, allocating previously unallocated funds. (Citywide).

Motion passed unanimously.

1	FINANCE COMMITTEE	09/08/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Pass

Action Text: A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 89707

Fiscal Note

The proposed resolution authorizes amendments to 2025 Youth Homelessness Demonstration Program (YHDP) contracts with Briarpatch Youth Services, OutReach, and the Center for Community Stewardship. The contract amendments allocate $120,273 of previously unallocated program funds within the CDBG fund (MUNIS project #73223). No additional appropriation required.

Title

Authorizing the Mayor and City Clerk to execute 2025 Youth Homelessness Demonstration Program (YHDP) contract amendments with Briarpatch Youth Services, OutReach, and the Center for Community Stewardship, allocating previously unallocated funds. (Citywide)

Body

BACKGROUND

The Youth Homelessness Demonstration Program (YHDP) is a U.S. Department of Housing and Urban Development (HUD)-funded initiative aimed at developing and implementing a coordinated community approach to preventing and ending youth homelessness.

The Madison/Dane County Continuum of Care (CoC) successfully secured the FY 2020 YHDP grant, with strong youth leadership from the CoC's Youth Action Board (YAB). The City of Madison serves as the recipient and collaborative applicant, partnering with subrecipient agencies selected by the CoC. The current partners are Briarpatch Youth Services, OutReach, and the Center for Community Stewardship (C4CS). The City of Madison has recently received the HUD FY 2024 grant agreement, which covers funding for 2026 at the current level.

In 2025, Dane CoC YHDP funding supports the following activities:

System Navigation and Youth Drop-in Center by OutReach

Joint Transitional Housing/Rapid Rehousing (TH-RRH) by Briarpatch & OutReach

System Design, Implementation, and Evaluation by YAB (with C4CS as fiscal sponsor)

The 2025 budget includes $120,273 in unallocated YHDP Joint TH/RRH funds. This includes $78,000 that was initially designated for a Youth Housing Coordinator position, $40,000 for TH (for which no proposals were submitted in response to a Request For Proposals), and corresponding administrative costs.

City staff has consulted with YAB and the Dane CoC Board of Directors regarding the potential use of unallocated funds. On August 5, 2025, the Dane CoC Board approved a recommended reallocation plan that will use available funds to support the following:

A new hotel-based TH program by OutReach, accommodating up to three housing units at a time with a maximum 90-day stay (pending HUD approval) - $70,852

Additional funding to expand Briarpatch Youth Services' Rapid Rehousing rental assistance and flex funds - $41,186.

Expanded YAB activities for policies/procedures development and client-level consultation - $8,235.

This resolution authorizes the allocation of the unallocated funds as approved by the Dane CoC Board and corresponding amendments to the 2025 contracts with Briarpatch, OutReach, and C4CS, reflecting the changes outlined above.

ACTION

WHEREAS, the Common Council adopted the 2025-2029 Consolidated Plan earlier this year, which identifies homelessness as a critical community issue and outlines strategies for addressing it in partnership with community organizations; and,

WHEREAS, the City of Madison has long been committed to local efforts to prevent and end homelessness and is an active member of the Madison/Dane County Continuum of Care (CoC); and,

WHEREAS, on August 2, 2022, the Common Council authorized the City of Madison to assume responsibilities as YHDP Lead Agency for the distribution and oversight of YHDP grant funds (RES-22-00565, Legistar File #72663); and,

WHEREAS, the Community Development Division's Adopted 2025 Operating Budget includes $811,858 in YHDP funds for Joint TH/RRH for youth, of which $120,273 has not yet been allocated to subrecipient agencies; and,

WHEREAS, the Dane CoC Board of Directors, at its August 5, 2025 meeting, approved a plan to use available funding to increase funding for current contracted YHDP subrecipient agencies as follows:

Briarpatch Youth Services: Remove $19,679 from Transitional Housing (TH) and add $45,429 to Rapid Rehousing (RRH), resulting in a net increase of $25,750. The 2025 Joint TH/RRH contract amount is amended to $517,008, with funding now solely supporting RRH.

OutReach: Add $70,852 to TH and $15,436 to RRH, for a total increase of $86,288. The 2025 Joint TH/RRH contract amount is amended to $242,995.

Center for Community Stewardship: Add $8,235 for Youth Action Board (YAB) member compensation and fiscal sponsors. The 2025 contract amount for Joint TH-RRH component is amended to $43,988.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council authorizes the Mayor and City Clerk to take all steps necessary to allocate previously unallocated YHDP funds and execute 2025 YHDP contract amendments with Briarpatch Youth Services, OutReach, and the Center for Community Stewardship, in the specified amounts and for the designated uses

described above.

City of Madison

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

Master

File Number: 89717

File ID:	89717	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	08/26/2025
File Name:	Authorizing the Mayor and City Clerk to amend the 2024-25 EHH contract with Briarpatch Youth Services to add $12,600 of State EHH funds reallocated from an EHH contract with Legal Action of Wisconsin. (Citywide)			**Final Action:**	

Title: Authorizing the Mayor and City Clerk to amend the 2024-25 EHH contract with Briarpatch Youth Services to add $12,600 of State EHH funds reallocated from an EHH contract with Legal Action of Wisconsin. (Citywide)

Notes:

		CC Agenda Date:	09/16/2025
		Agenda Number:	32.
Sponsors:	John P. Guequierre, Dina Nina Martinez-Rutherford And Barbara Harrington-McKinney	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Linette Rhodes	**Hearing Date:**	
Entered by:	mbohrod@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/27/2025	Maggie McClain	Approve	9/16/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Community Development Division	08/26/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (9/8/25), Community Development Block Grant (9/4/25), Common Council (9/16/25)						
1	COMMON COUNCIL	09/02/2025	Refer	FINANCE COMMITTEE	09/08/2025		Pass
	Action Text: A motion was made by Vidaver, seconded by Figueroa Cole, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						
	Notes: Additional referral(s) to Community Development Block Grant						

1	FINANCE COMMITTEE	09/04/2025	Refer	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	09/04/2025	

Action Text: This Resolution was Refer to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

1	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	09/04/2025	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	09/08/2025	Pass

Action Text: A motion was made by Phair and seconded by Alder Martinez-Rutherford to return to lead with the recommendation to Approve Authorizing the Mayor and City Clerk to amend the 2024-25 EHH contract with Briarpatch Youth Services to add $12,600 of State EHH funds reallocated from an EHH contract with Legal Action of Wisconsin. (Citywide)

Motion passed unanimously.

1	FINANCE COMMITTEE	09/08/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Pass

Action Text: A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 89717

Fiscal Note

The proposed resolution authorizes the reallocation of $12,600 in federal and state grant money allocated to the City and passed through to subrecipient agencies that provide homeless services and housing resources. The funding would be transferred from the contract with Legal Action of Wisconsin to Briarpatch Youth Services based on the recommendation of the Dane County Continuum of Care Board of Directors. No additional appropriation required.

Title

Authorizing the Mayor and City Clerk to amend the 2024-25 EHH contract with Briarpatch Youth Services to add $12,600 of State EHH funds reallocated from an EHH contract with Legal Action of Wisconsin. (Citywide)

Body

BACKGROUND

The City of Madison works closely with Madison/Dane County Continuum of Care (CoC) member agencies that serve people experiencing homelessness and those at risk of becoming homeless and provides leadership and administrative support to the CoC group. This collaborative work includes the City's administration of contracts funded with State of Wisconsin-funded EHH grant funds on behalf of the Dane CoC.

EHH funds combine dollars made available through the HUD Emergency Solutions Grant (ESG), the State of Wisconsin's Homeless Prevention Program (HPP) and Housing Assistance Program (HAP) grants. These funds are used to support a range of homeless services activities including emergency shelter services, street outreach initiatives, homeless prevention efforts, rapid re-housing programs, other housing programs, and administration.

For the 2024-2025 grant cycle, the State allocated $664,228 in EHH funds to the Dane CoC. On October 29, 2024, the Common Council authorized the City, on behalf of the Dane CoC, to accept the 2024-25 State EHH grant and enter into contracts with the subrecipient agencies approved by the Dane CoC Board of Directors (RES-24-00658, Legistar File ID #85502).

Legal Action of Wisconsin was awarded $29,063 in EHH funds as part of the current funding cycle and is contracted to provide legal assistance for homelessness prevention. However, the agency has informed the City that it will not be able to spend all of those funds this year. Of the

$29,063 in ESG funds awarded, Legal Action of Wisconsin anticipates it will not spend $12,600 this year, because it has access to other federal COVID relief funds that will expire this year if not used.

City staff reached out to agencies currently providing prevention assistance with State EHH funds and determined Briarpatch Youth Services' Young Adult Rent Assistance program was best able to utilize Legal Action of Wisconsin's unspent funds. Briarpatch has nearly expended its existing allocation of EHH funds and has received referrals from Tenant Resource Center's Prevention Coordinated Entry for which additional funds could be used. City staff advised the CoC Board of Directors on August 21, 2025 about the situation and recommended reallocating Legal Action of Wisconsin's unused funds to Briarpatch. As the current contract term ends on September 30, 2025, prompt reallocation is required.

ACTION

WHEREAS, the Common Council adopted the 2025-2029 Consolidated Plan, which identifies homelessness as a critical community issue and outlines strategies for addressing it in partnership with community organizations; and,

WHEREAS, the City of Madison has long been committed to local efforts to prevent and end homelessness and is an active member of the Madison/Dane County Continuum of Care (CoC) and serves as the Recipient of the State EHH grant; and,

WHEREAS, the Common Council authorized accepting $664,228 of State EHH grant funds and entering into contracts with the subrecipient agencies approved by the CoC Board of Directors on October 29, 2024 (RES-24-00658, File ID#85502); and,

WHEREAS, one of the subrecipient agencies, Legal Action of Wisconsin, has alerted CDD staff that $12,600 of homelessness prevention funds awarded to it will not be able to be used in the 2024-25 contract year and are available to be reallocated to avoid returning the funds to the State; and,

WHEREAS, City staff, after consultation with currently funded prevention agencies and the Dane CoC Board of Directors, identified Briarpatch Youth Services as the agency best positioned to use Legal Action of Wisconsin's unspent funds effectively within the current grant period.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council hereby authorizes the Mayor and City Clerk to amend the 2024-25 EHH contract with Briarpatch Youth Services, by increasing the amount available for its current contract that supports the Young Adult Rent Assistance program by $12,600.

City of Madison

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

Master

File Number: 89724

File ID:	89724	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	08/26/2025
File Name:	Authorizing the allocation of approximately $3.5 million of combined City and Federal funds among seven non-profit agencies to support the provision of homeless services and housing resources beginning in 2026, the outcomes of a competitive RFP process co			**Final Action:**	

Title: Authorizing the allocation of approximately $3.5 million of combined City and Federal funds among seven non-profit agencies to support the provision of homeless services and housing resources beginning in 2026, the outcomes of a competitive RFP process conducted by the Community Development Division, and authorizing the Mayor and City Clerk to enter into agreements with agencies selected to receive funds to implement the specified programs and services. (Citywide)

Notes:

		CC Agenda Date:	09/16/2025
		Agenda Number:	33.
Sponsors:	John P. Guequierre, Dina Nina Martinez-Rutherford, Barbara Harrington-McKinney And Derek Field	**Effective Date:**	
Attachments:	Attachment - Homeless Services and Housing Resources RFP 2025.pdf, Attachment -DRAFT 2025 City RFP Allocation Plan.pdf, Item 89724 RegistrantsReport-Final Report CDBG 9-4-2025.pdf, Item 89724-Public Comments 9-4-2025 CDBG Committee.pdf	**Enactment Number:**	
Author:	Linette Rhodes	**Hearing Date:**	
Entered by:	mbohrod@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/27/2025	Maggie McClain	Approve	9/16/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Community Development Division	08/26/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (9/8/25), Community Development Block Grant (9/4/25), Common Council (9/16/25)					
1	COMMON COUNCIL	09/02/2025	Refer	FINANCE COMMITTEE	09/08/2025		Pass
	Action Text:	A motion was made by Vidaver, seconded by Figueroa Cole, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
	Notes:	Additional referral(s) to Community Development Block Grant					
1	FINANCE COMMITTEE	09/04/2025	Refer	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	09/04/2025		
	Action Text:	This Resolution was Refer to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE					
1	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	09/04/2025	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	09/08/2025		Pass
	Action Text:	Public comments heard (see attached). A motion was made by Phair and seconded by Alder Martinez-Rutherford to return to lead with the recommendation to Approve Authorizing the allocation of approximately $3.5 million of combined City and Federal funds among seven non-profit agencies to support the provision of homeless services and housing resources beginning in 2026, the outcomes of a competitive RFP process conducted by the Community Development Division, and authorizing the Mayor and City Clerk to enter into agreements with agencies selected to receive funds to implement the specified programs and services. (Citywide) Motion passed unanimously.					
1	FINANCE COMMITTEE	09/08/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 89724

Fiscal Note

The proposed resolution approves the funding allocations recommended by the Community Development Division (CDD) as a result of the Homeless Services and Housing Resources Request for Proposals issued in May 2025.

Funding for the contracts outlined in the proposed resolution total $3,450,700. The contracts would utilize up to the amounts listed below in each of the funds:

- General Fund: $1,705,000
  - MUNIS account #67213-54820-00000: $1,460,000
  - MUNIS account #67214-54820-00000: $290,000
- Community Development Grants Fund: $1,745,700
  - Emergency Solutions Grants: $165,000 (MUNIS project #73026)
  - Community Development Block Grants: $365,000 (MUNIS project #71026)
  - HOME-TBRA: $300,000 (MUNIS project #72026)
  - HOME-ARP: $915,700 (MUNIS project #72921)

CDD's 2026 Operating Budget Request and carryforward in the Community Development

Grants Fund from 2025 will sufficiently cover these contracts. Full funding for contracts beginning in 2026 is contingent upon adoption of the 2026 Operating Budget by the Common Council. No additional appropriation is required at this time.

Title

Authorizing the allocation of approximately $3.5 million of combined City and Federal funds among seven non-profit agencies to support the provision of homeless services and housing resources beginning in 2026, the outcomes of a competitive RFP process conducted by the Community Development Division, and authorizing the Mayor and City Clerk to enter into agreements with agencies selected to receive funds to implement the specified programs and services. (Citywide)

Body

BACKGROUND

The Common Council adopted the 2025-2029 Consolidated Plan on March 11, 2025, which specifies the City's community development goals and objectives, including supporting homeless services and housing stability resources.

The Consolidated Plan affirms the City's commitment to supporting activities that promote and sustain stable housing arrangements for people experiencing homelessness or housing instability. The strategies include providing effective tenant support and homelessness prevention services; ensuring safe emergency shelter options; offering housing-focused outreach services; and supporting permanent housing with appropriate services.

On May 9, 2025, the Community Development Division (CDD) issued the Homeless Services and Housing Resources RFP to identify community partners that will partner with the City and implement the services beginning January 1, 2026, until the next RFP process. Applications were accepted through June 27, 2025. CDD received 22 proposals from 12 agencies; one proposal was later withdrawn. All proposals are available for review on the CDD funding opportunities webpage.

An inter-agency review team reviewed and evaluated each proposal and conducted Q&A sessions with applicants on July 16 and 17, 2025. CDD staff, in consultation with the review team, developed draft allocation recommendations and, on August 6, 2025, shared those recommendations with the CDBG Committee.

ACTION

WHEREAS, earlier this year, the Common Council adopted the 2025-2029 Consolidated Plan, which identifies homelessness as a critical community issue and sets forth strategies and priorities for addressing it in collaboration with community-based organizations; and,

WHEREAS, the Community Development Division's (CDD) proposed 2026 Operating Budget includes $2.23 million in the Community Agency Contracts line item for homeless services from City General Purpose Revenue (GPR) and reflects recurring federal grants including Emergency Solutions Grant (ESG), Community Development Block Grant (CDBG) and HOME Tenant-Based Rental Assistance (TBRA); and an additional $350,000 of GPR for use for Housing Resources; and,

WHEREAS, CDD's base budget also contains $915,700 in one-time federal funds awarded to the City through the HOME Investment Partnerships American Rescue Plan Program

(HOME-ARP) that is available to support eviction prevention services; and,

WHEREAS, on May 9, 2025, CDD issued an RFP for homeless services and housing resources for programs and activities to begin January 1, 2026, with a June 27, 2025 application deadline; and,

WHEREAS, funding that the City extends to support the Beacon Day Resource Center ($213,000) and administrative costs associated with the community's Coordinated Entry ($70,000) is separately committed to Dane County and the Institute for Community Alliances as matching funds, and is not part of this RFP process; and,

WHEREAS, CDD staff reviewed submitted proposals, with input from an inter-agency review team, and developed a recommended allocation plan for the use of available funds, as follows:

Homeless Services

Catalyst for Change, Inc. - Up to $310,000 (up to $250,000 GPR and up to $60,000 ESG) for street outreach services; and up to $45,000 (all GPR) for Extreme Weather Respite Hotel for the Unsheltered.

MACH OneHealth (dba Madison Street Medicine) - Up to $240,000 (up to $201,000 GPR and up to $39,000 ESG) for street outreach services; and up to $230,000 (up to $105,000 CDBG and up to $125,000 HOME-TBRA) for a Rapid Rehousing program for single adults.

Lutheran Social Services of Wisconsin and Upper Michigan, Inc. - Up to $132,000 (up to $66,000 GPR and up to $66,000 ESG) for a Rapid Rehousing program for single adults.

Porchlight, Inc. - Up to $800,000 (up to $700,000 GPR for shelter operations and up to $100,000 HOME-TRBA for move-in cost assistance) to operate an Emergency Shelter for unhoused men; and up to $200,000 (all CDBG) for Permanent Housing Case Management services.

The Salvation Army Dane County - Up to $107,000 (up to $62,000 GPR for shelter operations and up to $45,000 HOME-TRBA for move-in cost assistance) in connection to the agency's Family Shelter; up to $92,000 (up to $62,000 GPR for shelter operations and up to $30,000 HOME-TRBA for move-in cost assistance) in connection to the agency's Single Women's Shelter; and up to $22,000 (all GPR) for shelter diversion services.

YWCA Madison, Inc. - Up to $52,000 (all GPR) for Family Shelter operations.

Housing Resources

Tenant Resource Center, Inc. - Up to $350,000 (up to $290,000 GPR and up to $60,000 CDBG) for tenant services including housing counseling, outreach and mediation services; and up to $915,700 (all HOME-ARP, available for use across three years) for eviction prevention services.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council approves the funding allocations for homeless services and housing resources as recommended by the CDD; and,

BE IT FURTHER RESOLVED, that, in the event future federal ESG allocations deviate from projected levels, the Council authorizes CDD staff, in consultation with the CDBG Committee, to make corresponding adjustments to awards authorized under this resolution for ESG-eligible activities; and,

BE IT FINALLY RESOLVED, that the Common Council authorizes the Mayor and City Clerk to enter into contracts with the identified nonprofit agencies and up to the specified amounts to provide the designated programs and services, and take any other actions on behalf of the City hereunder.

City of Madison

Community Development Division

Suite 300, 215 Martin Luther King Jr. Blvd.
Madison, WI 53703-3348

Request for Proposals

RFP #14026-2025

HOMELESS SERVICES AND HOUSING RESOURCES

Release Date:	May 9, 2025
Due Date:	12:00 PM (Noon) June 27, 2025

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RFP SUMMARY

RFP TITLE	**2025 Homeless Services & Housing Resources** **RFP #14026-2025**
DEADLINE FOR SUBMISSION	**12:00 PM (Noon) CDT, Friday, June 27, 2025** Late or incomplete applications will not be considered. Please do not wait until the deadline to submit your application. No grace period will be granted.
ELIGIBLE APPLICANT	A private non-profit corporation with 501(c)(3) tax exempt status OR A for-profit organization with a primary mission focused on housing and homelessness
SCOPE	The City of Madison Community Development Division (CDD) seeks homeless services and housing resources program proposals that advance the City's commitment to making homelessness rare, brief, and non-recurring. This includes support for programs that serve individuals and families who are currently unhoused or at risk of losing their housing, as well as initiatives that help tenants remain stably housed.
FUNDS AVAILABLE	CDD anticipates having approximately **$3,495,700** available for allocation, pending final adoption of the 2026 City of Madison Operating Budget.
APPLICATION FORMS & ADDITIONAL INFO	Available at: CDD Funding Opportunities Website
E-MAIL PROPOSAL TO	CDDapplications@cityofmadison.com All proposals must be submitted electronically. Please include **RFP #14026-2025** in the email subject line.
DIRECT ALL INQUIRIES TO	For Homeless Services: Sarah Lim, Community Development Specialist Phone: (608) 261-9148 Email: slim@cityofmadison.com For Housing Resources: Matt Frater, Community Development Specialist Phone: (608) 266-4209 Email: mfrater@cityofmadison.com

RFP CALENDAR

These dates represent the City's desired timeline for providing a commitment of funds to selected agencies. Any revision of the due date for submission of proposals will be made by addendum. All other dates are for planning purposes and may be adjusted without notice, as needs and circumstances dictate.

Release of RFP	May 9, 2025
RFP Application Workshop The session will be recorded and posted on the CDD Funding Opportunities Website. Attending the workshop is not mandatory, but applicants are strongly encouraged to attend the session or review the recording.	May 14, 2025 11:00 AM-12:00 PM **ZOOM LINK** Meeting ID: 895 9182 0292 Passcode: 318741
DUE DATE FOR SUBMISSION OF PROPOSALS	**June 27, 2025** **12:00 PM (Noon) CDT**
Agency Presentations/Q&A with Review Team	Week of July 14, 2025 To be scheduled
CDBG Committee Recommendations	August 7, 2025
Common Council Action	September 16, 2025
Anticipated Contract Effective Date	January 1, 2026

INTRODUCTION

WHAT IS A REQUEST FOR PROPOSAL (RFP)?

An RFP, or Request for Proposals, is a formal document issued by the City of Madison, to announce and detail available funding for specific programs. It outlines the funding availability, describes the requirements and criteria, and explains the process for submitting proposals. The goal is to invite eligible organizations to submit their proposals and select the programs or services that most align with the City's objectives.

PURPOSE OF THIS RFP

The mission of the Community Development Division's (CDD) Community Development Block Grant (CDBG) Unit is to make the City of Madison a more sustainable urban community by enhancing housing, supporting better living conditions, and increasing economic opportunities for low- and moderate-income households.

The CDBG Unit partners with non-profits, businesses, and neighborhood groups to plan and fund programs aligned with the City's **Consolidated Plan**. The Consolidated Plan is a five-year planning document that guides the use of our federal funds. The Consolidated Plan was created with input from Madison residents, the CDBG Committee, and approved by the Mayor and Common Council. These initiatives are aligned with Madison's broader goals as reflected in **Imagine Madison**, the City's Comprehensive Plan and Area/Neighborhood plans. Additionally, this RFP aims to embrace the City's commitment to the goals and strategies identified in **Dane Forward: A Five-Year Plan to Prevent and End Homelessness** developed by the Madison/Dane County Homeless Services Consortium in partnership with the City of Madison.

The City of Madison intends to support proposals that:

- Are most responsive to the Goals and Objectives described in this RFP, along with the Requirements and Preferences of each Subsection; and
- Present a combination of features and attributes that offer the best overall value to the City and its residents.

OVERVIEW

BACKGROUND

Homelessness and housing instability are critical, ongoing issues that affect individuals and families across communities, including the City of Madison. The rise in the number of people experiencing homelessness, as reflected in both the Point-in-Time counts and annual numbers in the tables below, highlights the growing challenges individuals face in securing and maintaining stable housing. Homelessness is not only a lack of shelter, but a complex crisis that can have profound, lasting impacts on both the physical and mental well-being of individuals, as well as the overall health and stability of our community.

Recent increases in homelessness are driven by a variety of interconnected factors. Rising housing costs, combined with a shortage of affordable housing options, have made it increasingly difficult for low-income individuals and families to secure stable living conditions. Additionally, economic disruptions lingering from the COVID-19 pandemic, mental health challenges, substance use, and a lack of accessible supportive services have contributed to the growing numbers of individuals and families experiencing homelessness.

Housing instability is both a cause and a consequence of broader social issues. Without stable housing, individuals and families are at greater risk of job insecurity, and physical and mental health challenges. Addressing homelessness and housing instability requires creating pathways to long-term stability.

It is the City of Madison's commitment to making homelessness rare, brief, and non-recurring. By implementing targeted interventions, forging strategic partnerships, and committing to more coordinated and accessible housing resources, we can work together to reduce homelessness and improve the overall stability and well-being of our community.

Table 1. Point in Time (PIT) Count of Homelessness

This chart displays the number of individuals identified as experiencing homelessness on a single night (the third Wednesday of January each year), across emergency shelters, transitional housing, and unsheltered locations such as streets and vehicles. It does not include individuals in doubled-up situations, living in hotels or motels, or facing other forms of housing instability.

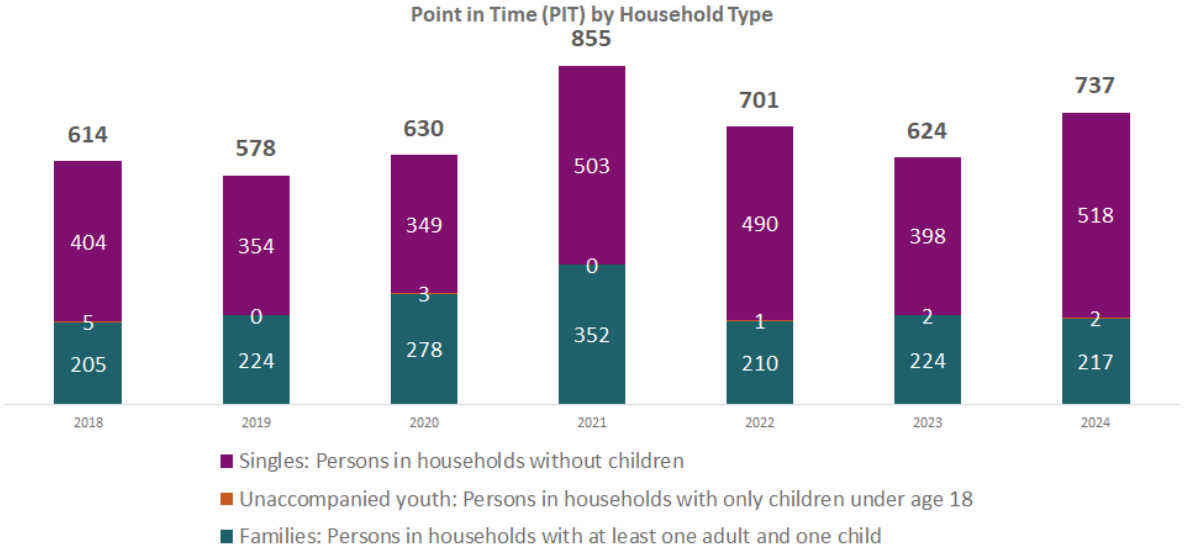
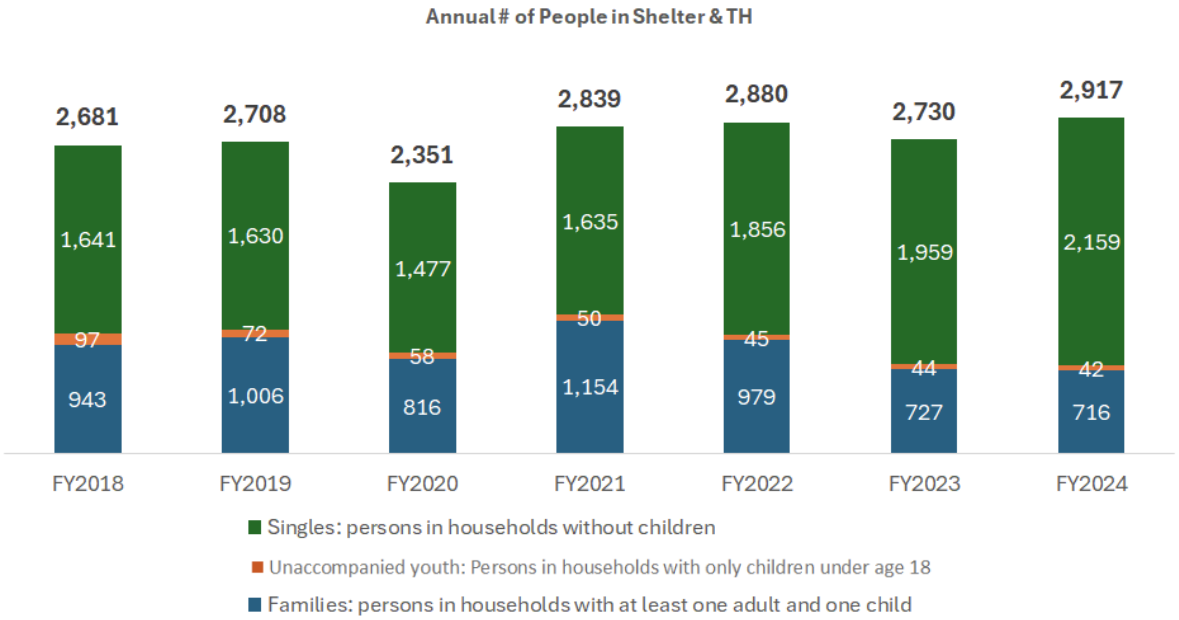


Table 2. Annual Number of People in Emergency Shelters and Transitional Housing

This chart shows the unduplicated number of individuals who utilized emergency shelters and/or transitional housing over the course of one year.



In addition to people experiencing homelessness and at risk of homelessness, there are many renters experiencing housing instability. Madison's population is 53% renters and roughly 49% of Madison renters are housing cost burdened, meaning they pay more than 30% of monthly income toward housing costs. Since the beginning of the recession in 2007, the City of Madison has experienced a continued rise in population and households that has outpaced its production of housing, resulting in significant housing cost increases through demand for units. The resulting housing problem is most generally defined as an undersupply of rental housing that is affordable to a range of household incomes, particularly to lower- and moderate-income wage earners who get squeezed out of the market. Due to this undersupply of rental housing, the market has seen rents rise and vacancy rates fall. Tenants who are already housing cost burdened can be one missed paycheck or one health emergency away from losing housing. The City's Housing Forward plan aims to increase housing stability for those at risk of losing housing through tenant support programs that protect people's rights and keeps their housing safe and affordable.

While programs awarded funds under the homeless services prevention strategy may serve households at risk of homelessness, they will be expected to prioritize households deemed most vulnerable - such as those at eviction court or at imminent risk of eviction. Tenant support services that can reach broader populations experiencing housing instability are needed and will be supported under the Housing Resources program area.

AVAILABLE FUNDING

It is anticipated that approximately $3,495,700 will be available through this RFP from the following sources:

Homeless Services

Fund Source	Amount
City of Madison General Purpose Revenue (GPR)	$1,400,000
Federal Emergency Solutions Grant (ESG)	$165,000
Federal Community Development Block Grant (CDBG)	$365,000
Federal HOME Tenant-Based Rental Assistance (TBRA)	$300,000
TOTAL	**$2,230,000**

Housing Resources

Fund Source	Amount
City of Madison General Purpose Revenue (GPR)	$350,000
HOME-ARP*	$915,700
TOTAL	**$1,265,700**

*HOME-ARP made available through this RFP represents an aggregate (not annual) amount of funding available. Agencies may submit proposals that utilize this funding as either a one-year or multi-year proposal, though all funding must be expended by September 30, 2030 for work completed prior to August 30, 2030. The aggregate amount of annual contracts will in no case exceed the amount posted.

Initial awards will be made for the period from January 1, 2026, to December 31, 2026. The final available funding amounts will depend on the adoption of the 2026 Operating Budget by the Common Council.

With possible exception for the Eviction Prevention program funded with HOME-ARP, it is the City's intent to renew agreements resulting from this RFP on an annual basis through 2029. However, any funding beyond 2026 is contingent upon the availability of funds and program performance.

For programs supported with federal funds, award and payment is conditioned upon the City's actual receipt and availability of federal funds awarded to the City. Should the availability of funds awarded to the City be reduced, modified, paused, suspended, or canceled by the federal government, the City may reduce or withhold payment to the Contractor as needed.

ELIGIBLE APPLICANT

- Applicants may be either private nonprofit organizations incorporated in the State of Wisconsin with active 501(c)(3) tax-exempt status from the U.S. Internal Revenue Service or for-profit organizations with a primary mission focused on housing and homelessness. If nonprofit, the applicant's 501(c)(3) status must be in good standing and must not have been revoked within the past calendar year.
- The applicant, its officers, and its employees must not be currently debarred or suspended from doing business with the federal government, the State of Wisconsin, or any local government.
- The applicant must not have any unresolved instances of contract non-compliance, non-performance, suspension, termination, or other adverse audit findings with one or more funders in the past five (5) years.

SCOPE OF WORK: HOMELESS SERVICES

GOALS & STRATEGIES

The City of Madison's primary goal for this RFP is to support activities that promote, achieve, or progress toward more stable housing arrangements for individuals and families experiencing homelessness or at risk of becoming homeless. Achieving this goal requires a comprehensive, multifaceted approach.

The City seeks community partners capable of implementing coordinated, effective interventions in the following strategies:

- **Provide Homelessness Prevention and Diversion Services:** Strengthen the homelessness response system by providing targeted diversion and homelessness prevention services that help individuals and families resolve housing crises before they result in homelessness.

- **Provide Housing-Focused Emergency Shelter:** Operate safe and welcoming emergency shelters that prioritize quickly transitioning individuals and families from homelessness to stable housing.

- **Address Unsheltered Homelessness:** Provide mobile street outreach and essential services for individuals and families experiencing unsheltered homelessness, with the goal of rapidly connecting them to shelter or housing options.

- **Support Housing Solutions for People Experiencing Homelessness:** Ensure individuals and families with significant housing barriers can secure and maintain stable housing through programs that provide both housing access and the necessary supports for long-term stability.

STRATEGIC FUNDING FOCUS

The City seeks proposals that directly address critical system challenges and prioritize long-term stability.

- **Address Emergency Shelter Capacity Challenges:** The demand for emergency shelter continues to outpace available resources. Single-adult shelters are experiencing an increase in long-term stayers due to fewer exits to permanent housing, while family shelters operate at full capacity with ongoing waitlists. Priority will be given to proposals that implement strategies to accelerate shelter exits and increase permanent housing placements.

- **Leverage Medicaid and Other Funding Sources:** Strengthening homeless services requires sustainable funding. Preference will be given to proposals that commit to and plan for maximizing the use of available funding sources, including Medicaid 1915(i) and Comprehensive Community Services (CCS), to support service delivery and improve housing stability.

  Medicaid 1915(i) is a promising new resource, particularly for individuals and families engaged with emergency shelters and street outreach programs. City-funded emergency shelters and outreach programs will be **required** to utilize this funding to help pay for eligible services and/or move-in cost assistance.

ELIGIBLE PROGRAM TYPES

Strategy	Eligible Program Type
Provide Homelessness Prevention and Diversion Services	A. Homelessness Prevention
	B. Shelter Diversion
Provide Housing-Focused Emergency Shelter	C. Emergency Shelter
Address Unsheltered Homelessness	D. Street Outreach
	E. Extreme Weather Respite Hotel for the Unsheltered
Support Housing Solutions for People Experiencing Homelessness	F. Rapid Rehousing (RRH)
	G. Permanent Supportive Housing (PSH)
	H. Other Permanent Housing (OPH)
	I. Other Programs that Promote Pathways to Stable Housing

FUNDING FOR EXISTING PROGRAMS

Appendix A provides a list of currently funded programs subject to this RFP. City funding for those programs will end on December 31, 2025. If a currently funded agency seeks continued support beyond that date, it must apply through this RFP. Awards will be granted based on the evaluation criteria; continued funding for existing programs is not guaranteed.

PROGRAM REQUIREMENTS

Appendix B includes detailed descriptions of each eligible program type, outlining eligible participants, permissible uses of funds, staff roles and responsibilities, program requirements, and expectations. It also specifies performance targets for each program type. Applicants should carefully review **Appendix B** and incorporate the outlined requirements and expectations into their proposals.

PERFORMANCE TARGET

Data analysis and program evaluation must be integral components of the program design to enhance performance and ensure the achievement of proposed outcomes.

The following outlines the CDD's performance targets for homeless services, categorized by program type. Applicant agencies are encouraged to propose additional performance metrics they wish to measure and report on, beyond the CDD-required performance measures, to demonstrate the success of their programs.

Extreme Weather Respite Hotel for the Unsheltered: This program is strictly intended to provide short-term, safe respite during extreme weather conditions for individuals unable to access emergency shelters. As such, it does not require specific performance outcomes beyond ensuring safe shelter access during these periods.

Other Programs that Promote Pathways to Stable Housing: Performance outcomes for these programs must be defined based on the proposed program design, as there are no pre-designated metrics.

Performance Measure	Homeless Prevention	Shelter Diversion	Emergency Shelter	Street Outreach	RRH	PSH & OPH
Length of Time Persons Remain Homeless in Emergency Shelter			90 days			
Exit to Permanent Housing	95%		30% for singles; 70% for families	30% for PH; 60% for positive exits	90%	
Exit to or Retention of Permanent Housing						90%
Diversion to Safe Housing Alternatives for at least 60 days		40%				
Return to Homelessness within 6 months					5%	5%
Increase Total Income					40%	
Utilization Rate						95%

REQUIREMENTS FOR HOMELESS SERVICES

Applicants must review the City of Madison CDD Sample Contract for Purchase of Services before submitting proposals. This sample contract will serve as the foundation for the contract awarded through this RFP, and its terms will become binding upon fund allocation. By submitting a proposal, applicants confirm their willingness to enter into a contract under these terms. The sample contract is available on the CDD Contract Compliance webpage. Below are the key requirements for the homeless services grant:

1. **Dane County CoC Written Standards**: All homeless services programs funded by the City of Madison must comply with the relevant sections of the *Dane County CoC Written Standards*. Applicants must submit the corresponding Written Standards Checklists with their RFP. The *Dane County CoC Written Standards* can be accessed on the Homeless Services Consortium of Dane County website.

2. **Coordinated Entry**: Coordinated Entry (CE) ensures fair and equal access to housing assistance for all individuals experiencing a housing crisis. It uses standardized tools and a housing-first approach to prioritize individuals with the highest service needs. Participation in Dane County's Coordinated Entry system is required during the contract period, unless explicit permission to bypass CE is granted by CDD. This includes adhering to the Dane County CoC CE policies for filling housing vacancies and distributing financial assistance. **Exception**: Programs utilizing HOME Tenant-Based Rental Assistance (TBRA) funds for move-in cost assistance are not required to use Coordinated Entry to distribute these funds.

3. **Homeless Management Information System (HMIS)**: Agencies must enter client-level data into the HMIS and follow data quality procedures as outlined in the Wisconsin HMIS Policies and Procedures. In Wisconsin, the designated HMIS system is Clarity. Victim service providers are exempt from HMIS participation, and legal services organizations may choose not to participate. Agencies exempt from participating in HMIS must use a comparable database that produces unduplicated, aggregate reports. Additionally, agencies will be requested to sign a HMIS Coordinated Services Agreement with the City granting City staff permission to review HMIS data quality and generate performance reports as needed.

4. **Reporting**: Agencies receiving federal funds must submit invoices to the City at least monthly, while agencies awarded City General Purpose Revenue (GPR) funds must submit invoices at least quarterly. Additionally, ESG-funded programs must submit annually to HUD the Consolidated Annual Performance and Evaluation Report (CAPER), generated from HMIS. All emergency shelters and housing programs must complete a census for the fourth Wednesday of each month on the Housing Inventory Chart (HIC).

5. **Emergency Solutions Grant (ESG)**: Programs seeking federal ESG funding must comply with the applicable Federal Regulations at 24 CFR 576. These regulations cover eligibility criteria, program design, documentation standards, and match requirements.

6. **HOME Tenant-Based Rental Assistance (TBRA)**: Programs utilizing HOME TBRA funding must comply with the Federal Regulations at 24 CFR 92.209. These regulations address eligibility, program design and documentation standards.

SCOPE OF WORK: HOUSING RESOURCES

GOALS AND STRATEGIES

- **Improve housing stability**
  Educate tenants and property owners about their respective rights and responsibilities. Provide proactive interventions to resolve issues through housing counseling, mediation, and/or legal services to improve housing stability outcomes.
- **Eviction Prevention**
  Provide case management, financial assistance, and/or other eligible support services to individuals and families that meet the definition of a qualifying population.

ELIGIBLE PROGRAM TYPES

Through this RFP, the City will partner with Dane County to invest in the following strategies that are considered essential to and successful in achieving the goals of objectives identified in Section 1.5:

Program Area	Strategy
Housing Resources	J. Tenant Support
Housing Resources	K. Eviction Prevention

In making decisions regarding the allocation of available resources, the City and County seek to accomplish most or all of the following:

1) Provide education to tenants and landlords about their rights and responsibilities under the law, including guidance in identifying available remedies, and assistance in resolving concerns.

2) Conduct a variety of outreach activities throughout the year, including attending community events, issuing press releases and public service announcements, conducting workshops, and using other methods deemed appropriate to inform low-moderate income renters and landlords about available tenant services in the community.

3) Provide housing counseling, mediation and/or legal assistance to households experiencing housing instability caused by conflicts between tenants and landlords. The selected providers will provide or coordinate provision of advice and counsel, make phone calls and/or write letters to help resolve housing concerns, and/or mediate diversion services that improve housing stability outcomes.

4) Establish written procedures for how an agency will connect tenants, and make appropriate referrals, to mainstream resources including long-term supportive services to improve housing stability.

5) Eviction Prevention / HOME-ARP Set-Aside only:

a. Provide housing support and eviction prevention services to tenants under a program design consistent with services outlined in **Appendix D**, specifically maintaining and referring members of the qualifying populations.
b. Programs under the Eviction Prevention program must have a preference for individuals and households at risk of homelessness.
c. All programs must comply with the relevant sections of the *Dane County CoC Written Standards* as listed in **Appendix B**.

Appendix A indicates the amount of funding available for each program area and the currently funded programs subject to this RFP. **Appendix B** contains descriptions, eligible participants, eligible uses of funds, recommended staff roles, best practices and performance targets for each strategy. **Appendix D** contains a list of qualifying populations and eligible activities under HOME-ARP Eviction Prevention programs.

Proposals for Tenant Services will be evaluated in terms of how they reflect requirements and best practices described in **Appendix B**. Proposals for Eviction Prevention HOME-ARP funds will be evaluated in terms of how well they reflect both the requirements and best practices of **Appendix B**, and the requirements of **Appendix D**.

PERFORMANCE TARGET

Housing resources proposals may set the program's own performance goals that are connected to improving housing stability. Performance goals for existing programs should utilize recent outcomes as a baseline for anticipated performance and outcome goals.

REQUIREMENTS FOR HOUSING RESOURCES

Reporting: Agencies will be required to submit performance reports and invoices to the City of Madison at least quarterly.

EVALUATION

THRESHOLD CRITERIA

Threshold Criteria are the basic minimum requirements an application must meet to be considered for funding. The following **threshold criteria** must be satisfied for an application to be considered:

- The applicant must be an eligible applicant as defined in the Eligible Applicants section.
- The application must:
    - Include all required application checklist items.
    - Be properly completed.
    - Be received by the published deadline via the specified submission method. *(Refer to the Submission Instructions section of this document.)*

COMPETITIVE SELECTION CRITERIA

The following **Competitive Selection Criteria** will be used to score the applications that satisfy the threshold criteria. This scoring criteria is applicable to proposals in all categories. Applications will then be reviewed and assessed to determine alignment with the funding priorities and goals of CDD. **While important, proposal scores are not the <u>sole</u> determinant in making funding decisions.**

AGENCY APPLICATION		Max Points
1	The applicant demonstrates relevant experience that will contribute to the program's success.	10
2	The applicant shows strong organizational and fiscal planning and management capabilities.	10
3	The applicant describes how their agency is integrated into the larger system of homeless and housing services and actively participates in efforts to enhance the community's coordinated response to homelessness and housing instability.	10
PROGRAM APPLICATION		
1	The proposed program is well-designed to produce the desired outcomes. The program approach is clear, sustainable, and effective. Best practices are incorporated in service delivery. The applicant demonstrates a strong commitment to data use and evaluation to assess and improve the program's impact.	30
2	The proposal clearly addresses one or more goals and objectives outlined in the RFP and meets the critical community needs. Expected outcomes are likely to have a meaningful impact. Existing programs can demonstrate successful past outcomes, including data on effectiveness and improvements over time, as well as a well-thought-out plan for further enhancement or strategies to address challenges in the current environment. New programs must present a well-prepared plan with realistic strategies for overcoming potential challenges and achieving their objectives.	20
3	The budget is reasonable, aligned with the program's scope, and cost-efficient. Assessment includes the competitiveness or proposed costs relative to similar programs and the applicant’s commitment and plan for leveraging additional funding sources, such as Medicaid 1915(i) and Comprehensive Community Services (CCS).	20
TOTAL		100

PROPOSAL SUBMISSION INSTRUCTIONS

Completed applications must be received by 12:00 PM (noon) on Friday, June 27, 2025. Late or incomplete applications will not be considered. Please submit your application well before the deadline. No grace period will be granted.

Agencies must use the application forms provided on the City of Madison CDD Funding Opportunities website. Responses to the RFP should be complete yet concise. Do not submit attachments or documents that are not specifically requested.

Proposals must be submitted electronically via email to **CDDApplications@cityofmadison.com**. Please include **RFP 14026-2025** in the email subject line.

Agencies may apply for programs under one or multiple program areas using the RFP program applications. Please include the following required submittals:

1. **Agency Application**
   - One form per agency
   - Note the page limit specified in the agency application form
   - Submit in PDF

2. **Program Application**
   - One form per proposed program
   - Note the page limit specified in the program application form
   - Submit in PDF

3. **Program Budget Form**
   - One form per agency
   - Use a separate tab for each proposed program
   - Submit in Excel (preferred) or PDF

4. **Financial Documentation**
   - Most recent agency financial audit report, including the management letter and the agency's response, if applicable.
     OR
   - Financial statements and a letter signed by the president of the board of directors confirming the board's approval of the statements, if the agency does not have annual audits completed.

5. ***(Homeless Services Only)* Written Standards Checklists**
   - One General Requirements checklist per agency
   - One checklist for program type for each proposed program
   - Submit in PDF

6. ***(Existing Programs Only)* Performance Reports for Existing Programs**
   - HMIS reports for existing programs with HMIS data. See **Appendix C** for instructions.
     OR
   - Agency reports (non-HMIS) for existing programs without HMIS data
   - Submit in PDF

GENERAL RFP ADMINISTRATIVE INFORMATION

1. Point of Contact

The RFP contact identified below is the point of contact regarding the RFP from the date of release of the RFP until selection of the successful proposer.

For **Homeless Services**:
Sarah Lim, Community Development Specialist
Phone: (608) 261-9148
Email: slim@cityfomadison.com

For **Housing Resources**:
Matt Frater, AICP, Community Development Specialist
Phone: (608) 266-4209
Email: mfrater@cityofmadison.com

All communications relating to this RFP must be directed to the designated contact for this RFP. All bidders, proposers, protestors or individuals acting on their behalf are hereby prohibited from attempting to persuade or influence any City agents, employees or any member of the relevant selection team, for or against a specific cause related to a pending solicitation, unless otherwise directed by the RFP contact.

2. Inquiries and Clarification of Specifications

Proposers shall carefully examine the bid and contract documents, correlate their observations with the RFP specifications, and exercise their own judgment as to the nature and scope of the work required. If applicable, visit the CDD Funding Opportunities Website. Consider federal, state and local laws and regulations that may affect cost, progress, performance or furnishing of the work.

Proposers shall immediately notify the RFP contact of any questions, exceptions, clarification of any ambiguity, error, conflict, discrepancy omission or other deficiency or additions they have concerning the RFP document. Failure to do so will be at bidder's own risk.

This RFP will serve as the basis for or will become part of the resulting agreement. No plea of ignorance of conditions or difficulties that exist or may hereafter arise in the execution of the work under this contract as a result of failure to make necessary examinations and investigations, shall be accepted as an excuse for any failure or omission on the part of the bidder to fulfill the requirements of the contract.

3. Contracting Agency

Community Development Division, City of Madison, will administer the contract resulting from this RFP.

4. Addenda / Official Communication

During the solicitation process for this RFP, all official communication between the City and proposers will be made via the CDD Funding Opportunities Website. The City will post such notices, which will include, but not be limited to, addenda for any modifications to administrative or performance

requirements, clarifications to requirements, and the announcement of the apparent winning proposer(s). It shall be the responsibility of the proposers to regularly monitor this website for any such postings. Failure to retrieve such addenda and include their appropriate provisions in your response, may result in your proposal being disqualified.

5. Oral Presentations / Site Visits / Pre-Bid Meetings

Proposers may be asked to attend pre-bid meetings, make oral presentations, or make their facilities available for a site inspection as part of this request for proposal process. Such presentations, meetings or site visits will be at the proposer's expense.

6. Acceptance/Rejection of Proposals

1. The City reserves the right to accept or reject any or all proposals submitted, in whole or in part, and to waive any informalities or technicalities, which at the City's discretion is determined to be in the best interests of the City. Further, the City makes no representations that a contract will be awarded to any proposer responding to this request. The City expressly reserves the right to reject any and all proposals responding to this invitation without indicating any reasons for such rejection(s).
2. The City reserves the right to postpone due dates and openings for its own convenience and to withdraw this solicitation at any time without prior notice.

7. Incurring Costs

This request for proposals does not commit the City to award a contract, pay any costs incurred in preparation of proposals, or to procure or contract for services or equipment.

8. Proposer Qualifications

The City of Madison may make such investigations as it deems necessary to determine the ability of the proposer to perform the work, and the proposer shall furnish to the City all such information and data for this purpose, as the City may request. The City reserves the right to reject any proposal if the evidence submitted by, or investigated of, such proposer fails to satisfy the City that the proposer understands the full scope of work and is properly qualified to carry out the obligations of the contract and to complete the work contemplated herein.

9. Proposal Content

The evaluation and selection of a Contractor and the contract will be based on the information submitted in the vendor's proposal plus any additional information required. Additional information may include references, on-site visits or oral presentations. Failure to respond to each of the requirements in the RFP may be the basis for rejecting a response.

Elaborate proposals (e.g. expensive artwork, news stories, letters of support) beyond information required to present a complete and effective proposal, are not necessary or desired. Information provided by the applicant in addition to the required proposal may not be considered in the evaluation of the proposal.

10. Withdrawal or Revision of Proposals

1. A proposer may, without prejudice, withdraw a proposal submitted at any point in the process by requesting such withdrawal in writing (email is sufficient) to the RFP contact.

2. Proposals may not be modified or altered after the deadline.

11. Sample Contract for Purchase of Services

Proposers are responsible for reviewing the Sample Contract for Purchase of Services prior to submission of their proposal. The template contract shall serve as the basis of the contract resulting from this RFP and shall become contractual obligations following award of the RFP. By submitting a proposal, proposers affirm their willingness to enter into a contract containing these terms. Sample CDD Purchase of service Contract documents are available on the CDD Contract Compliance Webpage.

12. City of Madison Additional Standard Terms and Conditions

Proposers are responsible for reviewing the Additional Standard Terms and Conditions (Exhibit 5) prior to submission of their proposal. City of Madison Additional Standard Terms and Conditions are the minimum requirements for the submission of Proposals.

13. Proposal Evaluation and Award

1) PRELIMINARY EVALUATION

Submitted proposals will be reviewed for completeness and compliance with RFP guidelines. All incomplete RFP submissions may be determined non-responsive and removed from further consideration. To be considered complete, RFPs shall include all required submittals and shall be signed and dated. In the event that no submissions meet all of the RFP requirements, the City of Madison reserves the right to continue the evaluation of the proposals that most closely meet the requirements.

2) PROPOSAL EVALUATIONS, INTERVIEWS AND/OR SITE VISITS

The City's designated RFP Selection Committee will make the final selection and recommendation following the evaluation of the proposals which may include presentations, site visits and interviews, if deemed necessary, with some or all of the proposers. However, the City may make preliminary selection(s) on the basis of the original proposals only, without negotiation, interviews and/or site visits with any proposers. If presentations, interviews and/or site visits are conducted, the Selection Committee may choose to assign additional points for these processes or re-evaluate, re-rate and/or re-rank the finalists' proposals based upon the written documents submitted and any clarifications offered in the interviews.

3) BEST AND FINAL OFFER

The designated Selection Committee may request best and final offers from one or more proposers determined to be reasonably susceptible to being selected for award for the purpose of clarification to assure full understanding of, and responsiveness to, the solicitation requirements. Proposers shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals, and such revisions may be permitted after submissions and prior to award for the purpose of obtaining best and final offers. If best and final offers are requested, they will be evaluated against the stated criteria, scored and ranked. The City reserves the right to negotiate the terms of the contract, including the award amount, with the selected proposer(s) prior to entering into a contract. If contract negotiations cannot be concluded successfully with the selected proposer(s), the City may negotiate a contract with the next highest scoring proposer.

4) CLARIFICATION OF PROPOSALS

During the evaluation of proposals, the City reserves the right to contact any or all proposers to request additional information for purposes of clarification of RFP responses, reject proposals which contain errors, or at its sole discretion, waive disqualifying errors or gain clarification of error or information.

5) PRICE AND/OR COST ANALYSIS

The City reserves the right to conduct a price and/or cost analysis to determine if the price is fair and reasonable. If only one responsive proposal is received, a detailed price and/or cost analysis may be requested of the single proposer. Proposers shall cooperate as needed with the City's efforts to perform said analyses.

6) NEGOTIATION

The City reserves the right to negotiate final fees and scope of services with the selected Contractor.

7) PROCESS

At any phase, the City reserves the right to terminate, suspend or modify this selection process; reject any or all submittals; and waive any informalities, irregularities or omissions in submittals, all as deemed in the best interests of the City.

8) COMMUNICATION WITH SELECTION COMMITTEE

Proposers may not contact members of the Selection Committee at anytime during the evaluation process, except at the City of Madison CDD request.

9) RIGHT TO REJECT PROPOSALS AND NEGOTIATE CONTRACT TERMS

The City reserves the right to reject any and all proposals and to negotiate the terms of the contract, including the award amount, with the selected proposer(s) prior to entering into a contract. If contract negotiations cannot be concluded successfully with the selected proposer(s), the City may negotiate a contract with the next preferred proposer.

APPENDIX A

CURRENTLY FUNDED PROGRAMS SUBJECT TO THIS RFP

City funding for the following programs will end on December 31, 2025. If agencies seek continued support beyond that date, they must apply through this RFP. Awards will be granted based on the evaluation criteria, and continued funding for existing programs is not guaranteed. Agencies that do not currently receive funding are also encouraged to apply.

Homeless Services Program Type	Agency	Program
A. Homelessness Prevention	CACSCW	Prioritize Madison
B. Shelter Diversion	The Salvation Army	Diversion
C. Emergency Shelter	Porchlight	Drop-In Shelter
C. Emergency Shelter	The Salvation Army	Family Shelter and Women Shelter
C. Emergency Shelter	YWCA Madison	YWCA Family Shelter
D. Street Outreach	Catalyst for Change	Street Outreach and Mediation
D. Street Outreach	Madison Street Medicine	Housing Focused Street Outreach
E. Extreme Weather Respite Hotel for the Unsheltered	Catalyst for Change	Emergency Hotel Rooms
G. Permanent Housing Program	Housing Initiatives	Permanent Housing Supportive Services
H. Other Permanent Housing	Porchlight	Permanent Housing Case Management
I. Other Programs that Promote Pathways to Stable Housing	Porchlight	Transportation Assistance Grant
I. Other Programs that Promote Pathways to Stable Housing	The Road Home	Voucher Program Supportive Services

The following programs, for which funds have been committed as a match, will continue and are not subject to this RFP: Beacon Day Resource Center (Dane County) and Dane CoC Coordinated Entry (Institute for Community Alliances).

Housing Resources Program Type	Agency	Program
J. Tenant Support	Tenant Resource Center	Tenant Services / Eviction Diversion and Defense Partnership
J. Tenant Support	YWCA Madison	Steps to Stability

APPENDIX B

INVESTMENT STRATEGIES

This appendix provides detailed information regarding the five items listed below. The information correlates directly with the program areas and strategies as identified in the RFP.

- Eligible Participants
- Eligible Uses of Funds
- Staff Roles & Responsibilities
- Requirements and Expectations
- CDD Performance Targets

A. HOMELESSNESS PREVENTION

The goal of homelessness prevention services is to reduce the number of individuals and families who experience homelessness by providing one-time or short-term financial assistance and/or services to help them maintain stable housing.

Eligible Participants	Homelessness prevention resources must be used to assist people who are currently housed but at imminent risk of becoming homeless without support. Eligible program participants must:
	
	• Be referred through the Dane CoC Prevention Coordinated Entry system
	• Reside within the City of Madison
	• Have a household income at or below 30% of the County Median Income
	• Have a verifiable living situation that falls under one of the following HUD-defined categories at program entry:
	  ○ Category 2 homeless – Imminent Risk of Homeless
	  ○ Category 3 homeless – Homeless Under Other Federal Statues
	  ○ Category 4 homeless – Fleeing/Attempting to Flee Domestic Violence
	  ○ At-Risk of Homelessness

Eligible Uses of Funds	Federal ESG funds will be allocated for this program type. City GPR funds may be available to be used as matching funds. Funds may be used for: • Personnel, operations, and space costs related to housing relocation and stabilization services, including housing stability case management, housing search and placement, mediation, legal services, and credit repair • One-time or short-term rental assistance (up to 3 months of rent) • Rental/utility arrears (one-time payment for up to 6 months of rent and utility in arrears) • Rental application fees, security deposit (up to 2 months' rent), last month's rent, and moving costs • Ongoing rental assistance beyond 3 months is <u>not</u> an eligible expense.
Staff Roles & Responsibilities	Program staff are responsible for: • Verifying and documenting participant's initial and continued eligibility • Assessing participant needs and determining appropriate levels of assistance • Developing Housing Stability Plans • Providing financial counseling and household budgeting support • Connecting participants to mainstream services and community resources • Engaging with landlords to prevent eviction and resolve disputes

Requirements & Expectations	• Programs will address immediate housing crises through crisis resolution and mediation, implementing effective problem-solving strategies. • Programs will empower participants by offering choices in housing and services while guiding them in making realistic, sustainable housing decisions. Staff should help ensure housing placements align with participants' financial and support resources to prevent future instability. • Programs will utilize progressive engagement, offering the least amount of assistance necessary to resolve the crisis while maintaining flexibility to adjust as needed. • Programs will facilitate connections with mainstream services, linking participants to benefits, employment, and long-term supports to enhance housing stability.
CDD Performance Target	• Exit to Permanent Destinations: 95%

B. SHELTER DIVERSION

Shelter diversion is a flexible, short-term intervention designed to help households at imminent risk of homelessness identify and implement creative solutions to resolve their housing crisis without entering the shelter system. The goal is to quickly stabilize housing by exploring alternative options, leveraging existing resources, and providing targeted support. Diversion is typically offered at the point when households first seek emergency shelter, helping them find safe and immediate alternatives whenever possible.
Only agencies that currently operate an emergency shelter are eligible to apply for these funds.

Eligible Participants	Participants must be actively seeking entry into shelters located in the City of Madison.
Eligible Uses of Funds	City GPR funds will be allocated. Funds may be used for personnel, operations, and space costs for diversion services and follow-up case management. In addition, those who have not previously accessed homeless services or used homeless services within the past 2 months can receive limited amounts of financial assistance. Diversion funds are flexible and may be used in various ways, provided they directly result in a housing solution. Examples of expenses for which financial assistance is available include, but are not limited to: • Minimal costs incurred to help gain access to housing, such as fees for securing documentation for a housing application, rental application fees, etc. • Moving costs • Payment of rental/utility arrears when needed to access new housing • Utility costs to establish or maintain housing • Transportation (e.g., bus passes, gas cards) • Grocery cards to support food stability during the transition • Costs of work or education-related services to support stability
Staff Roles & Responsibilities	Crisis resolution is a key component of diversion. Staff must work in partnership with participants to creatively problem-solve their housing situations, ensuring that services are tailored to their unique needs. Responsibilities include: • Conducting a housing-focused, problem-solving conversation to explore safe, immediate alternatives to shelter • Offering referrals to mainstream resources that support long-term stability • Facilitating housing-related mediation and conflict resolution to help participants remain in or secure stable housing
Requirements & Expectations	• Programs will provide flexible and customized services to meet the unique needs of each household. • Programs will focus on identifying immediate, alternative housing arrangements and, when necessary, provide short-term support to secure or maintain housing. • Programs will connect participants with safe, stable, and creative housing solutions outside of the homeless shelter system. • Programs will emphasize participant choice, empowerment, and respect, utilizing crisis resolution and mediation to secure stable housing options. • Shelter diversion programs are **not** required to enter all participant information

	into HMIS, as many encounters are over the phone and one-time only services. However, there must be a written log or other agency documents that can be used for outcome reporting and monitoring.
CDD Performance Target	• Participants diverted to safe housing alternatives for at least 60 days: 40%

C. EMERGENCY SHELTER

Emergency Shelters provide immediate, low-barrier access to shelter and essential services for people experiencing homelessness. The goal is to offer safe, temporary accommodation while supporting participants in transitioning to more permanent housing.

Eligible Participants	• Any individuals or families lacking a safe place to sleep are eligible for emergency shelter services. • If prioritization for shelter admission is necessary, CDD must approve the prioritization plan.
Eligible Uses of Funds	Federal ESG or City GPR funds will be allocated for shelter services and operations. Federal TBRA funds may be available to emergency shelters that apply for move-in cost assistance for their shelter guests. Federal ESG or City GPR funds may be used for: • Shelter operations, such as: o Maintenance, rent, and utilities o Security, equipment, and insurance o Food and furnishings o Other essential supplies • Personnel, operations, and space costs to provide shelter-based supportive services, including: o Case management o Minimal costs to support access to housing, such as fees for securing documentation for a housing application, rental application fees, etc. o Transportation assistance o Outpatient health services o Mental health and substance use treatment o Employment assistance o Childcare, education, and job training o Legal services o Life skills training Federal TBRA funds are for move-in cost assistance: • Available only for shelter guests with an income at or below 80% of the County Median Income who have secured a housing unit that meets Housing Quality Standards (HQS) or HUD-established inspection standards. • Eligible move-in costs include: o Security deposit (up to two months' rent) o First month's rent o Second- and third months' rent, to be paid shortly before their respective due dates and not as a lump sum with the security deposit and first month's rent

Staff Roles & Responsibilities	• Shelter staff will operate the facility in a manner that prioritizes the safety and well-being of participants while maintaining a supportive environment • Case management services to support rapid transitions to housing and connect participants to mainstream resources that promote long-term stability • Housing navigation to assist with housing search and placement, either directly or in coordination with other housing programs, tailored to the specific needs of each participant • Verify and document income eligibility and complete HQS inspections for TBRA move-in cost support recipients
Requirements & Expectations	• Emergency shelters **must** be located within the City of Madison and at a location approved for shelter use by City Zoning. • Shelters **must** operate 365 days a year. • Shelters **must** leverage other funding sources, including but not limited to, Medicaid 1915(i) available to help pay for shelter services and/or move-in cost assistance. • Basic health and safety needs of guests will be met, including food, clothing, and personal care items. • Overnight storage, showers, and laundry facilities will be provided, to the extent possible. • Overnight-only shelters must have a transportation plan for participants approved by CDD. • The safety of shelter guests and staff is the highest priority. Expectations of guests and rules of conduct shall be clearly and regularly communicated to all guests. Shelter staff must apply appropriate, safety-focused conduct rules fairly and consistently, and employ de-escalation and trauma-informed practices. Responses to conduct and rule violations should be designed to ensure a safe and healthy shelter environment while attempting to keep participants engaged. • Housing-focused services will be provided to all guests, including: o Completion of a Tier 1 Coordinated Entry assessment at intake o Completion of a Tier 2 Coordinated Entry assessment for those identified by Coordinated Entry o Assistance with gathering required documentation for housing access o Referrals to mainstream resources that support long-term stability o Housing search assistance • Programs will empower participants by offering choices in housing and services while guiding them in making realistic, sustainable housing decisions. Staff should help ensure housing placements align with participants' financial and support resources to prevent future instability. • Data entry will meet Wisconsin Homeless Management Information System (HMIS) quality and timeliness standards. • Programs must align with the broader homeless services system, ensuring: o Clear entry and exit strategies for participants o Coordination with other service providers to streamline support, reduce duplication, and promote exits to permanent housing.

CDD Performance Target	Exit to Permanent Destinations: • 30% for single individuals (households without children) • 70% for families (households with children) and unaccompanied youth Length of Stay: 90 days

D. STREET OUTREACH

Street outreach services are aimed at engaging individuals experiencing unsheltered homelessness who may not be accessing community resources. The primary goal is to connect them with emergency shelter, housing, and other critical services. The essence of street outreach lies in its mobile, non-facility-based approach, enabling outreach staff to reach out to individuals where they are, dismantling barriers to access.

Eligible Participants	• Participants must be experiencing unsheltered homelessness, meaning an individual or family's primary nighttime residence is a public or private place not designed for or ordinarily used as a regular, or legal, sleeping accommodation, including a car, park, abandoned building, bus or train station, airport, or camping ground, at the time of program entry. • Programs can continue to serve enrolled participants until they enter a 24/7 shelter, transitional housing program, or permanent housing. • With City GPR funds, limited services may also be provided to individuals who are unstably housed and frequently present in the designated coverage areas.
Eligible Uses of Funds	Federal ESG or City GPR funds will be allocated. Funds may be used for: • Personnel, operations, and space costs related to outreach engagement, case management, emergency health services, and emergency mental health services • Transportation assistance • Costs to address urgent physical needs • Minimal costs to support access to housing, such as fees for securing documentation for a housing application, rental application fees, etc. • Move-in cost assistance (security deposit up to 2 months' rent, first month rent, and moving costs) – only allowable when other funds, such as Medicaid 1915(i), are unavailable
Staff Roles & Responsibilities	• Engage with individuals and families experiencing unsheltered homelessness and establish trust through sustained contacts while respecting individual autonomy and choice • Communicate legal status of unsheltered arrangements • Connect participants to emergency shelter, housing and other resources • Provide case management services to support rapid transitions to housing and connect participants to mainstream resources that promote long-term stability

CDD Requirements & Expectations	• Street outreach programs **must** leverage other funding sources, including but not limited to Medicaid 1915(i) for outreach services and/or move-in cost assistance.
	• Housing-focused services will be provided, including:
	  o Completion of a Tier 1 Coordinated Entry assessment at intake
	  o Completion of a Tier 2 Coordinated Entry assessment for those identified by the Coordinated Entry
	  o Assistance with gathering required documentation for housing access
	  o Referrals to mainstream resources that support long-term stability
	  o Housing search assistance
	• Programs will empower participants by offering choices in housing and services while guiding them in making realistic, sustainable housing decisions. Staff should help ensure housing placements align with participants' financial and support resources to prevent future instability.
	• Programs will attend regular meetings with City staff and assist with the City's response to encampments by connecting people to services and resources and supporting voluntary transition to safer alternatives to minimize enforcement actions.
	• Programs will accept referrals from Dane CoC's Street Outreach Services (SOS) line and follow up.
	• Programs will actively participate in regular outreach case conferencing meetings.
	• Street outreach HMIS data plays a crucial role in the CoC's Coordinated Entry system. Data entry will meet Wisconsin Homeless Management Information System (HMIS) quality and timeliness standards.
	• Programs must align with the broader homeless services system, ensuring:
	  o Clear entry and exit strategies for participants
	  o Coordination with other service providers to streamline support, reduce duplication, and promote exits to permanent housing.

CDD Performance Target	• Exit to Permanent Destinations: 30% • Exit to All Acceptable Destinations (including shelter and temporary housing): 60%

E. EXTREME WEATHER RESPITE HOTEL FOR THE UNSHELTERED

The goal of this program is to provide short-term emergency hotel stays for households experiencing unsheltered homelessness during extreme weather conditions when congregate emergency shelters are unavailable due to capacity limits or individual circumstances.

Extreme weather conditions refer to situations that pose a threat to health or safety, such as winter storm warnings, winter storm watches, excessive heat warnings, and excessive heat watches. Programs may also use discretion to allocate funds in less severe weather conditions (e.g., cold weather nights declared by shelters) and other emergency situations where immediate safety concerns exist.

Hotel stays are intended as temporary emergency relief and cannot serve as a long-term alternative to housing.

Only agencies that currently operate a street outreach program are eligible to apply for these funds. One program will be selected through this RFP process, with referrals accepted from other street outreach programs through outreach case conferencing.

Eligible Participants	• Participants must be experiencing unsheltered homelessness at the time of engagement. This means their primary nighttime residence is a public or private place not designed or ordinarily used for sleeping, such as a car, park, abandoned building, bus or train station, airport, or camping ground. • Individuals for whom extreme weather conditions are believed to pose a legitimate health or safety risk will be prioritized. • Persons unable to access shelter facilities due to active suspensions may also receive this support. • Per the Dane CoC unsheltered response planning, families with children will primarily be referred to the Dane County-funded extreme weather hotel program. City-funded program will primarily serve single households. In cases where the county program is unavailable, this program may fill in the gap and serve families.
Eligible Uses of Funds	City GPR funds will be allocated. Funds may be used for: • Hotel fees • Personnel, operations, and space costs related to providing emergency hotel rooms and supportive services • Transportation assistance • Costs to address urgent physical needs
Staff Roles & Responsibilities	• Identify individuals in need of emergency hotel stays through its own street outreach program and facilitate referrals from other street outreach programs through outreach case conferencing • Establish and maintain partnerships with hotels, coordinate room reservations, ensure safe and sanitary conditions, and manage check-in/check-out processes • Conduct in-person or phone check-ins with participants during their hotel stay to assess immediate needs and provide resource referrals

CDD Requirements & Expectations	• Hotel stays must be of short duration during extreme weather events and cannot serve as a long-term alternative to housing. • The program will identify individuals and families experiencing unsheltered homelessness and needing emergency hotel stays during extreme weather through its own street outreach and referrals from other street outreach and emergency shelter providers through outreach case conferencing. • The program will partner with hotels to provide safe and sanitary emergency stays for participants and establish streamlined processes for check-in, stay management, and check-out. • Program will arrange transportation to and from hotel as needed. • Program will provide an on-person or phone check-in with participants during their hotel stay to identify and respond to participant needs. • Program will inform CDD of extreme weather events or other situations when hotel rooms will be utilized.
CDD Performance Targets	• CDD does not specify performance goals for this program type. The program will report on the number of participant households served and the average length of stay.

F. RAPID REHOUSING

Rapid rehousing (RRH) is an intervention designed to help individuals and families exit homelessness as quickly as possible, return to permanent housing, and achieve stability in that housing. Rapid rehousing assistance is offered without preconditions (such as employment, income, absence of criminal record, or sobriety) and the resources and services provided are tailored to the unique needs of the household. The core components of RRH are housing search and placement services, housing stabilization case management, short- and/or medium-term rental assistance and financial assistance.

RRH is a time-limited intervention, offering up to 24 months of rental assistance to support housing stability.

Eligible Participants	Participants must be utilizing emergency shelter or be in unsheltered situations within the City of Madison and be referred to the program through the Dane County CoC Coordinated Entry system.
Eligible Uses of Funds	Federal ESG or City GPR funds will be allocated. Funds may be used for: • Personnel, operations, and space costs associated with providing housing search and placement and housing stabilization case management services • Short-term (up to 3 months) and medium-term (up to 24 months) of rental assistance • One-time rental/utility arrears (up to 6 months of past-due rent or utilities) • Rental application fees, security deposit (no more than 2 months' rent), last month's rent, utility payments, and moving costs
Staff Roles & Responsibilities	Program staff are responsible for: • Verifying and documenting participant eligibility • Assessing participant needs and determining appropriate assistance levels • Developing and implementing Housing Stability Plans • Assisting with housing searches • Reviewing lease agreements and tenant responsibilities with participants • Ensuring clear communication on rent contributions and managing payment follow-ups • Engaging with property management and providing mediation as needed • Offering financial counseling and household budgeting support • Connecting participants with mainstream services and community resources
Requirements & Expectations	• Programs will accept Coordinated Entry referrals without imposing additional preconditions. • Programs will follow due diligence in contacting referred households in accordance with the agency policy and CoC Written Standards. • Programs will support participants in securing suitable rental housing. • Programs will empower participants by offering choices in housing and services while guiding them in making realistic, sustainable housing decisions. Staff should help ensure housing placements align with participants' financial and support resources to prevent future instability. • Programs will utilize progressive engagement, ensuring assistance is tailored to each household's financial situation. • Programs will provide home-based case management to support housing stabilization. • Programs will facilitate connections with mainstream services, linking participants to benefits, employment, and long-term supports to enhance

	housing stability. • Programs will leverage available funding sources, including Medicaid 1915(i) and Comprehensive Community Services (CCS), to support service delivery and improve housing stability.
CDD Performance Targets	• Exit to Permanent Destinations: 90% • Return to Homelessness: ≤ 5% • Increase Total Income: 40%

G. PERMANENT SUPPORTIVE HOUSING

Permanent Supportive Housing (PSH) provides non-time-limited affordable housing paired with wraparound services for individuals and families experiencing chronic homelessness. These services support behavioral health, healthcare, employment, independent living, and tenancy skills, ensuring long-term housing stability.

Eligible Participants	• Participants must be utilizing emergency shelter or be in unsheltered situations within the City of Madison and referred to the program through the Dane County CoC Coordinated Entry system. • Participants must be chronically homeless with a disabling condition that creates significant barriers to housing stability (e.g., mental illness, substance use disorder, chronic health condition).
Eligible Uses of Funds	City GPR funds will be allocated. Funds may be used for: • Personnel, operations, and space costs associated with providing housing search and placement and housing stabilization case management services • (Building operation costs and rental assistance are excluded from funding eligibility.)
Staff Roles & Responsibilities	Program staff are responsible for: • Verifying and documenting participant eligibility • Assessing participant needs and determining appropriate assistance levels • Developing and implementing Housing Stability Plans • Assisting with housing searches, if needed • Reviewing lease agreements and tenant responsibilities with participants • Ensuring clear communication on rent contributions and managing payment follow-ups • Engaging with property management and providing mediation as needed • Offering financial counseling and household budgeting support • Connecting participants with mainstream services and community resources
Requirements & Expectations	• PSH units must be located within the City of Madison to receive funding. • Programs will accept Coordinated Entry referrals without imposing additional preconditions. • Programs will follow due diligence in contacting referred households in accordance with the agency policy and CoC Written Standards. • Programs will support participants in securing suitable rental housing, if needed. • Programs will provide home-based case management to support housing stabilization. • Programs will facilitate connections with mainstream services, linking participants to benefits, employment, and long-term supports to enhance housing stability. • Program will coordinate with key partners to address issues resulting from substance use, mental health and other crises, focused on housing stability. • Participants will hold a lease and pay no more than 30% of their income toward rent. • Programs will leverage available funding sources, including Medicaid 1915(i) and Comprehensive Community Services (CCS), to support service delivery and

	improve housing stability.
CDD Performance Targets	• Exit to or Retention of Permanent Housing: 90% • Return to Homelessness: ≤ 5% • Utilization Rate: 95%

H. OTHER PERMANENT HOUSING

Other Permanent Housing (OPH) refers to long-term housing options designed for individuals and families experiencing homelessness that do not fall under Rapid Re-Housing (RRH) or Permanent Supportive Housing (PSH). OPH may include subsidized public housing and other types of affordable housing that provide stable, long-term residency without the intensive services associated with PSH.

Eligible Participants	Participants must be utilizing emergency shelter or be in unsheltered situations within the City of Madison and referred to the program through the Dane County CoC Coordinated Entry system.
Eligible Uses of Funds	City GPR funds will be allocated. Funds may be used for: • Personnel, operations, and space costs associated with providing housing stabilization case management services • (Building operation costs and rental assistance are excluded from funding eligibility.)
Staff Roles & Responsibilities	Program staff are responsible for: • Verifying and documenting participant eligibility • Assessing participant needs and determining appropriate assistance levels • Developing and implementing Housing Stability Plans • Reviewing lease agreements and tenant responsibilities with participants • Ensuring clear communication on rent contributions and managing payment follow-ups • Engaging with property management and providing mediation as needed • Offering financial counseling and household budgeting support • Connecting participants with mainstream services and community resources
Requirements & Expectations	• OPH units must be located within the City of Madison to receive funding. • Programs will accept Coordinated Entry referrals. • Programs will follow due diligence in contacting referred households in accordance with the agency policy and CoC Written Standards. • Programs will provide home-based case management to support housing stabilization. • Programs will facilitate connections with mainstream services, linking participants to benefits, employment, and long-term supports to enhance housing stability. • Programs will leverage available funding sources, including Medicaid 1915(i) and Comprehensive Community Services (CCS), to support service delivery and improve housing stability.
CDD Performance Targets	• Exit to or Retention of Permanent Housing: 90% • Return to Homelessness: ≤ 5% • Utilization Rate: 95%

I. OTHER PROGRAMS THAT PROMOTE PATHWAYS TO STABLE HOUSING

The City will consider innovative homeless services program proposals that fall outside the specified program types but effectively address challenges within Madison's homeless services system. Proposals aligning with the following Strategic Funding Focus outlined in the Scope of Work: Homeless Services of the RFP will receive priority consideration.

- **Address Emergency Shelter Capacity Challenges:** The demand for emergency shelter continues to outpace available resources. Single-adult shelters are experiencing an increase in long-term stayers due to fewer exits to permanent housing, while family shelters operate at full capacity with ongoing waitlists. Priority will be given to proposals that implement strategies to accelerate shelter exits and increase permanent housing placements.

- **Leverage Medicaid 1915(i) and Other Funding Sources:** Strengthening homeless services requires sustainable funding. Preference will be given to proposals that take maximum advantage of other available funding sources, including Medicaid 1915(i), to support service delivery and improve housing stability. Medicaid 1915(i) is a promising new resource, particularly for individuals and families engaged with emergency shelters and street outreach programs. City-funded emergency shelters and outreach programs will be expected to utilize this funding to help pay for eligible services and move-in cost assistance.

The City does not prescribe specific requirements or expectations for this section. However, proposals must comprehensively address all required elements in the program application, including staff roles, responsibilities, and performance targets.

J. TENANT SUPPORT

Tenant support services include, but are not limited to, outreach and education of rights and responsibilities of tenants and landlords, housing counseling, mediation and legal services.

Eligible Participants	• Outreach and education: low-to moderate income tenants and landlords in Madison/Dane County, prioritizing tenants with risk factors for housing instability • Housing counseling: tenants in Madison/Dane County experiencing housing instability • Housing case management: tenants in Madison at-risk of eviction • Mediation: tenants and landlords in Madison in need of mediation services including upstream mediation outside of the court process • Legal services: tenants in the City of Madison who are ineligible or unable to access legal services available through homelessness prevention services
Eligible Uses of Funds	• Personnel, operating, and space costs associated with providing tenant support services • Training costs incurred by agencies or staff to obtain HUD Certified Housing Counselor status or other necessary certifications to provide high quality services
Staff Roles & Responsibilities	• Providing outreach and education to tenants and landlords to inform rights, responsibilities, and available resources; providing housing counseling and mediation to resolve tenant landlord conflicts; providing legal counsel and representation
Requirements & Expectations	• Research and identify risk factors for housing instability and target outreach and education to tenants at risk of housing instability • Employ various methods and venues to provide outreach and education to reach target populations • If providing legal services, employ law professionals or can assemble a pool of practitioners licensed to practice law in the State of Wisconsin • Have available paid staff and/or volunteers with experience serving tenants and/or landlords with housing-related issues • Have the knowledge and experience necessary to advocate on behalf of tenants • Are able to offer tenant-landlord legal assistance including representation in court proceedings, negotiations with landlords, understanding the eviction process and resolving issues that could lead to eviction actions • Understand eligibility requirements for the program and provide advice and guidance to tenants experiencing housing instability that could benefit from legal counsel • Understand protections provided to tenants and landlords under State of Wisconsin Statutes and administrative rules
CDD Performance Targets	CDD does not have system performance targets for Tenant Services. Applicants must propose outcome targets based on the program design. Outcome measures will be negotiated at the point of contract.

Tenant support services can include specific program proposals that meet definitions as required under **Appendix D**: HOME-ARP Supportive Service Requirements, however proposals under the HOME-ARP set-aside must submit a separate program application and budget detailing separate use of funds, staffing, and performance targets.

K. EVICTION PREVENTION

Eviction Prevention service proposals under this RFP are intended to utilize the HOME-ARP resource listed. There may be similar eligible participants and uses of funds in an Eviction Prevention program and a Tenant Support program, though they should be submitted as separate program requests. For more information, see **Appendix D**.

Eligible Participants/ Qualifying Populations	• Those who are homeless as defined under 24 CFR 91.5 receive preference • Those who are at imminent risk of homelessness as defined in 24 CFR 91.5 • Those who are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by HUD • Other populations where assistance would prevent the family's homelessness or serve those with the greatest risk of housing instability
Eligible Uses of Funds	• Homelessness Prevention Services adapted from certain eligible prevention services under Emergency Services Grant (ESG) regulations at 24 CFR Part 576 • Housing Counseling Services consistent with the definition of housing counseling and housing counseling services 24 CFR 5.100 and 5.111, respectively, except that homeowner assistance and related services are not eligible • For more information, see Appendix D
Staff Roles & Responsibilities	• Coordinating provision and/or providing support services to tenants that are a member of one or more of the eligible qualifying populations. Ensuring that referral to or provision of services and/or financial assistance for qualifying populations is in accordance with the Prevention Dane County CoC Written Standards.
Requirements & Expectations	• Programs proposed under HOME-ARP funding must meet all requirements of Appendix D • Be available to all eligible qualifying populations • Contain a preference for individuals and families at risk of homelessness • Follow Prevention Prioritization Requirements of the Dane County CoC Written Standards • Follow Prevention Minimum Standards for Financial Assistance of the Dane County CoC Written Standards if program proposed has a financial assistance component • Follow Minimum Standards for Housing Relocation and Stabilization of the Dane County CoC Written Standards if program proposed has a housing relocation and/or stabilization component
CDD Performance Targets	CDD does not have system performance targets for Eviction Prevention. Applicants must propose outcome targets based on the program design. Outcome measures will be negotiated at the point of contract.

Tenant support services can include specific program proposals that meet definitions as required under **Appendix D**: HOME-ARP Supportive Service Requirements, however proposals under the HOME-ARP Eviction Prevention set-aside must submit a separate and distinct program application and budget detailing separate use of funds, staffing, and performance targets.

APPENDIX C

HMIS REPORT INSTRUCTIONS

If your agency is applying for an existing program that enters data into HMIS, you must submit the specified HMIS report(s) as part of your application packet. These reports are required to verify that the outcome performance measures listed in your program application are accurate and based on HMIS data.

Please ensure that you:

- Run the reports in advance,
- Review them for data quality, and
- Submit the required reports in **PDF format** with your application.

All Programs (Except Housing Programs)

All non-housing programs need to use only one report:

EHH Report for Data Quality
This report includes all necessary data quality and outcome performance measures for your application.

Instructions:

1. Go to Report Launch Pad > Data Analysis tab > Wisconsin Clarity System Reports > DEHCR > **EHH Report for Data Quality** (A Looker License is required to run this report.)

2. Run the report separately for each of the three required years using the following reporting start and end dates:

- **2022 Outcomes:** 1/1/22 – 1/1/23 (reporting period end date plus 1 day)
- **2023 Outcomes:** 1/1/23 – 1/1/24
- **2024 Outcomes:** 1/1/24 – 1/1/25

Detailed instructions for running the EHH Report for Data Quality are available on the ICA Training Knowledge Base: https://icawisconsin.helpscoutdocs.com/article/344-ehh-dq-report

Housing Programs Only (RRH, PSH, OPH)

In addition to the **EHH Report for Data Quality**, housing programs must also submit the following report:

[HUDX-223-AD] System Performance Measures (SPM)
This report provides the **Return to Homelessness** rate required for housing program applications, among other key system measures.

Instructions:

1. In Clarity's Report Library, navigate to **Administrator Reports**.
2. Select **[HUDX-223-AD] System Performance Measures [FY2024]**.
3. Set the reporting period (1/1/24 – 12/31/24).
4. Choose **Full Report** as the Report Output Mode and **PDF** as the Report Output Format.
5. Report the percentage of returns in less than 6 months in Measures 2a and 2b, as highlighted below.

Measure 2a and 2b: The Extent to which Persons Who Exit Homelessness to Permanent Housing Destinations Return to Homelessness within 6, 12, and 24 months

	Total Number of Persons who Exited to a Permanent Housing Destination (2 Years Prior)	Number Returning to Homelessness in Less than 6 Months (0 - 180 d)	Percentage of Returns in Less than 6 Months (0 - 180 d)	Number Returning to Homelessness from 6 to 12 Months (181 - 365 d)	Percentage of Returns from 6 to 12 Months (181 - 365 d)	Number Returning to Homelessness from 13 to 24 Months (366 - 730 d)	Percentage of Returns from 13 to 24 Months (366 - 730 d)	Number of Returns in 2 Years	Percentage of Returns in 2 Years
Exit was from SO	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Exit was from ES	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Exit was from TH	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Exit was from SH	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Exit was from PH	21	2	9.52%	0	0.00%	1	4.76%	3	14.29%

Full instructions for running the System Performance Measures report are available on the ICA Training Knowledge Base: https://icawisconsin.helpscoutdocs.com/article/338-hudx-223-ad-system-performance-measures-spms-by-program

APPENDIX D

HOME-ARP Requirements for Supportive Services

HOME-ARP funds may only be used to provide supportive services to individuals or families that meet the definition of a qualifying population as defined below and who are not already receiving these services through another program.

HOME-ARP Qualifying Populations:

1. Those who are homeless as defined under 24 CFR 91.5
2. Those who are at imminent risk of homelessness as defined in 24 CFR 91.5
3. Those who are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by HUD.
4. Other populations where assistance would prevent the family's homelessness or serve those with the greatest risk of housing instability.

HOME-ARP supportive services may be provided to households who are not already receiving the same services through another program.
Two categories specifically included as supportive services under HOME-ARP that are included in this RFP:

- Homelessness Prevention Services are adapted from certain eligible homelessness prevention services under the Emergency Services Grant (ESG) regulations at 24 CFR Part 576.
- Housing Counseling Services under HOME-ARP are those consistent with the definition of housing counseling and housing counseling services defined at 24 CFR 5.100 and 5.111, respectively, except that homeowner assistance and related services are not eligible HOME-ARP activities.

Eligible Costs of Supportive Services for Qualifying Individuals and Families

- Eligible costs associated with Housing Counseling:
    - Staff salaries and overhead costs of HUD-certified housing counseling agencies related to directly providing eligible housing counseling services to HOME-program participants.
    - Development of a housing counseling workplan.
    - Marketing and outreach.
    - Intake
    - Financial and housing affordability analysis.
    - Action plans that outline what the housing counseling agency and the client will do to meet the client's housing goals and that address the client's housing problem(s).
    - Follow-up communication with program participants.
- Eligible costs associated with Homelessness Prevention Supportive Services:
    - Costs of assisting eligible program participants to locate, obtain and retain housing.
    - Costs of certain legal services.
    - Financial assistance for rental application fees, security deposits, utility deposits, and payment of rental arrears.

  Costs of homelessness prevention services are only eligible to the extent that the assistance is necessary to help program participants regain stability in their current permanent housing or move into other permanent housing to achieve stability.

  A full list of eligible supportive service activities for HOME-ARP can be found in the Notice, Section VI.D.3.

Other Requirements

- All supportive service costs paid for by HOME-ARP must comply with the Cost Principles under 2 CFR Part 200(E).
- Program participants shall receive only the HOME-ARP services needed and there is no duplication of services or assistance.
- HOME-ARP may not be used for any of the prohibited activities, cost or fees in 24 CFR 92.214.

DRAFT 2025 City Homeless Services & Housing Resources RFP Allocation Plan

Agency	Project Name	Housing Resources Request	Homeless Services Request	TBRA Request*	Current Year City Funding Amount	HOME ARP*	City GPR	ESG	CDBG	TBRA**	TOTAL
Housing Resources											
Tenant Resource Center	Tenant Services - Housing Counseling, Outreach	350,000	0		400,147		290,000		60,000		**350,000**
Tenant Resource Center	Eviction Diversion & Defense Partnership	915,700	0		7,565,299	915,700					**915,700**
Emergency Shelter											
Porchlight	Porchlight Men's Shelter		1,511,660	100,000	1,776,064		700,000			100,000	**800,000**
The Salvation Army	Family Shelter		85,000	45,000	60,000		62,000			45,000	**107,000**
YWCA Madison	YWCA Family Shelter		123,566	0	50,000		52,000				**52,000**
The Salvation Army	Single Women's Shelter		85,000	30,000	60,000		62,000			30,000	**92,000**
The Salvation Army	Diversion		62,050		20,703		22,000				**22,000**
Street Outreach											
Madison Street Medicine	Housing Focused Street Outreach		350,000		249,400		201,000	39,000			**240,000**
Catalyst for Change	Street Outreach and Mediation		311,200		328,200		250,000	60,000			**310,000**
Urban Triage	Supporting Healthy Black Families-Outreach		294,000		0		0				**0**
Madison Street Medicine	Dairy Drive 2.0		179,500		403,486		0				**0**
Extreme Weather Respite Hotel for the Unsheltered											
Catalyst for Change	Emergency Hotel Program		45,000		45,000		45,000				**45,000**
Urban Triage	Supporting the Unsheltered Emergency Hotel		158,490		0		0				**0**
Rapid Rehousing Program											
Madison Street Medicine	Singles Rapid Rehousing		230,000		0		0		105,000	125,000	**230,000**
Lutheran Social Services	Welcome Home Madison		527,044		0		66,000	66,000			**132,000**
African Center	Housing Stability Program		75,000		0		0				**0**
Homelessness Prevention											
Urban Triage	Supporting Housing Stability		358,790		0		0				**0**
CACSCW	Prioritize Madison		56,980		58,290		0				**0**
Permanent Supportive Housing											
CACSCW	Amphora		62,700		0		0				**0**
Other Permanent Housing Program											
Porchlight	Permanent Housing Case Management		230,016		160,000		0		200,000		**200,000**
The Road Home	The Breese, Ace/DCHA, and Housing & Hope		112,224		0		0				**0**
TOTAL		1,265,700	5,108,220	175,000		**915,700**	**1,750,000**	**165,000**	**365,000**	**300,000**	**3,495,700**

***HOME ARP funds** made available through the RFP represents an aggregate (not annual) amount. The proposed project length is three years. The agency initially applied for $900,000 and subsequently updated the budget request to $915,700 through the Agency Q&A.

****TBRA funds** for shelters can only be used for direct rental assistance (security deposit and first month's rent) for participants and are not considered shelter operating costs.

[WebVote] 10:10 PM - Community Development Block Grant Committee

Page 2 of 4 - 4/21

Section 108 Community Development Block Grant Committee

Section 108 Community Development Block Grant Committee

**Section 108 Community Development Block Grant Committee

From: CDBGCommittee
To: CDBGCommittee
Date: Thursday, September 4, 2025 3:00:16 PM

Content of email pulled from the subject:
RE: I stand in opposition to agenda item #4 which is excludes Dairy Drive Campground. This bill must be modified -- Madison Urban Medicine should be funded for another 4 years at $179,500 per year to keep this vital service alive.

From: Randy Coloni <rcoloni60@gmail.com>
Sent: Thursday, September 4, 2025 11:53 AM
To: CDBGCommittee <CDBGCommittee@cityofmadison.com>
Subject: I stand in opposition to agenda item #4 which is excludes Dairy Drive Campground. This bill must be modified -- Madison Urban Medicine should be funded for another 4 years at $179,500 per year to keep this vital service alive.

You don't often get email from rcoloni60@gmail.com. Learn why this is important

Caution: This email was sent from an external source. Avoid unknown links and attachments.

From: Caelyn D
To: CDBGCommittee
Subject: Block grant committee
Date: Friday, September 5, 2025 5:04:51 PM

[You don't often get email from tomato9539@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I am emailing my support for agenda item #6 and believe we need 4 more years of dairy drive if there is nowhere better for our unhomed neighbors to go, winter is rabidly approaching and it would inhumane to force even more people to try to survive outside in winter conditions.

I also am against item #4 that doesn't include dairy drive in its service funding recommendations. Dairy drive should be funded for another four years at 179,500 dollars per year.

Please don't abandon your unhomed constituents they have the right safety and shelter just like we all do.

Zade
Sent from my iPhone

City of Madison

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

Master

File Number: 89734

File ID:	89734	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Finance Department
				File Created Date :	08/27/2025
File Name:	2026 Budget Rules			**Final Action:**	

Title: Establishing rules and procedures for Common Council deliberations on the City of Madison's 2026 Capital and Operating Budgets.

Notes:

CC Agenda Date: 09/16/2025

Agenda Number: 34.

Sponsors: Regina M. Vidaver And MGR Govindarajan

Effective Date:

Attachments: 2026 Budget Calendar (File 89734).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: ckoh@cityofmadison.com

Published Date:

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Department	08/27/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (9/8/25), Common Council (9/16/25)						
1	COMMON COUNCIL	09/02/2025	Refer	FINANCE COMMITTEE		09/08/2025	Pass
	Action Text: A motion was made by Vidaver, seconded by Figueroa Cole, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						
1	FINANCE COMMITTEE	09/08/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 89734

Fiscal Note
No appropriation required.

Title
Establishing rules and procedures for Common Council deliberations on the City of Madison's 2026 Capital and Operating Budgets.

Body

WHEREAS, the attached 2026 Budget Calendar identifies the proposed schedule for consideration of the 2026 Budget, with Budget Adoption by the Common Council scheduled for the week of November 10th, 2025;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council hereby establishes the following rules and procedures for the deliberation of the 2026 Executive Operating and Capital Budgets as amended by the Finance Committee:

1) All proposed amendments to be reviewed and distributed in advance of the Common Council meeting must be submitted to the Finance Department by email no later than 12:00pm on Wednesday, November 5th, 2025. The Finance Department staff will prepare fiscal notes and distribute a list of the proposed amendments by Friday, November 7th, 2025, at 1:00pm

2) In the case of amendments from the floor of the Council, members may consider an amendment to a proposed amendment as well as other amendments that are written and distributed to Council members.

3) Proposed amendments must have two sponsors to be considered by the Council.

BE IT FURTHER RESOLVED, that the above rules shall be in effect for the deliberation of the 2026 Capital and Operating Budgets on Tuesday, November 11th, Wednesday, November 12th, and Thursday, November 13th, if meetings are held.

BE IT FURTHER RESOLVED, that the November 11th and November 12th meetings of the Council shall recess or adjourn not later than 12:00 am (Midnight) unless the Council by a 2/3 vote agrees to extend the time of recess to a different time.

BE IT FINALLY RESOLVED, that any rules or procedures that are inconsistent with the above rules are suspended for these meetings pursuant to the provisions of Section 2.34 of the Madison General Ordinances.

Key Dates for 2026 Budget Development

	Capital	Operating
Kick-Off Meeting	Tuesday, March 18 11:00am	Monday, June 16 2:00pm
Agency Requests Due	Friday, April 18	Friday, July 18
Agency Briefings with Mayor's Office	May 14 & 16	August 13 – 21
Executive Budget introduced to Common Council (CC)	Tuesday, September 2	Tuesday, October 7
Finance Committee (FC) Briefings	September 8 – 9	October 13 – 14
FC Amendment Meeting	September 29	October 27
CC Amendment Week	October 27 – November 5	
CC Budget Adoption Meetings	November 11 – 13	

Detailed Timeline for FC and CC Hearings

		Capital	Operating
1.	Mayor Introduces Executive Budget	• September 2	• October 7
2.	Finance Committee (FC) Hearings	*Agencies present budget; alders have opportunity to ask questions* • September 15 & 16	• October 13 & 14
3.	FC Amendment Week	*Alders submit requests to budget analysts; analysts review and publish amendments* • September 17 – 24 • Alders submit by Weds., Sept. 24 at 12pm • Finance publishes by Fri., Sept 26 at 1pm	• October 15 – 22 • Alders submit by Weds., Oct. 22 at 12pm • Finance publishes by Fri., Oct 24 at 1pm
4.	FC Vote on Amendments	• September 29	• October 27
5.	City Council Amendments	*Alders propose amendments to capital and operating budgets for CC deliberations* • October 28 – November 5 • Alders submit by **Weds., Nov. 5 at 12pm** • Analysts publish by **Fri., Nov. 7 at 1pm**	
6.	City Council Adoption	Up to three (3) CC meetings to vote on amendments and adopt budget • November 11, 12, 13	

City of Madison

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

Master

File Number: 89779

File ID:	89779	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	08/30/2025
File Name:	Extending the contract between the City of Madison and MACH Onehealth, Inc. dba Madison Street Medicine to provide those services and extend currently allocated funding through April 2026			**Final Action:**	

Title: Extending the contract between the City of Madison and MACH Onehealth, Inc. dba Madison Street Medicine to provide those services and extend currently allocated funding through April 2026, at an additional cost of $0 dollars from the City of Madison, and authorizes the use of up to $100,000 of additional funds from Dane County to pay for those services

Notes:

CC Agenda Date: 09/02/2025

Agenda Number: 35.

Sponsors: Davy Mayer

Effective Date:

Attachments: Item 89779 RegistrantsReport-Final Report CDBG 9-4-2025.pdf, Item 89779-Dairy Drive_Public Comments 9-4-2025 CDBG Committee.pdf, File 89779 -- Public Comment, FC 09.08.2025.pdf

Enactment Number:

Author: Ald. Davy Mayer

Hearing Date:

Entered by: kkapusta-pofahl@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/2/2025	Maggie McClain	Approve	9/22/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	08/30/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction

Notes: Finance Committee (9/8/25), City-County Homeless Issues Committee (9/15/25), Common Council (9/16/25)

1	COMMON COUNCIL	09/02/2025	Refer	FINANCE COMMITTEE	09/08/2025	Pass

Action Text: A motion was made by Vidaver, seconded by Figueroa Cole, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.

1	FINANCE COMMITTEE	09/03/2025	Refer	CITY-COUNTY HOMELESS ISSUES COMMITTEE		

Action Text: This Resolution was Refer to the CITY-COUNTY HOMELESS ISSUES COMMITTEE

1	FINANCE COMMITTEE	09/08/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Fail

Action Text: A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion failed by the following vote:

Notes: This motion failed 1-5.

Ayes:	1	Michael E. Verveer
Noes:	5	Regina M. Vidaver; Tag Evers; Sabrina V. Madison; MGR Govindarajanand Yannette Figueroa Cole
Non Voting:	1	Satya V. Rhodes-Conway

Text of Legislative File 89779

Fiscal Note

The proposed resolution authorizes the extension of the supportive services contract between the City and MACH OneHealth (dba Madison Street Medicine (MSM)) through April 30, 2026. The original contract is set to expire on October 31, 2025. The campground is currently scheduled to close on September 30, 2025. The MSM contract is set to expire one month later to continue supporting people who are transitioning from the campground. The resolution proposes this contract extension could be supported using up to $100,000 of Dane County funds and $0 in additional City funds.

2025 Expenses

The estimated expenses for an additional 3 months of operations (October - December 2025) are below:

On-site supportive services contract: $120,400 (2 additional months)
Utilities, waste management, etc.: $15,000 (3 additional months)
General maintenance and repairs: $2,500 (3 additional months)
Total: $137,900

2025 Funding Sources

It is believed that Dane County retains approximately $100,000 in federal Emergency Rental Assistance (ERA) funding. Under U.S. Department of Treasury rules, federal ERA funds must be expended by September 30, 2025.

In order to utilize federal ERA funds, the Dane County Board would need to approve this use. County staff would also be responsible for contracting for services and completing all related compliance reporting. This funding could be used to pay for expenses incurred at Dairy Drive in August and September 2025, which would free up other funding sources to extend services. The balance of expenses (approximately $37,900) could be absorbed by the City's budget designated for closing the site, as

proposed in Legistar File 89274.

2026 Budget

The cost of operating the site for the first four months of 2026 (January - April) is estimated at $264,200. Additionally, site restoration costs after closure in April would also need to be taken into consideration. The current estimate is $220,000. The estimated total cost in 2026 is $484,200.

The 2026 operating budget is under development and will be released in early October. CDD's cost to continue budget and agency request do not include the cost of operating Dairy Drive as it was previously funded by one-time federal sources, and CDD anticipated the site would close in 2025. At this time, the only funding source secured for 2026 is a $199,000 Continuum of Care grant from the U.S. Department of Housing and Urban Development, which MSM receives directly. This leaves a funding gap of $285,200 that would need to be appropriated in 2026. The resolution does not identify potential funding sources to fill the gap in 2026, but it does authorize future contract amendments with MSM based on the City's 2026 adopted operating budget.

Under the State of Wisconsin Expenditure Restraint Incentive Program (ERIP), the City must limit the growth in its General Fund budget over the prior year, excluding debt service, to the rate of inflation plus 60% of the net new construction factor in order to qualify for a state aid payment of approximately $7 million. The maximum expenditures allowed to qualify for ERIP in 2026 is approximately $380.4 million. The total cost to continue budget is approximately $1.6 million under the ERIP limit. Agencies submitted supplemental requests of approximately $1.8 million. The cost of funding the continued operations of Dairy Drive in 2026 would have to be considered against other spending priorities in 2026 to ensure the adopted budget is within the ERIP limit.

Title

Extending the contract between the City of Madison and MACH Onehealth, Inc. dba Madison Street Medicine to provide those services and extend currently allocated funding through April 2026, at an additional cost of $0 dollars from the City of Madison, and authorizes the use of up to $100,000 of additional funds from Dane County to pay for those services

Body

WHEREAS, in August 2021, responding to the state of emergency arising from the ongoing COVID-19 pandemic, the lack of adequate accommodations for unsheltered homeless persons in Madison, and unsafe conditions at an unsanctioned encampment at Reindahl Park, the Common Council authorized the establishment of an urban campground on City-owned land at 3202 Dairy Drive (RES-21-00621, Legistar File ID #67137); and,

WHEREAS, in October 2021, the Community Development Division used a competitive application process to select a provider of property management and on-site support services for the Dairy Drive campground and selected Madison Area Care for the Homeless (MACH) Onehealth, Inc. dba Madison Street Medicine. The City entered into a contract with MACH Onehealth, Inc. dba Madison Street Medicine to provide the requested services; and,

WHEREAS, since opening in mid-November 2021, the campground has served 97 single adults experiencing unsheltered houselessness and 77.94% have left to positive destinations, far exceeding the goal of 60% for outreach programs; and,

WHEREAS, the population served by this program was at the top of the Dane County Homeless Services Consortium Coordinated Entry list with the highest vulnerabilities and included 70% chronically homeless individuals upon entry; and,

WHEREAS, since opening, Madison Area Care for the Homeless (MACH) Onehealth, Inc. dba Madison Street Medicine has obtained partial funding from the Department of Housing and Urban Development to support the campground at approximately $200,000 per year; and,

WHEREAS, Dane County has been a partner in this project and provided funding of $226,000 in 2024 and $174,500 in 2025 for the campground; and,

WHEREAS, the current contract for 2025 funded with $228,986 of City General Purpose Revenue funds with MACH Onehealth Inc. dba Madison Street Medicine, expires on October 31, 2025, and, if services at the campground are to continue, contractual arrangements must be extended or renewed;

NOW THEREFORE BE IT RESOLVED that the Common Council approves the continued provision of property management and on-site services at the City's urban campground at 3202 Dairy Drive through a contractual arrangement with MACH Onehealth, Inc. dba Madison Street Medicine.

BE IT FURTHER RESOLVED that the Council authorizes the Mayor and City Clerk to execute a contract amendment between the City of Madison and MACH Onehealth, Inc. dba Madison Street Medicine to provide those services and extend currently allocated funding through April 2026, at an additional cost of $0 dollars from the City of Madison, and authorizes the use of up to $100,000 of additional funds from Dane County to pay for those services.

BE IT FINALLY RESOLVED that the Mayor and City Clerk are authorized to further amend the contract with MACH Onehealth, Inc. to reflect decisions regarding funding made by the Council through adoption of the City's 2026 Operating Budget.

Public Comment Registration Report

ABANDONED ALLEY/W - Community Development Block Grant Committee 2/17/2021 5:30 PM

Total Cards: 100

Name	Address	Support	Oppose	Neutral	Speaking Organization	Time	Yield
					Comments	Support	Oppose

Speaker Tips: Introduce yourself by stating your name and address for the record. Limit your comments to the time allotted. Please do not repeat what others have said. Please be respectful of others' time and opinions. Please do not address comments to individual Council members.

5:30 pm	**Jeffrey Bowers** [redacted] Bloomington, IN 47403	Support	Yes		3	Jeffrey Bowers - Yes Jeffrey Bowers - Yes Jeffrey Bowers - Yes	Yes	No
5:30 pm	**Sarah Bradshaw** [redacted] Bloomington, IN 47403	Support	Yes					
5:30 pm	**Thomas "TJ" Jones** [redacted] Bloomington, IN 47403	Support	Yes		3	Thomas "TJ" Jones - Yes Thomas "TJ" Jones - Yes Thomas "TJ" Jones - Yes	Yes	No
5:30 pm	**Jessica Bauer** [redacted] Bloomington, IN 47403	Support	Limited Support					
5:30 pm	**Jessica Bauer** [redacted] Bloomington, IN 47403	Support	Yes		3	Jessica Bauer - Yes Jessica Bauer - Yes Jessica Bauer - Yes	Yes	No
5:30 pm	**Heidi Lynn Mills** [redacted] Bloomington, IN 47403	Support	Yes					
5:30 pm	**Jonathan Swinehart** [redacted] Bloomington, IN 47403	Support	Yes					
5:30 pm	**Scott Bauer** [redacted] Bloomington, IN 47403	Support	Yes					
5:30 pm	**Nancy A Cross** [redacted] Bloomington, IN 47403	Support	Yes					
5:30 pm	**Nancy A Cross** [redacted] Bloomington, IN 47403	Support	Yes					
5:30 pm	**Jonathan Miller** [redacted] Bloomington, IN 47403	Support	Yes					
5:30 pm	**Nancy A Cross** [redacted] Bloomington, IN 47403	Support	Yes					
5:30 pm	**Sharon Smith** [redacted] Bloomington, IN 47403	Support	Yes					
5:30 pm	**Christine Wilson** [redacted] Bloomington, IN 47403	Support	Yes					
5:30 pm	**Jessica Bauer** [redacted] Bloomington, IN 47403	Support	Yes					
5:30 pm	**Michelle Wells** [redacted] Bloomington, IN 47403	Support	Yes					
5:30 pm	**Ben Wells** [redacted] Bloomington, IN 47403	Support	Yes					
5:30 pm	**Nancy A Cross** [redacted] Bloomington, IN 47403	Support	Yes					
5:30 pm	**Lindsay Wells** [redacted] Bloomington, IN 47403	Support	Yes					
5:30 pm	**Nancy A Cross** [redacted] Bloomington, IN 47403	Support	Yes					
5:30 pm	**Scott Bauer** [redacted] Bloomington, IN 47403	Support	Yes					
5:30 pm	**Nancy A Cross** [redacted] Bloomington, IN 47403	Support	Yes					
5:30 pm	**Nancy A Cross** [redacted] Bloomington, IN 47403	Support	Yes					
5:30 pm	**Tony Nelson** [redacted] Bloomington, IN 47403	Support	Yes					
5:30 pm	**Scott Bauer** [redacted] Bloomington, IN 47403	Support	Yes					
5:30 pm	**Nancy A Cross** [redacted] Bloomington, IN 47403	Support	Yes					
5:30 pm	**Tony Nelson

From: Gail Bliss
To: CDBGCommittee
Subject: Dairy Drive
Date: Thursday, September 4, 2025 12:38:48 PM

You don't often get email from gail3511@gmail.com. Learn why this is important

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear committee members

I recognize that Dairy Drive was created as a temporary location. I also understand that it has been wildly successful at working with chronically homeless individuals who have been unwilling or unable to get necessary help in large congregate settings. With over 75% of those leaving Dairy Drive going to positive living situations, this seems like a plan that has really worked. The city/county does not have enough places to serve this population, so shutting down Dairy Drive just because it was created as a "temporary" location without an alternate solution for these people does not make sense.

It is also my understanding that there is an opportunity to continue operation thru next April without additional funding from the city. It seems like eliminating 28 or 29 spaces for individuals experiencing homelessness as cold weather is approaching is cruel and unnecessary. If Dairy Drive is closed these individuals will be less well served, harder to find because street outreach will be out looking for them instead of serving them where they are congregated.

I have heard that Dairy Drive is "expensive." The city put $179,000 into Dairy Drive last year. That is $6,400/person (assuming 28 residents). The new men's shelter will cost the city $1,500,000 for 250 residents or $6,000/person. If Dairy Drive is able to move dozens of residents from homelessness to housing that seems like a good deal for the extra $400/year. Residents at Dairy drive have a safe place to be 24 hours a day, a key to their own space, staff to help them get their life on track. They aren't in a doorway somewhere generating police calls. I recognize the residents of the Dairy Drive camp also generate some demand for police/ambulance/CARES services, but not as much as they would if back on the streets.

In conclusion, I wholeheartedly support continuation of the Dairy Drive campground, at least thru the winter, and hope funds can be found to continue it in the mix of services in Madison long term. It is short sighted to spend money to demolish these still functional units when we don't have anywhere else for the residents to go

Sincerely

From: Carolyn Virginia
To: CDBGCommittee; All Alders
Subject: Dairy Drive
Date: Tuesday, August 26, 2025 6:44:13 PM

Some people who received this message don't often get email from carolynvirginia7@gmail.com. Learn why this is important

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Madison City Alders and Members of the Community Development Block Grant Committee:

I am writing to ask that you extend the funding for the Dairy Drive Campground at least through the winter of 2025-26 and until the new Men's Shelter on the northside is complete and open for residents.

I am a retired RN who has volunteered with Madison Street Medicine for over 10 years. As a nurse I feel an obligation to serve the most vulnerable population, the unhoused folks in my community.

At this time, I am very concerned that the Dairy Drive Campground could be closed at the end of this September (right before winter) due to lack of funding. But I now understand that it is within your collective power to extend that funding for the near future (upcoming meetings Sept 2 and 4, 2025) It would be truly be an act of kindness and compassion on your part to extend this funding. Are you really willing to turn these residents out into the cold?

With all that is going on Washington DC these days, many look at our government agencies with disappointment and disbelief. I believe this is your opportunity to outshine them all and demonstrate how it should be done!

Thank you.

Sincerely,

Carolyn Virginia, RN

From: Marilyn Feil
To: CDBGCommittee
Subject: Please support Dairy Drive
Date: Thursday, September 4, 2025 1:47:33 PM

You don't often get email from mfeil@sbcglobal.net. Learn why this is important

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello CDBG Committee members:
I am emailing to urge you to support the continuation of the Dairy Drive campground for 4 more years. In this time when homelessness is increasing and the outlook for federal help is diminishing, we need to maintain our local resources that house and assist those without housing, and not demolish them.

Dairy Drive has already been constructed and paid for. All that is needed are the funds to operate it, which is already partially covered by a federal grant and expected funds from the county.

If 4 years is not possible, at least extend the contract with Madison Street Medicine to operate the campground through April. While Dairy Drive has a 70% success rate in placing its residents into housing, there are still people living at Dairy Drive with no where else to go. Keeping Dairy Drive open through April would be at no cost to the city (the county has pledged funds) and would give people a place to live during our coldest months.

Thank you for your time and consideration.

Sincerely,

Marilyn Feil
3634 Alpine Road
Madison, WI 53704

From: Joshua White
To: CDBGCommittee
Cc: Matthews, Julia
Subject: Save Dairy Drive Campground!
Date: Thursday, September 4, 2025 12:11:30 PM

Some people who received this message don't often get email from joshuawhitetherapy@gmail.com. Learn why this is important

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Good Afternoon,

I am writing to express my deep concern about the potential defunding and demolition of the Dairy Drive Campground. As the Clinical Director of a community mental health services agency in Madison, I have personally witnessed the impact the tiny home experiment has had on our community members. Housing First, as a model, has demonstrated significant long-term benefits and outcomes over shelter "housing" and should be adopted permanently. I also live close to the Occupy Madison location on N 3rd St., which, in my opinion, effectively integrates folks struggling with housing insecurity into our community.

In addition to this, I understand the city of Madison has recently taken issue with Madison Street Medicine's medical vending machine and food pantry. We cannot label ourselves as a progressive city while systematically dismantling the parallel systems created by community members to support each other and survive. I ask simply that you uphold the progressive values we elected you to enact or move out of the way so our community can care for itself.

Thank you,

Joshua White (He/Him)
Licensed Professional Counselor (LPC)
Nationally Certified Counselor (NCC)
M.S. Clinical Mental Health Counseling
M.S. Forensic Psychology
joshuawhitetherapy@gmail.com

If you are in crisis, call 911 or go to your nearest emergency room.
Crisis Hotline: 1(888)7-WE-HELP or 1-888-793-4357
Suicide Lifeline: 1(800) 273-8255 text: 741-741 or https://suicidepreventionlifeline.org/
National Suicide Hotline - 988
The Trevor Project - 1-866-488-7386

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From: Randy Coloni
To: CDBGCommittee
Subject: Support for 4 years funding for Dairy Drive Campground.
Date: Thursday, September 4, 2025 11:37:36 AM

You don't often get email from rcoloni60@gmail.com. Learn why this is important

Caution: This email was sent from an external source. Avoid unknown links and attachments.

We desperately need dairy drive at least until we have a viable and realistic imminent plan for how to deal with the homeless that will not be accommodated in the upcoming shelter. It makes no sense to demolish a functional homeless services facility when one is desperately needed. Thank you for your attention to this matter.

From: Madalyn Grau
To: CDBGCommittee
Subject: Support for Dairy Drive Campground
Date: Thursday, September 4, 2025 11:59:53 AM

You don't often get email from madalyn.grau18@gmail.com. Learn why this is important

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Good morning,

I am writing to express my fervent support for the Dairy Drive Campground. This space functionally houses people who desperately need it, many of whom are biding time until they can get into an affordable, more permanent unit. We are a community that can and should take care of one another, and this demolition leaves our most vulnerable members behind. Please allow the encampment to continue through April of 2026 (winter is upon us and to leave people without shelter in the Wisconsin cold is unbelievably inhumane). Additionally, if the campground persists, I urge the city to continue funding for the next four years. As a city we have far to go before we meet our rapidly growing housing needs, and this is the absolute bare minimum we can do. The need will only grow as our federal government disinvests in essential services and wealth inequality deepens across the United States. Madison is not invulnerable and we need to take care of our own.

Thank you,
Maddie Grau

From: Jamie Buisse
To: CDBGCommittee
Subject: Support for Dairy Drive
Date: Thursday, September 4, 2025 1:45:47 PM

You don't often get email from jamiebuisse@gmail.com. Learn why this is important

Caution: This email was sent from an external source. Avoid unknown links and attachments.

To Whom it may Concern,

I am a Madison resident and I support funding for Dairy Drive. I am concerned for the wellbeing of the recipients of this program if it were to disappear without an alternative option. In my opinion destroying this empcampent will damage the health, well-being, and connection to care. It will also cause trauma and worsen mental health conditions. This program offers safety and care to a vulnerable population. From my observation it appears the residents of Madison overwhelmingly support this program.

Please continue to fund Dairy Drive!

Thank you,

Jamie Buisse

From:	Marsha Rummel
To:	CDBGCommittee
Cc:	Harrington-McKinney, Barbara; Mayer, Davy; Martinez-Rutherford, Dina Nina
Subject:	Support 89779 to extend contract for Dairy Dr Temporary Campground and amend 89724 to add funds for Dairy Dr
Date:	Thursday, September 4, 2025 4:31:58 PM

marsha.rummel@gmail.com appears similar to someone who previously sent you email, but may not be that person. Learn why this could be a risk

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Greetings CDBG members-

I sent the following email to all alders and wanted to share my thoughts with you. I support Alder Mayer's proposal, legistar 89779, agenda item #6- Extending the contract between the City of Madison and MACH Onehealth, Inc. dba Madison Street Medicine to provide those services and extend currently allocated funding through April 2026, at an additional cost of $0 dollars from the City of Madison, and authorizes the use of up to $100,000 of additional funds from Dane County to pay for those services.

In addition, if you vote to support extending the contract in 89779, please amend agenda item #4 89774- Authorizing the allocation of approximately $3.5 million of combined City and Federal funds among seven non-profit agencies to support the provision of homeless services and housing resources beginning in 2026 - to add funds for Dairy Dr.

We need a more long term solution but at minimum, please add resources to help Dairy Drive through spring of 2026 and leverage potential county funding. The city funding that would be allocated for demolition and site restoration (est $220K) could be redirected to pay for services at the campground in the short term.

Help answer the question of where unhoused people are supposed to live. Utilize the existing infrastructure at Dairy Dr until you have more answers.

Thanks for your service-

Marsha Rummel
Spaight St

---------- Forwarded message ---------
From: **Marsha Rummel** <marsha.rummel@gmail.com>
Date: Tue, Sep 2, 2025 at 4:18 PM
Subject: 89274 Dairy Dr Temporary Campground - oppose demo
To: <allalders@cityofmadison.com>

Dear Alders-

I support keeping, not demo'ing Dairy Drive campground, through next spring at least. You have received dozens and dozens of thoughtful emails and I share the general sentiment of not destroying housing without a plan for where people are going to sleep safely. The housing

there may not last forever but it certainly has a more useful life. Please don't throw away this valuable space using what's left of valuable ARPA funds.

The expectation is that the new men's shelter will be under capacity as soon as it opens based on current usage so let's keep the current temporary shelter on Zeier Rd and the temporary campground on Dairy Dr ready to use for as long as possible.

I appreciate Alder Mayer's initiative to find solutions and urge your support.

Thanks for your service-

Marsha Rummel
1029 Spaight St.

From: Douglas G Olk
To: CDBGCommittee; All Alders
Subject: Dairy Drive Closure
Date: Thursday, September 4, 2025 4:34:19 PM

You don't often get email from dolk@wisc.edu. Learn why this is important

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Dear Madison City Alders and Members of the Community Development Block Grant Committee:

I am writing to ask that you extend the funding for the Dairy Drive Campground at least through the winter of 2025-26 and until the new Men's Shelter on the northside is complete and open for residents.

I am an Urgent Care Physician here at the University. I have been here for 2 ½ years, having moved from Dubuque, IA after praciticing there for 34+ years. When I moved here I was quite impressed with the collaborative effort that had made by the City of Madison, Dane County and Catholic Charities to provide services for those experiencing homelessness.
Seeing this, I readily volunteered at The Beacon and with Madison Street Medicine.
It really motivated me.
I am still very involved with both and have continued to advocate for them, helping to recruit many new volunteers to help with services.
I was, however, quite disappointed to learn that the Dairy Drive Campground would be closed at the end of this September (right before winter) due to lack of funding.
I also now understand that it is within your collective power to extend that funding for the near future (upcoming meetings Sept 2 and 4, 2025)
I think you can agree that it would be truly be an act of kindness and compassion on your part to extend this funding.
Are you really going to turn these residents out into the cold?
How is that going to look?
With all that is going on Washington DC these days, many look at our government agencies with disappointment and disbelief.
I think this is your opportunity to outshine them all and show them how it

should be done.

Doug Olk, MD

From: Caelyn D
To: CDBGCommittee
Subject: Block grant committee
Date: Friday, September 5, 2025 5:04:51 PM

[You don't often get email from tomato9539@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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I am emailing my support for agenda item #6 and believe we need 4 more years of dairy drive if there is nowhere better for our unhomed neighbors to go, winter is rabidly approaching and it would inhumane to force even more people to try to survive outside in winter conditions.

I also am against item #4 that doesn't include dairy drive in its service funding recommendations. Dairy drive should be funded for another four years at 179,500 dollars per year.

Please don't abandon your unhomed constituents they have the right safety and shelter just like we all do.

Zade
Sent from my iPhone

From: M. Sweetnam
To: CDBGCommittee
Subject: Concerned Community Member - M Sweetnam
Date: Friday, September 5, 2025 5:04:53 PM

You don't often get email from mrosesweetnam@gmail.com. Learn why this is important

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Hello,
I'm reaching out as a concerned community member. I'm writing regarding item #6 to extend Dairy Drive through April 2026. This minimum timeline is needed to support Madison Street Medicine in helping to find housing for the community members currently residing at Dairy Drive, and to make sure that these residents have a safe space to live during the winter months.

I also strongly encourage you to support ongoing funding for the program, as it has been a highly successful housing program. Dairy Drive offers a great opportunity as an intermediary space for unhoused community members to have stable safe living space while accessing needed support services, and to ideally work towards securing long term housing, work, and other needs.

Thank you for your time and consideration,
M Sweetnam

From: Sanaa Semia
To: Finance Committee
Subject: Dairy Drive
Date: Saturday, September 6, 2025 9:35:50 PM

You don't often get email from semia2@wisc.edu. Learn why this is important

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Please continue to support Dairy Drive.

Thank you, Sanaa

From: Bonnie Roe
To: Finance Committee
Cc: Tishler, Bill
Subject: Dairy Drive amendment
Date: Sunday, September 7, 2025 8:19:08 AM

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Dear Members of the Finance Committee,

I understand the Dairy Drive situation puts our city's leaders in a bit of a pickle. And I appreciate Alder Mayer's heart in extending the timeframe on the closure. No one wants to see people put out on the street, especially with winter around the corner.

The problem I have with it is that Brenda Konkel and her group have known about this predicament for many months (at least since early spring when it became public in the news that the funds had run out and Dairy Drive would need to be closed), but likely well before that. She was quoted in the story.

Very basic questions could not be answered by the operator at last Tuesday night's council meeting. Questions like how many residents remain living at Dairy Drive? What is the current state of the units? And other very basic information at this point in the process. Recent social media posts show the operator claiming there are still 29 people living in the Dairy Drive Campground, though I don't think her answer was so firm at the council meeting.

If you vote to extend the deadline, I think there needs to be a new operator for Dairy Drive in the interim. Specifically someone with the training, knowledge, skill, and motivation to help folks transition to more permanent housing. This housing was meant to be transitional all along. Yet as far as I can tell, the operation has housed a total of 97 people over four years, and 62 of them have gone on to find more permanent housing. Costs to run the program amount to about $26,000 per resident of the campground per year.

If the idea is to keep this open until April to allow more time for campground residents to transfer, someone or some group with an ability to help these people attain more stable housing needs to do this work. Otherwise we'll end up with more of the same, with a similar rallying cry by this operator to extend the deadline yet again.

Rallying the residents and activist groups all over the city to go to bat for staying there is the opposite of her mission, which we all knew was intended to be temporary. Though the two-year window was extended to four, and even now an extension is being sought from October to April, these residents need a more permanent place to live, and that needs to be the focus of the energy and work. The current operator has demonstrated little aptitude for helping move people through the program to a better result.

If there is an amendment to extend this deadline yet again, I hope one condition will be that a new operator, or at least helpful transitional services outside of this group, are found. If someone has a track record and resources to plug in (Porchlight, Catholic Charities, Lutheran Brotherhood, etc.), it would be nice if they could become a part of this process. Or else we can predict that we'll have this same predicament and predictive theater in April. And where does it end?

Thank you,

Bonnie Roe
District 11

From: Lorrie Hylkema
To: Finance Committee
Subject: Re: extending contract for Madison St Medicine to manage the Dairy Drive campground for unsheltered individuals
Date: Sunday, September 7, 2025 10:59:50 AM

You don't often get email from lhylkema1@gmail.com. Learn why this is important

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Please support the extension of the contract for agenda item #87779. Thank you for supporting this very important extension of this contract.

Lorrie Hylkema, eliminating homelessness advocate and former volunteer for Madison Street Medicine.

From: Lorrie Hylkema
To: Finance Committee
Subject: Re: extending contract for Madison St Medicine to manage the Dairy Drive campground for unsheltered individuals
Date: Sunday, September 7, 2025 11:04:28 AM

You don't often get email from lhylkema1@gmail.com. Learn why this is important

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Not 87779 but agenda # 89779. Please support the resolution to extend the contract with Madison Street Medicine. Thank you.

On Sun, Sep 7, 2025, 10:59 AM Lorrie Hylkema <lhylkema1@gmail.com> wrote:

> Please support the extension of the contract for agenda item #87779. Thank you for supporting this very important extension of this contract.
>
> Lorrie Hylkema, eliminating homelessness advocate and former volunteer for Madison Street Medicine.

From: Erin Trost
To: Finance Committee
Date: Sunday, September 7, 2025 11:25:03 AM

You don't often get email from ebtrost@gmail.com. Learn why this is important

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To the members of the Madison City Council Finance Committee:

As a primary care physician, addiction medicine specialist, and volunteer with Madison Street Medicine, I am writing to express my opposition to the demolition of the Dairy Drive campground and to support ongoing funding of this initiative.

The Dairy Drive campground was created as a direct response to a large encampment of unhoused individuals in Madison. Since its inception the Dairy Drive campground has served nearly 100 adults experiencing homelessness. Nearly 80% have left the campground to improved circumstances. The crisis of homelessness has not ended in our city, as evidenced in two recent articles in the Wisconsin State Journal dated August 25 and and August 15. Demolishing the Dairy Drive campground will not improve the state of homelessness in Madison and will likely worsen it.

Persons experiencing homelessness have high rates of chronic mental illness, substance use disorders, and chronic medical problems, which makes serving this population and improving their health and living situation challenging. Continuing to fund the Dairy Drive campground will allow the residents to receive case management support, connections to medical care, and a safe place to stay. This vulnerable population deserves to be treated with kindness and compassion; doing so will represent the goodness and spirit of the Madison community.

Respectfully,
Erin Trost, MD, FASAM

From: rebecca kellum
To: Finance Committee
Subject: item #11, finance committee meeting 9/8/25
Date: Sunday, September 7, 2025 4:21:27 PM

You don't often get email from rebeccakellum@gmail.com. Learn why this is important

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Hello,
I am a physician of 20 years, now working as an addiction medicine physician in Madison and I have worked extensively with patients who are unhoused in various settings here in town (UW Hospital, Meriter hospital, New Start Clinic, PAS methadone clinic, Housing Initiatives SIRT). I strongly implore the City of Madison to continue to support the Dairy Drive Campground and extend the contract with Madison Street Medicine to help provide care for the people who depend on this housing option. The gap in available resources for our unhoused neighbors is wide, and I realize that the city is working on trying to address this gap -- but decreasing housing options and destabilizing even more people is exactly the opposite of what we need. There is a robust force of people committed to meeting the needs of residents at Dairy Drive -- these people, as well as the residents themselves, understand how important it is to keep Dairy Drive alive. They also offer valuable experience and perspectives on how to build upon and improve this vital community resource.

I am happy to answer any questions if that might be helpful.

Sincerely,

Rebecca Kellum, MD, FASAM

From: Carolyn Virginia
To: Finance Committee
Subject: Please support Dairy Drive
Date: Sunday, September 7, 2025 7:39:16 PM

You don't often get email from carolynvirginia7@gmail.com. Learn why this is important

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Good morning,

My name is Carolyn Virdginia and I'm a retired RN. For the last 10 years, I've volunteered with Madison Street Medicine, providing medical care to the unhouseled folks in our community. I'm passionate about servicing these vulnerable people!

I'm very concerned that Dairy Drive may be demolished at the end of the month--just before winter starts and before the new men's shelter is open next spring. . Dairy Drive provides a vital role in helping people find permanent homes. Please don;t undertake this inhumane, cruel measure.

Thank you.

Carolyn Virginia

Pronouns: she/her/hers

From: Marilyn Feil
To: Finance Committee
Subject: Vote to continue Dairy Drive
Date: Sunday, September 7, 2025 10:23:36 PM

You don't often get email from mfeil@sbcglobal.net. Learn why this is important

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Hello Finance Committee members:

I am emailing to urge you to vote in favor of item 11 to continue the contract with Madison Street Medicine to keep the Dairy Drive campground open through April 2026, at no cost to the city. In this time when homelessness is increasing and the outlook for federal help is diminishing, we need to maintain our local resources that provide housing to those experiencing homelessness.

While the city has been talking about shutting down Dairy Drive, there are still people living there with no where else to go. Keeping it open through April will give the residents there more time to look for permanent housing -- Dairy Drive has a 70% success rate in placing its residents into housing -- and would give these individuals a warm place to stay during our coldest months.

Thank you for your time and consideration.

Sincerely,

Marilyn Feil
3634 Alpine Road
Madison, WI 53704

From: Kathleen Camilla King
To: Finance Committee; Mayor
Subject: register in favor of Agenda Item #11, which is "89779
Date: Monday, September 8, 2025 8:01:20 AM

Some people who received this message don't often get email from caseykay1953@gmail.com. Learn why this is important

Caution: This email was sent from an external source. Avoid unknown links and attachments.

My name is Kathleen Camilla King

I want to register in favor of Agenda Item #11, which is "89779: Extending the contract between the City of Madison and MACH Onehealth, Inc.".

The Dairy Drive encampment isn't perfect,but it's better to have unhoused persons altogether while awaiting housing or rehoming instead of on the streets or in cars or under bridges or other places not meant for human habitation.

From: Rita Meuer
To: Finance Committee
Subject: Support Item 11
Date: Monday, September 8, 2025 8:17:50 AM

You don't often get email from ritameuer@yahoo.com. Learn why this is important

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Homelessness is getting worse. We have the means to house some of the homeless with a already built houses. It will be cheaper in tge long run. It's a slam dunk.

Yahoo Mail: Search, Organize, Conquer

From: Patricia La Cross
To: Finance Committee
Subject: Extension of Dairy Drive project
Date: Monday, September 8, 2025 9:03:11 AM

You don't often get email from lacross.patricia@gmail.com. Learn why this is important

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Dear Finance Committee Members,

I urge you to follow the lead of my Alder Davy Mayer in allowing the temporary homes and work still unfolding to house the remaining residents.

I don't want to live in a city that is only hospitable to the wealthiest, but to live in one where we keep coming together so that everyone has a chance. The work undertaken at Dairy Drive has been highly successful and with more time -Especially as winter nears- I trust it can continue to be. The reality -*and the Optics*- of putting these vulnerable neighbors of ours into the streets diminishes us as a community.

I know from my past work and current home visiting with St. Vincent de Paul that we have untold numbers of persons on a knife's edge of homelessness.

I know also that we can and must do better, and Dairy Drive is one thread of that whole cloth holding our community together.

Thank you, sincerely,

Patricia La Cross

From: Barbie Jackson
To: Finance Committee
Subject: Dairy Drive Followup Re: 9/8 Finance Committee, Agenda Item 11: I support Alder Mayer"s Resolution to extend the contract for Dairy Drive Shelter
Date: Monday, September 8, 2025 11:17:03 AM

You don't often get email from barbie.g.jackson@gmail.com. Learn why this is important

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Dear Finance Committee Members:

At the City Council's meeting on September 2, Alder Davy Mayer introduced a resolution to again extend the contract between the city and the organization that operates the Dairy Drive encampment on Madison's far east side — using potential county dollars. **I support this resolution.** Please see further details below about my position in opposition to the demolition of the site.

I urge you to vote to approve this resolution to extend the contract for the Dairy Drive shelter and forward your recommendation of approval to the Common Council.

Sincerely,
Barbie Jackson
6441 Dylyn Drive
Madison, WI 53719
barbie.g.jackson@gmail.com
608-234-8118

On Tue, Sep 2, 2025 at 1:54 PM Barbie Jackson <barbie.g.jackson@gmail.com> wrote:

> Dear Mayor Rhodes-Conway and Alders:
>
> This is my personal statement regarding the September 2, 2025 Common Council Agenda, Item 45: , ref: File # 89274. Although an active member of MOSES, my statements are my own and do not represent the organization.
>
> **I oppose Demolition of the Dairy Drive Shelter.**
>
> It is my understanding from recent news articles and other communications that the City Council will vote Tuesday night on a resolution to demolish the Dairy Drive shelter and that THERE IS NO PLAN currently to house the approximately 22 people currently living there. I write in opposition to the closure and demolition of the Dairy Drive campground, a program serving unsheltered people experiencing homelessness with the highest vulnerabilities, 70% of whom were experiencing chronic homelessness when they entered the program.
>
> At a time when our federal government is ruthlessly demolishing homelessness encampments in our nations Capitol under false pretenses of reducing crime, and when they are threatening to do the same, illegally, in major cities throughout our nation, it is shameful that the City of Madison would consider similar displacement of some of our most vulnerable neighbors.

The Dairy Drive Campground initiative demonstrates that successful solutions to homelessness include providing legal and safe places for unhoused people to live and connect with service providers to secure permanent housing. At a time when other jurisdictions are turning to law enforcement and criminalization of homelessness, Madison should continue to facilitate the operation of this campground which is now an important part of the homeless services continuum at least through April 2026.

I urge the Common Council to reject any resolution to demolish the Dairy Drive shelter.

Sincerely,
Barbie Jackson, MOSES Vice President and 58 Year Resident of Madison
6441 Dylyn Drive
Madison, WI 53719
barbie.g.jackson@gmail.com
608-234-8118

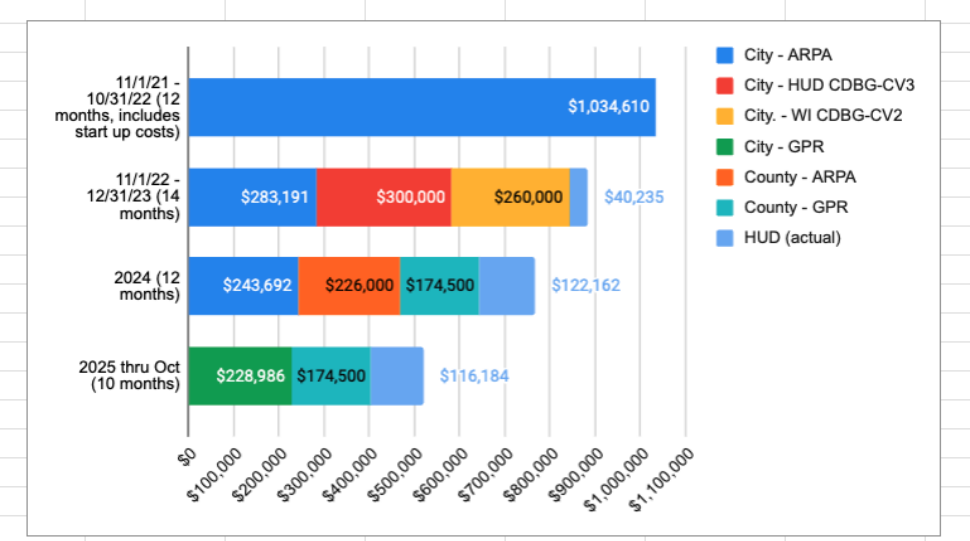
From: Brenda Konkel
To: Finance Committee
Subject: Dairy Drive Budget Numbers
Date: Monday, September 8, 2025 2:02:16 PM
Attachments: Screen Shot 2025-09-08 at 1.56.16 PM.png
Screen Shot 2025-09-08 at 1.56.36 PM.png
image (5).png
image (6).png
Screen Shot 2025-09-08 at 1.56.53 PM.png

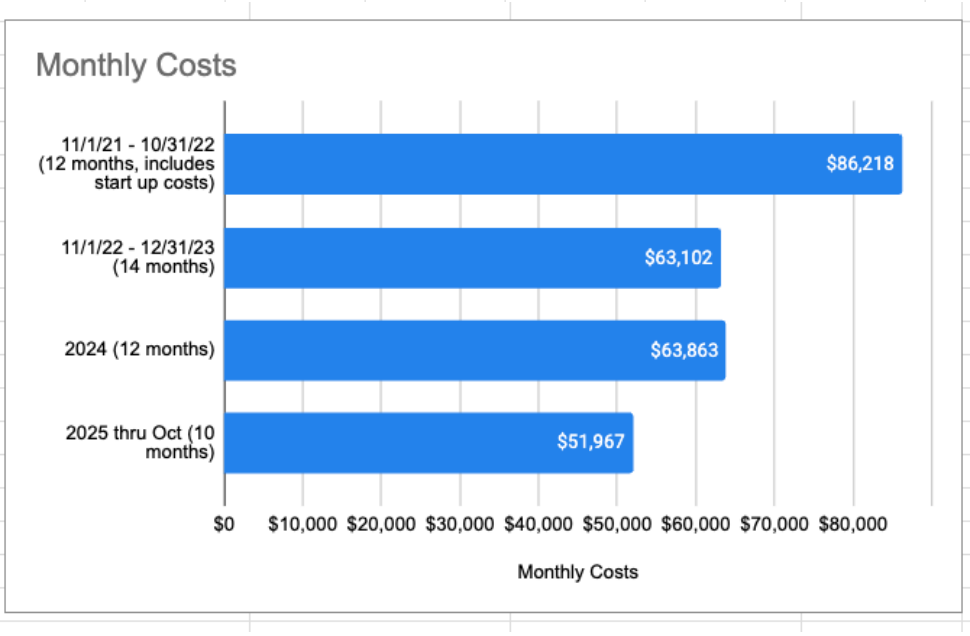
You don't often get email from brenda@madisonstreetmedicine.org. Learn why this is important

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello Finance Committee members - I figured it would be easier for you to have these in advance than to try to tell you at the meeting and then have any confusion or use your time to repeat them.

These are the numbers for the past 4 years.





Here is what I put in the proposal for 2026 - 2030

Agency & Program:	Madison Street Medicine - Dairy Drive 2.0			
ACCOUNT CATEGORY	City of Madison Request Amount	Non-City Sources	Total Program Budget	Budget Details (e.g., Case manager and supervisor wages; $1,000 for application fee; $3,000 for bus passes)
A. PERSONNEL				
Salary	122,828	295,328	418,156	see chart -> plus on-call pay
Taxes/Benefits	34,392	60,192	94,584	.08 taxes and health, dental, vision costs
Subtotal A.	157,220	355,520	512,740	
B. OTHER OPERATING				
Insurance	1,000	1,000	2,000	General liability, vehicle
Professional Fees	3,000	3,000	6,000	Accounting services
Audit	2,500	2,500	5,000	Annual Audit
Postage/Office and Program Supplies	500	500	1,000	Office supplies, printing
Equipment/Furnishings/Depreciation			0	
Telephone	3,030	3,044	6,074	Cell phone costs
Training/Conferences	1,000	1,000	2,000	Ryan Dowd Training Fees, Misc. Conferences
Food		10,000		Meals and Second Harvest Food Bank purchases
Household Supplies			0	
Auto Allowance/Travel		10,000	10,000	Staff mileage and cabs
Vehicle Costs/Depreciation	1,500	1,500	3,000	Van costs
Other (Specify):			0	
Subtotal B.	12,530	32,544	35,074	
C. SPACE				
Office or Facility Rent	4,750	4,750	9,500	Office rent for case managers and storage
Utilities			0	
Maintenance	5,000	5,000	10,000	Supplies, repairs and materials
Mortgage Principal/Interest/Depreciation			0	
Property Taxes			0	
Subtotal C.	9,750	9,750	19,500	
D. SPECIAL COSTS				
Assistance to Individuals - Rent (monthly rent and rent arrears)			0	
Assistance to Individuals - Other Financial Assistance (security deposit, application fee, bus passes, etc.)		10,000		Bus passes, security deposits, application fees (does not include 1915i)
Program Subcontracts (Specify):			0	
Other (Specify):				
Other (Specify):			0	
Subtotal D.	0	10,000	0	
TOTAL (A.-D.)	179,500	407,814	567,314	

STAFFING: Include ALL staff working for the program			
Staff Position Title	City-Funded FTE	Total FTE, Including Non-City Sources	Roles and Responsibilities
Facilities Manager	0.50	1.00	Repairs, maintenance, lawncare, cabin turn overs, camper support
Nights and Weekends	1.25	2.50	Assisting campers with needs, de-escalation, guest monitoring,
Camper Needs Coordinator	0.30	0.30	Coordinate food pantry, transportation (van trips, bus passes) and donations
SOS Coordinator		0.25	Connect guests to outreach programs
Office Manager		0.25	Scheduling and logistics
Executive Director	0.15	0.15	Program Management, Supervision, Financial Managemetn, Technical Expertise
Case Manager		2.00	Housing focused case management

These are the funds we have available through April.

Availabe funds at MSM	$95,064	Could pay for utilities & TJ (facilities) in 2026	
City Contract Remaining Funds	$100,559	available Sept - Dec	
Remaiing HUD funds to be spent by 7/31/26*	$366,340	available Sept - July 31, 2026. Can't be subcontracted to Kabba (they are not a subrecipient) and I have to check how much admin is left that could pay for utilities, also have to pay ICA	*plan was to hire more outreach workers this fall and in 2026 with the remaining funds, depending upon what happens at Dairy Drive
Total Funds Currently Available	**$561,963**		
August - April = 8 months	$70,245	per month	
August - July = 11 months	$51,088	per month	

If there is anything else you need, please do not hesitate to reach out!

Brenda

Brenda K. Konkel
Executive Director, Madison Street Medicine
1202 Williamson St. #101, Madison, WI 53703

brenda@madisonstreetmedicine.org
(608) 676-7826 x 4, 2
she/her/hers



City of Madison

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

Master

File Number: 88957

File ID:	88957	**File Type:**	Resolution	**Status:**	Items Referred
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	07/02/2025
File Name:	CSM - 302-308 E Washington Ave et al			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by Butler Plaza, LLC located at 302-308 E Washington Avenue and 15-27 N Butler Street (District 2).

Notes:

CC Agenda Date: 09/16/2025

Agenda Number: 36.

Sponsors: Planning Division

Effective Date:

Attachments: CSM Application_Redacted.pdf, Letter of Intent.pdf, Proposed CSM.pdf, Link to Demo File 89434, Link to Rezoning Ord File 89375, Link to Cond Use File 89237

Enactment Number:

Author:

Hearing Date:

Entered by: tparks@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/3/2025	Maggie McClain	Approve	7/22/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	07/02/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Plan Commission (8/25/25), Common Council (9/2/25)						
1	COMMON COUNCIL	07/15/2025	Referred	PLAN COMMISSION			
	Action Text: This Resolution was Referred to the PLAN COMMISSION						
1	COMMON COUNCIL	09/02/2025	Re-refer	PLAN COMMISSION			Pass
	Action Text: A motion was made by Vidaver, seconded by Figueroa Cole, to Re-refer to the PLAN COMMISSION. The motion passed by voice vote/other.						
	Notes: Plan Commission (9/15/25), Common Council (9/16/25)						

Text of Legislative File 88957

Fiscal Note
No City appropriation is required with the approval of this certified survey map. City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

Title
Approving a Certified Survey Map of property owned by Butler Plaza, LLC located at 302-308 E Washington Avenue and 15-27 N Butler Street (District 2).

Body
WHEREAS a Certified Survey Map of property owned by Butler Plaza, LLC located at 302-308 E Washington Avenue, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

6/30/25
11:04 a.m.

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of $10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (M.G.O. Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

☐ Preliminary Subdivision Plat ☐ Final Subdivision Plat ☑ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of $250, plus $50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of $250 plus $200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: Butler Plaza LLC — Representative, if any: Erik Minton
Street address: 21 N. Butler St. — City/State/Zip: Madison, WI 53703
Telephone: 608-256-1400 — Email: [redacted]

Firm Preparing Survey: Wyser Engineering, LLC — Contact: Wade Wyse
Street address: 300 E. Front St. — City/State/Zip: Mount Horeb, WI 53572
Telephone: 608-437-1980 — Email: [redacted]

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☑ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 27 N. Butler St.; 15 N. Butler St.; 308 E. Washington Ave.
Tax Parcel Number(s): 251/0709-133-2404-5; 251/0709-133-2408-7; 251/0709-133-2409-5
Zoning District(s) of Proposed Lots: PD - Planned Development — School District: MMSD

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____
Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	2		0.90
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	2	0	0.90

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats..
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent**: One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* *The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.*

** *A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.*

☐ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable* (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- *Do not email these files to the City's Office of Real Estate Services*. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits**: One copy of the approval letters from the town where the property is located *and* Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Erik Minton Signature: _____

Date: 6/30/25 Interest In Property On This Date: _____

June 30, 2025

Ms. Meagan Tuttle
Department of Planning & Community & Economic Development
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Re: Letter of Intent - Land Use Application Submittal

15-27 N Butler and 302-308 E Washington Ave
KBA Project #2406

Ms. Meagan Tuttle:

The following is submitted together with the plans and application for the staff, Urban Design Commission and Plan Commission's consideration of approval.

Organizational Structure:

Owner:
Butler Plaza LLC
21 N Butler St
Madison, WI 53703
608-256-1400
Contact: Erik Minton
Eminton111@aol.com

Architect:
Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste 900
Middleton, WI 53562
608-836-3690
Contact: Duane Johnson
djohnson@knothebruce.com

Engineer:
Wyser Engineering
300 E Front St
Mt. Horeb, WI 53572
608-437-1980
Contact: Wade Wyser
Wade.wyse@wyserengineering.com

Landscape Design:
Saiki Design, Inc.
1110 S. Park St.
Madison, WI 53715
608-251-3600
Contact: Christopher Sina
csina@saiki.design

Introduction:
This proposed project includes the redevelopment of the buildings located at 302 & 308 E Washington Ave located at the north corner of North Butler Street and East Washington Avenue. Located within the Capitol Neighborhoods, the buildings are currently occupied by Capital Fitness and Eisenberg Law Offices. This application requests the removal of these two existing buildings for the development of a new 11-story mixed-use building including 76 multifamily dwelling units, two levels of underground parking, and approximately 9,000 SF of commercial space. This project is part of a Planned Development (PD 279), which includes additional buildings located at 15-27 N Butler St. The 308 E Washington Ave property (Eisenberg Law Office Building) will be adopted into PD 279 for the proposed redevelopment. This redevelopment proposal responds to both the City's Downtown Plan for growth and the undersupply of housing in the City of Madison, specifically the downtown core area, while maintaining important commercial space. Madison is experiencing consistent and steady job growth and a resulting population growth. Although the City has seen much new construction over the past several years,

vacancy rates continue to hover around 3%, signaling a significant undersupply of housing. This undersupply directly leads to rising rents and the increase in housing costs for all City residents.

Downtown Plan

The properties are within the boundaries of the City of Madison Downtown Plan adopted July 2012. The Plan was the product of 4 plus years of work including 125 group meetings with neighborhood and community groups, City Boards and Commissions, business owners and many other interested parties.

The Plan places this site inside the boundaries of the Downtown Core, which is recommended for the highest intensity of development within the city. One of the Plan's key recommendations is to accommodate future growth within the downtown.

The Downtown Plan also provides guidelines for building height and designates this site as a having a maximum building height of 10 stories, this includes a 2-story bonus height that is available in the Plan's Additional Height Area H. The additional height was specifically allowed to encourage taller buildings that provide continuity with the Capital Gateway Corridor while also providing the additional design flexibility to address the transition to the adjacent lower density neighborhood.

Existing Structures and Proposed Deconstruction

302 E Washington Ave. is currently occupied by a 3-story brick building built in 1927 and renovated in 1997, at which time much of the brick detailing and corner parapet height changes were removed.

308 E Washington Ave. is a 2-story brick building, built in 1902 with the addition of the second floor added in 1956 with subsequent renovations in the late 1990's.

Neither of the existing buildings are listed on the National or State Register of Historic Places.

Given that the buildings are not registered as historically or architecturally significant and that the proposed redevelopment is consistent with the city and neighborhood plans, it is our opinion that the standards for demolition can be met.

The site is located on a prominent corner of the city that is currently underutilized and could be better utilized as a mixed-use property. A Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structure. Due to the size and construction of the buildings, it is not feasible to move or reuse the existing structures.

Project Description:

The proposed project is an 11-story mixed-use development consisting of 76 dwelling units and approximately 9,000 square feet of commercial space, over 2 floors, which will be used for new updated gym space for Capitol Fitness Center.

The massing of this building is scaled appropriately for the site and will enhance the contextual corridor of East Washington Ave. Contemporary in style and color; traditional brick veneer and masonry techniques are utilized to reinforce the fabric of the neighborhood and invoke a sense of permanence. Two brick masses are separated by a metal composite panel ribbon. This paneling begins at the ground plane and runs vertically and opens up at the top of the building to form a dynamic sloping roofline. The rust-colored accent adds a colorful flair to the building design, using a resilient material that will not degrade over time. This roof form is visible from multiple approaches to the building. Secondary elevations carryover a similar design language relying on large amounts of masonry and accenting metal paneling to add visual intrigue when viewing this project from different vantage points. Residential HVAC grilles have been thoughtfully placed on minor, recessed wall locations. Louvers are then masked by decorative metal paneling in a dark complimentary color to the brick veneer.

At the pedestrian level, the primary street facades host large segments of wall space devoted to glass storefronts. This not only increases the attractiveness of the building's exterior but also promotes the overall concept of 'wellness' by flooding the interior of a renovated Capitol Fitness with natural light and visual connections to the streetscape. The large-scale window walls are continued on the residential levels to form a holistic composition.

The 11th floor contains a communal gathering space with large curtain walls to maximize light and views. An adjacent rooftop terrace not only adds a dimensional setback to the top of the building but ensures that all tenants in this building have inclusionary access to outdoor living space and rooftop views.

The site is located in an ideal spot for taking advantage of alternate transportation modes, it is within walking distance of multiple options for dining and shopping and is a block away in each direction to a Bus Rapid Transit station. Bike parking will be supplied at both the interior and exterior of the building and the site is located directly adjacent to the Mifflin St Bike Boulevard. A limited number of vehicle parking stalls will be added beneath the building. These will be accessed via the existing underground parking and will not require additional access point to the nearby streets.

City and Neighborhood Input:

We have met with City Staff on several occasions for this proposed development including: a pre-application meeting on October 1, 2024, DAT meeting on February 27, 2025, UDC meeting on April 30, 2025 to give an informational presentation, and a neighborhood meeting on June 5, 2025. When this project was first discussed with the City, Alder Bennett was the Alder and since the April 2025 election, Alder Will Ochowicz is the Alder for this site; they have been informed of this project and Alder Ochowicz attended the June 5 neighborhood meeting. This input has helped shape this proposed development.

Rezoning and Planned Development Amendment

The majority of the proposed development is within an existing PD 279 that includes all of the existing buildings along N Butler St between E Mifflin St and E Washington Ave. In consultation with city staff, the preferred zoning compliance strategy for the proposed redevelopment is an amendment to the existing PD. Amendment to PD 279 includes the following modifications:

- Enlargement of the PD to include the parcel at 308 E Washington (Parcel #070913324095) currently zoned UMX. The revised PD boundary will be recorded in a new CSM as a component of the Land Use Application.
- Removal of existing buildings:
    - 302 E Washington- 13,500 sf commercial space on 3 floors (Partial Capital Fitness)
    - 308 E Washington- 4,250 sf commercial space on 2 floors (Existing Eisenberg Law Office)
- New construction: 302 E Washington- 11 story mixed-use building including:
    - 8,893 sf commercial space on 2 floors (Capital Fitness)
    - 76 Apartment units and support infrastructure.
    - Garage Parking:
        - Removal of (6) existing stalls in demolition area
        - Addition of (16) new stalls
        - Net gain of 10 stalls
- Plaza redesign and reconstruction of the street side and rear plaza located at 21 N. Butler St

We feel that the Standards for approval for Planned Development major alterations outlined in MGO 26.098 (2) can be found to have been met. Please see summarized standards and commentary below:

Standards for Approval of Zoning Map Amendment.

The standards for approval of a zoning map amendment to the PD District, or any major alteration to an approved General Development Plan, are as follows:

(a) The applicant shall demonstrate that no other base zoning district can be used to achieve a substantially similar pattern of development. Planned developments shall not be allowed simply for the purpose of increasing overall density or allowing development that otherwise could not be approved unless the development also meets one or more of the objectives of (1) above. Conditions under which planned development may be appropriate include:

1. Site conditions such as steep topography or other unusual physical features; or
2. Redevelopment of an existing area or use of an infill site that could not be reasonably developed under base zoning district requirements.

- Due to multiple existing buildings within this PD, rezoning to a standard zoning district that meets all the standards would not be practical. Significant topographic changes across the site and connecting buildings also contribute to the unique requirements meeting the need for an expanded PD.

(b) The PD District plan shall facilitate the development or redevelopment goals of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans.

- The proposed project is in line with the City's Comprehensive Plan and Downtown Plan. The Downtown Plan and Generalized Future Land Use Map call for this Site's future use to be Downtown Core Mixed-Use.

(c) The PD District plan shall not adversely affect the economic health of the City or the area of the City where the development is proposed. The City shall be able to provide municipal services to the property where the planned development is proposed without a significant increase of the cost of providing those services or economic impact on municipal utilities serving that area.

- Municipal services to the property are existing and any utilities found to be inadequate would be replaced or upgraded during the design and construction process.

(d) The PD District plan shall not create traffic or parking demands disproportionate to the facilities and improvements designed to meet those demands. (Am. by ORD-24-00001, 1-17-24)

- As summarized within the project description, this site is located in an area ideal for alternative transportation. The limited vehicle parking stalls that are proposed will be accessed through the existing underground parking limiting any new access points and limiting impact to neighboring streets.

(e) The PD District plan shall coordinate architectural styles and building forms to achieve greater compatibility with surrounding land uses and create an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose of the PD District.

- The project aligns with the architectural forms and the material composition of the proposed and existing buildings along E. Washington Ave. Primarily utilizing masonry veneers, this building can transition from the main view corridor to the residential district beginning along Mifflin Street. The roof form echoes the AC hotel located one block to the South. Since the new building is of a different era and within different height area when compared to the other buildings within this PD, the architecture has intentionally taken on a different style and form appropriate for this height and scale of a project. We feel this is appropriate for this area and situation. Other landscaping and streetscape designs are compatible in character.

(f) The PD District plan shall include open space suitable to the type and character of development proposed, including for projects with residential components, a mix of structured and natural spaces for use by residents and visitors. Areas for stormwater management, parking, or in the public right of way shall not be used to satisfy this requirement.

- The project will incorporate individual unit balconies and a large, shared roof-top community terrace. This carries on the tradition established in its predecessor buildings in the Butler Plaza, of which this new project is connected on several levels. In addition, the ground level plaza located behind 21 N Bulter will be reconstructed, this plaza will incorporate a fountain, shade areas, and heavily landscaped planters, it will be used by both residential tenants and as a restaurant seating area. The landscaping and street frontage of 21 N Butler St will be upgraded, as well as a new set of planters that step down the E. Washington street frontage.

(g) The PD district shall include suitable assurances that each phase could be completed in a manner that would not result in an adverse effect upon the community as a result of termination at that point.

- This project will be completed in one phase with a similar timeframe and temporary disruption as a similar project of this scope.

(h) When applying the above standards to an application for height in excess of that allowed in Section 28.071(2)(a) Downtown Height Map, except as provided for in Section 28.071(2)(a)1. and Section 28.071(2)(b), the Plan Commission shall consider the recommendations in adopted plans and no application for excess height shall be granted by the Plan Commission unless it finds that all of the following conditions are present:

1. The excess height is compatible with the existing or planned (if the recommendations in the Downtown Plan call for changes) character of the surrounding area, including but not limited to the scale, mass, rhythm, and setbacks of buildings and relationships to street frontages and public spaces.

2. The excess height allows for a demonstrated higher quality building than could be achieved without the additional stories.

3. The scale, massing and design of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the project and create a pleasing visual relationship with them.

4. For projects proposed in priority viewsheds and other views and vistas identified on the Views and Vistas Map in the City of Madison Downtown Plan, there are no negative impacts on the viewshed as demonstrated by viewshed studies prepared by the applicant.

(i) When applying the above standards to an application to reduce or eliminate stepbacks required by Section 28.071(2)(c) Downtown Stepback Map, the Plan Commission shall consider the recommendations in adopted plans, including the downtown plan. No application to reduce or eliminate stepbacks may be granted unless it finds that all of the following conditions are present:

1. The lot is a corner parcel.
2. The lot is not part of a larger assemblage of properties.
3. The entire lot is vacant or improved with only a surface parking lot.
4. No principal buildings on the lot have been demolished or removed since the effective date of this ordinance.

- Please reference Additional Height Request section below

Additional Height Request:
The proposed building height is 11 stories/ 129' (Avg 124' on the South 132' to the North). As outlined in the Downtown plan, the project is located in the 8+2 bonus story area. The developer seeks the two additional bonus stories (10 story/144') based on the standards listed below. The developer will also include a voluntary land use restriction agreement to provide income-restricted dwelling units in exchange for permission to include an 11th story, provided that the total building height does not exceed 144 feet. All elements of the proposed building will terminate below the Capital View Preservation height.

Bonus Height Standards:

a. The excess height is compatible with the existing or planned character of the surrounding area:
The project height is consistent with the planned height of the surrounding building along the East Washington corridor, including The Continental located one block north on the 400 Block of E Washington Ave. and the AC Hotel located one block south the 200 block of on the E Washington Ave. In addition, a10-story planned redevelopment of the St. John's Lutheran Church site directly to the north on the same block as the proposed project.

b. The excess height allows for a demonstrated higher quality building:
The proposed design meets the intended goals of Additional Height Area H that encourages taller buildings that provide continuity with the Capital Gateway Corridor while also providing the additional design flexibility to address the transition to the adjacent lower density neighborhood. The bonus height allows for the revitalization of the Capital Fitness space which has been a financial struggle post-covid and has seen a significant drop in membership. Without the additional two stories of building height this two-story commercial space would not be possible. It also makes possible a significant investment in the plaza space in the rear of Butler Plaza, this plaza will be used by both residential tenants and during business hours will be used as a restaurant plaza for the Naples 15 restaurant, providing a significant investment in the in the on-going success of this popular restaurant.

c. The scale, height and mass of new buildings complement and positively contribute to the setting of any landmark buildings within or adjacent to the project:
This standard is not applicable as there are no landmark buildings within or adjacent to the project.

d. There are no negative impacts on the priority viewsheds:
The viewsheds up and down East Washington Avenue are not negatively impacted as demonstrated by our viewshed studies.

Conformance with UDD No. 4 Requirements

This proposed design addresses the following Urban Design District 4 criteria:

- Public Rights-of-Way-
    - Terrace and sidewalk enlargement along East Washington will comply with Traffic Engineering standards. Public areas for circulation and bike parking are provided with required clearances. Landscape planters will be added along E Washington Ave and the street plaza in front of Butler Plaza will be reworked to provide an engaging pedestrian experience.

- Off-Street Parking and Loading Areas
    - Due to the presence of the Bus Rapid Transit Line and limited surface lot space, off-street parking on grade is limited to site bike parking stalls accessed via a shared driveway easement accessed from East Washington Ave. The remainder of new parking spaces are included in underground parking levels accessed from the existing building. This includes a substantial new bike parking area. All underground parking will connect through the existing parking beneath Butler Plaza and will not require any new curb cuts or parking entrances onto the streets.
- Signs
    - Building Signage will comply with MGO standards for group 2 districts
- Building Design
    - The primary material choice of masonry and glass complements the adjacent buildings along both N Butler St and East Washington Ave. The composite panel accent feature offers a modern detail, to the view corridor along East Washington Ave, particularly as it will sit adjacent to the forthcoming redevelopment of the St John's Church site.
- Lighting
    - Accent sconce lighting at various heights of the building façade provide a modern visual decoration. The quantity and placement is restrained. Functional lighting at grade is provided via exterior sconces and under canopy lighting, providing safe levels of lighting without excess glare. Additional lighting is provided on the community terrace with consideration to dark sky lighting design principles.
- Landscaping
    - Terraced landscape planters along East Washington provide a rich layering of hardscape and plantings against the building.
    - Enlargement of planting beds along North Butler St will provide additional planting variety in the existing concrete terrace.
    - A private outdoor plaza with ornamental trees, shrubbery and seating areas will provide an attractive gathering space for residents and restaurant guests.
    - All plantings have been selected as hardy species, fully compatible with the climate/growing conditions associated with an urban site.
- Utility Service
    - All utility services will be routed via underground service lines and connections.

Site Development Data:

Densities:

Lot Area	30,745 S.F. / 0.70 acres (Parcel A & Lots 7&8)
Dwelling Units	76 D.U. (New project only)
Lot Area / D.U.	405 S.F./D.U.
Density	109 units/acre
Lot Coverage	25,906 S.F. / 84% (Parcel A & Lots 7&8)
Building Height:	11 Stories / 128'-6" (avg across slopes)
Commercial Area:	8,893 S.F.

Dwelling Unit Mix:

Studio	19
One Bedroom	37
Two Bedroom	19
Three Bedroom	1

	Total	76 D.U.

Vehicle Parking:

	Underground	16
	Surface parking	0
	Total	16 vehicle stalls

Bicycle Parking:

	Garage Wall-Mount	23
	Garage Floor-Mount	63
	Commercial Surface	12
	Guest Surface	8
	Total	106 bike stalls

Project Schedule:
It is anticipated that construction will start in spring of 2026 and be completed in Fall of 2027.

Thank you for your time and consideration of our proposal.

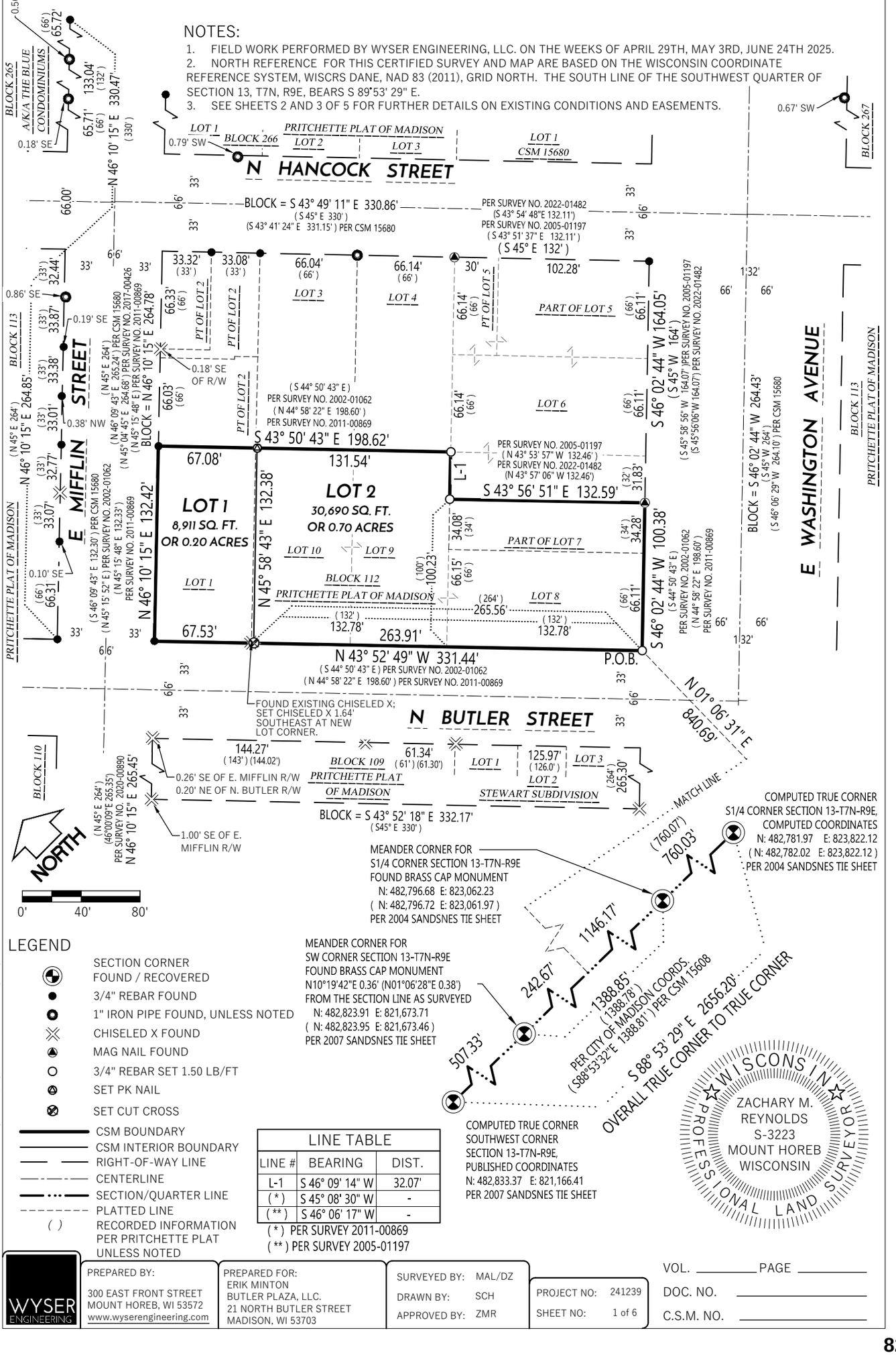
Sincerely,



Duane Johnson, AIA, Partner

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION AND REDIVISION OF LOTS 1, 8, 9, 10, AND PART OF LOT 7, BLOCK 112, ORIGINAL PRITCHETTE PLAT OF MADISON, RECORDED ON OCTOBER 10, 1839 IN VOLUME A OF PLATS, PAGE 3, AS DOCUMENT NO. 102, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWN 7 NORTH, RANGE 9 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



WYSER ENGINEERING

PREPARED BY:
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
ERIK MINTON
BUTLER PLAZA, LLC.
21 NORTH BUTLER STREET
MADISON, WI 53703

SURVEYED BY: MAL/DZ
DRAWN BY: SCH
APPROVED BY: ZMR

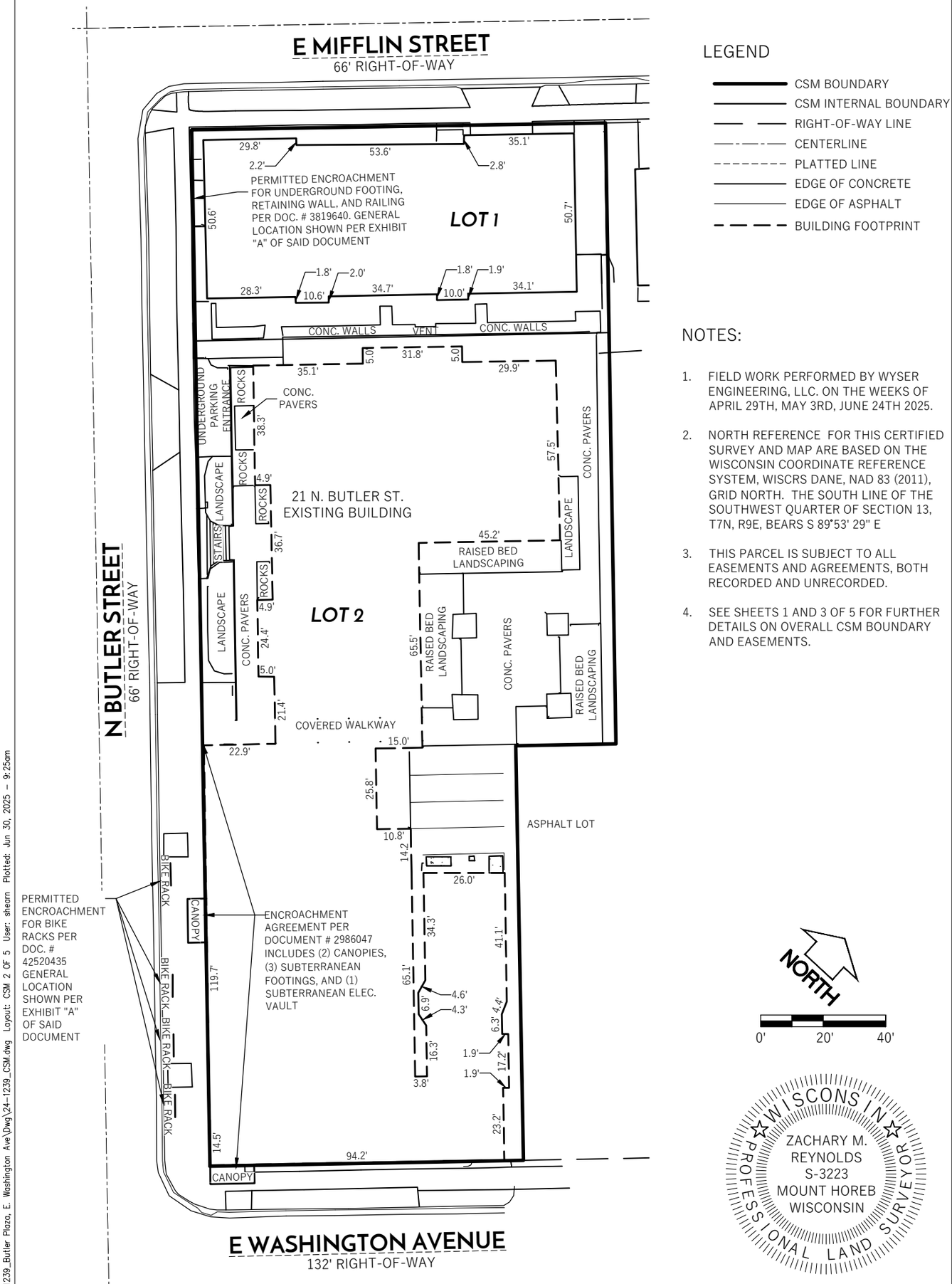
PROJECT NO: 241239
SHEET NO: 1 of 6

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: W:\2024\241239_Butler Plaza, E. Washington Ave\Dwg\24-1239_CSM 1 V2.dwg Layout: CSM 1 OF 5 User: shearn Plotted: Jun 30, 2025 - 10:31am

CERTIFIED SURVEY MAP NO._____

A CONSOLIDATION AND REDIVISION OF LOTS 1, 8, 9, 10, AND PART OF LOT 7, BLOCK 112, ORIGINAL PRITCHETTE PLAT OF MADISON, RECORDED ON OCTOBER 10, 1839 IN VOLUME A OF PLATS, PAGE 3, AS DOCUMENT NO. 102, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWN 7 NORTH, RANGE 9 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND

- CSM BOUNDARY
- CSM INTERNAL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- EDGE OF CONCRETE
- EDGE OF ASPHALT
- BUILDING FOOTPRINT

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF APRIL 29TH, MAY 3RD, JUNE 24TH 2025.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, T7N, R9E, BEARS S 89°53' 29" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEETS 1 AND 3 OF 5 FOR FURTHER DETAILS ON OVERALL CSM BOUNDARY AND EASEMENTS.

NORTH

0' 20' 40'

WISCONSIN
ZACHARY M. REYNOLDS
S-3223
MOUNT HOREB
WISCONSIN
PROFESSIONAL LAND SURVEYOR

WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
ERIK MINTON
BUTLER PLAZA, LLC.
21 NORTH BUTLER STREET
MADISON, WI 53703

SURVEYED BY:	MAL
DRAWN BY:	SCH
CHECKED BY:	ZMR
APPROVED BY:	ZMR

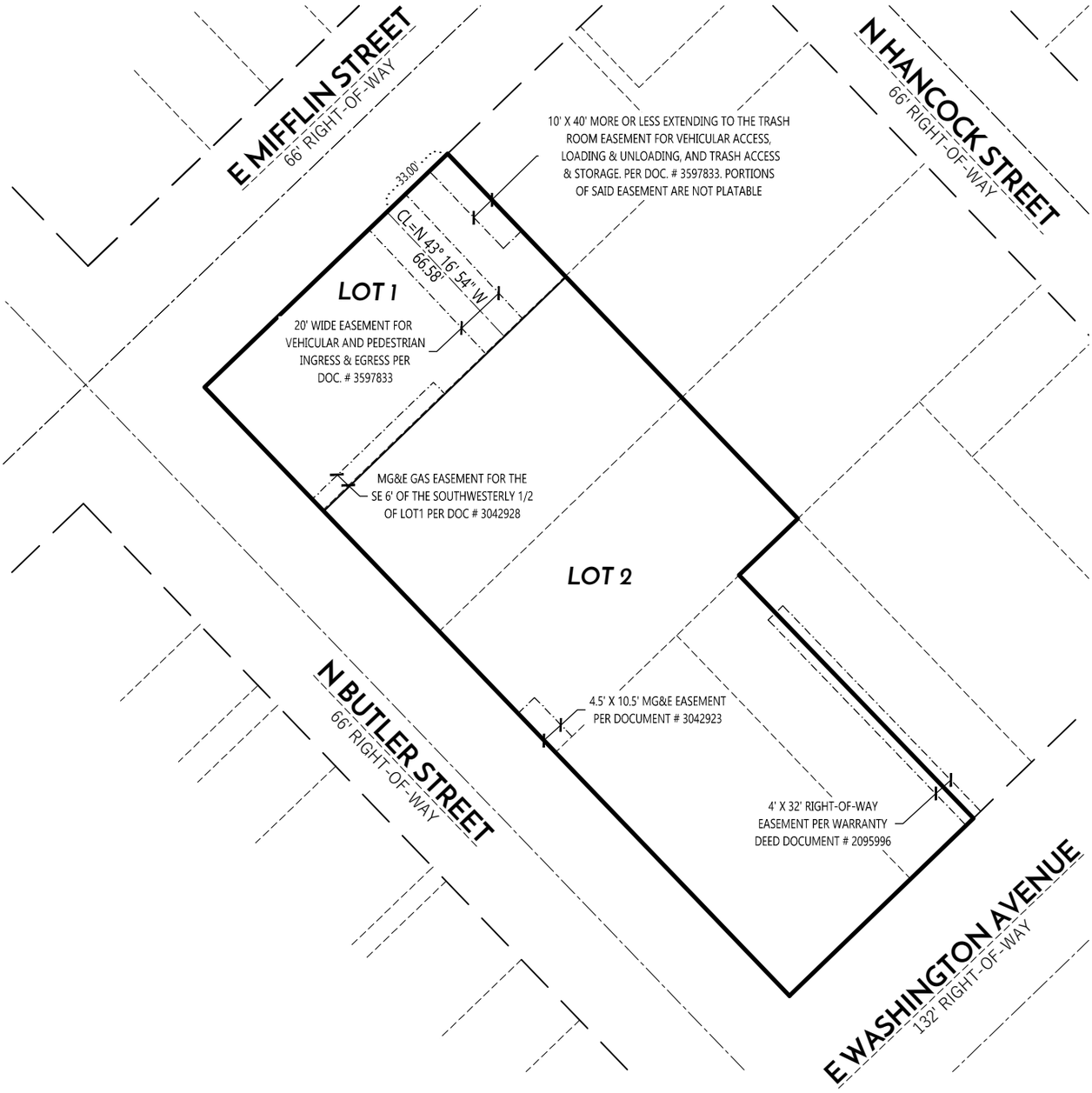
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DOC. NO. _____
C.S.M. NO. _____

File: W:\2024\241239_Butler Plaza, E. Washington Ave\Dwg\24-1239_CSM.dwg Layout: CSM 2 OF 5 User: shearn Plotted: Jun 30, 2025 - 9:25am

CERTIFIED SURVEY MAP NO._____

A CONSOLIDATION AND REDIVISION OF LOTS 1, 8, 9, 10, AND PART OF LOT 7, BLOCK 112, ORIGINAL PRITCHETTE PLAT OF MADISON, RECORDED ON OCTOBER 10, 1839 IN VOLUME A OF PLATS, PAGE 3, AS DOCUMENT NO. 102, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWN 7 NORTH, RANGE 9 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND

- CSM BOUNDARY
- CSM INTERNAL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- EXISTING EASEMENT

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF APRIL 29TH,MAY 3RD, JUNE 24TH 2025.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, T7N, R9E, BEARS S 89°53' 29" E
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
4. SEE SHEETS 1 AND 2 OF 5 FOR FURTHER DETAILS ON OVERALL CSM BOUNDARY AND EXISTING CONDITIONS.

NORTH

0' 30' 60'

WISCONSIN
ZACHARY M. REYNOLDS
S-3223
MOUNT HOREB
WISCONSIN
PROFESSIONAL LAND SURVEYOR

WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
ERIK MINTON
BUTLER PLAZA, LLC.
21 NORTH BUTLER STREET
MADISON, WI 53703

SURVEYED BY:	MAL
DRAWN BY:	SCH
CHECKED BY:	ZMR
APPROVED BY:	ZMR

PROJECT NO: 241239
SHEET NO: 3 of 6

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: W:\2024\241239_Butler Plaza, E. Washington Ave\Dwg\24-1239_CSM.dwg Layout: CSM 3 OF 5 User: shearn Plotted: Jun 30, 2025 - 9:24am

*CERTIFIED SURVEY MAP NO.*_____

A CONSOLIDATION AND REDIVISION OF LOTS 1, 8, 9, 10, AND PART OF LOT 7, BLOCK 112, ORIGINAL PRITCHETTE PLAT OF MADISON, RECORDED ON OCTOBER 10, 1839 IN VOLUME A OF PLATS, PAGE 3, AS DOCUMENT NO. 102, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWN 7 NORTH, RANGE 9 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

A CONSOLIDATION AND REDIVISION OF LOTS 1, 8, 9, 10, AND PART OF LOT 7, BLOCK 112, ORIGINAL PRITCHETTE PLAT OF MADISON, RECORDED ON OCTOBER 10, 1839 IN VOLUME A OF PLATS, PAGE 3, AS DOCUMENT NO. 102, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWN 7 NORTH, RANGE 9 EAST, ALL IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN. DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE TRUE CORNER FOR THE SOUTH QUARTER CORNER OF AFORESAID SECTION 13, THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13 SOUTH 88 DEGREES 53 MINUTES 29 SECONDS EAST, 1,906.20 FEET; THENCE, NORTH 01 DEGREES 06 MINUTES 31 SECONDS EAST, 840.69 FEET TO THE SOUTHERNMOST CORNER OF AFORESAID LOT 8 AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF N BUTLER STREET, NORTH 43 DEGREES 52 MINUTES 49 SECONDS WEST, 331.44 FEET TO THE WESTERNMOST CORNER OF AFORESAID LOT 1; THENCE, ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, NORTH 46 DEGREES 10 MINUTES 15 SECONDS EAST, 132.42 FEET TO THE NORTHERNMOST CORNER OF SAID LOT 1; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, AFORESAID LOT 10, AND AFORESAID LOT 9, SOUTH 43 DEGREES 50 MINUTES 43 SECONDS EAST, 198.62 FEET TO THE EASTERNMOST CORNER OF SAID LOT 9; THENCE, ALONG THE SOUTHEASTERLY CORNER OF SAID LOT 9, SOUTH 46 DEGREES 09 MINUTES 14 SECONDS WEST, 32.07 FEET; THENCE, SOUTH 43 DEGREES 56 MINUTES 51 SECONDS EAST, 132.59 FEET TO A POINT ON THE NORTHWEST RIGHT OF WAY OF E WASHINGTON AVENUE;
THENCE, SOUTHWESTERLY ALONG THE SAID RIGHT OF WAY OF E WASHINGTON AVENUE, SOUTH 46 DEGREES 02 MINUTES 44 SECONDS WEST, 100.38 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 39,601 SQUARE FEET OR 0.91 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF ERIC MINTON, BUTLER PLAZA, LLC., I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON AND DANE COUNTY, WISCONSIN.



_____ _____
ZACHARY M. REYNOLDS, S-3223 DATE
WISCONSIN PROFESSIONAL LAND SURVEYOR

CONSENT OF MORTGAGEE

BANK OF SUN PRAIRIE, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN , MORTAGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
AUTHORIZED OFFICER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2025, THE ABOVE

NAMED BANKING ASSOCIATION , BANK OF SUN PRAIRIE AUTHORIZED OFFICER

_____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

WYSER ENGINEERING
PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
ERIK MINTON
BUTLER PLAZA, LLC.
21 NORTH BUTLER STREET
MADISON, WI 53703

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241239
SHEET NO: 4 of 6

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: W:\2024\241239_Butler Plaza, E. Washington Ave\Dwg\24-1239_CSM.dwg Layout: CSM legal and survey cert User: shearn Plotted: Jun 30, 2025 - 10:35am

*CERTIFIED SURVEY MAP NO.*_____

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OWNER'S CERTIFICATE

BUTLER PLAZA, LLC., AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____

_____,MANAGING MEMBER
BUTLER PLAZA, LLC.

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2025, THE ABOVE NAMED

MANAGING MEMBER FOR BUTLER PLAZA, LLC.,

_____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

OWNER'S CERTIFICATE

ARCADIA LLC., AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____

_____,MANAGING MEMBER
ARCADIA LLC.

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2025, THE ABOVE NAMED

MANAGING MEMBER FOR ARCADIA, LLC.,

_____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

WISCONSIN
ZACHARY M.
REYNOLDS
S-3223
MOUNT HOREB
WISCONSIN
PROFESSIONAL LAND SURVEYOR

WYSER ENGINEERING

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ERIK MINTON
BUTLER PLAZA, LLC.
21 NORTH BUTLER STREET
MADISON, WI 53703

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241239
SHEET NO: 5 of 6

File: W:\2024\241239_Butler Plaza, E. Washington Ave\Dwg\24-1239_CSM.dwg Layout: CSM last Sheet User: shearn Plotted: Jun 30, 2025 - 9:30am

*CERTIFIED SURVEY MAP NO.*_____

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MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HERBY APPROVED BY ENACTMENT

NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THIS _____ DAY OF _____, 2024.

DATED THIS _____ DAY OF _____, 2024.

_____
MICHAEL HAAS, ACTING CITY CLERK,
CITY OF MADISON

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE
CITY OF MADISON PLAN COMMISSION.

_____ _____
MATTHEW WACHTER, DATE:
SECRETARY OF THE PLAN COMMISSION



OFFICE OF THE REGISTER OF DEEDS

_____COUNTY, WISCONSIN

RECEIVED FOR RECORD_____,

20____ AT_____O'CLOCK_____M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____ .

_____
KRISTI CHLEBOWSKI, REGISTER OF DEEDS

WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
ERIK MINTON
BUTLER PLAZA, LLC.
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MADISON, WI 53703

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241239
SHEET NO: 6 of 6

File: W:\2024\241239_Butler Plaza, E. Washington Ave\Dwg\24-1239_CSM.dwg Layout: CSM City of Madison User: shearn Plotted: Jun 30, 2025 - 9:26am

City of Madison

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

Master

File Number: 85968

File ID:	85968	**File Type:**	Report	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Police Department
				File Created Date :	11/05/2024
File Name:	Chief of Police 2nd Quarter Report: Chief John Patterson, Madison Police Department			**Final Action:**	
Title:	Chief of Police 2nd Quarter Report: Chief John Patterson, Madison Police Department				
Notes:					
				CC Agenda Date:	09/16/2025
				Agenda Number:	37.
Sponsors:				**Effective Date:**	
Attachments:	Quarterly Report Q2 2025.pdf			**Enactment Number:**	
Author:	Shon F. Barnes			**Hearing Date:**	
Entered by:	lwindsor-engnell@cityofmadison.com			**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Police Department	11/05/2024	RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER				
	Action Text:	This Report was RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER					

Text of Legislative File 85968

Title
Chief of Police 2nd Quarter Report: Chief John Patterson, Madison Police Department

CITY OF MADISON

INTER-DEPARTMENTAL

CORRESPONDENCE

September 8, 2025

To: City of Madison Common Council Alders

From: John Patterson, Chief of Police

Subject: Quarterly Report (2nd, 2025)

This document provides an update on selected MPD topics for the second quarter (April, May, and June) of 2025.

Please consider the data included in this update as preliminary and subject to modification.

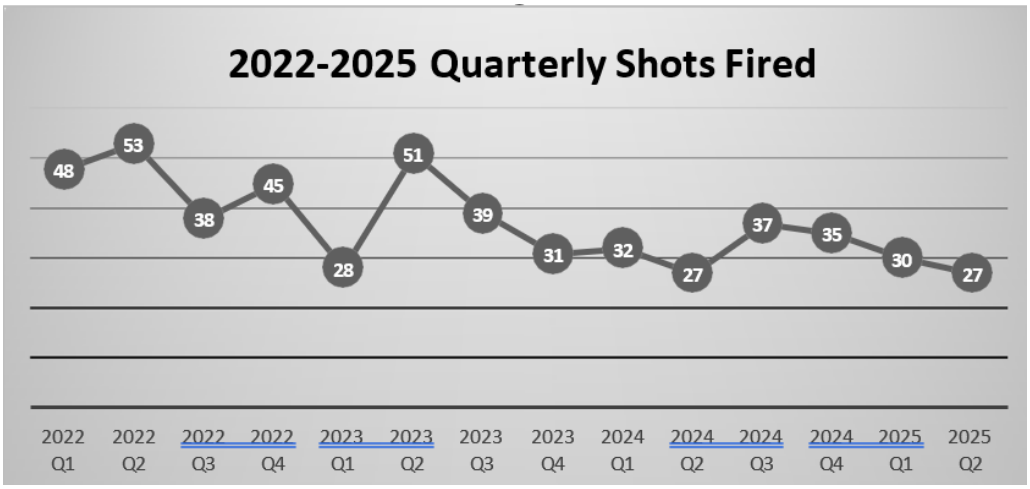
Emergency and Priority Calls

During the 2nd quarter, MPD patrol response was limited to emergency and priority calls 8.6% of the time. This is down slightly from the 1st quarter of 2025 when our response time was limited 9.9% of the time. Given the volume of 9-1-1 calls or the severity of calls requiring multiple resources, there were 89 instances where MPD's patrol response was limited. Note that some of these instances did not impact citywide response but were limited to a particular district or area of the city. The 89 instances occurred on 58 dates (some days required limited call response multiple times); this means that at some point on 63.7% of the days during the 2nd quarter MPD patrol response was limited. The 89 instances spanned about 188.1 total hours of limited call response, an average of 2.1 hours per instance.

Significant Incidents

Events involving firearms are considered a significant incident within our stratified policing crime reduction framework. All calls involving a firearm and shots fired are investigated.

There were twenty-seven (27) shots fired incidents in the City from April 1st through June 30th (2025). This represents a **10% decrease** from the 1st quarter of 2025 (30). Q2 of 2025 and Q2 of 2024 had the same amount of shots fired incidents.



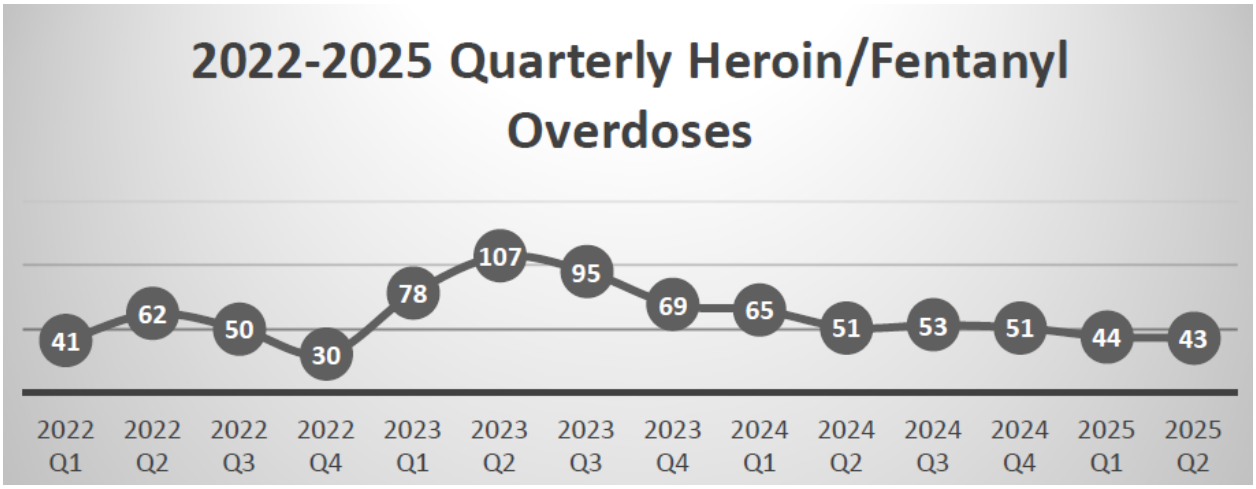
Shots fired are broken into the following categories:

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
Property Damage	17	6			**23**
Subjects Struck by Gunfire*	5	2			**7**
Accidental Discharge	4	6			**10**
Self-Inflicted (intentional)	6	4			**10**

*Excludes accidental discharge & self-inflicted

The total number of casings recovered in the 2nd quarter were: fifty-eight (58).

Heroin Overdoses – MPD responded to forty-three (43) known heroin overdoses during the second quarter of 2025. This represents a **2.3% decrease** from the 1st quarter of 2025 (44). Q2 of 2025 there was a **15.7% decrease** in heroin/fentanyl overdose incidents reported when compared to Q2 of 2024 (51). [Note that these figures refer to known overdoses. It is likely that many overdoses are occurring without any report to MPD or MFD.]



There were seven (7) suspected overdose deaths during the second quarter of 2025. This is an increase from the 1st quarter of 2025 (4). Q2 of 2025 there was a **12.5%** decrease in suspected heroin/fentanyl fatality cases reported when compared to Q2 of 2024 (8). [Note that these figures only include overdose deaths with police involvement and clear evidence of an overdose; the actual figure may be higher].

The Madison Police Department actively seeks opportunities to *divert* and *deflect* individuals from the justice system.

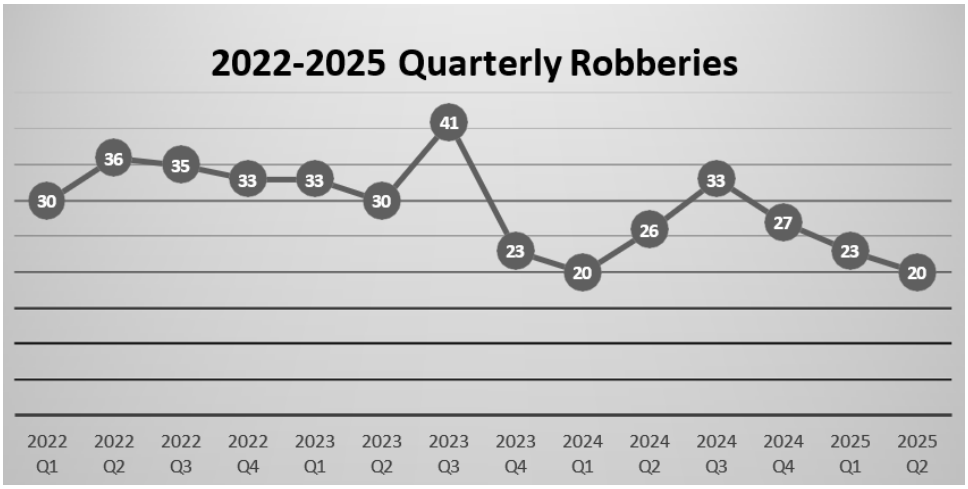
Diversion occurs when police refer individuals to a program or services in lieu of an arrest. Pre-arrest or pre-charge diversion seeks to connect individuals with community-based help, while avoiding a damaging arrest record.

Deflection is community based and entails no criminal justice system involvement beyond an individual's interaction with a police officer in the field. Police deflection programs aim to reduce crime by connecting people living with mental health struggles or substance use disorder to treatment and recovery resources.

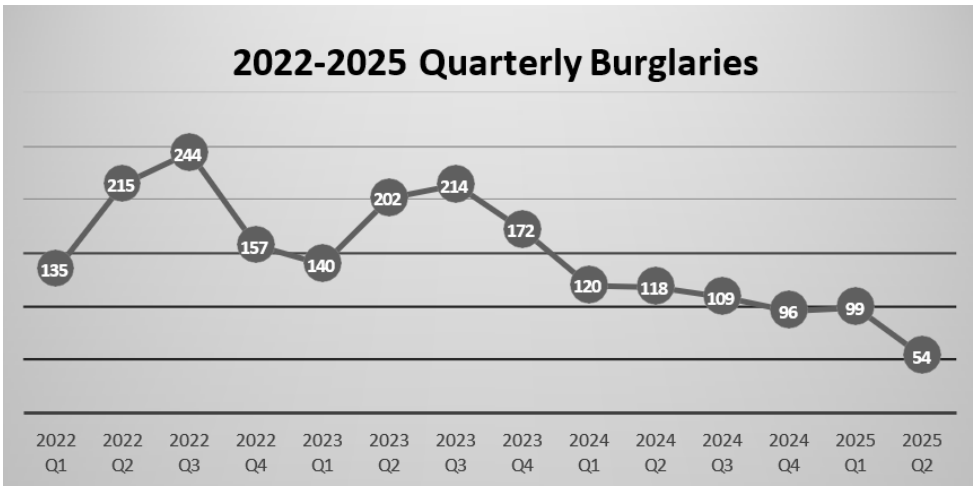
Madison Area Recovery Initiative (MARI) is a program for individuals living with substance use disorders who have committed eligible, non-violent offenses stemming from their disease of addiction. The program offers six months of individualized treatment and coaching to participants. Participants must complete the program for non-prosecution of the charges they would have faced. Eligible charges include possession of drug paraphernalia, possession of a controlled substance, retail theft, prostitution, and theft/burglary if the victim of the theft/burglary agrees to the MARI program being offered.

The **Addiction Resource Team** is multidisciplinary and utilizes a police officer and a Peer Specialist from Safe Communities. The teams follow up with people who have experienced a non-fatal overdose or other precipitating event that brought them into contact with Madison Police or Madison Fire personnel. The purpose is to connect individuals with recovery resources, meet people where they are, and provide harm reduction materials. The team distributes the opioid reversal agent Naloxone and fentanyl test strips on outreach visits.

Robberies – Twenty (20) robberies occurred in the City during the second quarter of 2025. This is a **13% decrease** from the 1st quarter of 2025 (23). There was a **23.1%** decrease in robbery incidents reported in Q2 of 2025 when compared to Q2 of 2024 (26).



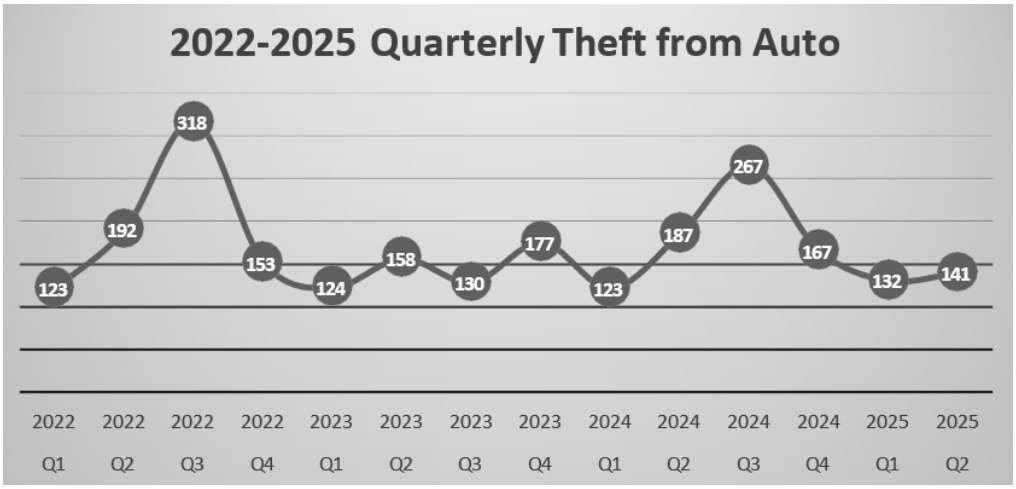
Burglaries – MPD responded to fifty-four (54) burglaries during the second quarter of 2025. This represents a **45.5% decrease** from the burglaries reported in the 1st quarter of 2025 (99). We saw a **54.2% decrease** in burglaries reported in Q2 of 2025 when compared to Q2 of 2024 (118).



Stolen Autos – MPD investigated forty-four (44) stolen autos during the second quarter of 2025. This is a **32.3% decrease** from the 1st quarter of 2025 (65). This is a slight increase (4.8%) of stolen auto incidents reported when looking at Q2 of 2024 (42).



Thefts from Autos – MPD investigated 141 thefts from autos during the second quarter of 2025. This is a slight increase from Q1 of 2025. Comparing Q2 2025 to Q2 2024 (187), we saw a **24.6% decrease** in thefts from auto.



MPD encourages everyone in our community to remove valuables from their vehicle, lock their vehicles, and when possible, park near lights.

Arrest Data

Physical Arrests: Law enforcement physically took someone into custody and transported them to jail.
Citations: This is an administrative arrest. The individual is issued a ticket and promises to appear in court.

In the 2nd quarter of 2025, MPD responded to **38,359 calls for service**. Of this total, there were 2,788 physical arrests and 709 citations issued (Group A and Group B offenses).

Second quarter **physical arrest** data:

Sex	Q2 Adults	%	Q2 Youth	%
Male	1,064	76.66%	45	71.43%
Female	324	23.4%	18	28.57%
Unknown	0	0%	0	0%
Total	**1,388**	**100%**	**63**	**100%**

Race	Q2 Adults	%	Q2 Youth	%
Asian	24	1.73%	2	3.17%
African American	682	49.14%	43	68.25%
Native American	15	1.08%	0	0%
Other	14	2.2%	1	1.59%
Caucasian	653	47%	17	28.8%
Total	**1,388**	**100%**	**63**	**100%**
Hispanic*	138	9.9%	4	6.35%

"Hispanic" is not a racial designator used for UCR/IBR crime reporting purposes. However, it is an ethnicity collected and tracked in MPD's records management system, in addition to race. These arrest figures are based on that data. Each arrested person with a Hispanic ethnicity will also have a race indicated (from the above options) and reflected in MPD's crime reporting.

1,130 distinct adult individuals accounted for the **1,388** instances of physical arrests in the 2nd quarter of 2025. **152** individuals were physically arrested more than one time in the 2nd quarter of 2025. These "repeat arrestees" accounted for **13%** of all adult arrests during this timeframe.

51 distinct youth accounted for the **63** instances of physical arrests in the 2nd quarter of 2025. **8** youth were physically arrested more than one time in the 2nd quarter of 2025. These "repeat youth arrestees" accounted for **16%** of all youth arrests during this timeframe.

Second quarter **citation** data:

Sex	Q2 Adults	%	Q2 Youth	%
Male	386	64.56%	11	64.71%
Female	241	38.44%	6	35.29%
Unknown	0	0%	0	0%
Total	**627**	**100%**	**17**	**100%**
Race	**Q2 Adults**		**Q2 Youth**	**%**
Asian	15	2.39%	0	0%
African American	244	38.92%	12	70.59%
Native American	7	1.12%	0	0%
Other	9	2.3%	1	5.88%
Caucasian	352	56.14%	4	23.53%
Total	**627**	**100%**	**17**	**100%**
Hispanic*	50	7.97%	1	5.88%

"Hispanic" is not a racial designator used for UCR/IBR crime reporting purposes. However, it is an ethnicity collected and tracked in MPD's records management system, in addition to race. These arrest figures are based on that data. Each arrested person with a Hispanic ethnicity will also have a race indicated (from the above options) and reflected in MPD's crime reporting.

The National Incident Based Reporting System (NIBRS) is used by MPD and follows the standards set by the FBI and Wisconsin Department of Justice. MPD is required to submit incidents and arrests for two different categories. Group A Offenses are reported violations and arrests of state statutes and city ordinances that are grouped into persons crime, property crime, and societal crime categories. Group B Offenses are arrest-only data. Arrests include citations and physical. Group A offenses are more serious crimes such as Murder, Rape, Robbery, etc. Group B offenses tend to be minor in nature, such as Curfew/Loitering/Vagrancy Violations, Disorderly Conduct, Driving Under the Influence, etc. (2023 NIBRS User Manual).

Resources:
https://cde.ucr.cjis.gov/LATEST/webapp/#/pages/home
https://www.fbi.gov/how-we-can-help-you/more-fbi-services-and-information/ucr/nibrs

Group A Offenses	Q1	Q2	Q3	Q4	Total	%
Animal Cruelty	6	0			6	0.1%
Arson	2	3			5	0.1%
Assault Offenses	309	348			657	12%
Bribery	1	0			1	0%
Burglary	23	35			58	1.1%
Counterfeiting/Forgery	2	2			4	0.1%
Damage to Property	90	105			195	3.6%
Drug/Narcotic Offenses	163	192			355	6.5%
Embezzlement	0	1			1	0%
Extortion	1	1			2	0%
Fraud Offenses	19	13			32	0.6%
Gambling Offenses	0	0			0	0%
Homicide Offenses	0	1			1	0%
Human Trafficking Offenses	0	0			0	0%
Kidnapping/Abduction	22	24			46	0.8%
Larceny/Theft Offenses	114	131			245	4.5%
Motor Vehicle Theft	18	14			32	0.6%
Pornography/Obscene Material	3	1			4	0.1%
Prostitution Offenses	0	0			0	0%
Robbery	18	16			34	0.6%
Sex Offenses, Forcible	17	10			27	0.5%
Sex Offenses, Non-Forcible	1	1			2	0.0%
Stolen Property Offenses	7	7			14	0.3%
Weapon Law Violations	38	37			75	1.4%
Group B Offenses	**Q1**	**Q2**	**Q3**	**Q4**	**Total**	**%**
Bad Checks	0	0			0	0%
Curfew/Loitering/Vagrancy Violations	0	0			0	0%
Disorderly Conduct	598	614			1,212	22.1%
Driving Under the Influence	76	63			139	2.5%
Drunkenness	0	0			0	0%
Family Offenses, Nonviolent	10	14			24	0.4%
Liquor Law Violations	3	12			15	0.3%
Peeping Tom	0	0			0	0%
Runaway	0	0			0	0%
Trespass of Real Property	132	91			223	4.1%
All Other Offenses	1,021	1,052			2,073	37.8%
Total	**2,694**	**2,788**			**5,482**	**100%**

*More than one charge may be connected to an arrest.

Use of Force Overview

During the second quarter of 2025, MPD officers responded to **38,359** calls for service. In that time, there were eighty-six (86) contacts in our community in which officers used recordable force during the encounter. This means that in the second quarter, MPD officers used recordable force **0.22%** (less than one quarter of 1%) of the time when engaging with members in our community. Each of these force incidents was reviewed for compliance with MPD standard operating procedures.

Description	Q1	Q2	Q3	Q4	Total/%
Calls for Service	35,167	38,359			73,526
Contacts Where Force Was Used	86	86			172
% of CFS Where Force Was Used	**0.24%**	**0.22%**			**0.23%**
Force					
Decentralization/Takedown (e.g. officer pushing or pulling a subject to the ground)	68	65			133/56.8%
Active Counter Measures (e.g. officer striking a subject with hand, forearm, foot or knee)	10	12			22/9.4%
Taser Deployment	11	11			22/9.4%
Hobble Restraints (a belt system that restricts a subject's ability to kick at officers, squad windows, etc.)	7	17			24/10.3%
OC (i.e. Pepper) Spray Deployment	13	13			26/11.1%
Baton Strike	0	0			0%
K9 Bite	1	0			1/0.4%
Firearm Discharged Toward Suspect	0	0			0%
Impact Munition (firearm delivered projectile launched at a lower-than-normal velocity)	3	3			6/2.6%
Specialty (SWAT/SET)	0	0			0%
Total	**113**	**121**			**234/100%**
Firearm Discharged to Put Down a Sick or Suffering Animal	48	51			99

*Please refer to the MPD SOP on use of force data collection for the definition of recordable force and distinction between reportable and recordable use of force: http://www.cityofmadison.com/police/documents/sop/UseOfForceData.pdf

The 86 incidents of recordable force in Q2 are broken down by call type as follows:

Call type (as indicated in CAD)	Amount
Adult Arrested Person	11
Assist EMS/Fire	2
Assist Police	1
ATL Person	1
Battery	4
Check Person	4
Community Outreach	1
Damage to Property	2
Disturbance	26
Disturbance/Unwanted Person	2
Domestic Disturbance	8
Fight Call	4
Fraud	1
Intoxicated Person	1
OMVWI Arrest/Intoxicated Driver	5
Robbery – Strong Armed	2
Special Event	2
Suspicious Person	1
Theft	1

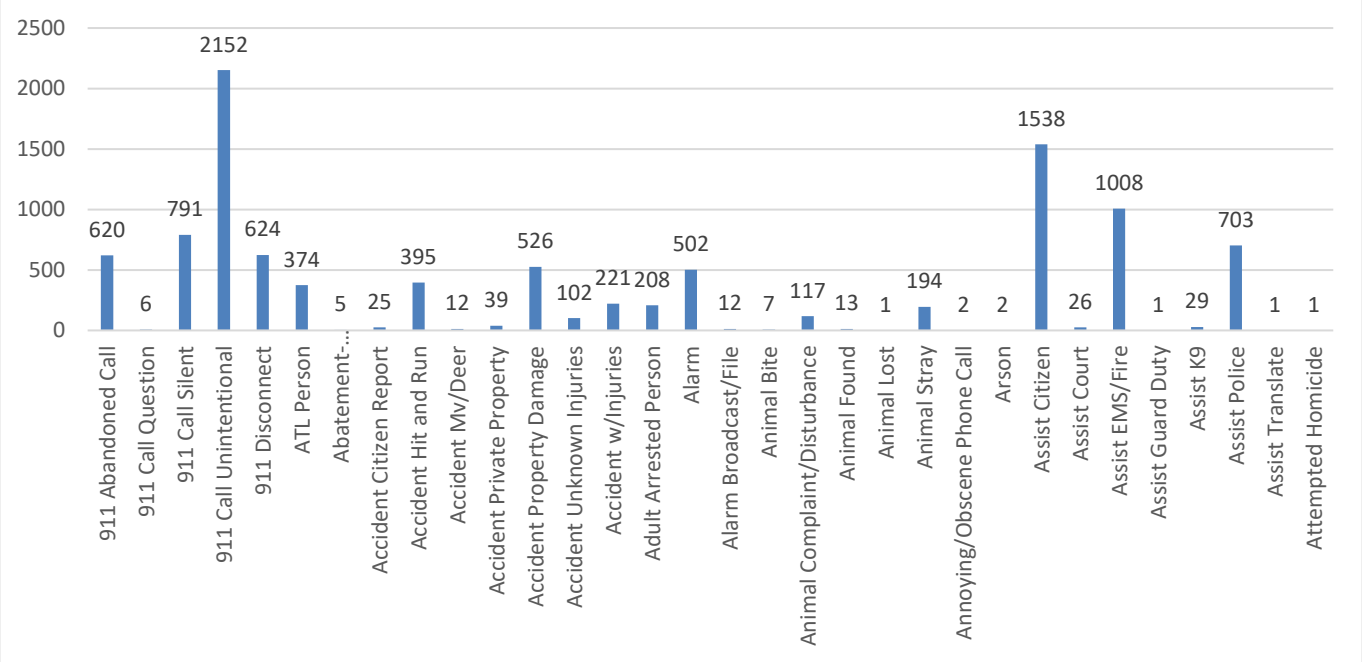
Threats Complaint	2
Traffic Stop	1
Trespass	1
Weapons Offense	3

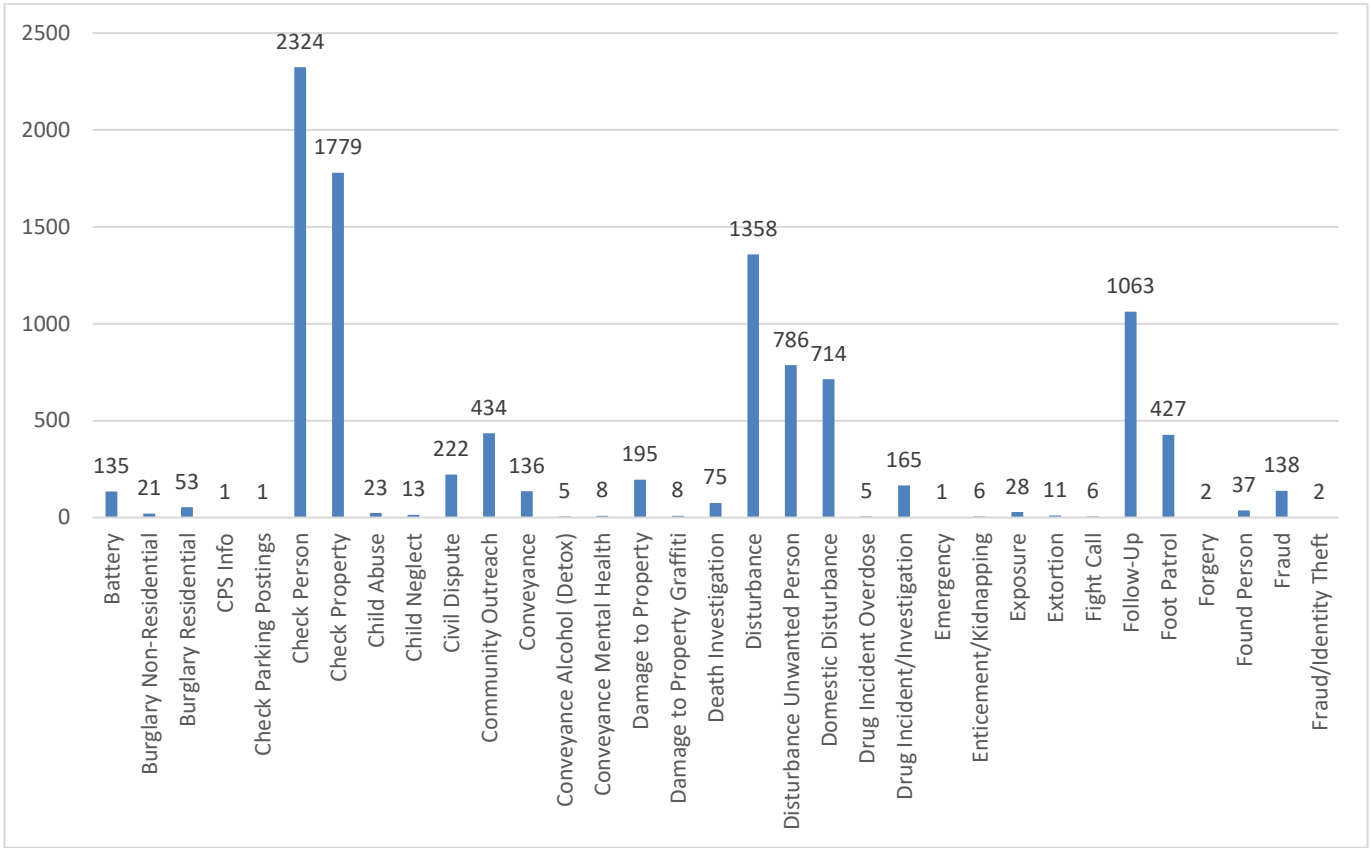
Second quarter use of force data by district and time of day:

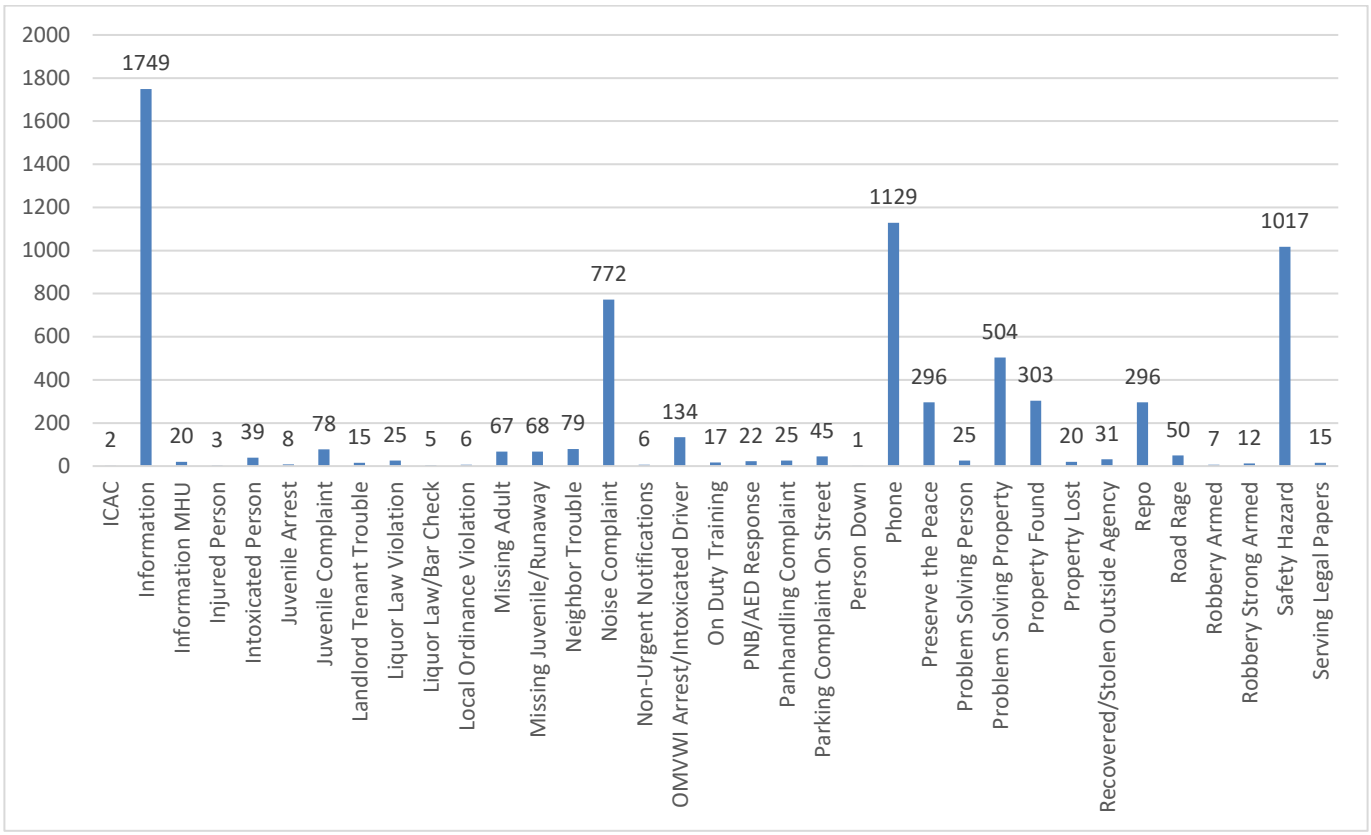
District	Q1	Q2	Q3	Q4	Total	%
West	8	4			12	7%
Midtown	15	12			27	15.7%
South	4	2			6	3.5%
Central	24	39			63	36.6%
North	11	13			24	14%
East	21	14			35	20.3%
Out of County	0	0			0	0%
Within County - Assist	3	2			5	2.9%
Total	**86**	**86**			**172**	**100%**
Time of Day/Patrol Shift	**Q1**	**Q2**	**Q3**	**Q4**	**Total**	**%**
1st Detail (7am – 3pm)	20	9			29	16.9%
3rd Detail (3pm – 11pm)	36	47			83	48.3%
5th Detail (11pm – 7am)	30	30			60	34.9%
Total	**86**	**86**			**172**	**100%**

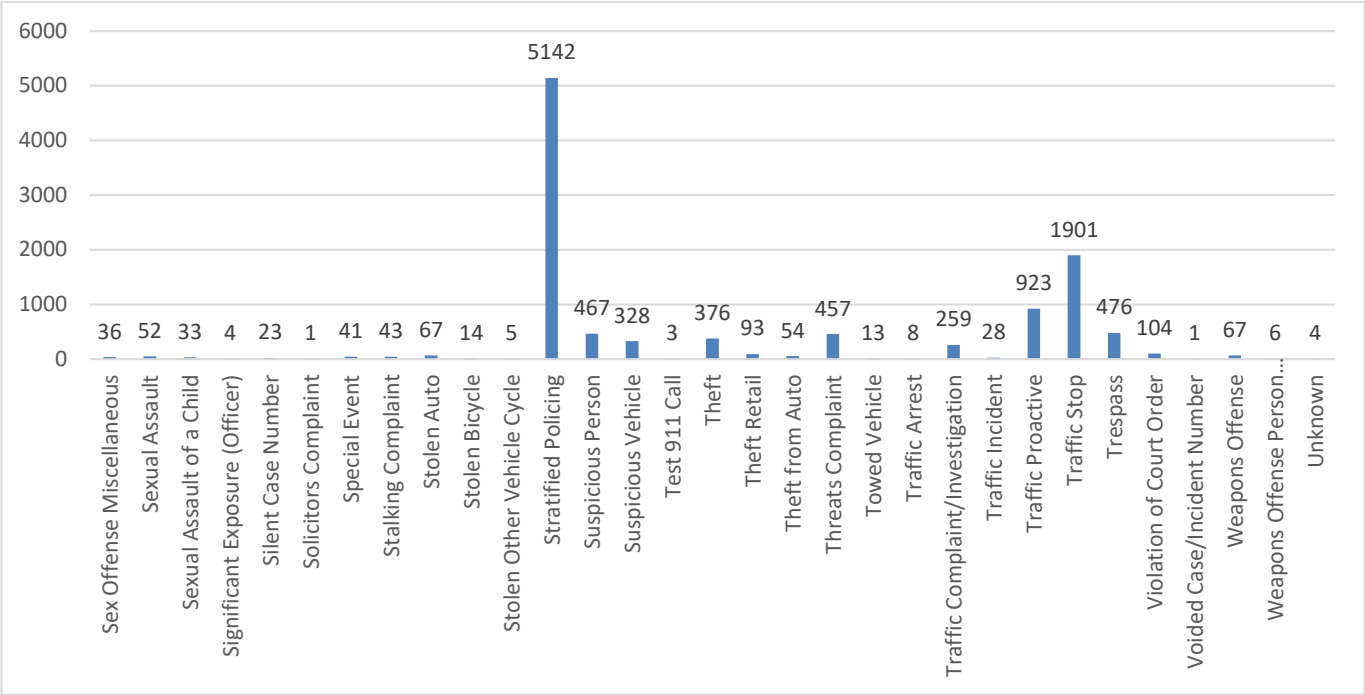
Calls for Services (2nd Quarter, 2025)

There were 38,359 total calls for service in the second quarter of 2025. Here is a breakdown of the incident types:




2500
2000
1500
1000
500
0
135
21
53
1
1
2324
1779
23
13
222
434
136
5
8
195
8
75
1358
786
714
5
165
1
6
28
11
6
1063
427
2
37
138
2
Battery
Burglary Non-Residential
Burglary Residential
CPS Info
Check Parking Postings
Check Person
Check Property
Child Abuse
Child Neglect
Civil Dispute
Community Outreach
Conveyance
Conveyance Alcohol (Detox)
Conveyance Mental Health
Damage to Property
Damage to Property Graffiti
Death Investigation
Disturbance
Disturbance Unwanted Person
Domestic Disturbance
Drug Incident Overdose
Drug Incident/Investigation
Emergency
Enticement/Kidnapping
Exposure
Extortion
Fight Call
Follow-Up
Foot Patrol
Forgery
Found Person
Fraud
Fraud/Identity Theft


2000
1800
1600
1400
1200
1000
800
600
400
200
0
2
1749
20
3
39
8
78
15
25
5
6
67
68
79
772
6
134
17
22
25
45
1
1129
296
25
504
303
20
31
296
50
7
12
1017
15
ICAC
Information
Information MHU
Injured Person
Intoxicated Person
Juvenile Arrest
Juvenile Complaint
Landlord Tenant Trouble
Liquor Law Violation
Liquor Law/Bar Check
Local Ordinance Violation
Missing Adult
Missing Juvenile/Runaway
Neighbor Trouble
Noise Complaint
Non-Urgent Notifications
OMVWI Arrest/Intoxicated Driver
On Duty Training
PNB/AED Response
Panhandling Complaint
Parking Complaint On Street
Person Down
Phone
Preserve the Peace
Problem Solving Person
Problem Solving Property
Property Found
Property Lost
Recovered/Stolen Outside Agency
Repo
Road Rage
Robbery Armed
Robbery Strong Armed
Safety Hazard
Serving Legal Papers



Restorative Justice Data (2nd Quarter, 2025)

The Madison Police Department actively seeks opportunities to *divert* individuals from the justice system.

Diversion occurs when police refer individuals to a program or services in lieu of an arrest. Pre-arrest or pre-charge diversion seeks to connect individuals with community-based help, while avoiding a damaging arrest record.

Restorative Justice is an approach that focuses on the needs of the victims, respondents, and the affected community. Victims can actively participate in the process, while respondents acknowledge responsibility for their actions.

The goals of restorative justice are to repair harm, reduce the risk of re-offense and rebuild community.

Community Restorative Court (CRC) is a diversion program for 17–25-year-olds who are cited for disorderly conduct, simple battery, obstructing an officer, damage to property, or theft (including retail theft).

In lieu of any municipal citation, youth aged 12-16 are referred to our **Restorative Justice** program run by the **YWCA**. Any time an MPD police officer in the field investigates and has probable cause to write a municipal (forfeiture) ticket, that officer must instead issue a Restorative Justice Referral to the youth.

12–16-Year-Old Youth Data from YWCA	17–25-Year-Old Data from CRC
Total referrals issued: **37** Opted-in: 34 Opted-out: 1 Pending: 2 Offenses: • Disorderly Conduct: 16 • Trespass: 4 • Battery: 4 • Retail Theft: 8 • Theft: 1 • Depositing Human Waste: 1 • Resist/Obstruct: 3	Referrals from April 1st through June 30th, 2025 Total MPD Referrals = **35** Offenses: • Disorderly Conduct: 17 • Resist/Obstruct: 2 • Retail Theft: 7 • Theft: 3 • Trespass: 6

Traffic

Traffic Complaints –

Community members may submit a traffic complaint or concern to the Madison Police Department by utilizing online submissions or calling the Speeder's Hotline (608-266-4822). In the 2nd quarter of 2025, MPD received 219 traffic complaints.

Serious/Fatal Crashes

In the 2nd quarter of 2025, MPD responded to 921 crashes. 134 of these crashes required additional investigations. Those investigations resulted in 2 fatalities, 36 serious injuries, and 147 minor injuries.

Traffic Citations and Warnings

Second quarter **all traffic stops** data:

Sex	Q1	Q2	Q3	Q4	Total	%
Male	3,538	3,839			7,377	61.9%
Female	2,173	2,342			4,515	37.9%
Unknown	14	13			27	0.2%
Total	**5,725**	**6,194**			**11,919**	**100%**

Race	Q1	Q2	Q3	Q4	Total	%
Asian	236	265			501	4.2%
African American	1,647	1,649			3,296	27.7%
Native American	18	26			44	18.1%
Other	338	417			755	6.3%
Caucasian	2,452	2,716			5,168	43.4%
Total	**5,725**	**6,194**			**11,919**	**100%**
Hispanic*	1,034	1,121			2,155	18.1%

"Hispanic" is not a racial designator used for UCR/IBR crime reporting purposes. However, it is an ethnicity collected and tracked in MPD's records management system, in addition to race. These arrest figures are based on that data. Each arrested person with a Hispanic ethnicity will also have a race indicated (from the above options) and reflected in MPD's crime reporting.

Second quarter **citations issued & warnings issued** data:

Sex	Q2 Citations	Q2 Warnings	Total
Male	1,949	1,890	3,839
Female	1,130	1,212	2,342
Unknown	0	13	13
Total	**3,079**	**3,115**	**6,194**

Race	Q2 Citations	Q2 Warnings	Total
Asian	120	145	265
African American	779	870	1,649
Native American	16	10	26
Other	196	221	417
Caucasian	1,384	1,332	2,716
Total	**3,079**	**3,115**	**6,194**
Hispanic*	584	537	1,121

"Hispanic" is not a racial designator used for UCR/IBR crime reporting purposes. However, it is an ethnicity collected and tracked in MPD's records management system, in addition to race. These arrest figures are based on that data. Each arrested person with a Hispanic ethnicity will also have a race indicated (from the above options) and reflected in MPD's crime reporting.

Training

MPD is currently in the planning and preparation stage for Fall Professional Development and Fall Sergeant Check-In. Training topics for Professional Development include Constitutional Law, De-Escalation, ASIM, First Aid and Less-Lethal Tools. Topics for Sergeant Check-In include Mental Health Systems and Processes, Peer Support, Building a Training Culture and Emergency Management.

Mental Health Update

Update from Sergeant Jared Prado, Mental Health Unit

MPD's Mental Health Unit (MHU) is one of only fifteen Police-Mental Health Collaboration (PMHC) learning sites selected by the Council of State Governments Justice Center. As a learning site, our unit fields inquiries and hosts visitors from law enforcement agencies around the county who seek support to begin or advance behavioral health units of their own. MPD's MHU has a role in educating internally (within MPD) and also externally.

Internal Engagement

Every year, MHOs and LECWs lead 20 hours of Crisis Management training within the MPD Pre-Service Academy. MHU will present to that group in Q3 of 2025.

In Q2 of 2025,

- MHOs led 6 hours of instruction to our three Accelerated Academy students; and
- MHU Sergeant led 3 hours of instruction for our newest Sergeant candidates, as part of their Leadership Academy curriculum.

External Engagement

In **Q2 of 2025**, our **MHU logged 11 instances of community-facing presentations**. These presentations were for Community Organizations or for other Law Enforcement or Government agencies. With those presentations, we provided education to 43 distinct organizations/agencies and reached approximately 315 community members.

Most notably in Q2, MHU did a joint presentation titled “Madison-Dane County MH Diversion-from-Jail Practices”, alongside the Dane County District Attorney’s Office. The presentation took place at NAMI Wisconsin’s annual Co-responder Summit, which is an event that is held for law enforcement and partnering organizations that do some form of behavioral health co-response. Nineteen different law enforcement agencies from around Wisconsin were represented, and we fielded many questions about our processes and priorities in complex MH-involved cases.

Thus far in 2025, our **MHU has logged 17 instances of community-facing presentations**. These presentations were for Community Organizations or for other Law Enforcement or Government agencies. With these presentations, we provided education to 54 distinct organizations/agencies and reached approximately 427 community members.

SOP Updates

A number of MPD SOPs were updated during the quarter. Copies showing the changes are attached to this memo as an appendix. Note that all MPD SOPs are reviewed regularly, with the most critical SOPs being reviewed annually. This process typically results in additional SOP changes/updates.

MPD posts drafts of new/revised SOPs on our website before final implementation, to allow for public review and comment.

Defense Logistics Agency/Law Enforcement Support Office (10-33 program)

MPD did not acquire any property through DLA/LESO during the second quarter of 2025.

2025 – Second Quarter Promotions

Sergeant Ryan Gibson to Lieutenant
Officer Jack Graziano to Sergeant
Officer Brittney Lathrop to Sergeant
Officer Tanner Sandmire to Investigator

Discipline/compliments (links to quarterly PS&IA summaries)

https://www.cityofmadison.com/police/documents/psiaSummary2025AprJun.pdf

https://www.cityofmadison.com/police/documents/psiaRecognition2025AprJun.pdf

Updated/New SOPs for MPD: April-June 2025

Arrest, Incarceration, and Bail – Adults: 06/09/2025

Intoxicated and Incapacitated Persons: 04/22/2025

Mental Health Incidents and Crises: 06/09/2025

Notification of Commanding Officers: 06/23/2025

Personnel File Contents and the Process for Accessing These Records: 05/19/2025 & 05/29/2025

Pre-Employment Candidate Files: 05/19/2025

System Audits: 06/09/2025

TIME and CJIS Systems Use and Dissemination of Records: 05/19/2025

Uniform Standards: 04/07/2025

Video and Audio Surveillance: 06/09/2025

Eff. Date ~~1/29/2024~~ 06/09/2025

Arrest Authority

The basic authority for police officers to make arrests derives from Wisconsin State Statute 62.09(13), which makes it a duty for a peace officer to arrest with or without a warrant and with reasonable diligence to take before the court every person found[1] in the city engaged in any disturbance of the peace or violating any law of the state or ordinance of such city.

This authority to arrest is further broadened by Wisconsin State Statute 968.07, which states:

1. A law enforcement officer may arrest a person when the officer:
   a. has a warrant commanding that such person be arrested; or
   b. believes, on reasonable grounds,[2] that a warrant for the person's arrest has been issued in this state; or
   c. believes, on reasonable grounds, that a felony warrant for the person's arrest has been issued in another state; or
   d. has reasonable grounds to believe that the person is committing or has committed a crime.[3]

   1m Notwithstanding sub. (1), a law enforcement officer shall arrest a person when required to do so under s. 813.12 (7), 813.122 (10), 813.125 (6), 813.128 (3g) (b), or 968.075 (2) (a) or (5) (e).
2. A law enforcement officer making a lawful arrest may command the aid of any person, and such person shall have the same power as that of the law enforcement officer.
3. If the alleged violator under s. 948.55 (2) or 948.60 (2) (c) is or was the parent or guardian of a child who is injured or dies as a result of an accidental shooting, no law enforcement officer may arrest the alleged violator until at least 7 days after the date of the shooting.

~~Enforcement Action Outside of Jurisdiction~~

~~Wisconsin State Statute 175.40 empowers a law enforcement officer to take enforcement actions outside of the officer's territorial jurisdiction, within the state of Wisconsin, under certain circumstances. This standard operating procedure (SOP) outlines the circumstances under which Madison Police Department (MPD) officers may intervene while outside of the territorial jurisdiction of the City of Madison and the actions that may be taken.~~

~~This SOP applies only to those MPD officers who are on duty at the time of the incident. This SOP does not apply to officers who are off-duty or acting under a mutual aid request.~~

~~1. MPD officers may take intervention or enforcement action when:~~
   ~~a. The officer is on duty and on official business outside of the City of Madison, but within the State of Wisconsin; and~~
   ~~b. The officer would be authorized to take action if the incident occurred in the City of Madison; and~~

[1] "Found" or "in the officer's presence" means when officers receive knowledge of the commission of an offense in their presence through any of their senses, or by inferences properly drawn from the testimony of the senses. Usually the officer sees or hears, or both. Following learning that an offense is being committed, the officer must still make good use of the sense of sight in order to identify the specific person committing the offense, arrest the guilty person, and identify same at a later date in court.
[2] "Reasonable grounds" and "probable cause" are used interchangeably and justify an arrest without a warrant when: an officer in good faith believes that a crime has been committed; that the person in question committed it; and when the officer's belief is based on grounds which would induce an ordinarily prudent and cautious person, under the circumstances, to believe likewise. Mere "suspicion" alone is never sufficient to authorize an arrest without a warrant.
[3] "Crime" is conduct that is prohibited by State law and punishable by fine or imprisonment or both. Conduct punishable only by forfeiture is not a crime.

c. The officer is acting in response to:
   i. An emergency situation that poses a significant threat to life or of bodily harm; or
   ii. An act the officer reasonably believes is a felony.

2. MPD officers may take enforcement action including making arrests and issuing citations:
   a. On the entire width of boundary highways and on the entire area of boundary intersections for any violation of either the state criminal code or any City of Madison ordinance.
   b. When in fresh pursuit of a person suspected of having committed a violation of either the state criminal code or any City of Madison ordinance in the City of Madison.

3. Determining appropriate enforcement action includes the following considerations:
   a. This SOP authorizes MPD officers to act as if they were within the territorial jurisdiction of the City of Madison.
   b. When acting under this policy, the officer shall comply with all MPD regulations, policies, and procedures.
   c. The officer shall consider a number of factors when determining the nature and extent of intervention action to be taken. These factors include, but are not limited to, the following:
      i. The nature and particular circumstances of the situation
      ii. The level of threat presented
      iii. Availability of appropriate equipment and personnel
      iv. Officer-Subject factors based on a tactical evaluation
      v. The officer's assignment and whether taking action will significantly compromise that assignment
      vi. Other tactical considerations

4. Range of appropriate action(s) includes the following:
   a. In the case of an emergency situation that poses a significant threat to life or of bodily harm, an officer shall take immediate intervention action to prevent such harm or stabilize the situation, or both. The action may include the following:
      i. Any combination of stopping, detaining, or arresting a suspect;
      ii. The use of force sufficient to control the situation and in compliance with MPD SOPs
      iii. Rendering aid and assistance to victims;
      iv. Identifying and interviewing victims, witnesses, and suspects;
      v. Assisting local law enforcement agency as requested; or
      vi. Taking other action that would be authorized under the same circumstances if the events had occurred in the City of Madison.
   b. When encountering a situation that the officer reasonably believes constitutes a felony, the officer may:
      i. Take immediate intervention action as outlined above; or
      ii. Notify a local law enforcement agency for appropriate intervention.
         (1) In determining the appropriate response, the officer shall consider the immediacy and level of threat presented by the crime.
   c. Under this guideline, an officer may elect to report the incident to local authorities and serve as a witness in a property crime, or the officer may elect to intervene with appropriate force and make an arrest in the case of a personal crime that poses a significant threat to life or of bodily harm.
   d. An officer is not required to take intervention action, even in the case of violent felonies, when doing so will either compromise the officer's current assignment or when circumstances present an unreasonable risk of escape of prisoners in the officer's custody. In such cases, the officer shall, at a minimum, immediately notify local authorities and take whatever action possible while maintaining the security of any prisoners.
   e. When an officer takes action in a circumstance that poses a significant threat to life or of bodily harm, the officer shall:
      i. Notify the local law enforcement authority as soon as practical;
      ii. Assist and cooperate with local law enforcement agencies;

iii. Notify the officer's supervisor, or the Officer in Charge (OIC) as soon as practical; and
iv. Upon return to the City of Madison, complete a police report of the incident and action taken.

f. When in fresh pursuit outside of the City of Madison for an offense committed in the City, an officer may take action as if the officer were in the City. In doing so, the officer shall:
i. Comply with MPD regulations, policies, and procedures;
ii. Notify the local law enforcement agency and assist that agency in the investigation of any offenses that occur in that jurisdiction;
iii. Notify the officer's supervisor or the OIC; and
iv. Complete reports of the incident as required by MPD policy.

g. When acting on boundary highways or in boundary intersections, an officer is not required to make any notification or take action other than that which is required if the incident occurred entirely within the City. This does not prevent the officer from informing the adjoining jurisdiction as a matter of professional courtesy.

Arrest Screening/Bail

It is the policy of the MPD to have the Officer in Charge (OIC) or a designee (i.e. Sergeant or Commanding Officer) review each custodial arrest before the person is incarcerated.

In view of the fact that the purpose of an arrest is to bring the arrested person before the court to answer to a violation, detention in jail until the next session of court is a lawful act by a police officer. However, as a matter of normal practice, certain procedures have been established that in some cases permit the release of the arrested person before the next session of court.

Bail can be set only by a judge or court commissioner and may be set by a judge or court commissioner endorsing the amount of bail on a warrant at the time of issuance, at the arraignment in court, or by endorsing and issuing a bail schedule in advance.

Felonies

All persons arrested and incarcerated on a felony charge or felony charges will, with reasonable diligence, be taken before the court where only a judge or court commissioner may establish bail.

An officer may issue an order-in form to individuals if they have probable cause for one or more non-domestic enhanced felony charges and the officer is unable to book the individual in jail due to medical reasons, and if the same listed criteria for issuance of a State Statute Misdemeanor Citation apply (see section below).

Drug-Related Felonies

With the approval of a supervisor, the order-in form can be issued to individuals being referred to the Madison Area Recovery Initiative (MARI). See the Alternatives to Arrest – Diversion & Deflection section.

State Statute Misdemeanor Citations & Felony Order-In Forms

An officer arresting a person for a misdemeanor charge may elect to incarcerate the arrested person in the Dane County Jail, or may issue a Tracs-generated misdemeanor citation without transporting the person to the Dane County Jail or to the City County Building (CCB). The arresting officer shall issue a misdemeanor citation only if all of the following criteria apply:

1. The arrested person is positively identified.
2. The arrested person currently resides in Wisconsin.
3. It appears the arrested person will not continue the behavior forming the basis for the charge.
4. The arrested person poses no apparent threat to persons or property.
5. The arrested person does not have a history of failing to appear at court dates for previous offenses.

6. The offense does not fall under the definition of domestic abuse, as defined by Wisconsin State Statute 968.075(1)(a). *See* MPD's Domestic Abuse SOP for additional guidance.
7. The offense does not fall under the following statutes: 813.12(7), 813.122(10), 813.125(6), 813.128(3g)(b), or 968.075(2)(a) or (5(e).

If the above criteria apply, the arresting officer may also convey the arrested person to the Dane County Jail to be booked and released. If all of the above criteria do not apply, the arrested person will be incarcerated in the Dane County Jail. Any deviations from this policy must be approved by a supervisor.

If the arrested person refuses to sign the citation, the officer shall inform the person of the court date and time and that court appearance is mandatory. The officer shall document these facts in a police report. Misdemeanor citations shall not be sent via mail (email or otherwise).

City Ordinance Violations (Non-Traffic)

CITATION

Most City Ordinance violations are processed by the issuance of a municipal citation. Officers shall obtain a case number for each incident resulting in the issuance of a citation. The deposit amounts to be used for City Ordinance violations have been established by the City of Madison Common Council and are indicated by ordinance number in the bail schedule pages.

In instances where a citation is appropriate, officers may release the person after the citation has been issued. Officers shall not email the citation to the person(s). A police report must be completed when the citation resulted from a community member's complaint or when there is not enough room on the citation to describe the circumstances of the violation.

PHYSICAL ARREST

A custodial arrest of a person found in violation of a City Ordinance is appropriate when a citation has been issued, but one or more of the following criteria exists:
1. The person involved refuses to cease behavior which is in violation of ordinance; or
2. The officer cannot positively identify the violator; or
3. The violator has no permanent address; or
4. The violator is an out-of-state resident; or
5. When approved by the OIC or designee

Alternatives to Arrest – Diversion & Deflection ~~or Citation Issuance~~

COMMUNITY RESTORATIVE COURT (CRC):

The Madison Police Department can send referrals to Community Restorative Court (CRC), a criminal diversion program for adults aged 17-25 who have committed an eligible offense. Eligible offenses are

- disorderly conduct
- battery
- damage to property
- obstructing
- theft, including retail theft

Commissioned personnel can refer individuals to Community Restorative Court by issuing a municipal citation for any one or a combination of eligible offenses; personnel in the Community Outreach and Resource Education (CORE) unit cross-check all cited persons for CRC eligibility weekly.

Commissioned personnel can also make a direct referral, in which no citation is generated or custodial arrest occurs and the person is referred from the field to Community Restorative Court. All of the following must occur for a direct referral to take place:

a. The officer verifies the individual is not on probation or parole
b. The officer verifies the individual has no open criminal cases in CCAP
c. The officer verifies that the individual has no violent criminal convictions in the past 3 years
d. The officer determines that the charge(s) are eligible; both municipal and misdemeanor iterations of the five eligible charges can be direct referred
e. The officer asks the individual about willingness to participate in a diversion program in lieu of being cited or arrested
f. The officer collects the individual's full identifying information and contact information, and emails the Community Outreach Sergeant about the direct referral by end of shift
g. The officer completes a basket 4 (priority report)

MADISON AREA RECOVERY INITIATIVE (MARI):

The Madison Police Department can refer individuals to MARI if all of the following conditions apply:

1. The individual is an adult that is at least 17 years of age,
2. The individual has residential ties to Dane County,
3. The incident and circumstances investigated do not involve domestic abuse, sex offenses, or acts or threats of violence towards others,
4. Officers believe that the individual is actively using illicit drugs (not alcohol), misusing prescription medications, or the underlying behavior has to do with substance use, and
5. Officers develop probable cause to cite or arrest the individual for one or more of the following eligible offenses:
   - Possession of a controlled substance, Wis. Stat. 961.41(3g) subsections are eligible
   - Possession of drug paraphernalia, Wis. Stat. 961.573
   - Prostitution, Wis. Stat. 944.30
   - Non-traffic City Ordinance Violation(s)

A referring officer should do the following while still in contact with the referred individual:

1. Issue the appropriate citation or order-in form corresponding to the eligible offense(s), and
2. Provide information about the MARI pre-arrest diversion program, namely the contact information for the clinical assessor. This can be done by providing the Information for Referred Individual page of the MARI packet.

When making a MARI referral, the investigating officer shall communicate to the MPD MARI Team that the individual has been referred to MARI pre-arrest diversion. This can be accomplished by completing the online MARI Referral form. The primary referral form is on SharePoint, and the backup referral form is on EmployeeNet.

Traffic Violations (City Ordinance or State Statute)

If a person is arrested without a warrant for the violation of a traffic regulation, the arresting officer shall issue a uniform traffic citation. In most cases, the arrested person should then be released.

A custodial arrest for a traffic violation is appropriate when a citation has been issued, but:

1. The officer cannot positively identify the violator; or
2. The violator has no permanent address; or
3. The violator is an out-of-state resident; or
4. The offense is Operating a Motor Vehicle While Intoxicated (OMVWI) related; or
5. The person involved refuses to cease behavior which is in violation of ordinance or state statute; or
6. When approved by the OIC or designee.

Any person physically arrested for a traffic violation, pursuant to this SOP, may be conveyed to the CCB or to the Dane County Jail. There are times when the arrested person may be taken to a medical facility (i.e. for a blood draw) and then released to a responsible party from the hospital.

The arrested person shall be released if the person:
1. Makes a deposit under Wisconsin State Statute 345.26 (driver posts on the citation); or
2. Complies with Wisconsin State Statute 345.24 (Officer completes the Release to a Responsible Party form).

A traffic violator who presents a guaranteed bond certificate (as provided for in Wisconsin State Statute 345.61) shall be released from the scene of the stop, provided that the card is not expired, the bail is covered by the guaranteed amount, and the charge is not listed as an exception on the card.

Mailing of Citations (City Ordinance Violations and Traffic Violations)

The preferred method of service at all times for both city ordinance citations and traffic citations is in person. Officers in most circumstances should serve the citation on scene. If that is not possible, reasonable attempts should be made to follow up and serve the citation in person. Officers should not mail citations simply because it is more efficient than in person service. An exception exists for officers working an enforcement project as part of a special team such as Central CPT.

If after following the above guidance, if it is not possible to serve a city ordinance or traffic citation in person, these citations may be mailed by **USPS First Class mail**. This must be documented in a report.

The same guidance is true for most traffic citations. For certain traffic violations involving owner liability, the law is very specific and requires mail service be made by **USPS Certified Mail**. Before mailing these owner liability traffic citations, the statutes require due diligence be made to serve the citation in person. Efforts to serve these owner liability citations in person should be documented in a police report. State statutes also require the mailing to occur within a certain timeframe and failure to do so may result in dismissal of the citation.

Below is the list of owner liability citations that require service either in person or by USPS Certified Mail:

1. 346.175; Eluding Officer

2. 346.195; Failure to Yield to Emergency Vehicle

3. 346.205; Failure to Yield to Funeral Procession

4. 346. 452; Failure to Yield at Rail Road Crossing

5. 346.457; Illegally Passing a Firetruck
6. 346.465; Not Stopping for Crossing Guard

7. 346.485; Not Stopping for School Bus

8. 346.675; Not Stopping for an Accident

9. 346.945; Radio too Loud

In the event a certified mailing has been returned to the officer, the officer should then mail the citation through standard (regular) mail and document that in a police report. When this occurs, the officer must ensure the returned service is included in the case file and provided to court services.

Traffic Warrant Service Guidelines

Persons served warrants who are unable to post bail or who are served bench warrants will be processed in accordance with MPD guidelines, including the officers completing required reports and forms.

1. When a possible traffic or ordinance warrant contact is made, officers will always check with the Public Safety Communications Center Data Terminal Operator to ascertain if the warrant is active.
2. When Court Services personnel are unavailable, the opportunity to post required bail will be afforded. A receipt will be issued for all bail collected. If subject is unable to post, jail booking is required.
3. If bail is posted on a warrant and defendant wishes a court date, the officer will contact the court officer for the next available court date within two working days. Receipt should state that defendant wishes to appear in court.
4. Advise the Public Safety Communications Center Data Terminal Operator of identity of person served with the warrant to ensure removal from the MAPD Wanted Person File.

WHEN SERVING A WARRANT PROCEDURE

1. Read warrant to defendant.
2. If paying, place money, receipt, warrant, and jacket in CCB ticket slot.
3. If defendant is taken to the Public Safety Building, place warrant and jacket in warrant tray.

PROCESSING PHYSICALLY ARRESTED ADULTS

1. Appropriate Booking Forms must be completed prior to processing an arrested person into jail.
2. Prior to transporting an arrested adult to jail, officers shall search the person as a routine security measure to ensure that weapons/contraband are not introduced into the jail environment.
3. When processing an arrested adult or 17 year old:
   a. Conveyance should be made directly to the Dane County Jail UNLESS the arrest is one which requires additional processing, e.g., an intoximeter, an interrogation, a strip search, to obtain a City of Madison arrest warrant, an extended consultation with OIC reviewing charges.
   b. Arresting officer should contact the OIC via the telephone to approve charges and establish bail.
   c. The OIC will confirm that the arrested person has been asked medical condition questions and, where appropriate, direct officers to convey the arrested to a medical facility for attention and medical release.
   d. If a charge or charges are approved, the arresting officer will ensure completion of booking forms to include the specific charge(s) and established bail and will present this to the jail booking deputy along with the completed Probable Cause (PC) Affidavit.
   e. When an arrested person must be medically treated prior to incarceration, officers must obtain the medical clearance form(s) provided by medical staff. After leaving a medical facility, officers will convey the arrested person to the Dane County Jail where the medical clearance forms will be turned over to the jail booking deputy.
   f. When an arrested person is taken to a detoxification facility prior to being taken to jail, a police report shall be completed prior to the end of the officer's shift. The Booking Forms and PC Affidavit will be placed in the locked file cabinet at Detox. Officers shall complete the release notification form and leave that form with the nurse at Detox.
   g. Copies of the Booking Forms received at the jail are to be returned to the CCB for transfer to Data Control.
   h. Seventeen-year-olds arrested only for ordinance violations shall not be incarcerated in the Dane County Jail.
   i. Arresting officers will ensure the appropriate entries are made into the SharePoint Arrest log.

j. In the event that SharePoint is unavailable, the arresting officer will obtain a paper form from the OIC and will complete this paper form. The OIC will then forward that paper form to Records.

4. All police reports dealing with an arrested person must be completed prior to the officer ending their shift unless permission is granted by the OIC, designee, or supervisor.

Enforcement Action Outside of Jurisdiction

Wisconsin State Statute 175.40 empowers a law enforcement officer to take enforcement actions outside of the officer's territorial jurisdiction, within the state of Wisconsin, under certain circumstances. This standard operating procedure (SOP) outlines the circumstances under which Madison Police Department (MPD) officers may intervene while outside of the territorial jurisdiction of the City of Madison and the actions that may be taken.

This SOP applies only to those MPD officers who are on duty at the time of the incident. This SOP does not apply to officers who are off-duty or acting under a mutual aid request.

1. MPD officers may take intervention or enforcement action when:
   a. The officer is on duty and on official business outside of the City of Madison, but within the State of Wisconsin; and
   b. The officer would be authorized to take action if the incident occurred in the City of Madison; and
   c. The officer is acting in response to:
   i. An emergency situation that poses a significant threat to life or of bodily harm; or
   ii. An act the officer reasonably believes is a felony.
2. MPD officers may take enforcement action including making arrests and issuing citations:
   a. On the entire width of boundary highways and on the entire area of boundary intersections for any violation of either the state criminal code or any City of Madison ordinance.
   b. When in fresh pursuit of a person suspected of having committed a violation of either the state criminal code or any City of Madison ordinance in the City of Madison.
3. Determining appropriate enforcement action includes the following considerations:
   a. This SOP authorizes MPD officers to act as if they were within the territorial jurisdiction of the City of Madison.
   b. When acting under this policy, the officer shall comply with all MPD regulations, policies, and procedures.
   c. The officer shall consider a number of factors when determining the nature and extent of intervention action to be taken. These factors include, but are not limited to, the following:
      i. The nature and particular circumstances of the situation
      ii. The level of threat presented
      iii. Availability of appropriate equipment and personnel
      iv. Officer-Subject factors based on a tactical evaluation
      v. The officer's assignment and whether taking action will significantly compromise that assignment
      vi. Other tactical considerations
4. Range of appropriate action(s) includes the following:
   a. In the case of an emergency situation that poses a significant threat to life or of bodily harm, an officer shall take immediate intervention action to prevent such harm or stabilize the situation, or both. The action may include the following:
      i. Any combination of stopping, detaining, or arresting a suspect;
      ii. The use of force sufficient to control the situation and in compliance with MPD SOPs
      iii. Rendering aid and assistance to victims;
      iv. Identifying and interviewing victims, witnesses, and suspects;
      v. Assisting local law enforcement agency as requested; or

vi. Taking other action that would be authorized under the same circumstances if the events had occurred in the City of Madison.

b. When encountering a situation that the officer reasonably believes constitutes a felony, the officer may:

i. Take immediate intervention action as outlined above; or

ii. Notify a local law enforcement agency for appropriate intervention.

(1) In determining the appropriate response, the officer shall consider the immediacy and level of threat presented by the crime.

c. Under this guideline, an officer may elect to report the incident to local authorities and serve as a witness in a property crime, or the officer may elect to intervene with appropriate force and make an arrest in the case of a personal crime that poses a significant threat to life or of bodily harm.

d. An officer is not required to take intervention action, even in the case of violent felonies, when doing so will either compromise the officer's current assignment or when circumstances present an unreasonable risk of escape of prisoners in the officer's custody. In such cases, the officer shall, at a minimum, immediately notify local authorities and take whatever action possible while maintaining the security of any prisoners.

e. When an officer takes action in a circumstance that poses a significant threat to life or of bodily harm, the officer shall:

i. Notify the local law enforcement authority as soon as practical;

ii. Assist and cooperate with local law enforcement agencies;

iii. Notify the officer's supervisor, or the Officer in Charge (OIC) as soon as practical; and

iv. Upon return to the City of Madison, complete a police report of the incident and action taken.

f. When in fresh pursuit outside of the City of Madison for an offense committed in the City, an officer may take action as if the officer were in the City. In doing so, the officer shall:

i. Comply with MPD regulations, policies, and procedures;

ii. Notify the local law enforcement agency and assist that agency in the investigation of any offenses that occur in that jurisdiction;

iii. Notify the officer's supervisor or the OIC; and

iv. Complete reports of the incident as required by MPD policy.

g. When acting on boundary highways or in boundary intersections, an officer is not required to make any notification or take action other than that which is required if the incident occurred entirely within the City. This does not prevent the officer from informing the adjoining jurisdiction as a matter of professional courtesy.

Original SOP: 12/14/2015
(Reviewed Only: 12/26/2017, 01/30/2019, 02/09/2025)
(Revised: 04/02/2018, 01/15/2020, 12/21/2020, 01/14/2022, 02/07/2023, 08/04/2023, 1/29/2024, 06/09/2025)

Intoxicated and Incapacitated Persons

Eff. Date ~~01/15/2020~~ 04/22/2025

Purpose

The "Alcohol, Drug Abuse, Developmental Disabilities and Mental Health Act" gives law enforcement officers authority to respond to the self-destructive behavior of alcoholics and intoxicated persons. Specifically, Wis. Stat. 51.45, "Prevention and control of alcoholism" states:

> *"It is the policy of this state that alcoholics and intoxicated persons may not be subjected to criminal prosecution because of their consumption of alcohol beverages but rather should be afforded a continuum of treatment in order that they may lead normal lives as productive members of society."*

The officer's role under Wis. Stat. 51.45(11), "Treatment and Services for Intoxicated Persons and Others Incapacitated by Alcohol," necessitates all officers understand the legal definitions for, and the difference between, those individuals who are simply intoxicated by alcohol and those whom are determined to be incapacitated by alcohol. It shall be the procedure of this department that the authority and responsibility outlined in Wis. Stat. 51.45(11) will be applied in a manner consistent with the intent of the State's "Alcohol, Drug Abuse, Developmental Disabilities and Mental Health Act" and with the objectives of this department.

Procedure

INTOXICATED PERSON – DEFINED & ROLE OF LAW ENFORCEMENT

"A person whose mental or physical functioning is substantially impaired as a result of the use of alcohol;" Wis. Stat. 51.45(2)(f). An intoxicated person is likely one who has had too much to drink but does not appear to need medical attention and who has not done, nor threatened to do, physical harm to themselves, others, or property.

Procedures - Intoxicated Person

1. When an officer encounters an "intoxicated person," discretion may be exercised to offer, or not to offer, help to the person. The individual may accept or reject the offer. An officer cannot take the "intoxicated person" home, nor to any treatment facility, unless the person voluntarily consents.
2. A threat of arrest designed to coerce an "intoxicated person" into accepting assistance is improper.
3. If the "intoxicated person" **accepts a ride home,** the officer may transport the individual or may arrange to shuttle the person through adjoining districts. If an "intoxicated person" refuses to be conveyed, the officer may also suggest and arrange for public transportation at the person's expense.
4. If the "intoxicated person" consents to be voluntarily taken to a **treatment facility** (including emergency medical facilities), they will be transported and turned over to the facility staff. Officers are not required to wait until admission procedures are completed. Further disposition, e.g., treatment, transportation, etc., will be the responsibility of the facility staff who may admit the person, refer to another facility, take the person home, or give the person shelter.
5. A case number and a case report **are required** when an officer conveys an "intoxicated person" home or voluntarily to a treatment facility. The report should be entitled "Intoxicated Person/ Conveyance." If the individual is unwilling to provide any information, the report will be completed to the extent possible.

INCAPACITATED BY ALCOHOL – DEFINED & ROLE OF LAW ENFORCEMENT

A person who as a result of the use of or withdrawal from alcohol, is unconscious or has his or her judgment otherwise so impaired that he or she is incapable of making a rational decisions, as evidenced objectively by such indicators as extreme physical debilitation, physical harm, or threats of harm to himself or herself or to

any other person, or to property; Wis. Stat 51.45(2)(d). Persons found to be incapacitated by alcohol are clearly in need of immediate protection and medical attention, whether conscious or unconscious.

Wis. Stat. 51.45(11)(b) defines a specific role and responsibility for law enforcement when dealing with persons found to be incapacitated by alcohol:

> *"A person who appears to be incapacitated by alcohol shall be placed under protective custody by a law enforcement officer. The law enforcement officer shall either bring such person to an approved public treatment facility for emergency treatment or request a designated person to bring such person to the facility for emergency treatment. If no approved public treatment facility is readily available or if, in the judgment of the law enforcement officer or designated person, the person is in need emergency medical treatment, the law enforcement officer or designated person upon the request of law enforcement shall take such person to an emergency medical facility. The law enforcement officer or designated person, in detaining such person or in taking him or her to an approved public treatment facility or emergency medical facility, is holding such person under protective custody and shall make every reasonable effort to protect the person's health and safety."*

Procedure - Protective Custody

1. **Extreme Debilitation** is evidenced by one or more of the following:
   a. Inability to stand without assistance (the need to cling to objects such as buildings or posts in order to remain standing).
   b. Manner of walking (staggering, falling, wobbling).
   c. Presence of vomit, urination, or defecation on clothing.
   d. Dilation of eyes, flushed complexion, alcohol odor on breath.
   e. Inability to understand and coherently respond to questions asked (name, age, address, destination).
   f. Delirium tremens (sweating, trembling, anxiety, hallucinations).
   g. Unconsciousness. (This alone constitutes sufficient grounds to evidence extreme physical debilitation if it is apparent that the condition is related to alcohol consumption. **Unconsciousness,** even when the individual has consumed alcohol, **could be caused by other factors, i.e., diabetic shock.** Any individual found unconscious should be conveyed to a hospital for examination.)
2. **Physical harm (or threats)** to self, others, or property is evidenced by one or more of the following:
   a. Walking into streets or intersections, negligent of the flow of traffic.
   b. Sleeping on the street or gutter, where they may be hit by a motor vehicle.
   c. Sleeping on the sidewalk, where they are subject to being robbed, assaulted, or molested.
   d. Anger or hostility expressed towards individuals, e.g., family, friends, pedestrians.
   e. Threats of damage to property or persons, i.e., assault.
3. An officer who assesses and determines a person to be "incapacitated by alcohol" **has a statutory responsibility to take that person into protective custody, and to convey that person to a treatment facility.** Officers who have placed a person in protective custody due to incapacitation from alcohol should first seek to convey and admit him or her to the Dane County Public Detoxification Center, 2914 Industrial Drive. This facility is Dane County's "approved public treatment facility" pursuant to Wis. Stat 51.45(2). Wis. Stat 51.45(11)(b) states *"a person brought to an approved public treatment facility . . . shall be deemed to be under the protective custody of the facility upon arrival."* Hence, persons incapacitated by alcohol and placed by officers in protective custody can be involuntarily held at a public treatment center until such time their medical condition improves.

   If a treatment bed is currently not available at the Dane County Public Detoxification Center, the officer shall convey the person whom they have placed in protective custody to an emergency medical facility (i.e., hospital emergency room) for medical evaluation and treatment. **Once admitted to the emergency medical facility, the role of law enforcement has been completed.** Wis. Stat. 51.45(11)(i) requires emergency medical facilities to provide necessary and immediate medical care, but emergency rooms are not required to provide *"non-medical services including, but not limited to,*

shelter, transportation, or protective custody." Hence an officer's protective custody status does not transfer to the emergency room or hospital (in contrast to where it does at Detox) and the person cannot be involuntarily held against his or her will at a hospital emergency room.

4. **Protective Custody is NOT an arrest.** Officers acting in compliance with Wis. Stat. 51.45 are acting in the course of their official duty and are not criminally or civilly liable for false imprisonment (Wis. Stat. 51.45(11)(g)).
5. An officer must make every reasonable effort to protect the health and safety of persons incapacitated by alcohol and take reasonable steps to protect themselves (Wis. Stat. 51.45(11)(b)).
6. At no time will a person in protective custody be conveyed to their home.
7. At the discretion of the officer, a person in protective custody may be placed in handcuffs. Anyone in protective custody will routinely be searched for weapons.
8. The officer will advise the dispatcher once a person has been taken into protective custody for conveyance to a treatment facility.
9. Incapacitated persons placed by officers in protective custody who are in need of emergency medical care (e.g., unconscious, lacerations, fractures, concussions) shall be transported to a hospital by the Madison Fire Department. Officers need not follow or wait with subjects who are receiving emergency medical care at a hospital unless they are also under arrest or violent. Once emergency medical care has been provided by the hospital, the hospital may deem additional medical monitoring of the incapacitated person is necessary. The hospital will contact the Dane County Public Detoxification Center and if a treatment bed is available, the hospital will contact Dispatch and request an officer to respond and complete a protective custody conveyance to Detox.
10. A case number and a case report are **required** whenever an officer places a person in Protective Custody and conveys that person to the Dane County Public Treatment Center (Detox) or local hospital emergency room. The primary officer will complete the MPD Protective Custody Commitment Report form upon arrival at Detox **or at the hospital.** This form has been created to aid officers in detailing their probable cause as to why they believed someone was in need of protective custody pursuant to Wis. Stat. 51.45(11)(b). Once completed, a photocopy of the PC Commitment Report form should be left with Detox or hospital emergency room staff for their records. The original shall be submitted in a timely fashion to the Records Section thereby satisfying this reporting requirement.

Procedure - Warrant Checks

A routine warrant check of all persons taken into protective custody will be made.

1. If a misdemeanor/municipal warrant(s) exists, the person will be taken to a treatment facility. The following documents MUST be completed and stored in the file cabinet: Jail Booking Form, PC Affidavit, if required, Injured Prisoner Medical Clearance when appropriate, and the original incident reports should be completed and routed in accordance with current reporting practices.
2. If a **felony** warrant(s) exists, the officer will consult with the Officer-in-Charge or designee to arrange for disposition.
3. If the wanted person needs emergency medical attention, they will be taken to a hospital where, depending on the charge, at least one officer will remain. If the person is admitted, hospital staff should be advised to call prior to their release. **Deviations will be with the approval of the Officer-in-Charge or designee.**

Disorderly Conduct/Other Charges

Some behavior which evidences incapacitation by alcohol might also be used to substantiate a disorderly conduct charge, however, in order to ensure that officers' authority is applied in a manner consistent with the intent of the "Alcohol, Drug Abuse, Developmental Disabilities and Mental Health Act":

1. The Officer-in-Charge or designee may determine that a disorderly conduct arrest is not appropriate and if the person is incapacitated by alcohol, may direct that the person be released, taken into protective custody, and conveyed to a treatment facility.
2. Persons incapacitated by alcohol who have threatened or committed physical harm to themselves, others, or property should be taken into protective custody and conveyed to a treatment facility.

3. Officers may encounter resistance and may be required to physically restrain an incapacitated person, particularly if the person is taken into protective custody involuntarily.
4. Officers will respond to the treatment facility, upon request, if a client becomes belligerent, physically abusive, threatening, or clearly disorderly and will assist the facility staff in placing the person in restraints, if they are incapacitated by alcohol (reminder, use of force higher than compliance hold requires a report). Persons present at the facility on a voluntary basis and not incapacitated may be escorted from the facility.

OWI Charges

A person incapacitated by alcohol who has been arrested for O.W.I. violation may be taken to a treatment facility after being processed, at the direction of the Officer-in-Charge or designee. This will **not affect** subsequent prosecution but is intended to provide treatment. The person must be advised that a court appearance is mandatory on the day and time designated on the ticket.

Amnesty Through Responsible Action – Underage Consumption of Alcohol and/or Drugs

Amnesty through responsible action promotes community safety by removing potential concerns of legal consequences that could prevent callers from requesting medical assistance for underage persons incapacitated by alcohol and/or other drugs. WI SS 961.443 provides criminal prosecution immunity for persons aiding drug overdose victims. This policy expands on the philosophy of that statute by providing immunity for select Madison ordinance violations for both callers and victims. Citations for Madison ordinance 38.031 (underage alcohol violations) shall not be issued to a caller who requests medical assistance or to the subject in need of assistance under any of the following conditions:

- The caller remains with the impaired individual until assistance arrives and fully cooperates with emergency responders.
- The impaired individual is a victim of crime, such as sexual assault or violent crime.

This policy applies only to the caller and/or impaired individual's personal consumption of alcohol and/or drugs. This program **does not** apply to companion charges or in the following circumstances:

- When contact is initiated by police, EMS, or other emergency responders.
- To ordinance violations involving the supplying of alcohol or other drugs.
- To other crimes/violations not addressed in Madison City Ordinance 38.031

When a youth aged 17 or younger is taken into protective custody under this policy their parent, guardian, or legal custodian will be notified as soon as possible. The responsibility for notification rests with the officer taking the youth into protective custody. The person notified, as well as the date and time of the notification, is to be recorded in the narrative of the Incapacitated Person Report.

Original SOP: 03/06/2015
(Reviewed Only: 02/11/2016, 01/09/2017, 12/26/2017, 02/04/2022, 02/05/2024)
(Revised: 03/02/2016, 05/04/2016, 01/15/2020, 04/22/2025)

Mental Health Incidents/Crises

Eff. Date ~~02/03/2025~~ 06/09/2025

Purpose

The Madison Police Department (MPD) trains officers to recognize behavior that may be attributable to mental illness and to respond to incidents in such a manner as to de-escalate crisis situations whenever possible. The goal in all contacts stemming from mental health crisis is to utilize the least restrictive measures to secure the welfare of all those concerned, connect individuals to needed services, and divert them from the criminal justice system whenever possible.

MPD is committed to partnering with service providers and those in the justice system to develop more compassionate and effective approaches that emphasize providing community-based treatment instead of arrest and incarceration of individuals experiencing a mental health crisis.

Mental Health Unit

MPD's Mental Health Unit serves to further supplement our department's responses to mental health crises providing added support to community members and first-responding officers before, during, and after a mental health crisis occurs.

The Mental Health Unit is comprised of the following members:

- Mental Health Officers (MHOs) serve in a specialized role and are assigned to MPD district stations. MHOs provide individual response plans and follow-up, address system issues/concerns, share information internally and externally as appropriate, and if possible, respond to mental health calls for service when they arise. Additionally, MHOs lead department-wide training on mental health-related topics and attend specialized training opportunities.
- Law Enforcement Crisis Workers (LECWs) are mental health clinicians employed by Journey Mental Health. Beyond the crisis intervention and stabilization services that Journey provides to the community, LECWs are contracted to work in an embedded capacity at MPD. LECWs partner with MHOs to conduct outreach, address system issues, and if possible, respond to mental health calls for service when they arise.
- Mental Health Liaison Officers (MHLOs) are officers assigned to Patrol who voluntarily participate in additional training throughout the year and promote the Mental Health Unit's mission by working collaboratively with mental health providers, advocates, and consumers. ~~Additionally, MHLOs attend additional training each year on mental health-related topics.~~

MADISON AREA RECOVERY INITIATIVE

Additionally, the Madison Area Recovery Initiative (MARI) exists within the Mental Health Unit command structure. The MARI Team consists of a supervisor, an officer, and a program assistant. MARI partners with community organizations to support the following substance use recovery efforts: a pre-arrest diversion program, a field outreach program, and a self-referral line. Additionally, the MARI Team provides harm reduction supplies, education and outreach to the community.

PATROL RESPONSE GUIDELINES

Initial Response Considerations

When officers respond to a subject who is exhibiting or who has exhibited unusual, disruptive, or dangerous behavior, the officers should assess the risk posed by the subject and consult with Journey Mental Health as they investigate the following:

- The level of immediate risk or dangerousness, if any, that the subject poses to themselves or to others. *See also* MPD's Response to Persons with Altered State of Mind SOP.
- The need for emergency medical care or medical evaluation.
- Statements from direct witnesses to the subject's concerning behavior.
- Whether the subject's behavior constitutes a crime, and whether that crime would result in a discretionary or mandatory arrest situation.
- Factors that are possibly contributing to the subject's behavior, to include mental illness, alcohol or drug use, developmental or intellectual disabilities, dementia or other medical concerns.
- The subject's known diagnoses, medical history, medications, and current community supports.
- The need for further police intervention and the appropriateness of other resources, community support systems, and care providers that could assist the subject (e.g., assigned caseworkers, guardians, personal therapists, Community Alternative Response Emergency Services (CARES) response, etc.).

Dangerous Behavior, Defined

Behavior that is dangerous to the degree that it may support an Emergency Detention, is defined by Wis. Stat. 51.15(1)(ar), as that behavior which "*evidences any of the following:*

1. *A substantial probability of physical harm to himself or herself as manifested by evidence of recent threats of or attempts at suicide or serious bodily harm.*

2. *A substantial probability of physical harm to other persons as manifested by evidence of recent homicidal or other violent behavior on his or her part, or by evidence that others are placed in reasonable fear of violent behavior and serious physical harm to them, as evidenced by a recent overt act, attempt, or threat to do serious physical harm on his or her part.*

3. *A substantial probability of physical impairment or injury to himself or herself or other individuals due to impaired judgment, as manifested by evidence of a recent act or omission. The probability of physical impairment or injury is not substantial under this subdivision if reasonable provision for the individual's protection is available in the community and there is a reasonable probability that the individual will avail himself or herself of these services or, in the case of a minor, if the individual is appropriate for services or placement under s. 48.13 (4) or (11) or 938.13 (4). Food, shelter, or other care provided to an individual who is substantially incapable of obtaining the care for himself or herself, by any person other than a treatment facility, does not constitute reasonable provision for the individual's protection available in the community under this subdivision.*

4. *Behavior manifested by a recent act or omission that, due to mental illness, he or she is unable to satisfy basic needs for nourishment, medical care, shelter, or safety without prompt and adequate treatment so that a substantial probability exists that death, serious physical injury, serious physical debilitation, or serious physical disease will imminently ensue unless the individual receives prompt and adequate treatment for this mental illness. No substantial probability of harm under this subdivision exists if reasonable provision for the individual's*

treatment and protection is available in the community and there is a reasonable probability that the individual will avail himself or herself of these services, if the individual may be provided protective placement or protective services under ch. 55, or, in the case of a minor, if the individual is appropriate for services or placement under s. 48.13 (4) or (11) or 938.13 (4). The individual's status as a minor does not automatically establish a substantial probability of death, serious physical injury, serious physical debilitation, or serious disease under this subdivision. Food, shelter, or other care provided to an individual who is substantially incapable of providing the care for himself or herself, by any person other than a treatment facility, does not constitute reasonable provision for the individual's treatment or protection available in the community under this subdivision." (language quoted directly from statute 51.15(1)(ar)1.-4.)

Physical Harm or Injury to Self or Threats Thereof

An overdose, whether intentional or accidental, is a medical emergency and MPD's primary role is to ensure a safe environment for Emergency Medical Service (EMS) and other responders. Similarly, when MPD responds to incidents of attempted suicide or bodily harm to self, officers should recognize that, depending upon the circumstances, the subject's behavior could be life-threatening.

Secondarily, MPD's role in most overdose cases, incidents of attempted suicide, or bodily harm to self, is to conduct a preliminary investigation to determine whether or not a crime has been committed and whether or not the subject's behavior could later result in an Emergency Detention.

Reports are required in intentional overdose cases, incidents of attempted suicide, or incidents of bodily harm to self, when the investigating officer has credibly identified the harmed subject and/or any witnesses to the self-harming behavior. Information received at the scene may be needed later by other officers to establish grounds for an Emergency Detention so these reports should be completed as a Basket 3 priority before the end of the officer's tour of duty. The investigating officer should also, during the active course of the investigation, provide pertinent information to Journey Mental Health.

If EMS transports the subject to a hospital under circumstances of suspected intentional overdose, attempted suicide, or bodily harm to self, an officer shall respond to the hospital if any of the following factors are present:

- Death appears imminent.
- EMS requests assistance in the ambulance with a combative subject.
- The call precipitates a criminal investigation that cannot be completed at the scene.

If an officer is dispatched to the hospital for a subject who previously was suspected to have intentionally overdosed, attempted suicide, or caused bodily harm to self, an officer should:

- Determine where the dangerous behavior occurred or began, and consult with a supervisor if another jurisdiction may be more appropriate to investigate the incident.
- Make initial contact with hospital staff and Journey Mental Health to determine if the subject is voluntarily seeking treatment, if the treatment sought includes psychiatric treatment, and if it is appropriate to now facilitate a crisis assessment of the subject.
- If appropriate, investigate the incident as a potential Emergency Detention. This may include checking for past reports and Speculative Emergency Detention forms, if the underlying dangerous behavior generated a call for service.
- Consult with hospital staff regarding the possibility of the subject being admitted for medical purposes.
    - If the subject is admitted for medical treatment, officers may disengage from the hospital and get the treating physician's name for their report.

- If Emergency Detention criteria are met, an officer should complete a Speculative Statement of Emergency Detention form, save it in the appropriate shared MPD folder, and send an email notifying oncoming officers of the presence of this form in the shared MPD folder.

Physical Harm or Injury to Others or Threats Thereof

Officers are trained to recognize that some dangerous behavior may also be criminal in nature. If the subject's behavior constitutes a criminal violation but criteria for an Emergency Detention is also present, officers should:

- Consult with Journey Mental Health to determine the best short-term disposition and placement.
- Consult with a supervisor on disposition if the crime at issue is a violent felony.
- If the subject is placed under Emergency Detention and if the investigating officer deems it appropriate to make a criminal referral to the district attorney's office, the officer shall complete a probable cause affidavit for the appropriate criminal violations prior to the end of their tour of duty.
- If the underlying offense for which probable cause exists is a mandatory arrest under Wis. Stat. 968.075, the only possible dispositions for the subject are the following: an Emergency Detention, protective custody placement at Detox, or arrest. Voluntary psychiatric admissions in lieu of booking a domestic abuse suspect is not an option.
  - If the subject is placed under Emergency Detention in this circumstance, the investigating officer shall complete a probable cause affidavit and domestic paperwork prior to the end of their tour of duty. The officer shall also communicate this fact to the Officer-In-Charge (OIC). *See also* MPD's Domestic Abuse SOP.
  - If the subject is placed at Detox due to incapacitation, the investigating officer shall complete a probable cause affidavit and domestic paperwork prior to the end of their tour of duty, and shall communicate this fact to Detox staff, while keeping this paperwork on file at Detox. *See also* MPD's Intoxicated and Incapacitated Persons SOP.
- Consult with a supervisor prior to conveying the subject to jail.

Emergency Detention Criteria

Pursuant to Wis. Stat. 51.15(1), a law enforcement officer is authorized to take a subject into custody, as the least restrictive alternative appropriate to a subject's needs, if all of the following criteria are met:

- the officer has probable cause that the subject is mentally ill, or drug dependent, or developmentally disabled;
- the subject is unable or unwilling to cooperate with voluntary treatment; and
- the subject presents with at least one of the enumerated criteria (#1-4) under the Dangerous Behavior section above.

Wis. Stat. 51.15(1)(b) further states that the officer's belief that an Emergency Detention is appropriate shall be based on either of the following:

1. *"A specific recent overt act or attempt or threat to act or omission by the individual, which is observed by the officer or person; or*

2. *A specific recent overt act or attempt or threat to act or omission by the individual which is reliably reported to the officer or person by any other person, including any probation, extended supervision, and parole agent authorized by the department of corrections to exercise control and supervision over a probationer, parolee, or person on extended supervision."*

Least Restrictive, Defined

Least restrictive means or alternatives are commonly used terms within the healthcare and public health realms. The principle of "least restrictive" holds that interventions, even those done in the interest of individual or public safety, should interfere with the individual freedoms to the least possible, or necessary, extent.

Custody, Defined

Pursuant to Wis. Stat. 51.15(3), "an individual is in custody when the individual is under the physical control of the law enforcement officer." Officers are also trained to understand that custody can be interpreted in situations where an officer communicates to an individual that they are in police custody, for purposes of an emergency detention. Generally in emergency detention cases, the individual remains in law enforcement custody until custody can be transferred to the receiving facility.

Recent Overt Act, Defined

Although there is no statutory definition for "recent overt act", an officer can consider a subject's behavior to be recent if it is part of an uninterrupted crisis. An Emergency Detention is not to be initiated based upon an act, attempt, or threat to act, or omission, if there has already been some intervention (e.g., hospitalization, initiated and dismissed ED) to address the specified behavior.

Voluntary Hospital Admissions of Subjects

Voluntary admission is generally the preferred option for subjects who are cooperative and need further treatment or stabilization. In situations where the subject's behaviors are not imminently threatening to their welfare or that of other people, officers conveying the subject to an area hospital may disengage from the call once the subject is in the care of hospital staff, with the below considerations in mind.

If Emergency Detention Criteria is Present

In situations where an officer reasonably believes that Emergency Detention criteria is present, i.e., all criteria except the "unable or unwilling to cooperate with voluntary treatment" criterion, officers should stay with the subject until they are assured that the subject will follow through with a psychiatric admission, or with the approval of a supervisor.

A supervisor's decision for officers to disengage from the hospital in the aforementioned circumstance will be guided by the following factors:

- The subject's demonstrated level of compliance and willingness to seek treatment;
- The level and recency of dangerousness that the subject exhibited;
- The subject's known history of in-patient psychiatric admission and compliance therewith;
- The presence of criminal charges, or lack thereof;
- The presence of family, friends, or other supports at the hospital; and
- Whether or not the investigating officer has briefed the hospital social worker or charge nurse on the situation.

If a supervisor grants approval for officers to disengage prior to the subject's psychiatric admission, officers are responsible for doing the following:

- Communicate their intent to disengage from the hospital to the charge nurse and the hospital social worker.

- Make the request of hospital staff that they re-contact Journey Mental Health and MPD if the subject attempts to leave prior to being fully admitted so that an Emergency Detention can be completed.
- Brief Journey Mental Health on the fact that officers disengaged, and that hospital staff will call if the subject becomes involuntary.
- Complete a Basket 3 priority report and a Speculative Statement of Emergency Detention form before the end of their tour of duty.
- Save the drafted Speculative Statement of Emergency Detention in the appropriate shared MPD folder, and send an email notifying oncoming officers of the presence of this form in the shared MPD folder.

Assessing Subjects for Emergency Detention

Officers should investigate the totality of the circumstances to determine if criteria for an Emergency Detention are met. Officers should consult with Journey Mental Health as soon as an officer has established possible grounds for an Emergency Detention.

In Dane County, Journey Mental Health is the named representative of "the county department." Pursuant to Wis. Stat. 51.15(2)(c), Journey Mental Health may only approve an emergency detention:

> *"if a physician who has completed a residency in psychiatry, a psychologist, or a mental health professional, as determined by the department, has performed a crisis assessment on the individual and agrees with the need for detention and the county department reasonably believes the individual will not voluntarily consent to evaluation, diagnosis, and treatment necessary to stabilize the individual and remove the substantial probability of physical harm, impairment, or injury to himself, herself, or others."*

Pursuant to Wis. Stat. 51.15(2)(c), a crisis assessment can occur in any of the following ways:

- In-person, with a crisis worker responding to the location of the officer.
- In-person, with an officer transporting a subject to the location of the crisis worker. This may be a custodial transport if the officer has established grounds to take the subject into protective custody.
- By telephone, or by telemedicine or video conferencing technology.

Completing Chapter 51-Related Paperwork

When an MPD officer and Journey Mental Health support an Emergency Detention and after an officer has taken custody of the subject, the officer should do the following:

- Complete the Statement of Emergency Detention form. It is the responsibility of the officer who investigates the circumstances of the emergency detention to complete the Statement of Emergency Detention form to the best of their abilities. The form shall comply with the following:
  - articulate dangerousness behavior (acts, threats, omissions),
  - list names and contact information of one or more witnesses,
  - list the full name of the Crisis worker who approved the Emergency Detention,
  - list the detention date and time,
  - list the receiving facility, and
  - include the witnessing officer's electronic signature
- If applicable, complete paperwork related to the arrest of the same subject. In a domestic abuse-related incident, officers shall complete and submit all paperwork listed in the Domestic Abuse SOP, regarding the subject as an "at large suspect."

- If an officer relieves the investigating officer and ultimately transports the subject to the receiving facility, the transporting officer is responsible for ensuring that the form is complete and accurate.
- After the receiving facility has accepted the subject and prior to the time when the officer transfers custody of the subject to the receiving facility, an officer shall upload the completed form to the password protected CCAP website and shall send the form via email to the appropriate parties. These procedures are found in MPD's E-filing guide.
- Any investigating and transporting officers shall complete their reports as a Basket 3 priority and route it to the PD Mental Health email group.

Officers may also be tasked with completing Chapter 51 returns for subjects. In these cases, it is the responsibility of the officer who completes the transport to ensure that the Affidavit of Service is completed and emailed to appropriate parties. These procedures are found in MPD's E-filing guide.

Transport Considerations

Consistent with MPD's Use of Force SOP, officers shall place handcuffs on any subject in custody when the officer reasonably believes the subject may become violent, attempt to escape, or pose a danger to self or others. When MPD officers complete a transport of a subject to Winnebago Mental Health Institute or to other receiving facilities located outside of the City of Madison, officers should consider transporting the subject in front "belly-chain" restraints, if possible.

If transport within a police vehicle would be uncomfortable or unfeasible, officers may communicate to hospital staff their request for an ambulance transport. In these situations, officers will still maintain custody of the subject during the transport.

If inclement weather or other road conditions do not permit a safe transport to the receiving facility, officers will stay with and maintain custody of the subject at the hospital. Officers should communicate with the OIC in making this determination.

Transports as a Planned Overtime Assignment

The Officer-in-Charge may determine that it is appropriate to staff an emergency detention transport as an overtime assignment. If appropriate, the overtime assignment will be consistent with relevant contractual provisions; it will be open to all commissioned personnel and awarded to whomever had the least amount of overtime accrued for the year, with priority assignment as follows:

- To all non-command commissioned personnel;
- To command personnel (if insufficient non-command personnel express interest).

If no one expresses interest in an overtime guarding assignment, patrol resources may be ordered to fill the assignment, consistent with existing order-over procedures. *See also* MPD's Guarding of Persons in Police Custody at Hospitals SOP.

Third-Party Transports

Wis. Stat. 51.15(2)(a) permits law enforcement agencies to contract with other law enforcement agencies, ambulance service providers, or a third-party vendor to transport subjects for detention. If a transport is arranged with an MPD contracted third-party, MPD officers will turn over custody to the transporting party when the subject is boarded into the transporting party's vehicle, or if prior to that time, the transporting party communicates that they are responsible for the subject.

Requests for Transport from Emergency Detention Facilities to Dane County Jail

Officers In Charge may field a request to transport individuals previously detained on an Emergency Detention from a receiving facility to the Dane Co. Jail. Generally, Officers in Charge should work with the Journey Mental Health Discharge Planner to field and fulfill these requests. When the individual has warrants or a DOC hold, MPD will not be responsible for transporting the individual from the receiving facility to Jail.

In situations where MPD has active Probable Cause for a criminal charge that is either domestic enhanced or a felony or both, MPD is responsible for transporting the individual from the receiving facility to Jail. If the District Attorney's office has completed an expedited review process and has declined to charge the domestic-enhanced crime or felony, MPD is no longer responsible for the transport.

Release as a Possible Disposition

Based upon the officer's and Journey Mental Health's assessment of a subject's behavior and condition, it may be appropriate to resolve the call in one of the following ways:

- Release the subject to their own care, with an articulated plan for safety.
- Release the subject to their own care, with a referral made to a mental health agency.
- Release the subject into the care of family or friends.

REQUESTS TO CONDUCT AN EMERGENCY DETENTION FROM THE JAIL

Occasionally, MPD is requested by Journey Mental Health to complete an Emergency Detention of subject who has already been booked into the Dane County Jail (DCJ) by MPD. The mental health concerns of acutely ill subjects are generally not addressed in jail, unless the subject voluntarily accepts treatment, or the subject exhibits new dangerousness while at the jail. Nevertheless, removing a subject from a secure facility poses some risk to officers and to the community. This section outlines the process and conditions for an Emergency Detention from jail.

Applicability

This section covers the Emergency Detention of subjects after MPD officers have transferred custody of the subject to jail personnel and after the subject has been admitted into the jail. Situations in which jail personnel refuse to accept an arrestee and insist instead that an Emergency Detention be conducted should be handled on a case-by-case basis between the MPD Officer in Charge and the appropriate point of contact at the jail.

Post-Booking Emergency Detentions

Prior to removing a subject from jail to conduct an Emergency Detention, an investigating officer or supervisor should do all of the following:

- If feasible, consult with a supervisor within the Mental Health Unit.
- Determine jurisdiction. MPD has the responsibility in the Emergency Detention if the subject's predominant pattern of dangerous behavior occurred within the City of Madison.
- Determine necessity. MPD will collaborate with a Journey Mental Health crisis worker to determine if an Emergency Detention is appropriate.
- If the criminal case underlying the subject's custody at DCJ is (or is likely to be) assigned to a specialized unit and/or detective, consult with the assigned detective or special unit supervisor.

If the above conditions are met, the officer or supervisor should brief the Officer in Charge.

Officer In Charge Responsibilities and Approval Process

Prior to taking any action to remove the subject from the jail, the Officer in Charge shall contact the Community Outreach Captain (or their designee) to obtain approval for the Emergency Detention out of the jail.

Once the Community Outreach Captain has granted approval for removal of a subject from jail, the investigating officer should:

- ~~Ensure that a Crisis Worker has ruled out the option of direct hospital admission.~~
- Coordinate with the Jail Operations Sergeant, Jail Mental Health Workers, and an MPD supervisor to plan for safe transfer of custody and transport.
- Consider requesting jail personnel's assistance in restraining the subject in their custody and transporting the subject to a hospital using special equipment and vehicles.
- Communicate with Journey to determine the appropriate local hospital for medical clearance purposes, and to begin coordination of patient acceptance to receiving facility.

Dane County Sheriff's Office-Initiated Emergency Detentions

When a subject's predominant pattern of dangerous behavior occurred while the subject is in custody at the Dane County Jail, the Dane County Sheriff's Office should generally perform the Emergency Detention.

RESPONDING TO SUBJECTS WITH INTELLECTUAL/DEVELOPMENTAL DISABILITIES

The Madison Police Department (MPD) recognizes that police may have contact with subjects who live with intellectual/developmental disabilities (IDD). MPD's primary role when responding to incidents involving subjects with IDD is to ensure their safety and the safety of those around them. It may be appropriate for others, such as caregivers, family members, or others service providers to attempt to support the subject prior to and during police intervention. MPD will assist with stabilizing a dangerous scene if a subject is combative and unable to be calmed.

Some subjects with IDD may reside at an assisted living facility or adult family home. In some cases, a subject who is placed in a Dane County adult family home may have a different county of residence and that county of residence is responsible for the coordination of their care. In adult family homes, staff are responsible for managing resident needs and for working with MPD to keep everyone safe. Managed care organizations, the Dane County Behavioral Health Resource Center, and the Waisman Center can all be resources for families and caregivers.

When responding to subjects with IDD, officers should consider the following:

- If caregivers or other service providers are present, inquire about the care plan in place for the subject, particularly when the subject is physically combative. Questions that may be helpful to ask include:
  - Does the subject give any signs prior to becoming combative?
  - What calms the subject down?
  - What is the subject's legal status? (e.g., do they have a legal guardian, are they protectively placed, do they have a Chapter 51 order?)
  - Is the subject prescribed medication(s) and has the subject's doctor been consulted?
- Consult with Journey Mental Health and with caregivers on investigations.
- Criminal charges or citations are generally not appropriate for subjects who live with IDD. In some circumstances however, they may be appropriate.

- If a subject with IDD at an assisted living facility requires no emergency medical treatment or evaluation and if caregivers believe the subject needs to be evaluated at a hospital, facility staff should arrange transport.
- If a subject with IDD requires emergency medical treatment, officers should consider requesting EMS to transport them to the hospital. If the subject cannot be safely transported by EMS or a caregiver, MPD will assist in transporting the subject to a local hospital.
- If officers have concerns for the care and wellbeing of the subject, they should contact Child Protective Services or Adult Protective Services to report their concerns.

RESPONDING TO SUBJECTS WITH DEMENTIA

The Madison Police Department (MPD) recognizes that dementia is a progressive illness in which subject's symptoms and behaviors can change, requiring increased levels of care over time. Subjects with dementia may exhibit unsafe behavior, to include combativeness or wandering and becoming lost. MPD's primary role in these calls is to ensure their safety and the safety of those around them. It may be appropriate for others, such as caregivers, family members, or others service providers to attempt to support the subject prior to and during police intervention. MPD will assist with stabilizing a dangerous scene if a subject is combative and unable to be calmed.

Some subjects with dementia may reside at assisted living facilities. Assisted living facility staff are responsible for managing resident needs and for working with MPD to keep everyone safe. Adult Protective Services, the Aging and Disability Resource Center, and Wisconsin Alzheimer's and Dementia Alliance can all be resources for assisted living facilities and for families.

When responding to subjects with dementia, officers should consider the following:

- If caregivers or other service providers are present, inquire about the care plan in place for the subject, particularly when the subject is physically combative. Questions that may be helpful to ask include:
    - Does the subject give any signs prior to becoming combative?
    - What calms the subject down?
    - What is the subject's legal status? (e.g., do they have a legal guardian, are they protectively placed, do they have a Chapter 51 order?)
    - Is the subject prescribed medication(s) and has the subject's doctor been consulted?
- Wisconsin case law directs that subjects with permanent disabilities that are likely not capable of rehabilitation (i.e., dementia and no other treatable condition) are not to be committed under Chapter 51 procedures, which includes emergency detention. Dementia can co-occur with other disorders and disabilities, so it is best to consult with Journey Mental Health and with caregivers on investigations.
- Criminal charges or citations are generally not appropriate for subjects diagnosed with dementia.
- If a subject with dementia at an assisted living facility requires no emergency medical treatment or evaluation and if caregivers believe the subject needs to be evaluated at a hospital, facility staff should arrange transport.
- If a subject with dementia requires emergency medical treatment or evaluation, officers should consider requesting EMS to transport them to the hospital. If the subject cannot be safely transported by EMS or a caregiver, MPD will assist in transporting the subject to a local hospital.
- If officers have concerns for the care and wellbeing of the subject, they should contact Adult Protective Services to report their concerns.

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Notification of Commanding Officers

Eff. Date ~~02/03/2025~~ 06/23/2025

Purpose

To clarify the situations requiring the notification of District or Work Unit Command Staff.

Required Notification of Commanding Officers

The following situations always require the notification of the District/Work Unit Command staff **and** the appropriate Assistant Chief ~~of Field Operations~~ as soon as possible **regardless of when the incident occurs.** Voice/Text messages should be left, but it is important to have direct contact with the command staff and an assistant chief. The Officer in Charge (OIC) is responsible to ensure these notifications are made. If the reason for the notification is a homicide or attempted homicide (reason number one below or the arrest of a high-profile suspect (reason number three below) or a fatal traffic crash (reason number six below), please notify the Assistant Chief of Investigative & Specialized Services. For all other Assistant Chief notifications, please notify the Assistant Chief of Field Operations.

1. A homicide or attempted homicide where death appears probable or where the victim sustains a significant injury. This includes weapons offenses where a victim is shot, stabbed (non-superficial), or sustains other injuries requiring hospitalization.
2. Weapons offenses of shots fired into an **occupied** building/structure ~~residence~~ or into an **occupied** vehicle.
3. When the suspect or person of interest of a high-profile case has been arrested (i.e. homicide, attempted homicide, or any other high-profile case that has received media attention).
4. A situation requiring a SWAT call-up. **NOTE: SWAT** Commander will be called **first** in this instance.
5. A situation requiring a SET call-up. **NOTE: SET** Commander will be called **first** in this instance.
6. A fatal traffic crash.
7. A significant incident involving an employee, on or off duty, e.g., serious injury or death of an employee, officer-involved shooting or use of deadly force, serious disciplinary measures, allegations of or arrest for criminal violations, or an employee or an employee's family member(s) being the victim of a serious violent crime. This includes on duty injuries in which an officer is unable to complete their shift. These examples are illustrative and not meant to be inclusive. **NOTE:** The Chief of Police wants to be notified in the event of ANY employee—sworn/civilian—injury, whether on or off-duty.
8. Madison Police Department (MPD) arrest of any law enforcement officer.
9. A fire that results in a fatality.
10. A significant community issue or incident that requires police attention or involves notable persons.
11. Unusually extensive criminal damage to property/graffiti.
12. When a case is generating significant media interest and the scene supervisor is requesting Public Information Officer (PIO) assistance.
13. MPD pursuit that terminates in a crash causing injury to any party.
14. Any incident or attempted incident involving a serious crime where the victim and offender are not known to one another (stranger sexual assault, stranger carjacking, stranger armed street robbery).

If there is any doubt as to whether a call should be made, make the call. When unable to contact the appropriate Commanding Officer, contact should be attempted as follows:

1. Assistant Chief of Field Operations
2. Assistant Chief of Investigative and Specialized Services
3. Assistant Chief of Support and Community Outreach
4. Executive Section/Operations Captain
5. Any other District Commander

CONSULTATION WITH DISTRICT, WORK UNIT, OR ON-CALL DETECTIVE LIEUTENANT

Many cases warrant the immediate involvement of detectives and additional investigative resources. During normal work hours, the appropriate Detective Lieutenant, Investigative Lieutenant, or Detective Sergeant may be contacted directly. After 4 pm on weekdays, during normal Detective on-duty hours, the OIC can contact Detective Sergeants or Detectives directly with pre-approval from District, Work Unit, or On-Call Lieutenants.

The following table lists the incident types which **require** contact with the appropriate Lieutenant. In some cases, contact is only required in the event that a Patrol Supervisor or the OIC determine that additional investigative resources are needed. In cases where contact is required or additional resources are being requested, the OIC should contact the appropriate person from the following table:

INCIDENT TYPE	CONTACT REQUIRED	MONDAY-FRIDAY	AFTER HOURS, WEEKENDS, HOLIDAYS
• Homicide/Attempted Homicide where death appears probable • Kidnapping • Weapons offense with occupied building or vehicle struck • Victim with a gunshot wound	**Yes**	Violent Crime Unit (VCU) Detective	Investigative Services Lieutenant of VCU *Back-up: Either of the VCU Detective-Sergeants*
• Self-inflicted gunshot wound	If additional resources are needed	Persons Crime Detective Lieutenant	On-Call Detective Lieutenant
• Infant/Child death investigation or significant head or brain trauma • Child abduction or attempted abduction (not intended for child custody disputes)	**Yes**	Special Victims Unit (SVU) Detective Sergeant	Lieutenant of SVU *Back-up: SVU Detective Sergeant*
• Sexual assault of a child **(an after-hours delayed report with no evidence readily available to collect, victim is safe, and suspect is known, can be written up and routed to the Detective Lieutenant of SVU • Physical abuse of a child • Child neglect	If additional resources are needed	Special Victims Unit (SVU) Detective Sergeant	Lieutenant of SVU *Back-up: SVU Detective Sergeant*
• Serious or fatal auto crash (serious injuries are those injuries that appear life threatening. Crashes with injuries of questionable severity will be investigated as if they were serious injury/fatal crashes. An MPD Field Supervisor will be responsible for assessing the crash scene and any associated injuries…….“Traffic and Crash Investigation” page #3).	**Yes**	Lieutenant of Traffic & Specialized Services	Lieutenant of Traffic & Specialized Services *Back-up: Captain of Traffic & Specialized Services or Sergeant of Forensic Services*
• First or second-degree sexual assault. ** An after-hours delayed report with no evidence readily available to collect, victim is safe, and suspect is known, can be written up and routed to either the East FJ/SC District Detective Lieutenant or the West FJ/SC Detective Lieutenant	If additional resources are needed	Sensitive Crimes Detective Lieutenant (East or West)	On-Call Detective Lieutenant
• First degree reckless endangering safety	**Yes**	Persons Crime Detective Lieutenant	On-Call Detective Lieutenant
• Arson to occupied building	**Yes**	Property/Burglary Detective Lieutenant	On-Call Detective Lieutenant
• Home invasion without shots fired	If additional resources are needed	Persons Crime Detective Lieutenant	On-Call Detective Lieutenant

• An investigation that requires additional resources or expertise not available on an on-duty status	If additional resources are needed	Appropriate Specialty Detective Lieutenant	On-Call Detective Lieutenant
• Imminent threat, targeted, or mass casualty violence	**Yes**	Persons Crime Detective Lieutenant	On-Call Detective Lieutenant
• MPD pursuit (if terminates with crash causing injury, follow command notification protocols)	**Yes**	Email involved officer's District/work unit Lieutenant with date and case #	N/A

NOTE: There may be circumstances involving crimes other than those already specified which, because of the complexity, on-going crime pattern, etc. (examples: counterfeit rings, business burglaries, armed robberies) warrant the immediate involvement of detectives. A call to the On-Call Detective Lieutenant is appropriate in these instances. **When in doubt,** a call to consult with the On-Call Detective Lieutenant should be made. The on-call contact number is 608-243-0544.

CONTACTING THE FORENSIC SERVICES UNIT SERGEANT

The Forensic Services Unit (FSU) Sergeant should be contacted whenever additional investigator resources are needed for an investigation, or for consultation on investigative steps/resources. If the FSU Sergeant is unavailable, the Traffic & Specialized Services Lieutenant should be contacted. Voice/Text messages should be left, but it is important to have direct contact with an FSU supervisor/commander.

The following situations **require** notification of the FSU Sergeant (Back-Up: Traffic & Specialized Services Lieutenant):

1. A homicide or attempted homicide where death appears probable.
2. A serious or fatal auto crash.
3. A death investigation resulting the Medical Examiner's staff requesting an Investigator attend the autopsy.
4. A request by an outside agency for assistance by FSU personnel.
5. An investigation requiring additional FSU resources.

NOTE: Notification can be made by on-duty Investigators if time permits. This may help facilitate passing of pertinent information between on-duty investigators and the FSU Sergeant (Back-Up: FSU Command).

CALL-IN PROCEDURE FOR DETECTIVES, SWAT, SET

When the On-Call Detective Lieutenant has determined that detectives are to be called in, the On-Call Detective Lieutenant will provide a list of detectives to the OIC. It is the responsibility of the OIC to then contact the detectives from this list utilizing the Telestaff call-in process.

It is recognized that there may be circumstances that prompt the OIC to request assistance from the On-Call Detective Lieutenant in making calls to the detectives, and these situations may be negotiated on a case-by-case basis. However, any further assistance provided by the On-Call Detective Lieutenant is optional and not required.

When the SWAT or SET Commander has determined a unit call-up is warranted, it is the responsibility of the OIC to coordinate the SWAT/SET member notification process utilizing the Telestaff call-in process.

NOTIFICATION OF MPPOA/AMPS PRESIDENT

The President(s) of the Madison Professional Police Officers Association (MPPOA) and/or the Association of Madison Police Supervisors (AMPS) should be notified whenever a significant incident involving an employee, on or off duty, occurs, e.g., serious injury or death of an employee, officer-involved shooting or use of deadly

force, or an employee or an employee's family member(s) being the victim of a serious violent crime. These examples are illustrative and not meant to be inclusive.

INFORMATION CONSIDERATIONS PRIOR TO CALLING ON-CALL DETECTIVE LIEUTENANT

1. Nature of incident (i.e. stabbing, sexual assault, home invasion, etc.); was weapon/force/threat of violence used

2. Scene(s) – located and secured (i.e. vehicle, residence, outdoors, etc.); Supervisor, Detective, or Investigator currently involved in on-duty status; presence of evidence; weather conditions that may impact evidence collection; evidence collection coordination
3. Time lapse from incident to reporting — if there was a delay, why

4. Victim(s) information – name; age; current location (hospital, scene, unknown, etc.); injuries; MPD in contact

5. Suspect(s) information – name(s), if known; in unknown, do we have a description or other pertinent information; relation to victim(s); location/custody status, if known;

6. Witness(s) information – are there any; if so, how many; location; MPD in contact

7. Other considerations – language/culture barrier; handicap for any involved parties (physical, mental illness, cognitive delays, etc.); juvenile (Safe Harbor situation, contact Dane County Human Services (DCHS), protection issues, etc.); crowd or media concerns

The above information will assist the On-Call Detective Lieutenant in making a decision on the best way to proceed with the investigation, and who, if anyone, will be called in to assist.

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(Reviewed Only: 02/04/2022, 02/05/2024)

Personnel File Contents and the Process for Accessing These Records

Eff. Date ~~01/22/2024~~ 05/19/2025

Purpose

The Madison Police Department (MPD) maintains information on all current and past employees, commissioned and civilian, pursuant to State of Wisconsin Statutes and City of Madison Ordinance.

The purpose of this standard operating procedure (SOP) is to identify and clarify specific categories of personnel information and to establish criteria to ensure ~~assure~~ that this information is maintained and protected, allowing access only when provided by law. Accordingly, not all portions of an employee's employment file will be available to the employee. In addition, there may be a reasonable charge for providing copies of records.

The following categories are considered sections of an employee's overall Personnel File Record and the documents identified represent typical types of records that may be stored within. The documents listed within each category are not exhaustive. The training team is responsible for creating folders for Pre-Service Academy, ~~Field Training,~~ Employee file, and Medical file for commissioned personnel. The Police Executive Office Supervisor is responsible for creating the Employee file and Medical file for non-commissioned personnel.

Files/Definitions

EMPLOYEE FILE (GREEN)

(Maintained by the Human Resources Coordinator and the Police Executive Office Supervisor)

This file is stored in the Master File room in the City County Building (CCB) in a green file folder. File contents are typically related to the following:

- ~~Letter to Offer Position to Candidate~~
- ~~Letter of Acceptance~~
- Final Job Offer Correspondence
- Letters of Recommendation (if turned in after employment began)
- ~~Standards of Conduct Pledge~~
- Deputization Form
- Employee Status Information (rank, address, education, assignment)
- Commendations and Awards (Employee Recognition Form(s), Community Member Recognition Letters, Departmental Awards)
- Evaluations (On-Boarding Reports)
- Employee Feedback Forms
- Employee Notification of Grant Funded Position
- Retirement and Resignation Documents
- New Employee Set-Up Form
- MPD Self ID Form and New Civilian Orientation Check List
- Notification of Promotion and Promotion Memos (excludes Promotional Process File contents, which is stored electronically by the Captain of Training)
- Extensions of probationary period or field training (non-disciplinary) as well as performance improvement plans prior to permanent employee status

MEDICAL FILE (BLUE)

(Maintained by the Human Resources ~~(HR)~~ Coordinator and PD Medical)

This file is stored in the Master File Room in the CCB in a blue file folder. File contents are typically related to the following:

- Doctor's ~~Documents~~ Note
- Workers Compensation Documents (Paradigm injury report, Determination of Exposure)
- Occupational Safety and Health Administration (OSHA)
- Donated Leave Forms
- Any Medical Related Documents (Medical Status Report, or non-work related medical note)
- Family Leave Application & Approval
- Fitness to Use a Respirator
- Drug Test Results (Post-Employment Offer)
- Medical Test Results Letter (pre-hire)

PROMOTIONAL FILE

All documents related to promotions are stored electronically by the Captain of Training.

TRAINING

(Maintained by the Training Team)

These files are stored electronically by the Administrative Clerk ~~Program Assistant~~ assigned to the Training Team. Files earlier than 2013 are currently housed in a Green File Folder. File contents are typically related to the following:

- In-Service Specialized Training
- Remedial Training (non-discipline related)
- Field Training Officer/Sergeant
- Specialized Unit Training
- District/Section Training
- ~~HR 218~~

PROFESSIONAL STANDARDS AND INTERNAL AFFAIRS (PSIA)[1]

(Maintained by the Lieutenant of PS&IA)

Prior to 2014, some of the below listed files are stored in the Master File Room in the CCB and secured in a separate locked storage cabinet. After that date, all PSIA files are stored electronically within the IA management software program designated by the Madison Police Department. Under 2021 Wisconsin Act 182, if there is a resignation in lieu of termination on file for an employee, PSIA is required to transfer the file to the Wisconsin Department of Justice if requested by the Wisconsin Crime Information Bureau (CIB). File contents are typically related to the following:

- Internal and External Complaints
- Investigations by PSIA and District Command of SOP and Codes of Conduct Violations
- Documentation of Sanctions (discipline and non-discipline)
- Existing and expired Work Rules/Performance Improvement Plans (after an employee has passed probation)
- Historic Disciplinary Records
- Pursuit Reviews

[1] These files have restricted access. Access to portions of these files may be denied due to exceptions noted in Wisconsin State Statutes §§19.31-19.39 and §103.13.

- Squad Crash Reviews, Arbitrator, Mobile Data Computer (MDC) messages, Emails, and Sick Leave Use Audits
- Disciplinary Notice/Findings
- Probationary Officer Extension Memos Crafted by District Captains (if not related to performance, an inquiry only file will be created)

PRE-SERVICE ACADEMY TRAINING FILE (YELLOW)

(Maintained by the Lieutenant of Training, until transferred to the HR Coordinator)

All pre-service records remain at the Training Center under the direction of the Lieutenant of Training until transferred to the Master File Room at the CCB. The transfer to the Master File Room should be made prior to the following Academy and should include all documents created during the Academy. Prior to transfer, these records should be printed and filed in the corresponding recruit folder. The maintenance of these files is then the responsibility of the Human Resources Coordinator. Documents related to tests and performance measures of probationary commissioned personnel while attending the MPD Police Academy are housed electronically or on microfilm; certain paper files may also be housed in the Master File Room located at the CCB. File contents are typically related to the following:

- Exams, Quizzes, and Assessments (Law, Operating Motor Vehicle While Intoxicated (OMVWI), Laser, Radar (if prior to 2022), and Defensive and Arrest Tactics (DAAT))
- Emergency Vehicle Operations Course (EVOC) Driving Skills Check List
- Conduct Log and Attendance Report
- Firearms Qualification
- Fitness Scores

FIELD TRAINING & EXPERIENCE (FT&E) FILE (ORANGE)

(Maintained by the Lieutenant assigned as FT&E Coordinator~~, until transferred to the HR Coordinator~~)

Documents in LEFTA are only stored electronically and can be accessed by the Lieutenant assigned as FT&E Coordinator, the HR Coordinator, and the Police Executive Office Supervisor.

Documents related to performance measures of probationary commissioned personnel while participating in MPD's Field Training and Experience program are housed in different manners. The records for employees hired prior to 2015, are stored on microfilm and located in the master file room. The records for employees who were hired between 2015 and 2020 are stored electronically in SharePoint or in paper form. The records for employees hired between 2021 to present day are only stored electronically in LEFTA. As of 2024, no field training files should be printed. Instead, they should continue to be stored electronically in LEFTA. ~~electronically (2015-2021) or on microfilm (prior to 2015) and maintained by Training until the employee is deployed to a field assignment. All field training files should be printed and filed in the Master File Room located at the CCB within six months of deployment.~~ File contents are typically related to the following:

- Daily Observation Reports
- Supervisor Weekly
- Supervisor Monthly Evaluations (starts when officers move to solo patrol and until they are off probation)

Rules and Guidelines

CRITERIA

- A current or former employee may review their personnel records twice ~~once~~ per calendar year, upon request. A review form indicating date of review and signature of employee will be maintained within the file.

- Employees must be notified and/or sign off on new documents placed within their personnel file pertaining to performance issues.
- All file entries should include the following specific dates when appropriate: the date the information was added to the file and/or the date the information was received by PSIA.
- Documentation should occur each time someone accesses an employee personnel file. This documentation should consist of a short memo indicating the date of the review, who conducted the review, the reason for the review, and what sections of the personnel file were accessed. This memo shall be placed within the employee file.
- Personnel files are all to be housed within the locked Master File Room located at the CCB ~~Headquarters~~. However, some Pre-Service Field Training Files are stored electronically. In addition, certain PSIA files are kept in this room through 2013 but are otherwise electronic (see above).
- Personnel Files are available to the employee, to the employee's representative when involved in a grievance, to an employee's physician (per medical record exception), and to decision-maker (Human Resources Coordinator or their Commanding Officer). Personnel files are public record and are subject to applicable state and federal law.
- Employees may add to their files, i.e., when they receive direct commendations from the public.
- Copies of an employee file will be requested and received through the Records Custodian, applicable laws will be applied. The right of the employee or the employee's representative to inspect records includes the right to copy or receive a copy of records. The employer may charge a reasonable fee for providing copies of records, which may not exceed the actual cost of reproduction.

RETENTION OF RECORDS

(Maintained by the Police Executive Office Supervisor)

- No records are to be removed or purged at an employee's request. If an employee believes a record exists in error or disagrees with the content of a record, the employee can submit a memo stating they dispute the record and why. This memo will be stapled to the disputed record.
- All documents listed above that are placed in an employee's permanent file will be stored for at least eight (8) years after separation from service.

Wisconsin State Statutes §§19.31-19.39 and §103.13 clearly articulate exceptions related to employee access of their Personnel Records. These exceptions include the following:

- Records relating to the investigation of possible criminal offenses committed by that employee.
- Letters of reference provided through the background process.
- Any portion of a test document, except that the employee may see a cumulative total test score either for a section of the test document or for the entire test document.
- Materials used by the employer for staff management planning, including judgments or recommendations concerning future salary increases and other wage treatments, management bonus plans, promotions and job assignments, or other comments or ratings used for the employer's planning purposes.
- Information of a personal nature about a person other than the employee if disclosure of the information would constitute a clearly unwarranted invasion of the other person's privacy.

Records relevant to any other pending claim between the employer and the employee, which may be discovered in a judicial proceeding.

RECORDS APPEAL PROCESS

- Review processes initiated by the employee shall be in writing describing the disputed information and directed to the authority responsible for maintaining the record in question.
- The authorities designated to maintain the specific record will be responsible for the review process and may delegate the review to his/her designee. The designated authority will make a determination on the record in dispute. Appeals to this decision are to be directed to an Assistant Chief.
- The final decision on the disposition of the appeal shall be the responsibility of an Assistant Chief.

- If an agreement is not reached through the appeal process, an employee may submit a response to their written dispute articulating the employee's position. That response is to be attached to the original disputed document.

Original SOP: 05/11/2012
(Revised: 02/25/2015, 06/10/2015, 02/12/2016, 03/21/2016, 02/03/2017, 12/21/2017, 01/15/2020, 12/28/2020, 01/31/2023, 01/22/2024, 05/19/2025)

Personnel File Contents and the Process for Accessing These Records

Eff. Date ~~05/19/2025~~ 05/29/2025

Purpose

The Madison Police Department (MPD) maintains information on all current and past employees, commissioned and civilian, pursuant to State of Wisconsin Statutes and City of Madison Ordinance.

The purpose of this standard operating procedure (SOP) is to identify and clarify specific categories of personnel information and to establish criteria to ensure that this information is maintained and protected, allowing access only when provided by law. Accordingly, not all portions of an employee's employment file will be available to the employee. In addition, there may be a reasonable charge for providing copies of records.

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Files/Definitions

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This file is stored in the Master File room in the City County Building (CCB) in a green file folder. File contents are typically related to the following:

- Final Job Offer Correspondence
- Letters of Recommendation (if turned in after employment began)
- ~~Deputization Form~~
- Employee Status Information (rank, address, education, assignment)
- Commendations and Awards (Employee Recognition Form(s), Community Member Recognition Letters, Departmental Awards)
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- Extensions of probationary period or field training (non-disciplinary) as well as performance improvement plans prior to permanent employee status

MEDICAL FILE (BLUE)

(Maintained by the Human Resources Coordinator and PD Medical)

This file is stored in the Master File Room in the CCB in a blue file folder. File contents are typically related to the following:

- Doctor's Note

- Workers Compensation Documents (Paradigm injury report, Determination of Exposure)
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- Emergency Vehicle Operations Course (EVOC) Driving Skills Check List
- Conduct Log and Attendance Report
- Firearms Qualification
- Fitness Scores

FIELD TRAINING & EXPERIENCE (FT&E) FILE (ORANGE)

(Maintained by the Lieutenant assigned as FT&E Coordinator)

Documents in LEFTA are only stored electronically and can be accessed by the Lieutenant assigned as FT&E Coordinator, the HR Coordinator, and the Police Executive Office Supervisor.

Documents related to performance measures of probationary commissioned personnel while participating in MPD's Field Training and Experience program are housed in different manners. The records for employees hired prior to 2015, are stored on microfilm and located in the master file room. The records for employees who were hired between 2015 and 2020 are stored electronically in SharePoint or in paper form. The records for employees hired between 2021 to present day are only stored electronically in LEFTA. As of 2024, no field training files should be printed. Instead, they should continue to be stored electronically in LEFTA. File contents are typically related to the following:

- Daily Observation Reports
- Supervisor Weekly
- Supervisor Monthly Evaluations (starts when officers move to solo patrol and until they are off probation)

Rules and Guidelines

CRITERIA

- A current or former employee may review their personnel records twice per calendar year, upon request. A review form indicating date of review and signature of employee will be maintained within the file.
- Employees must be notified and/or sign off on new documents placed within their personnel file pertaining to performance issues.
- All file entries should include the following specific dates when appropriate: the date the information was added to the file and/or the date the information was received by PSIA.
- Documentation should occur each time someone accesses an employee personnel file. This documentation should consist of a short memo indicating the date of the review, who conducted the review, the reason for the review, and what sections of the personnel file were accessed. This memo shall be placed within the employee file.

- Personnel files are all to be housed within the locked Master File Room located at the CCB. However, some Pre-Service Field Training Files are stored electronically. In addition, certain PSIA files are kept in this room through 2013 but are otherwise electronic (see above).
- Personnel Files are available to the employee, to the employee's representative when involved in a grievance, to an employee's physician (per medical record exception), and to decision-maker (Human Resources Coordinator or their Commanding Officer). Personnel files are public record and are subject to applicable state and federal law.
- Employees may add to their files, i.e., when they receive direct commendations from the public.
- Copies of an employee file will be requested and received through the Records Custodian, applicable laws will be applied. The right of the employee or the employee's representative to inspect records includes the right to copy or receive a copy of records. The employer may charge a reasonable fee for providing copies of records, which may not exceed the actual cost of reproduction.

RETENTION OF RECORDS

(Maintained by the Police Executive Office Supervisor)

- No records are to be removed or purged at an employee's request. If an employee believes a record exists in error or disagrees with the content of a record, the employee can submit a memo stating they dispute the record and why. This memo will be stapled to the disputed record.
- All documents listed above that are placed in an employee's permanent file will be stored for at least eight (8) years after separation from service.

Wisconsin State Statutes §§19.31-19.39 and §103.13 clearly articulate exceptions related to employee access of their Personnel Records. These exceptions include the following:

- Records relating to the investigation of possible criminal offenses committed by that employee.
- Letters of reference provided through the background process.
- Any portion of a test document, except that the employee may see a cumulative total test score either for a section of the test document or for the entire test document.
- Materials used by the employer for staff management planning, including judgments or recommendations concerning future salary increases and other wage treatments, management bonus plans, promotions and job assignments, or other comments or ratings used for the employer's planning purposes.
- Information of a personal nature about a person other than the employee if disclosure of the information would constitute a clearly unwarranted invasion of the other person's privacy.

Records relevant to any other pending claim between the employer and the employee, which may be discovered in a judicial proceeding.

RECORDS APPEAL PROCESS

- Review processes initiated by the employee shall be in writing describing the disputed information and directed to the authority responsible for maintaining the record in question.
- The authorities designated to maintain the specific record will be responsible for the review process and may delegate the review to his/her designee. The designated authority will make a determination on the record in dispute. Appeals to this decision are to be directed to an Assistant Chief.
- The final decision on the disposition of the appeal shall be the responsibility of an Assistant Chief.
- If an agreement is not reached through the appeal process, an employee may submit a response to their written dispute articulating the employee's position. That response is to be attached to the original disputed document.

Original SOP: 05/11/2012
(Revised: 02/25/2015, 06/10/2015, 02/12/2016, 03/21/2016, 02/03/2017, 12/21/2017, 01/15/2020, 12/28/2020, 01/31/2023, 01/22/2024, 05/19/2025, 05/29/2025)

Pre-Employment Candidate Files

Eff. Date ~~1/22/2024~~ 05/19/2025

Purpose

The Madison Police Department (MPD) maintains information on all candidates competing for employment within the MPD pursuant to State of Wisconsin Statutes and City of Madison Ordinance.

The purpose of this standard operating procedure (SOP) is to identify and clarify specific categories of records contained within these files that specifically relate to candidates that are hired. **These files have restricted access. Access to portions of these files may be denied due to exceptions noted in Wisconsin State Statutes §§19.31-19.39 and §103.13.** Accordingly, not all portions of an employee's pre-employment file will be available to the employee.

Pre-Employment files are not considered part of the employment file by definition in Wisconsin State Statute §§ 165.85 (2) (ap) (2021 Wisconsin Act 82). Law Enforcement entities seeking to view or receive copies under 2021 Wisconsin Act 82 to employment records do not have access to pre-employment files (see statutory definition above). See SOP titled "Personnel File Contents and the Process for Accessing These Records" for a listing of employment file contents. MPD may allow for the in-person review of pre-employment files when requested by another law enforcement entity (with the appropriate signed consent), but only for those candidates who were not hired by MPD. These in-person file reviews shall be logged with the MPD Records Section as a release of records.

File/Definition

The following files are stored in the Master file room located at the City County Building (CCB) at Headquarters in separate folders within a secured area. These files can only be accessed by the Human Resources Coordinator and the Police Executive Office Supervisor. Documents referenced within the file categories below are representative of the types of documents that may be found therein but are not inclusive lists. Document types within the identified categories will vary between commissioned and non-commissioned employees.

PRE-EMPLOYMENT APPLICATION FILE (MANILA)
(Maintained by the Human Resources Coordinator and the Police Executive Office Supervisor, ONLY if the applicant is hired)

- Preliminary Application (includes responses to essay questions on the application, education diplomas, education transcripts, a certified copy of birth certificate, ~~copy of driver's license,~~ applicant photo)
- Biographical Information (Applicant Data Sheet)
- Letters of Recommendation (if submitted with application)
- Military Service Records (if submitted with application)
- Resume (if submitted with application)
- Pre-Employment Contract (Agreement to Reimburse Costs and Expenses)
- Statement of Commitment

PRE-EMPLOYMENT TESTING FILE (GRAY)
(Maintained by the Human Resources Coordinator and the Police Executive Office Supervisor, ONLY if the applicant is hired)

- Written Test Score Sheet
- Written Essay
- Physical Agility Test Score and Waiver

- Oral Board Questions/Response Evaluations

PRE-EMPLOYMENT BACKGROUND FILE (RED)
(Maintained by the Human Resources Coordinator and the Police Executive Office Supervisor, ONLY if the applicant is hired)

- ~~Personal History Statement (includes biographical information, education/employment/military history, family members, past residences) and references that were requested as part of the background process)~~
- ~~Authorization for Release of Information~~
- Criminal~~/Financial~~ History Checks
- Field Training Officer (FTO) Ride-a-long Overview
- MPD Background Summary

These documents are part of the pre-employment background file and are electronic only through the ESOPH program:

- Personal History Statement (includes biographical information, education/employment/military history, family members, past residences) and references that were requested as part of the background process)
- Authorization for Release of Information

INTERN FILE

(Maintained by the assigned Training Sergeant)

Rules and Guidelines

RETENTION OF RECORDS

- Medical test results after a conditional offer of employment are to be stored in the Medical file within the Personnel File Records of an employee, which includes a cover sheet medically clearing the applicant and drug screen results.
- Pre-employment Application, Pre-Employment Testing, and Pre-Employment Background files have very limited access, generally restricted to the Human Resources Coordinator and the Police Executive Office Supervisor.
- If the candidate is hired, all documents listed above will be stored for at least eight (8) years after separation from service (consistent with the contents of their Personnel File Records, although these records are not considered a part of their Personnel File).

Hiring process records and background files for individuals who were not hired by the MPD will be retained for at least three (3) years after the related hiring process.

For commissioned positions, the Captain of Training and/or their designee are responsible for maintaining and purging these records.

For candidates in a civilian position process, the respective Civilian Managers and/or their designees are responsible for maintaining and purging these records.

The assigned Training Sergeant is responsible for intern process and background records for individuals who were not later hired by the MPD. Associated intern records will be retained for at least three (3) years after the document's origin date. The assigned Training Sergeant is responsible for maintaining and purging these records.

Original SOP: 02/25/2015
(Revised: 03/04/2016, 02/03/2017, 12/21/2017, 01/15/2020, 01/31/2023, 1/22/2024, 05/19/2025)

System Audits

Eff. Date ~~11/20/2020~~ 06/09/2025

Purpose

Routine audits of Madison Police Department (MPD) systems and process will be conducted to verify compliance with the Code of Conduct and Standard Operating Procedures.

Procedure

Oversight of departmental audits rests with Professional Standards & Internal Affairs (PSIA). Systems/processes/inventories that will be regularly audited include:

- City email
- Mobile Data Computer (MDC) communications
- Arbitrator squad video/audio
- Property/evidence
- Juvenile arrest custody data
- K9 training aids
- Dane County Narcotics Task Force (DCNTF) training aids
- Federally regulated materials
- Recordable force database entries
- City Genetec ~~enterprise~~ camera system

Other systems/processes may be audited or reviewed with the approval of the Chief or designee. PSIA personnel may conduct individual audits or designate other MPD command/supervisory personnel to do so.

Results of each audit will be reviewed by the Assistant Chief of Investigative and Specialized Services. Documentation of each audit will be maintained by PSIA.

Violations of MPD's Code of Conduct or Standard Operating Procedures discovered during an audit will be assigned for further investigation or other follow-up through PSIA as appropriate.

Original SOP: 04/28/2017
(Reviewed Only: 12/26/2017, 02/04/2022, 02/05/2024)
(Revised: 04/02/2018, 11/20/2020, 06/09/2025)

TIME and CJIS Systems Use and Dissemination of Records

Eff. Date 05/19/2025

Purpose

The Madison Police Department (MPD) uses the Transaction Information for the Management of Enforcement (TIME) System/eTIME (online version of TIME) and additional CJIS systems to access privileged information. TIME/eTIME grants access to the following data service agencies:

- Wisconsin Department of Justice Crime Information Bureau (CIB)
- Federal Bureau of Investigations (FBI) Criminal Justice Information Services (CJIS) Division
- FBI National Crime Information Center (NCIC)
- National Law Enforcement Telecommunication System (NLETS)
- Canadian Police Information Centre (CPIC)
- Wisconsin Department of Transportation (DOT)
- Wisconsin Department of Natural Resources (DNR)
- Wisconsin Department of Corrections (DOC)
- Additional CJIS Information Systems
- National Data Exchange (N-Dex)
- Law Enforcement Information Exchange (LInX)
- Law Enforcement Enterprise Portal (LEEP)

Procedure

SYSTEM USAGE

ONLY authorized users shall access TIME and CJIS systems for valid law enforcement/criminal justice purposes. At no time will any user use TIME and CJIS systems to run the user's personal information (and respective license plates), a family member's information, or information for anyone with whom the user is closely associated. Should a situation arise wherein the subject who needs to be run through TIME and CJIS systems is closely affiliated with the user, the user will request another officer, staff member, or a supervisor to run the subject. If a test record needs to be run, only approved test transactions should be used.

PENALTY FOR MISUSE

The Department of Justice Crime Information Bureau, as well as the MPD, may investigate any alleged misuse of TIME and CJIS Systems. Potential misuse of these systems includes running family members or other subjects with whom the user is closely associated for criminal justice purposes during the normal course of work, running information for personal use, and running information that is in direct conflict with the regulations set forth by the FBI and CIB for the use of the TIME system. Individuals determined to have misused the TIME system may be subject to internal discipline and/or criminal and/or civil penalties under state and federal law. TIME and CJIS system logs are routinely audited for compliance with these policies.

SECURITY

TIME Agency Coordinator

The MPD shall designate an individual to serve as a TIME Agency Coordinator (TAC). The TAC may designate authorized contacts to fulfill various roles and responsibilities in the administration of the TIME system. Responsibilities of the TAC include ensuring that authorized users are trained and in compliance with CJIS, FBI, and MPD policies and regulations. The TAC also serves as the administrator of TIME interfaces to departmental applications/systems, terminal designations, and applicable communications/connectivity. Additionally, the TAC is responsible for the completion of audits performed by CIB and the FBI. In order to

maintain our agency's access to the TIME system, it is essential that all staff comply with all requests from the TAC or designee(s). Additionally, the TAC will disseminate TIME System Newsletters to departmental staff.

General Security

Access to TIME and CJIS terminals shall be limited so that only authorized users will be able to view and access information from the system. In order to qualify for authorization, a TIME and CJIS user must pass an initial background check, complete initial certification within six months of hire, and maintain applicable TIME and CJIS certifications bi-annually. User access to TIME and CJIS systems shall be reviewed at least once per year. Users granted access to TIME and CJIS systems, shall be provided with the minimum level of permissions to meet respective job duties. Upon termination of employment, a user's account shall be disabled, access removed, and CIB contacted to update departmental records. Staff with agencies holding a current Management Control Agreement with MPD will be required to complete and maintain TIME System Security Awareness training. Vendors remotely accessing CJIS related applications/systems shall be virtually escorted by certified and authorized MPD Technology staff. In the event of a security incident, the occurrence shall be documented and reported to CIB in accordance with applicable policies and procedures.

CRIMINAL HISTORY RECORD INFORMATION (CHRI/III/CJIS)

Information from Criminal History Record Information (CHRI), the FBI Interstate Identification Index (III), and CJIS systems shall only be obtained for designated purposes outlined below. This information is not to be disseminated to non-criminal justice agencies or persons. Dissemination to another criminal justice agency requires a secondary dissemination log that will be maintained for one year. The original authorized user must ensure that the recipient is properly authorized, and for valid purposes, to receive the information. CHRI/III/CJIS records received cannot be disseminated via radio broadcast or cellular phones unless there is a situation affecting officer safety or the general public.

Authorized Purpose Codes

- **Code C:** Code C is used for Criminal Justice/Law Enforcement purposes and is accepted by CIB and by the FBI. Adult and juvenile records will be supplied. This code is used for official duties in conjunction with the administration of justice (such as detection, apprehension, detention, prosecution, etc.).
- **Code J:** Code J is used for Criminal Justice/Law Enforcement employment applicants and is accepted by CIB and by the FBI. Adult and juvenile records will be supplied.
- **Code D:** Code D is used Domestic Violence/Stalking and is accepted by CIB (only adult records will be returned) and by the FBI (only returns information not sealed by state). This code is used by agencies providing a record to a court hearing for Domestic Violence and is for court use only. Actual Domestic Violence incidents will use Code C.
- **Code H:** Code H is used for checking suitability of Public Housing Applicants and is accepted by CIB (for adult records only) and by the FBI (for identification only).
- **Code F:** Code F is used for the return of Firearms to Lawful Owner and is accepted by CIB and by the FBI. Both adult and juvenile records are supplied. This code is used for the return of firearms to owners after theft, improper seizure, etc.
- **Code E:** Code E covers other Authorized Employment Purposes and is accepted by CIB ONLY (which ONLY supplies adult records). The FBI will not accept this code. This code is used for when criminal history is required by state statute, local ordinance, or federal regulation.

Storage and Disposal of CHRI Information

CHRI/III/CJIS records shall not unnecessarily be maintained in case files to avoid disclosure of out-of-date/inaccurate records under Wisconsin open records law. Cases that are e-Referred may contain CHRI/III/CJIS information; however, this information is not considered part of the case documentation and is not subject to open records. When no longer needed, data from TIME and CJIS Systems shall be disposed of by the user in a secure manner via shredding.

Probable Cause/Hit Confirmation

A hit on TIME is not sufficient for probable cause and only comprises part of the probable cause analysis and must be viewed in conjunction with other available information. As the time period increases since the receipt of the hit, the significance of the hit decreases. When a hit confirmation request is received via dispatch or directly to the Officer in Charge (OIC), the 911 data operator, on behalf of MPD, will provide timely confirmation back to the requesting agency.

CHRI/III INFORMATION

On the CHRI/III/CJIS request screens, the attention field shall contain the user's IBM number/badge number and the additional information field shall contain the case number. If no case number exists, a brief explanation of why the request was run is required.

TIME and NCIC Management of Records

Only staff with Advanced TIME Certifications shall be allowed to enter, modify, and remove records from TIME/NCIC. Once a record has been entered or modified, a secondary check will be completed by a staff member who did not enter or modify the original record. Validation of all entries into TIME/NCIC shall be completed as designated by CIB.

Original SOP: 02/25/2015
(Reviewed Only: 02/04/2016, 02/05/2024)
(Revised: 01/06/2017, 12/11/2017, 11/18/2019, 11/29/2021, 03/04/2022, 07/12/2022, 05/19/2025)

Uniform Standards

Eff. Date ~~01/03/2024~~ 04/07/2025

Purpose

All officers shall possess a serviceable military style uniform and the necessary equipment to perform uniformed field duty. If an officer's regular job duties do not require the wearing of the military style uniform, it is necessary for them to have the uniform immediately available.

Procedure

MILITARY STYLE UNIFORM GUIDELINES

1. No uniforms or equipment may be worn or carried on-duty unless it has been approved by the Chief of Police. Lists shall be maintained of approved uniform and equipment items. These lists will include items for specialized units and assignments.
2. Officers shall wear the military style uniform while on duty unless their assignment allows otherwise.
3. The uniform shall be kept clean and pressed and be worn complete with silver or gold (rank appropriate) buttons, insignias, badge, and nametag in place. It should not be torn, faded, or frayed, although it is understood that this situation can occur during regular job duties. The nametag will be worn by all uniformed personnel and will only have the first name ~~or~~ initial and last name of the officers in all capital letters (no nicknames or other markings). The nametag will be worn above the right pocket, centered and even with the pocket (see Addendum A for correct placement of insignia). The nametag will be worn unobstructed and clearly visible. A Streicher's Velcro nametag ordered through MPD may be worn on an outer carrier instead of a metal nametag.
4. The full military style uniform consists of a uniform shirt with Madison Police Department (MPD) patches on both shoulders and uniform trousers. An employee shall wear the uniform shirt and trousers that are approved for their particular assignment.
5. Long-sleeve uniform shirts may be worn with a uniform tie or open at the collar without a tie. Short-sleeve uniform shirts will be worn open at the collar without a tie. When the uniform shirt is worn open at the collar, all but the top button will be buttoned.
6. When any uniform shirt is worn open at the collar, officers may wear only t-shirts that are white, navy blue, or black in color. When wearing a long-sleeve uniform shirt, a mock or turtleneck, navy blue or black in color, may be worn with the collar folded once. No visible insignia of a commercial nature is allowed.
7. Uniform shirt sleeves will not be worn rolled up when in public view. Special Event Team (SET) and Special Weapons and Tactics (SWAT) officers are exempted from this rule while wearing their specialized BDU shirts, unless their Commander rules otherwise.
8. Uniform sweaters authorized for use as an outer garment may be worn over the military style uniform.
9. No pins, flags, tie tacks, tie bars (other than the approved silver or gold tie bar), or other such paraphernalia will be worn with the military style uniform unless approved by the Chief of Police. The Purchasing Clerk shall keep the list of authorized pins.
10. Members of the Field Training Cadre may wear the field training pin with the military style uniform. The pin will be worn centered and directly above the nametag.

11. Members of the SET, SWAT, and Honor Guard teams may wear their respective team pins with the military style uniform. The pin will be worn centered and directly above the nametag, or centered directly above the field training pin, if worn. The Chief may authorize the wearing of any other pins at his discretion. Officers who have received certain awards (Valor, Meritorious Conduct, Meritorious Lifesaving, Blue Star, and Lifesaving) may wear the approved award pin with the military uniform. If only one award pin is worn, the pin will be worn centered above the highest other pin (name tag, Field Training, SET, SWAT, or Honor Guard). If two award pins are worn, the pins will be worn side-by-side, above the nametag or Field Training pin (if worn), but below the SET, SWAT, or Honor Guard pin (if worn).

12. Service bars may be worn on long-sleeve uniform shirts, jackets and coats. One bar is authorized at the completion of each four years of service (see Addendum A for correct placement).

13. Approved footwear worn with the military style uniform will be black and must be kept clean and polished.

14. When long uniform pants are worn, socks should also be worn that cover the ankle, specifically at least a mid-calf or crew sock. Shorter socks such as anklets, no-show, or low cut are only authorized to be worn with uniform shorts. Socks shall be black or navy in color, except when a medical waiver is granted and approved by the Chief of Police.

15. Wearing of the uniform hat is optional, unless a commanding or supervisory officer requires that a hat be worn for a particular assignment. An approved MPD baseball cap, trooper hat, or stocking cap may also be worn.

16. Officers may wear an authorized outer jacket with the military style uniform. Chevrons and bars will be worn on the epaulets, not the collar.

17. When a uniformed officer directs traffic, the safety vest or reflective side of the spring/fall jacket shall be worn, whether in an on-duty or special employment status. The department-issued raincoat, with the reflective side out, may be worn instead of the traffic vest.

18. The following supplemental equipment is required while wearing the military style uniform:
    a. A plain black belt with gold or silver closure.
    b. Authorized weaponry as per the Police Weaponry Policy.
    c. Authorized leather or nylon goods.
    d. Any equipment as may be required by the officer's commander.

19. The full military style uniform will be classified as follows:

Dress Class A	Class A	Class B	Class C
Commander Overcoat (if purchased)	Approved Outer Garment	Approved Outer Garment	Approved Outer Garment
8 point hat (outdoors, optional)	Approved Head Gear (outdoors)	Approved Head Gear (optional)	Approved Head Gear (optional)
Dress Blouse			
White Long-Sleeve Uniform Shirt, Navy tie	Approved Class A Uniform Shirt, long-sleeve (tie required) or short-sleeve	Approved Class A Uniform Shirt, long-sleeve (tie optional) or short-sleeve	Approved Tactical Uniform Shirt
Body armor (if worn) will be concealed under the uniform shirt	Body armor (if worn) will be concealed under the uniform shirt	Approved external body armor carrier or body armor (if worn) concealed under the uniform shirt	Approved external body armor carrier or body armor (if worn) concealed under the uniform shirt
Approved Class A Uniform Trousers (4 pocket)	Approved Class A Uniform Trousers (no cargo or TDU style)	Approved Uniform Trousers	Approved Tactical Trousers
Black Shoes (non-athletic)	Black approved (non-athletic) Footwear	Approved Black Footwear	Approved Black Footwear
No Name Tag on Outside of Commander Overcoat	Duty Belt	Duty Belt	Duty Belt

20. Officers with the rank of Police Captain and above shall maintain a Class “A” Dress uniform. Officers with the rank of Police Lieutenant shall have the option of maintaining a Class “A” Dress uniform. Dress Class A uniforms shall be worn at official ceremonies of the MPD (e.g., funerals, memorial services, graduations), or as directed by the Chief of Police.

21. Officers should wear a Class A uniform to all court appearances (including probation and parole revocation hearings), to special assignments, or any other time as directed by a supervisor. It is expected that officers who have court scheduled during their regular work hours will wear a Class A uniform to the court appearance, though it is understood that in limited circumstances it may not be possible to change into a Class A uniform prior to the court appearance. The Class A uniform is required for uniformed personnel testifying at a jury trial unless it is impractical to do so or upon specific request from the prosecuting attorney.

22. Officers shall have the option of wearing Class A or Class B uniforms for their daily assignments unless otherwise directed by MPD policy or a MPD Supervisor.

23. Rank Insignia
    a. Rank insignia shall be worn on the epaulets of the outer most garment (including Dress Blouse), except rainwear and raid jackets.
    b. All insignias shall be worn on the shirt collar.

24. The approved Honor Guard uniform may only be worn by Honor Guard members or auxiliary team members, as approved by Honor Guard Command.

25. Bike Uniform

    Officers may wear the approved bike uniform only when assigned to ride MPD bicycles for the duration of their shift. The bike uniform will consist of:
    a. Approved MPD bicycle shirt.
    b. Approved athletic shorts, pants, shoes, and black or navy blue socks.
    c. Protective helmet.
    d. Full duty belt, including weaponry as required in the Police Weaponry Policy.
    e. Approved MPD bicycle jacket.
    f. Officers may also wear the military style uniform while using the bicycle, but in that situation must wear a protective helmet and yellow reflective vest over their uniform for greater visibility. With supervisor’s approval for tactical reasons, an officer may refrain from wearing the yellow reflective vest.

26. Mounted Patrol Uniform

    Mounted Patrol officers may wear the Mounted Patrol uniform while assigned to Mounted Patrol activities. The Mounted Patrol uniform will consist of:
    a. Approved MPD Mounted Patrol shirt. The approved Class A MPD uniform shirt may be worn for ceremonial activities.
    b. Approved MPD riding pants.
    c. Approved MPD riding boots.
    d. Approved MPD Mounted Patrol jacket.
    e. Protective helmet.
    f. Full duty belt.

27. Canine Officer Duty Uniform

    Canine officers may wear the approved Canine BDU/Class C uniform only when engaged/assigned to Canine duties. The Canine BDU uniform will not be worn for any other assignment/purpose.

28. Alternative Uniform Attire

    Alternative uniform attire may be approved for certain activities/assignments where a uniform would not be appropriate. These include MPD polo shirts, t-shirts, etc. These alternative items are

not a substitute for the standard uniform, and may only we worn for specific assignments/activities with the approval of the Chief.

29. External Body Armor Carrier

An approved external body armor carrier may be worn over the uniform shirt with the Class B or Class C uniform. All other uniform requirements (visible badge, name tag, collar brass, etc.) apply when the external body armor carrier is worn.

An approved medical/load-bearing external body armor carrier may be worn over the uniform shirt with the Class B or Class C uniform. Officers electing to wear the medical/load-bearing external body armor carrier will have their equipment carrying configuration approved by the Training Section prior to field deployment.

The medical/load-bearing external body armor carrier should appear as similar to the standard uniform shirt as possible, though a single “Police” patch may be worn on the rear of the carrier. All other uniform requirements (visible badge, approved nametag, collar brass, etc.) apply when the medical/load-bearing external body armor carrier is worn.

IN-SERVICE DRESS/EMPLOYEE DEVELOPMENT

Officers shall dress in clothing and gear consistent with their regular assignment unless notified otherwise by a member of the Training staff.

SPECIAL DUTY JOB

Officers working “special duty” jobs in uniform shall adhere to the military style uniform guidelines in this policy. If the assignment requires a non-military style uniform dress, officers shall dress in clothing consistent with the non-uniform clothing standards in this policy.

BODY ARMOR

It is the policy of the MPD to maximize officer safety through the use of body armor in combination with prescribed safety procedures. While body armor provides a significant level of protection, it is not a substitute for the observance of officer safety procedures.

If the officer’s assignment is uniform field work in an enforcement capacity rather than administrative or support capacities, body armor shall be worn. Officers are responsible to ensure that body armor is functional and does not interfere with the performance of their duties. Exceptions will be at the discretion of the commanding officer.

HEAVY BODY ARMOR

Officers may utilize personally owned, MPD approved supplemental heavy body armor while on duty in accordance with these provisions:

1. Only approved heavy body armor and accessories will be utilized. Heavy body armor carriers will indicate “POLICE” on the front and back and may not be modified without approval of the Captain of the Personnel and Training Team.
2. Officers will ensure that their individually owned heavy body armor is properly maintained and regularly inspected.
3. Officer must complete training and firearms qualification (as established by the Captain of the Personnel and Training Team) while wearing heavy body armor prior to using it in the field. All use of supplemental heavy body armor will be in accordance with departmental training.

4. Supplemental heavy body armor is not authorized for full-time wear. It may be utilized anytime an officer reasonably believes the potential for a deadly force threat from a firearm exists.

5. Officers will not utilize heavy body armor not assigned to them unless exigent circumstances are present.

BALLISTIC HELMETS

Officers may utilize MPD approved and issued ballistic helmets while on duty in accordance with these provisions:

1. Only MPD approved and issued ballistics helmets are to be worn. MPD ballistic helmets will have a Velcro badge number affixed on the rear of the helmet and may not be modified or removed without approval of the Captain of Personnel and Training Team.

2. Officers will ensure that their individually issued ballistic helmet is properly maintained and stored. Ballistic helmets should be kept in a location where officers can easily access them for deployment.

3. Ballistic helmets are not authorized for full-time wear. Ballistic helmets may be utilized anytime an officer reasonably believes that there is a potential for a deadly force threat from a firearm.

4. Officers will not utilize a ballistic helmet that is not assigned to them unless exigent circumstances are present.

5. Officer shall not affix or attach additional equipment or decals to their issued ballistic helmet unless approved by the Captain of Personnel and Training Team.

BADGES

Officers on duty must carry their assigned badge and departmental identification card on their person. Officers wearing the military style uniform will have their badge displayed on the outermost garment worn. Officers not wearing the military style uniform who have their primary handgun visible must have their badge displayed either on the front of their waistband or on their chest area.

UNIFORM ACCOUNT

1. Existing agreements between the City of Madison and the labor unions which represent uniformed personnel of the MPD spell out current provisions for use and administration of uniform accounts.

2. Under no circumstances are employees permitted to exceed the amount available in their account. It is the employee's responsibility to track their account balance, and employees are responsible for any applicable tax.

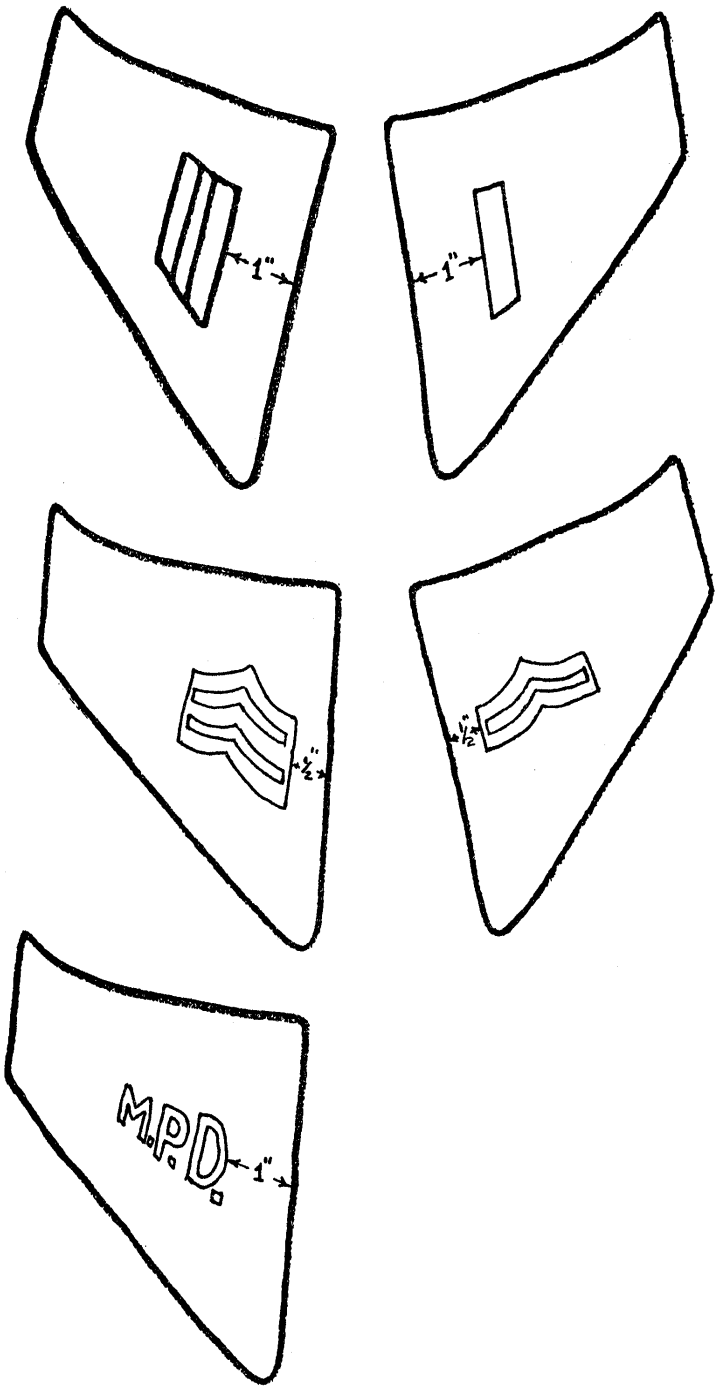
3. All uniform and equipment purchases for use on-duty by personnel on the monthly clothing allowance must be approved items consistent with this policy.

Original SOP: 02/25/2015
(Reviewed Only: 02/15/2016, 12/20/2016, 01/31/2023)
(Revised: 09/13/2016, 02/18/2018, 04/16/2018, 4/30/2019, 10/08/2019, 10/19/2020, 05/19/2023, 06/12/2023, 01/03/2024, 04/07/2025)

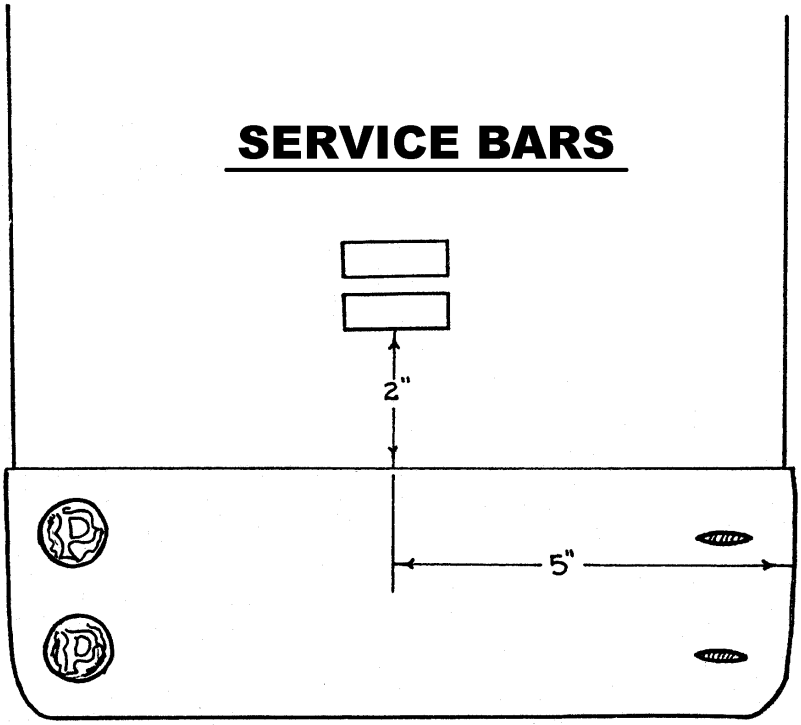
ADDENDUM A

COLLAR INSIGNIAS

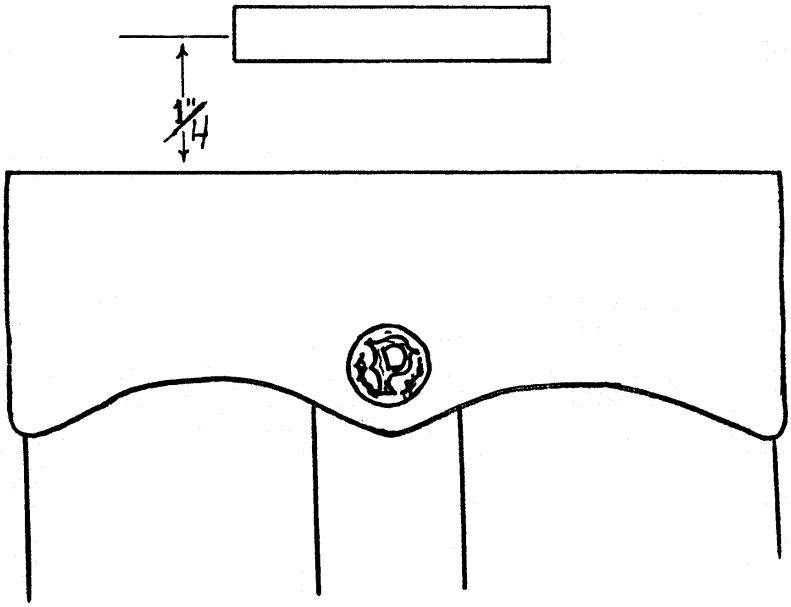
All insignias are to be centered between top and bottom of collar.



SERVICE BARS

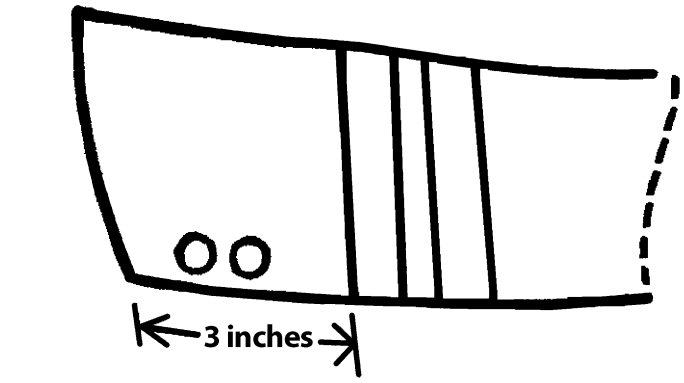


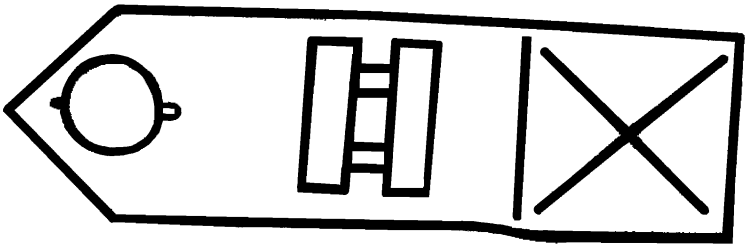
NAME TAG POSITION



COMMANDER'S OVERCOAT

Sleeve Bars:
- 4 bars: Chief of Police
- 3 bars: Assistant Chief of Police
- 2 bars: Captain
- 1 bar: Lieutenant





Video and Audio Surveillance

Eff. Date ~~12/28/2021~~ 06/09/2025

Purpose

The Madison Police Department (MPD) recognizes the use of video and audio surveillance technology can significantly aid MPD investigative efforts and promote greater public safety in our community. Yet the use of surveillance technology must also be balanced with the need to protect the privacy rights of the public and MPD employees when and where applicable. MPD use of surveillance technology will be consistent with any applicable City of Madison Administrative Procedural Memos (APMs) and ordinances.

MPD personnel routinely utilize the City Enterprise Camera System. MPD personnel will also deploy and utilize other, stand alone, covert video or audio surveillance technology when appropriate. These deployments are generally limited in duration and are part of an on-going investigation of specific criminal activity for purposes of collecting evidence necessary for criminal or municipal prosecution.

Use of City of Madison Enterprise Camera System

All commissioned MPD employees are authorized to use the City Enterprise Camera System as outlined in this standard operating procedure (SOP). Civilian MPD employees may be authorized by the Chief of Police to access the system where there is a job-related need. No MPD employee will access or utilize the system prior to receiving training in its use.

MPD Information Management and Technology (IMAT) is responsible for administration and maintenance of appropriate user/access lists. Any complaints about use of the system will be routed through Professional Standards and Internal Affairs (PS&IA), consistent with department SOP.

Signage will be posted at appropriate MPD locations alerting the public to the use and deployment of video recording.

Authorized Use
MPD employees are only permitted to access the City Enterprise Camera System for official law enforcement business, under any of the following conditions:

- To assist with the investigation of criminal or otherwise unlawful activity.
- To assist with internal investigations as appropriate by the Chief or designee.
- To protect and secure MPD/City of Madison facilities.
- To maintain order during planned and unplanned events.
- As part of a proactive review of a tactical incident, or for internal training opportunities with prior supervisory approval.
- To remotely monitor environmental conditions or other non-investigative circumstances necessary to perform an employee's duties (i.e., weather or traffic conditions, safety hazards, management of resources, etc.).
- To preserve previously-discovered items or view/retrieve preserved evidence.

Prohibited Uses
MPD use of the City Enterprise Camera System is intended to monitor publicly available spaces. Employees will not use the system to view any area where a reasonable expectation of privacy exists (i.e., through a window into a private residence) without a warrant or other lawful justification (i.e., exigent circumstances).

Employees will not utilize the system to track or surveil any individual or vehicle without a specific and articulable law enforcement purpose. Cameras will not be accessed for any personal use.

MPD use of the City Enterprise Camera System is subject to audit, consistent with the System Audits SOP.

Retention/Evidence

City of Madison Information Technology (IT) is responsible for maintenance of the City Enterprise Camera System and for storage of video captured by the system. Depending on camera settings and available storage space, video is generally retained for ten to fourteen days, ~~Video is generally retained for fourteen (14) days,~~ unless a recording is requested under the Wisconsin Public Records law, it contains evidence, or it is determined to have other value in being preserved. Cameras on the City Enterprise Camera System deployed to sensitive areas within MPD facilities are retained for a one-year period.

Requests to preserve video on the City Enterprise Camera System server should be directed to the MPD Forensic Services Unit (FSU). The request shall be completed in a timely manner and shall include case number(s), camera name(s), date(s), and time frame(s) to be preserved for evidentiary purposes. This information shall also be documented within an official police report.

If a record is created through the preservation of video from the City Enterprise Camera System, that record will be maintained in accordance with MPD's records retention schedule. If the video contains evidence of unlawful activity, it will be maintained in accordance with MPD's digital evidence policies and procedures.

The capture and preservation of video stills ("screen shots") is permissible in instances where the full video is not necessary or required for evidentiary purposes or to supplement retention of the video. Video stills are not an equivalent substitution for proper video evidence identification and retention.

Pursuant to the State of Wisconsin's "Recording Custodial Interrogations" statutes (Wis. State Statutes 938.195 and 968.073), MPD has installed in all district stations video and audio recording equipment for purposes of recording custodial interrogations of individuals under 17 years of age and of adults involved in felonious incidents. MPD in-car audio/video systems may also be used to record custodial interrogations when necessary. All video and audio records associated with custodial interviews are maintained in accordance with applicable MPD departmental procedure.

Any requests to add or to move cameras on the City Enterprise Camera System will be forwarded to the Chief's office.

MPD Video/Audio Systems

MPD personnel deploy additional video/audio systems on a regular basis (in-car video, body worn cameras, unmanned aircraft systems, etc.). MPD personnel will only utilize or access those systems for official law enforcement purposes. Video/audio collected through those systems will be retained for 180 days unless a recording is requested under the Wisconsin Public Records law, it contains evidence, or it is determined to have other value in being preserved.

Use of Other Video/Audio Surveillance Systems

MPD personnel may deploy additional surveillance technology (i.e., covert cameras) as part of an active investigation. Such deployment will be of a limited duration and will only be done with approval as outlined below. MPD will not reveal the deployment or location of covert surveillance technology used in conjunction with criminal investigations unless the harm to the integrity and success of the investigation is outweighed by other public interests (i.e., the identification and apprehension of a fugitive). Access to covert video/audio surveillance deployed as part of an active investigation is limited to personnel authorized by the MPD commander in charge of the investigation.

MPD personnel may be provided with access to third-party video systems. MPD personnel will only utilize third-party systems for official police business.

The procedures outlined below serve to clarify and establish guidelines for further deployment of video and audio surveillance technology by MPD personnel. As noted earlier, MPD personnel use overt and covert

surveillance strategies depending upon the situation. Overt surveillance for purposes of this SOP shall be defined as video or audio surveillance where the subject(s) being recorded is(are) aware of the recording. Covert surveillance is defined as video or audio surveillance where the subject(s) is(are) not aware of the recording.

Prior to the use and deployment of video and audio surveillance technology, MPD employees shall adhere to the following:

1. All requests for the new use and deployment of video or audio surveillance will be directed to an MPD Command Officer. The Command Officer shall review the request and ensure the request is compliant with this SOP and that the anticipated installation/use of the video or audio surveillance is compliant with all applicable legal requirements.

2. The reviewing Command Officer will then review the request in light of the below matrix seeking higher level approval for the request if necessary:

Type of Surveillance	**To be Authorized by**
Covert video (only) surveillance related to criminal investigations	**Chief of Police with Commander recommendation**
Covert audio (only) surveillance related to criminal investigations (e.g., suspect telephone recording, etc.)	**Chief of Police with Commander recommendation**
Covert video or audio surveillance related to any internal, PS&IA employee investigation	**Chief of Police Only**
Access to third-party video systems	**Command approval; notice to Chief of Police**

Original SOP: 11/11/2015
(Revised: 03/04/2016, 11/15/2016, 11/30/2017, 10/09/2018, 10/09/2020, 12/28/2021, 06/09/2025)
(Reviewed Only: 01/30/2019, 01/31/2020, 01/31/2023, 02/05/2024, 01/10/2025)

City of Madison

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

Master

File Number: 89173

File ID:	89173	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/14/2025
File Name:	CLAIM: A. Fiscus - Vehicle Damage - $91.99			**Final Action:**	
Title:	A. Fiscus - Vehicle Damage - $91.99				
Notes:	EVL006722				
				CC Agenda Date:	08/05/2025
				Agenda Number:	38.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	08/05/2025	Referred	Risk Manager		09/09/2025	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	09/09/2025	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 89173

Title

A. Fiscus - Vehicle Damage - $91.99

Body

Claim received 7/9/2025.

City of Madison

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

Master

File Number: 89505

File ID:	89505	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	08/11/2025
File Name:	CLAIM: Grange Insurance - Vehicle Damage - $1,541.94			**Final Action:**	

Title: Grange Insurance - Vehicle Damage - $1,541.94

Notes: EVL006814

CC Agenda Date:	09/16/2025
Agenda Number:	39.
Sponsors:	
Effective Date:	
Attachments:	
Enactment Number:	
Author:	
Hearing Date:	
Entered by:	jaustin2@cityofmadison.com
Published Date:	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	09/02/2025	Refer	Risk Manager		09/09/2025	Pass
	Action Text:	A motion was made by Vidaver, seconded by Figueroa Cole, to Refer to the Risk Manager. The motion passed by voice vote/other.					
1	Risk Manager	09/09/2025	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 89505

Title

Grange Insurance - Vehicle Damage - $1,541.94

Body

Claim received 8/8/2025.

City of Madison

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

Master

File Number: 89516

File ID:	89516	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	08/12/2025
File Name:	CLAIM: T. Schad - Vehicle Damage - $500.00			**Final Action:**	
Title:	T. Schad - Vehicle Damage - $500.00				
Notes:	EVL006820				
				CC Agenda Date:	09/16/2025
				Agenda Number:	40.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	09/02/2025	Refer	Risk Manager		09/09/2025	Pass
	Action Text:	A motion was made by Vidaver, seconded by Figueroa Cole, to Refer to the Risk Manager. The motion passed by voice vote/other.					
1	Risk Manager	09/09/2025	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 89516

Title

T. Schad - Vehicle Damage - $500.00

Body

Claim received 8/11/2025.

City of Madison

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

Master

File Number: 89546

File ID:	89546	**File Type:** Claim	**Status:** Report of Officer
Version:	1	**Reference:**	**Controlling Body:** Risk Manager
			File Created Date : 08/14/2025
File Name:	CLAIM: C. Ducommun - Property Damage - $746.59		**Final Action:**
Title:	C. Ducommun - Property Damage - $746.59		
Notes:	EVL006834		
			CC Agenda Date: 09/16/2025
			Agenda Number: 41.
Sponsors:			**Effective Date:**
Attachments:			**Enactment Number:**
Author:			**Hearing Date:**
Entered by:	jaustin2@cityofmadison.com		**Published Date:**

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	09/02/2025	Refer	Risk Manager		09/09/2025	Pass
	Action Text:	A motion was made by Vidaver, seconded by Figueroa Cole, to Refer to the Risk Manager. The motion passed by voice vote/other.					
1	Risk Manager	09/09/2025	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 89546

Title

C. Ducommun - Property Damage - $746.59

Body

Claim received 8/13/2025.

City of Madison

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

Master

File Number: 89639

File ID:	89639	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	08/21/2025
File Name:	CLAIM: A. Becker - Vehicle Damage - $2,012.94			**Final Action:**	
Title:	A. Becker - Vehicle Damage - $2,012.94				
Notes:	EVL006854				
				CC Agenda Date:	09/16/2025
				Agenda Number:	42.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	09/02/2025	Refer	Risk Manager		09/09/2025	Pass
	Action Text:	A motion was made by Vidaver, seconded by Figueroa Cole, to Refer to the Risk Manager. The motion passed by voice vote/other.					
1	Risk Manager	09/09/2025	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 89639

Title

A. Becker - Vehicle Damage - $2,012.94

Body

Claim received 8/19/2025.

City of Madison

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

Master

File Number: 89632

File ID:	89632	**File Type:**	Resolution	**Status:**	Unfinished Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	08/20/2025
File Name:	Authorizing the Planning Division to enter into a contract with The Creative Company, Inc. to develop a regional music brand for the Greater Madison area.			**Final Action:**	

Title: Authorizing the Planning Division to enter into a contract with The Creative Company, Inc. to develop a regional music brand for the Greater Madison area in alignment with the goals of the Greater Madison Music City initiative.

Notes:

		CC Agenda Date:	09/16/2025
		Agenda Number:	43.
Sponsors:	Yannette Figueroa Cole And Dina Nina Martinez-Rutherford	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Angela Puerta	**Hearing Date:**	
Entered by:	apuerta@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/26/2025	Maggie McClain	Approve	9/15/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	08/20/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Common Council (9/16/25)						
1	COMMON COUNCIL	09/02/2025	Refer to a future Meeting to Adopt	COMMON COUNCIL			Pass
	Action Text: A motion was made by Vidaver, seconded by Figueroa Cole, to Refer to a future Meeting to Adopt to the COMMON COUNCIL. The motion passed by voice vote/other.						
	Notes: Adopt 9/16/25						

Text of Legislative File 89632

Fiscal Note

The proposed resolution authorizes the execution of a contract with The Creative Company, Inc. to develop a music brand for the Greater Madison area. The contract is not exceed $14,060. Funding is available within the $25,000 allocation in the Room Tax Fund for Music Tourism Study/Implementation in the 2025 Adopted Budget. No additional City appropriation required.

Title

Authorizing the Planning Division to enter into a contract with The Creative Company, Inc. to develop a regional music brand for the Greater Madison area in alignment with the goals of the Greater Madison Music City initiative.

Body

WHEREAS, the Greater Madison Region Music City Team was created as a result of the Task Force on Equity in Music and Entertainment Report, accepted by the Common Council on February 26, 2019 (RES-19-00159; File ID #53956); and

WHEREAS, the City of Madison Arts Program is an active member of the Greater Madison Music City Team led by the Urban Community Arts Network, LTD.; and

WHEREAS, the Greater Madison Music City initiative is a collaborative effort aimed at strengthening the Madison region's music ecosystem, including: musicians, music venues, cultural producers, and night economy stakeholders; and

WHEREAS, one of the initiative's key goals is to develop a unified and inclusive brand that promotes the Madison region as a vibrant and equitable music destination for residents and visitors alike; and

WHEREAS, cities across the country have created regional music brands to boost tourism, cultural identity, and economic vitality through music, nightlife, and creative industries; and

WHEREAS, the Planning Division, in collaboration with community partners and members of the Greater Madison Music City team, has identified the need to contract with a professional marketing company to lead the development of a music brand through community engagement, visual identity design, and a public-facing launch strategy and has selected The Creative Company, Inc. as that company; and

WHEREAS, the proposed contract will be funded through the Room Tax Commission budget and will follow the City of Madison's purchasing and procurement guidelines.

NOW, THEREFORE BE IT RESOLVED, that the City of Madison Planning Division is hereby authorized to enter into a contract with The Creative Company. Inc., not to exceed $14,060; and

BE IT FURTHER RESOLVED, that the brand development process shall include engagement with musicians, night economy workers, artists, and underrepresented communities to ensure equitable representation and authenticity in the final product; and

BE IT FINALLY RESOLVED, that the Common Council hereby authorizes the Planning Division Director and the Finance Director to sign any necessary contracts, agreements, and other documents necessary to implement this contract.

City of Madison

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

Master

File Number: 89635

File ID: 89635 **File Type:** Resolution **Status:** Unfinished Business

Version: 1 **Reference:** **Controlling Body:** COMMON COUNCIL

File Created Date : 08/20/2025

File Name: Authorizing the Planning Division to continue the Artist at Work program, focusing on destination marketing for Madison's music sector, and to select and contract non-profit partners as grantees.

Final Action:

Title: Authorizing the Planning Division to continue the Artist at Work program, focusing on destination marketing for Madison's music sector, and to select and contract non-profit partners as grantees.

Notes:

CC Agenda Date: 09/16/2025

Agenda Number: 44.

Sponsors: Yannette Figueroa Cole, Dina Nina Martinez-Rutherford And Michael E. Verveer

Effective Date:

Attachments:

Enactment Number:

Author: Karin Wolf

Hearing Date:

Entered by: kwolf@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/26/2025	Maggie McClain	Approve	9/15/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	08/20/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Common Council (9/16/25)						
1	COMMON COUNCIL	09/02/2025	Refer to a future Meeting to Adopt	COMMON COUNCIL			Pass
	Action Text: A motion was made by Vidaver, seconded by Figueroa Cole, to Refer to a future Meeting to Adopt to the COMMON COUNCIL. The motion passed by voice vote/other.						
	Notes: Adopt 9/16/25						

Text of Legislative File 89635

Fiscal Note

The proposed resolution authorizes the Planning Division Director to execute agreements and expenses for the 2025 Artist at Work program in the total amount of $75,000. The 2025 Adopted Room Tax Fund Budget includes $75,000 for the Artist at Work program. No additional City appropriation required.

Title

Authorizing the Planning Division to continue the Artist at Work program, focusing on destination marketing for Madison's music sector, and to select and contract non-profit partners as grantees.

Body

WHEREAS, to support a full creative life for all, the Madison Arts Commission (MAC) commits to championing policies and practices of cultural equity that empower a just, inclusive, equitable City; and

WHEREAS, on February 22, 2022, the Common Council approved a resolution RES-22-00138, File ID #69226 to establish the Artist at Work grant program; and

WHEREAS, the Greater Madison Music City (GMMC) team was created as a result of the Task Force on Equity in Music and Entertainment Report, which was accepted by the Common Council on February 26, 2019, under the resolution RES-19-00159, and file #53956; and

WHEREAS, the City of Madison Arts Program is an active member of the Greater Madison Music City team led by the Urban Community Arts Network, LTD. (UCAN); and

WHEREAS, the Room Tax Commission allocated $75,000 of Room Tax funds in the 2025 budget to the City's Arts program to continue support for Artist at Work grant program that specifically focus on promotion and marketing to increase Madison's music sector tourism; and

WHEREAS, the 2025 Room Tax allocation of $75,000 will help support creative workers, continue the work of the GMMC in implementing their music tourism recovery plan, and market Madison's music sector; and

WHEREAS, Madison's grant program, Artist at Work, has identified six (6) non-profit arts organizations, Music Makes a Difference, Inc., Make Music Madison, Inc., Urban Community Arts Network, LTD., Overture Center Foundation, Inc., Madison Area Music Association, Inc., and the Center for Black Excellence and Culture, Inc., who have successfully established sustainable positions for creative workers in the music sector and are committed to the goals of the GMMC.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Division is authorized to contract with Music Makes a Difference, Inc. for $15,000, Make Music Madison, Inc. for $15,000, Urban Community Arts Network, LTD for $15,000, Overture Center Foundation, Inc. for $15,000, Madison Area Music Association, Inc. for $10,000, and the Center for Black Excellence and Culture, Inc. for $5,000 to support positions that promote Madison as a music destination;

BE IT FINALLY RESOLVED, that these Artist at Work grants and marketing expenses will be awarded and administered by the Madison Arts program staff, and authorizes the Planning Division Director to execute the agreements for such projects, upon countersignature of the Finance Director and approval of the City Attorney.

City of Madison

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

Master

File Number: 89899

File ID:	89899	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	09/09/2025
File Name:	Hoepker Road Portage Road Rezoning			**Final Action:**	

Title: Creating Section 28.022-00728 of the Madison General Ordinances to change the zoning of property located at 6303 Portage Road and 4821 Hoepker Road from Temporary A (Agriculture) District to TR-P (Traditional Residential-Planned) District. (District 17)

Notes: 6992HoepkerPortageRZ

		CC Agenda Date:	09/16/2025
		Agenda Number:	45.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	4821 Hoepker Road.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	9/10/2025	Michael Haas	Approved as to Form	9/30/2025
1	2	9/11/2025	Maggie McClain	Approve	9/30/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	09/09/2025	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction
Notes: Plan Commission Public Hearing (10/20/25), Common Council (10/28/25)

Text of Legislative File 89899

Fiscal Note

No City appropriation required.

Title

Creating Section 28.022-00728 of the Madison General Ordinances to change the zoning of property located at 6303 Portage Road and 4821 Hoepker Road from Temporary A (Agriculture) District to TR-P (Traditional Residential-Planned) District. (District 17)

Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 6303 Portage Road and 4821 Hoepker Road from Temporary A (Agriculture) District to TR-P (Traditional Residential-Planned) District for the proposed “LEO Living” subdivision.

****

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

1. Map Amendment 00728 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00728. The following described property is hereby rezoned to TR-P (Traditional Residential-Planned) District.

Being a part of the NE 1/4, SE 1/4 and SW 1/4 of the NW 1/4 of Section 15, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the Northwest corner of said NW 1/4 of Section 15; thence S01°16'50"W along the West line of said NW 1/4, 2021.89 feet; to the Point of Beginning; thence N88°59'48"E, 825.29 feet; thence N01°18'31"E, 699.36 feet; thence N88°50'27"E, 490.41 feet; thence N01°19'49"E, 1107.32 feet; thence N88°43'47"E, 100.00 feet; thence N01°19'49"E, 220.00 feet to the North line of said NW 1/4; thence N88°43'47"E along said North line, 393.75 feet; thence S01°15'32"W, 792.00 feet; thence N88°43'47"E, 165.00 feet; thence S01°15'32"W, 1339.07 feet; thence S88°59'48"W, 1976.58 feet to the said West line of the NW 1/4; thence N01°16'50"E along said West line, 100.08 feet to the Point of Beginning. Said described area contains 39.63 acres of land, more or less.”

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

Amendment: x
Repeal: _____
Creation: _____

FROM: Tim Parks, Planning Division

Please draft the following ordinance:

Note: Is this ordinance exempt from the provisions of Section 2.05(4)?

_____ If so, **circle** the appropriate paragraph number under which exemption is claimed. [1, 2, 3, 4, 5, 6, 7, 8, 9]

_____ If not, the signature of the Mayor or the Alderperson who will sponsor this ordinance is required below.

See Attachment(s): ____

Date to be Presented: 16 September 2025

Referral(s): Plan Commission: 20 October 2025; Common Council: 28 October 2025

Fiscal Note: No Fiscal Impact

Sponsor(s): Planning Division

When completed:

Send DRAFT to: Tim Parks (original will be held until otherwise notified)

Send copy to: _____

Note: Unless otherwise indicated, this ordinance will be submitted directly to Common Council.

If request is to rezone property, the following additional information must be furnished before the ordinance can be drafted:

Rezone following property:

Address 6303 Portage Road and 4821 Hoepker Road Alder District 17

From Temp. A District To TR-P District

Proposed Use: Rezoning for the "LEO Living" subdivision, creating six lots for future residential development

By Direction Of: _____ Date: 8 September 2025

Meagan Tuttle, Director Planning Division

City of Madison

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

Master

File Number: 89916

File ID:	89916	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	09/09/2025
File Name:	Lot Area & Width Alley Attached Garages			**Final Action:**	

Title: Amending several sections of Chapter 28 to reduce minimum lot width and lot area within certain zoning districts and to reduce the rear setback for alley loaded one-story attached garages.

Notes: 6987LotAreaWidthAlleyGarage

CC Agenda Date: 09/16/2025

Agenda Number: 46.

Sponsors: Satya V. Rhodes-Conway, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, Carmella Glenn, MGR Govindarajan, John P. Guequierre, Badri Lankella, Sabrina V. Madison, Dina Nina Martinez-Rutherford, Julia Matthews, Davy Mayer, Sean O'Brien, Michael E. Verveer And Regina M. Vidaver

Effective Date:

Attachments: 89916 Body

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	9/10/2025	Michael Haas	Approved as to Form	9/29/2025
1	2	9/11/2025	Maggie McClain	Approve	9/30/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	09/09/2025	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction

Notes: Plan Commission Public Hearing (10/6/25), Housing Policy Committee (9/25/25), Common Council (10/7/25)

Text of Legislative File 89916

Fiscal Note

No City appropriation required.

Title

Amending several sections of Chapter 28 to reduce minimum lot width and lot area within certain zoning districts and to reduce the rear setback for alley loaded one-story attached garages.

Body

DRAFTER'S ANALYSIS: This proposed MGO change would amend several sections of Chapter 28 residential zoning districts to make more lot divisions possible by slightly reducing detailed lot size and lot width requirements for many zoning districts. Lot size requirements are one of the biggest factors in determining how many homes can be built in an area.
It also allows for a three-foot rear setback for one-story alley-loaded attached garages in more zoning districts, as well as for attached single-family homes (often referred to as town homes) on narrow lots. Allowing a three-foot rear setback for alley-loaded attached garages for attached single-family homes allows for more flexibility in home design in more districts and adds consistency between the required rear setback for attached garages and detached garages on lots that are served by alleys.

****

Please see Legistar File No. 89916 Body in Attachments.

Legistar File No. 89916 Body

DRAFTER'S ANALYSIS: This proposed MGO change would amend several sections of Chapter 28 residential zoning districts to make more lot divisions possible by slightly reducing detailed lot size and lot width requirements for many zoning districts. Lot size requirements are one of the biggest factors in determining how many homes can be built in an area.

It also allows for a three-foot rear setback for one-story alley-loaded attached garages in more zoning districts, as well as for attached single-family homes (often referred to as town homes) on narrow lots. Allowing a three-foot rear setback for alley-loaded attached garages for attached single-family homes allows for more flexibility in home design in more districts and adds consistency between the required rear setback for attached garages and detached garages on lots that are served by alleys.

****

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

1. Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.035 entitled "SR-C1 District" of the Madison General Ordinances is amended as follows:

"(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

SR-C1 District				
	Single-family detached	Two-family Two unit	Two-family Twin	Nonresidential
Lot Area (sq. ft.)	~~8,000~~ 6,000	~~8,000~~ 6,000	~~4,000~~ 3,000/d.u.	8,000
Lot Width	~~60~~ 55	~~60~~ 55	~~30~~ 27/d.u.	60
Front Yard Setback	30	30	30	30
Side Yard Setback	6	6	6	6
Reversed Corner Side Yard Setback	15	15	15	30
Rear Yard Setback	Lesser of 30% lot depth or ~~35~~ 30 See (a) below Alley accessed: 3 See (b) below	Lesser of 30% lot depth or ~~35~~ 30 See (a) below Alley accessed: 3 See (b) below	Lesser of 30% lot depth or ~~35~~ 30 See (a) below Alley accessed: 3 See (b) below	Lesser of 30% lot depth or 35 See (a) below
Maximum height	2 stories/35	2 stories/35	2 stories/35	35
Maximum lot coverage	50%	50%	50%	~~35~~ 60%
Maximum building coverage	n/a	n/a	n/a	~~n/a~~ 50%

(a) ~~Rear Yard Setback.~~ If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).

(b) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet."

2. Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.036 entitled "SR-C2 District" of the Madison General Ordinances is amended as follows:

"(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

SR-C2 District				
	Single-family detached	Two-family Two unit	Two-family Twin	Nonresidential
Lot Area (sq. ft.)	~~6,000~~ 5,000	~~6,000~~ 5,000	~~3,000~~ 2,500/d.u.	6,000
Lot Width	50	50	25/d.u.	50
Front Yard Setback	30	30	30	30
Side Yard Setback	6	6	6	6
Reversed Corner Side Yard Setback	15	15	15	30
Rear Yard Setback	Lesser of 30% lot depth or ~~35~~ 30 See (a) below Alley accessed: 3 See (b) below	Lesser of 30% lot depth or ~~35~~ 30 See (a) below Alley accessed: 3 See (b) below	Lesser of 30% lot depth or ~~35~~ 30 See (a) below Alley accessed: 3 See (b) below	Lesser of 30% lot depth or 35 See (a) below
Maximum height	2 stories/35	2 stories/35	2 stories/35	35
Maximum lot coverage	50%	50%	50%	35
Maximum building coverage	n/a	n/a	n/a	n/a

(a) ~~Rear Yard Setback.~~ If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).

(b) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet."

3. Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.037 entitled "SR-C3 District" of the Madison General Ordinances is amended as follows:

"(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

SR-C3 District				
	Single-family detached	Two-family Two unit	Two-family - Twin	Nonresidential
Lot Area (sq. ft.)	~~6,000~~ 5,000	~~6,000~~ 5,000	~~3,000~~ 2,500/d.u.	6,000
Lot Width	50	50	25/d.u.	50
Front Yard Setback	25	25	25	25
Side Yard Setback	5	5	5	5
Reversed Corner Side Yard Setback	15	15	15	25
Rear Yard Setback	Lesser or 30% lot depth or ~~35~~ 30 See (a) below Alley accessed: 3 See (b) below	Lesser or 30% lot depth or ~~35~~ 30 See (a) below Alley accessed: 3 See (b) below	Lesser or 30% lot depth or ~~35~~ 30 See (a) below Alley accessed: 3 See (b) below	Equal to building height but at least 35 See (a) below
Maximum height	2 stories/35	2 stories/35	2 stories/35	35
Maximum lot coverage	60%	60%	60%	60%
Maximum building coverage	n/a	n/a	n/a	50%

(a) ~~Rear Yard Setback.~~ If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).

(b) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

4. Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.039 entitled "SR-V1 District" of the Madison General Ordinances is amended as follows:

"(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

SR-V1 District: Permitted Uses

	Single-family detached	Two-family Two unit	Two-family - Twin	Multi-family (3-8 units)	Single-family attached, three-four unit
Lot Area (sq. ft.)	~~6,000~~ 5,000	~~6,000~~ 5,000	~~3,000~~ 2,500/d.u.	1,500/d.u.	1,500/d.u.
Lot Width	50	50	25/d.u.	60	20 d.u.
Front Yard Setback	25	25	25	25	25
Side Yard Setback	5	5	5	6/15 total	Exterior end walls: 5
Reversed Corner Side Yard Setback	12	12	12	12	12
Rear Yard	Lesser of 25% lot depth or ~~30~~ 25 Alley accessed: 3 See (a) below	Lesser of 25% lot depth or ~~30~~ 25 Alley accessed: 3 See (a) below	Lesser of 25% lot depth or ~~30~~ 25 Alley accessed: 3 See (a) below	Lesser of 25% lot depth or ~~30~~ 25	Lesser of 25% lot depth or ~~30~~ 25 Alley accessed: 3 See (a) below
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/40	3 stories/40
Maximum lot coverage	60%	60%	60%	60%	90%

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

SR-V1 District: Conditional and Nonresidential Uses		
	Single-family attached (5-8 units)	Nonresidential
Lot Area (sq. ft.)	1,500/d.u.	6,000
Lot Width	20/d.u.	50
Front Yard Setback	25	25
Side Yard Setback	Exterior end walls: 6	6
Reversed Corner Side Yard Setback	12	25
Rear Yard	Lesser of 25% lot depth or ~~30~~ 25 Alley accessed: 3 See (a) below	Equal to building height but at least 30
Maximum height	3 stories/40	40
Maximum lot coverage	90%	60%
Maximum building coverage	n/a	50%

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet."

5. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.040 entitled “SR-V2 District” of the Madison General Ordinances is amended as follows:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

SR-V2 District: Permitted Uses					
	Single-family detached	Two-family Two unit	Two-family - Twin	Single-family attached (8 units max.)	Multi-family (3-24 units max)
Lot Area (sq. ft.)	~~6,000~~ 5,000	~~6,000~~ 5,000	~~3,000/d.u.~~ 2,500/d.u.	1,500/d.u.	1,500/d.u.
Lot Width	50	50	25/d.u.	20/d.u.	60
Front Yard Setback	25	25	25	25	25
Side Yard Setback	5	Two-story: 5	5	Exterior end walls: 5	10
Reversed Corner Side Yard Setback	12	12	12	12	12
Rear Yard	Lesser of 25% lot depth or ~~30~~ 25 Alley accessed: 3 See (a) below	Lesser of 25% lot depth or ~~30~~ 25 Alley accessed: 3 See (a) below	Lesser of 25% lot depth or ~~30~~ 25 Alley accessed: 3 See (a) below	Lesser of 25% lot depth or ~~30~~ 25 Alley accessed: 3 See (a) below	Lesser of 25% lot depth or ~~30~~ 25
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/40	3 stories/40
Maximum lot coverage	60%	60%	60%	90%	60%

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

SR-V2 District: Conditional and Nonresidential Uses			
	Single-family attached (>8 units)	Multi-family (>24 units)	Nonresidential
Lot Area (sq. ft.)	1,500/d.u.	1,500/d.u.	6,000
Lot Width	20/d.u.	60	50
Front Yard Setback	25	25	25
Side Yard Setback	Exterior end walls: 6	10	6
Reversed Corner Side Yard Setback	12	12	25
Rear Yard	Lesser of 25% lot depth or ~~30~~ 25 Alley accessed: 3 See (a) below	Lesser of 25% lot depth or ~~30~~ 25	Equal to building height but at least ~~30~~ 25

Maximum height	3 stories/40	4 stories/52	35
Maximum lot coverage	90%	60%	60%
Maximum building coverage	n/a	n/a	50%

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet."

6. Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.042 entitled "TR-C1 District" of the Madison General Ordinances is amended as follows:

"(2) Dimensional Requirements, Permitted and Conditional Uses.

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-C1 District				
	Single-family detached	Two-family Two-unit	Two-family Twin	Nonresidential
Lot Area (sq. ft.)	~~6,000~~ 5,000	~~6,000~~ 5,000	3,000 2,500/d.u.	6,000
Lot Width	~~50~~ 45	~~50~~ 45	~~25~~ 22/d.u.	50
Front Yard Setback	20	20	20	20
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	6	6	6	10
Reversed Corner Side Yard Setback	15	15	15	15
Rear Yard Setback	Lesser of 30% lot depth or ~~35~~ 30 See (a) below Alley accessed: 3 See (b) below	Lesser of 30% lot depth or ~~35~~ 30 See (a) below Alley accessed: 3 See (b) below	Lesser of 30% lot depth or ~~35~~ 30 See (a) below Alley accessed: 3 See (b) below	Equal to building height but at least 35 See (a) below
Maximum height	2 stories/35	2 stories/35	2 stories/35	35
Maximum lot coverage	50%	50%	50%	65%
Maximum building coverage	n/a	n/a	n/a	50%

(a) ~~Rear Yard Setback.~~ If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).

(b) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet."

7. Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.043 entitled "TR-C2 District" of the Madison General Ordinances is amended as follows:

(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-C2 District				
	Single-family detached	Two-family Two unit	Two-family - Twin	Nonresidential
Lot Area (sq. ft.)	4,000	4,000	2,000/d.u.	4,800
Lot Width	40	40	20/d.u.	40
Front Yard Setback	20	20	20	20
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	5 Lot width < 50: 10% lot width	5 Lot width < 50: 10% lot width	5 Lot width < 50: 10% lot width	10
Reversed Corner Side Yard Setback	12	12	12	20
Rear Yard	Lesser of 30% lot depth or 30 Alley accessed: 3 See (a) below	Lesser of 30% lot depth or 30 Alley accessed: 3 See (a) below	Lesser of 30% lot depth or 30 Alley accessed: 3 See (a) below	Equal to building height but at least 30
Maximum height	2 stories/35	2 stories/35	2 stories/35	35
Maximum lot coverage	65%	65%	65%	65%
Maximum building coverage	n/a	n/a	n/a	50%

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

8. Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.044 entitled "TR-C3 District" of the Madison General Ordinances is amended as follows:

"(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-C3 District				
	Single-family detached	Two-family Two unit	Two-family - Twin	Nonresidential
Lot Area (sq. ft.)	3,000	3,000	1,500/d.u.	4,000
Lot Width	30	30	15/d.u.	40
Front Yard Setback	15	15	15	15
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	5 Lot width <50: 10% lot width	5 Lot width <50: 10% lot width	5 Lot width <50: 10% lot width	5
Reversed Corner Side Yard Setback	8 (10 for garage)	8 (10 for garage)	8 (10 for garage)	15
Rear Yard	Lesser of 20% lot depth or 20 alley-accessed: ~~2~~ 3 See (a) below	Lesser of 20% lot depth or 20 alley-accessed: ~~2~~ 3 See (a) below	Lesser of 20% lot depth or 20 alley-accessed: ~~2~~ 3 See (a) below	Equal to building height but at least 20
Maximum height	2 stories/35	2 stories/35	2 stories/35	35
Maximum lot coverage	75%	75%	75%	75%
Maximum building coverage	n/a	n/a	n/a	65%

(a) ~~Rear Yard Setback.~~ Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of ~~two (2)~~ three (3) feet."

9. Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.045 entitled "TR-C4 District" of the Madison General Ordinances is amended as follows:

"(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-C4 District					
	Single-family detached	Two-family Two unit	Two-family Twin	Three-unit	Nonresidential
Lot Area (sq. ft.)	4,000	4,000	2,000/d.u.	4,000	4,800
Lot Width	40	40	20/d.u.	40	40

Front Yard Setback	20	20	20	20	20
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	5 Lot width <50: 10% lot width	5 Lot width <50: 10% lot width	5 Lot width <50: 10% lot width	5 Lot width <50: 10% lot width	5
Reversed Corner Side Yard Setback	12	12	12	12	20
Rear Yard	Lesser of 30% lot depth or 30 Alley accessed: 3 See (a) below	Lesser of 30% lot depth or 30 Alley accessed: 3 See (a) below	Lesser of 30% lot depth or 30 Alley accessed: 3 See (a) below	Lesser of 30% lot depth or 30 Alley accessed: 3 See (a) below	Equal to building height but at least 30
Maximum height	2 stories/35	2 stories/35	2 stories/35	2 stories/35	35
Maximum lot coverage	65%	65%	65%	65%	65%
Maximum building coverage	n/a	n/a	n/a	n/a	50%

(a) ~~Reserved.~~ Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet."

10. Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.048 entitled "TR-V1 District" the Madison General Ordinances is amended as follows:

"(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-V1 District: Permitted Uses					
	Single-family detached	Two-family Two unit	Two-family - Twin	Three-four unit	Single-family attached, three-four unit
Lot Area (sq. ft.)	3,000	3,000	1,500/d.u.	~~1,500/d.u.~~ 3,000	~~1,500~~ 1,000/d.u.
Lot Width	30	30	15/d.u.	30	15 d.u.
Front Yard Setback	20	20	20	20	20

Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average
Side Yard Setback	5 Lot width <50: 10% lot width	5 Lot width <50: 10% lot width	5 Lot width <50: 10% lot width	5 Lot width <50: 10% lot width	Exterior end walls: 5
Reversed Corner Side Yard Setback	12	12	12	12	12
Rear Yard	Lesser of 25% lot depth or 25 Alley accessed: 3 See (a) below	Lesser of 25% lot depth or 25 Alley accessed: 3 See (a) below	Lesser of 25% lot depth or 25 Alley accessed: 3 See (a) below	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25 Alley accessed: 3 See (a) below
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/40	3 stories/40
Maximum lot coverage	70%	70%	70%	70%	90%
Reversed Corner Side Yard Setback	12	12	12	12	12

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet."

11. Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.048 entitled "TR-V2 District" the Madison General Ordinances is amended as follows:

"(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-V2 District: Conditional and Nonresidential Uses			
	Single-family attached (>8 units)	Multi-family (>12 units)	Nonresidential
Lot Area (sq. ft.)	~~1,500~~ 1,000/d.u.	~~1,500~~ 1,000/d.u.	6,000
Lot Width	15/d.u.	60	50
Front Yard Setback	20	20	20
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average
Side Yard Setback	Exterior end walls: 5	10	6
Reversed Corner Side Yard Setback	12	12	20

Rear Yard	Lesser of 25% lot depth or 25 Alley accessed: 3 See (a) below	Lesser of 25% lot depth or 25	Equal to building height but at least 30
Maximum height	3 stories/40	3 stories/40	40
Maximum lot coverage	90%	70%	65%
Maximum building coverage	n/a	n/a	50%

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet."

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-V2 District: Permitted Uses					
	Single-family detached	Two-family Two unit	Two-family - Twin	Multi-family (3—12 units)	Single-family attached (8 units max.)
Lot Area (sq. ft.)	3,000	3,000	1,500/d.u.	~~1,500~~ 1,000/d.u.	1,500/d.u.
Lot Width	30	30	15/d.u.	30	15/d.u.
Front Yard Setback	20	20	20	20	20
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average
Side Yard Setback	5 Lot width <50: 10% of lot width	5	5 Lot width <50: 10% of lot width	5 Lot width <50: 10% of lot width	Exterior end walls: 5
Reversed Corner Side Yard Setback	12	12	12	12	12
Rear Yard	Lesser of 25% lot depth or 25 Alley accessed: 3 See (a) below)	Lesser of 25% lot depth or 25 Alley accessed: 3 See (a) below)	Lesser of 25% lot depth or 25 Alley accessed: 3 See (a) below)	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25 Alley accessed: 3 See (a) below)
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/40	3 stories/40
Maximum lot coverage	70%	70%	70%	70%	90%

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet."

12. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.050 entitled “TR-U1 District” the Madison General Ordinances is amended as follows:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-U1 District: Conditional and Nonresidential Uses			
	Single-family attached (> 8 units)	Multi-family (> 24 units)	Nonresidential
Lot Area (sq. ft.)	1,000/d.u.	750/d.u.	6,000
Lot Width	15/d.u.	50	50
Front Yard Setback	15 or avg.	15 or avg.	15 or avg.
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	5	10	5
Reversed Corner Side Yard Setback	12	12	15
Rear Yard	Lesser of ~~25~~ 20% lot depth or 20 Alley accessed: ~~2~~ 3 See (a) below	Lesser of ~~25~~ 20% lot depth or ~~25~~ 20	Equal to building height but at least 30
Maximum height	3 stories/40 See (b) below	5 stories/65 See (b) below	40
Maximum lot coverage	90%	75%	70%
Maximum building coverage	n/a	n/a	50%

TR-U1 District: Permitted Uses						
	Single-family detached	Two-family Two unit	Two-family - Twin	Three-four unit	Single-family attached (max. 8 units)	Multi-family (5—24 units)
Lot Area (sq. ft.)	3,000	3,000	1,500/d.u.	3,000	1,000/d.u.	750/d.u.
Lot Width	30	30	15/d.u.	30	15/d.u.	30
Front Yard Setback	15	15	15	15	15	15
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average
Side Yard Setback	5 Lot width <50: 10% of lot width	5 Lot width <50: 10% of lot width	5 Lot width <50: 10% of lot width	5 Lot width <50: 10% of lot width	Exterior end walls: 5	5 Lot width <50: 10% of lot width

Reversed Corner Side Yard Setback	12	12	12	12	12	12
Rear Yard	Lesser of 20% lot depth or 20 Alley accessed: 3 See (a) below	Lesser of ~~25%~~ 20% lot depth or 20 Alley accessed: 3 See (a) below	Lesser of ~~25%~~ 20% lot depth or 20 Alley accessed: 3 See (a) below	Lesser of ~~25%~~ 20% lot depth or 20	Lesser of ~~25%~~ 20% lot depth or 20 Alley accessed: 3 See (a) below	Lesser of ~~25%~~ 20% lo 20
Maximum height	2 stories/35 See (b) below	2 stories/35 See (b) below	2 stories/35 See (b) below	3 stories/40 See (b) below	3 stories/40 See (b) below	4 stories/52 ft. See (b) below
Maximum lot coverage	75%	75%	75%	75%	90%	75%

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

(b) Heights exceeding the maximum may be allowed with conditional use approval.

13. Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.051 entitled "TR-U2 District" the Madison General Ordinances is amended as follows:

"(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-U2 District: Permitted Uses			
	Three-four unit	Single-family attached (max. 8 units)	Multi-family (5—36 units)
Lot Area (sq. ft.)	3,000	800/d.u.	350/d.u.
Lot Width	30	15/d.u.	30
Front Yard Setback	15	15	15
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average
Side Yard Setback	5 Lot width <50: 10% of lot width	Exterior end walls: 5	5 Lot width <50: 10% of lot width
Reversed Corner Side Yard Setback	12	12	12

Rear Yard	Lesser of ~~25~~ 20% lot depth or 20	Lesser of ~~25~~ 20% lot depth or 20	Lesser of ~~25~~ 20% lot depth or 20
Maximum Height	3 stories/40 See (b) below	3 stories/40 See (b) below Alley accessed: 3 See (a) below	4 stories/52 See (b) below
Maximum lot coverage	75%	90%	75%

TR-U2 District: Conditional and Nonresidential Uses						
	Single-family attached (>8 units)	Single-family detached	Two-family Two unit	Two-family - Twin	Multi-family (>36 units)	Nonresidential
Lot Area (sq. ft.)	800/d.u.	3,000	3,000	1,500/d.u.	350/d.u.	6,000
Lot Width	15/d.u.	30	30	15/d.u.	50	50
Front Yard Setback	15	15	15	15	15	15
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	Exterior end walls: 5	5 Lot width <50: 10% lot width	5 Lot width <50: 10% lot width	5 Lot width <50: 10% lot width	10	5
Reversed Corner Side Yard Setback	12	12	12	12	12	15
Rear Yard	Lesser of ~~25%~~ 20% lot depth or 20 Alley accessed: 3 See (a) below	Lesser of ~~25%~~ 20% lot depth or 20 Alley accessed: 3 See (a) below	Lesser of ~~25%~~ 20% lot depth or 20 Alley accessed: 3 See (a) below	Lesser of ~~25%~~ 20% lot depth or 20 Alley accessed: 3 See (a) below	Lesser of ~~25%~~ 20% lot depth or 20	Equal to building height but at least 30
Maximum height	3 stories/40 See (b) below	3 stories/40 See (b) below	2 stories/35 See (b) below	2 stories/35 See (b) below	6 stories/78 See (b) below	40
Maximum lot coverage	90%	75%	75%	75%	80%	75%
Maximum building coverage	n/a	n/a	n/a	n/a	n/a	50%

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

(b) Heights exceeding the maximum may be allowed with conditional use approval."

14. Subsection (3) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.052 entitled "Traditional Residential - Rustic (TR-R) District" the Madison General Ordinances is amended as follows:

"(3) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-R District: Permitted and Conditional Uses				
	Single-family detached	Two-family Two-unit	Two-family Twin	Nonresidential
Lot Area (sq. ft.)	~~0.6 acres (26,136 sq. ft.)~~ 10,000	~~0.6 acres (26,136 sq. ft.)~~ 10,000	~~13,086 sq. ft.~~ 5,000/d.u.	~~0.6 acres (26,136 sq. ft.)~~ 10,000
Lot Width	65	65	32/d.u.	65
Front Yard Setback	50	50	50	50
Side Yard Setback	30	30	30	30
Reversed Corner Side Yard Setback	30	30	30	30
Rear Yard	40 Alley accessed: 3 See (a) below	40 Alley accessed: 3 See (a) below	40 Alley accessed: 3 See (a) below	40 Alley accessed: 3 See (a) below
Maximum height	3 stories/40	3 stories/40	3 stories/40	40
Maximum lot coverage	~~15%~~ 40%	~~15%~~ 40%	~~15%~~ 40%	~~15%~~ 40%
~~Maximum size accessory building~~	~~800 sq. ft. See (a) below~~	~~800 sq. ft. See (a) below~~	~~800 sq. ft. See (a) below~~	~~as determined by conditional use~~

(a) ~~Detached Garage Replacement. New detached garages are not permitted. Detached garages existing as of January 1, 1989 may be replaced with a structure no larger than 800 square feet or the size of the principal building, whichever is less.~~ Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet."

15. Subsection (4) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.053 entitled "Traditional Residential - Planned (TR-P) District" the Madison General Ordinances is amended as follows:

"(4) Dimensional Requirements, Permitted and Conditional Uses.

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-P District: Permitted Uses					
	Single-family detached	Single-family attached	Two-family Two unit	Two-family - Twin	Multi-family, except residential building complex
Lot Area (sq. ft.)	2,900	2,000/d.u.	2,900	1,800/d.u.	600/d.u. + 300 per bedroom >2
Lot Width	30	~~20~~ 15	30	15/d.u.	50
Front Yard Setback	15	15	15	15	15
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average
Side Yard Setback	5	Exterior end walls: 6	5	5	10
Reversed Corner Side Yard Setback	8 (10 for garage)	8 (10 for garage)	8 (10 for garage)	8 (10 for garage)	12 (10 for garage
Rear Yard	Street-accessed: 20 Alley-accessed: ~~2~~ 3 See (a) below	20 Alley accessed: 3 See (a) below	Street-accessed: 20 Alley-accessed: ~~2~~ 3 See (a) below	Street-accessed: 20 Alley-accessed: ~~2~~ 3 See (a) below	Street-accessed: 20 Alley-accessed: ~~2~~ 3 See (a) below
Maximum height	3 stories/35	3 stories/40	3 stories/35	3 stories/35	4 stories/52 See (a) below
Maximum lot coverage	75%	90%	75%	75%	75%

~~(b) Heights exceeding the maximum may be allowed with conditional use approval.~~

TR-P District: Conditional and Nonresidential Uses		
	Residential building complex	Nonresidential
Lot Area (sq. ft.)	600/d.u. + 300 per bedroom >2	5,000
Lot Width	50	50
Front Yard Setback	15	15
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average
Side Yard Setback	10	5
Reversed Corner Side Yard Setback	12 (10 for garage)	15
Rear Yard	Street-accessed: 20 Alley-accessed: ~~2~~ 3	equal to building height but at least 20

	See (a) below	
Maximum height	4 stories/52 See (b) below	3 stories/40
Maximum lot coverage	75%	70%

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

(b) Heights exceeding the maximum may be allowed with conditional use approval."

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 89917

File ID:	89917	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	09/09/2025
File Name:	Step Down Adjacent to Residential Districts			**Final Action:**	

Title: Amending various sections of Chapter 28 to update the existing step down rules for larger buildings when adjacent to a residential district.

Notes: 6988HeightTransition

CC Agenda Date: 09/16/2025

Agenda Number: 47.

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

Effective Date:

Attachments: 89917Body.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	9/10/2025	Michael Haas	Approved as to Form	9/29/2025
1	2	9/11/2025	Maggie McClain	Approve	9/30/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	09/09/2025	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction

Notes: Plan Commission Public Hearing (10/6/25), Housing Policy Committee (9/25/25), Common Council (10/7/25)

Text of Legislative File 89917

Fiscal Note

No City appropriation required.

Title

Amending various sections of Chapter 28 to update the existing step down rules for larger buildings when adjacent to a residential district.

Body

DRAFTER'S ANALYSIS: This proposed set of Chapter 28 changes would update existing rules that require upper stories of larger multi-family buildings to step down when adjacent to a residential district. This helps create a buffer, or more gradual transition from a zoning district with lower heights to one with higher heights. These changes align the height of required step downs with the maximum allowed building height in the adjacent residential district.
This proposal would change the text under the Rear or Side Yard Height Transition to Residential Districts section from "two (2) stories/twenty-five (25) feet" to "the maximum height in feet allowed in the abutting district as a permitted use" for the following commercial or mixed-use zones: Neighborhood Mixed-Use (NMX), Traditional Shopping Street (TSS), Mixed Use Center (MXC), Commercial Corridor - Transitional (CCT), Commercial Center (CC), Regional Mixed-Use (RMX), Traditional Employment (TE), Suburban Employment (SE), Industrial - Limited (IL), and Industrial - General (IG).

****

Please see Legistar File No. 89917 Body in Attachments.

DRAFTER'S ANALYSIS: This proposed set of Chapter 28 changes would update existing rules that require upper stories of larger multi-family buildings to step down when adjacent to a residential district. This helps create a buffer, or more gradual transition from a zoning district with lower heights to one with higher heights. These changes align the height of required step downs with the maximum allowed building height in the adjacent residential district.

This proposal would change the text under the Rear or Side Yard Height Transition to Residential Districts section from "two (2) stories/twenty-five (25) feet" to "the maximum height in feet allowed in the abutting district as a permitted use" for the following commercial or mixed-use zones: Neighborhood Mixed-Use (NMX), Traditional Shopping Street (TSS), Mixed Use Center (MXC), Commercial Corridor – Transitional (CCT), Commercial Center (CC), Regional Mixed-Use (RMX), Traditional Employment (TE), Suburban Employment (SE), Industrial – Limited (IL), and Industrial – General (IG).

****

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

1. Subdivision (d) entitled "Rear or Side Yard Height Transition to Residential Districts" of Subsection (3) entitled "Dimensional Requirements" of Section 28.064 entitled "Neighborhood Mixed-Use District" of the Madison General Ordinances is amended as follows:

"(d) Rear or Side Yard Height Transition to Residential Districts. Where the NMX District abuts a residential district at the rear or side lot line, building height at the rear or side yard setback line shall not exceed ~~two (2) stories/twenty-five (25) feet~~ the maximum height in feet allowed in the abutting district as a permitted use. From this point, building height may increase at a ratio of one foot of rise to one foot of horizontal distance away from the property line, (a 45º angle) up to the maximum allowed height. Transitions exceeding this height and/or ratio limitation require conditional use approval. (See Figure D12)

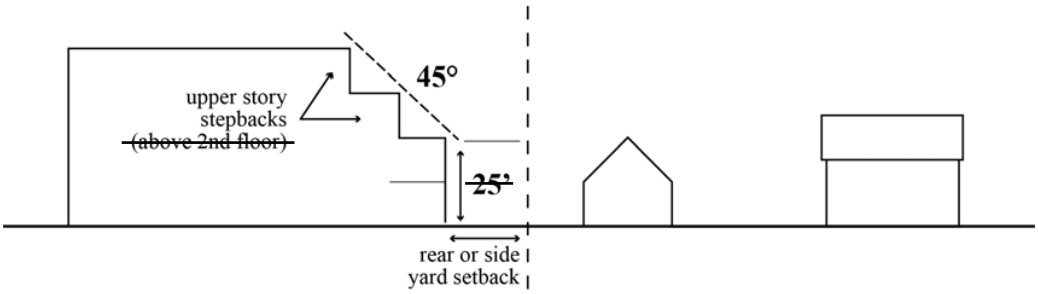


Figure D12: Rear or Side Yard Height Transition"

2. Subdivision (b) entitled "Rear or Side Yard Height Transition to Residential Districts" of Subsection (3) entitled "Dimensional Requirements" of Section 28.065 entitled "Traditional Shopping Street (TSS) District" of the Madison General Ordinances is amended as follows:

"(b) Rear or Side Yard Height Transition to Residential Districts. Where the TSS District abuts a residential district at the rear or side lot line, building height at the rear or side yard setback line shall not exceed ~~two (2) stories/twenty-five (25) feet~~ the maximum height in feet allowed in the abutting district as a permitted use. From this point, building height may increase at a ratio of one foot of rise to one

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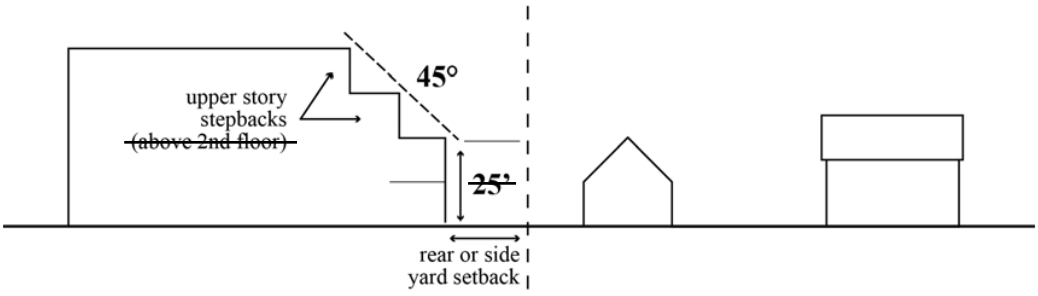


Figure D12: Rear or Side Yard Height Transition"

3. Subdivision (b) entitled "Rear or Side Yard Height Transition to Residential Districts" of Subsection (5) entitled "Dimensional Requirements" of Section 28.066 entitled "Mixed Use Center (MXC) District" of the Madison General Ordinances is amended as follows:

"(b) Rear or Side Yard Height Transition to Residential Districts. Where the MXC District abuts a residential district at the rear or side lot line, building height at the rear or side yard setback line shall not exceed ~~two (2) stories/twenty-five (25) feet~~ the maximum height in feet allowed in the abutting district as a permitted use. From this point, building height may increase at a ratio of one foot of rise to one foot of horizontal distance away from the property line (a 45° angle) up to the maximum allowed height. Transitions exceeding this height and/or ratio limitation require conditional use approval. (See Figure D12)

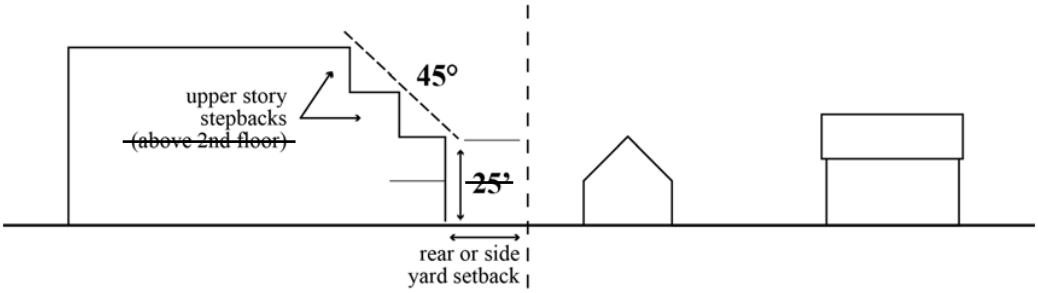


Figure D12: Rear or Side Yard Height Transition"

4. Subdivision (c) entitled "Rear or Side Yard Height Transition to Residential Districts" of Subsection (3) entitled "Dimensional Requirements" of Section 28.067 entitled "Commercial Corridor - Transitional District" of the Madison General Ordinances is amended as follows:

"(c) Rear or Side Yard Height Transition to Residential Districts. Where the CCT District abuts a residential district at the rear or side lot line, building height at the rear or side yard setback line shall not exceed ~~two (2) stories/twenty-five (25) feet~~ the maximum height in feet allowed in the abutting district as a permitted use. From this point, building height may increase at a ratio of one foot of rise to one

foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height. Transitions exceeding this height and/or ratio limitation require conditional use approval. (See Figure D12)

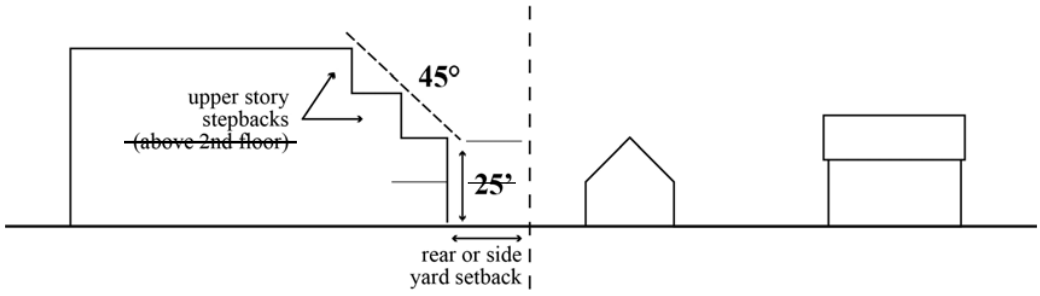


Figure D12: Rear or Side Yard Height Transition"

5. Subdivision (c) entitled "Rear or Side Yard Height Transition to Residential Districts" of Subsection (3) entitled "Dimensional Requirements" of Section 28.068 entitled "Commercial Center District" of the Madison General Ordinances is amended as follows:

"(c) Rear or Side Yard Height Transition to Residential Districts. Where the CC District abuts a residential district at the rear or side lot line, building height at the rear or side yard setback line shall not exceed ~~two (2) stories/twenty-five (25) feet~~ the maximum height in feet allowed in the abutting district as a permitted use. From this point, building height may increase at a ratio of one foot of rise to one foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height. Transitions exceeding this height and/or ratio limitation require conditional use approval. (See Figure D12)

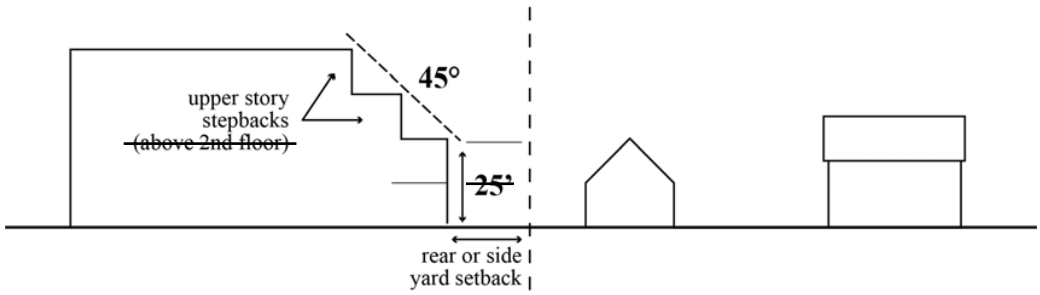


Figure D12: Rear or Side Yard Height Transition"

6. Subdivision (b) entitled "Rear or Side Yard Height Transition to Residential Districts" of Subsection (3) entitled "Dimensional Requirements" of Section 28.069 entitled "Regional Mixed-Use (RMX) District" of the Madison General Ordinances is amended as follows:

"(b) Rear or Side Yard Height Transition to Residential Districts. Where the RMX District abuts a residential district at the rear or side lot line, building height at the rear or side yard setback line shall not exceed ~~two (2) stories/twenty-five (25) feet~~ the maximum height in feet allowed in the abutting district as a permitted use. From this point, building height may increase at a ratio of one foot of rise to one

foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height. Transitions exceeding this height and/or ratio limitation require conditional use approval. (See Figure D12)

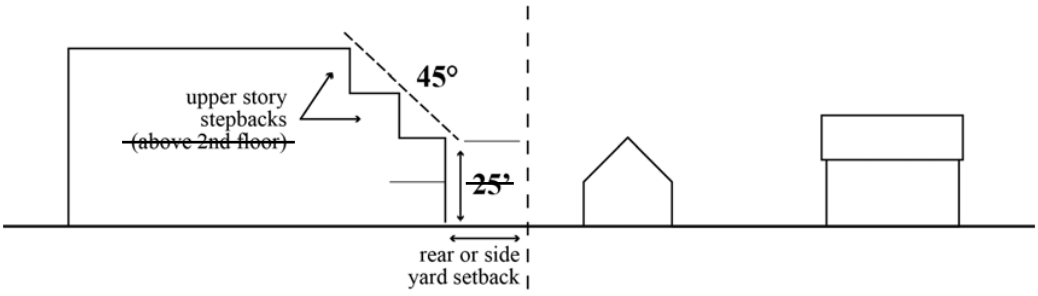


Figure D12: Rear or Side Yard Height Transition"

7. Subdivision (b) entitled "Rear or Side Yard Height Transition to Adjacent Residential Districts" of Subsection (3) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.084 entitled "Traditional Employment District" of the Madison General Ordinances is amended as follows:

"(b) Rear or Side Yard Height Transition to Adjacent Residential Districts. Where the TE District abuts a residential district, building height at the rear or side yard setback line shall not exceed ~~two (2) stories/twenty-five (25) feet~~ the maximum height in feet allowed in the abutting district as a permitted use. From this point, building height may increase at a ratio of one foot of rise to one foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height. (See Figure D12)

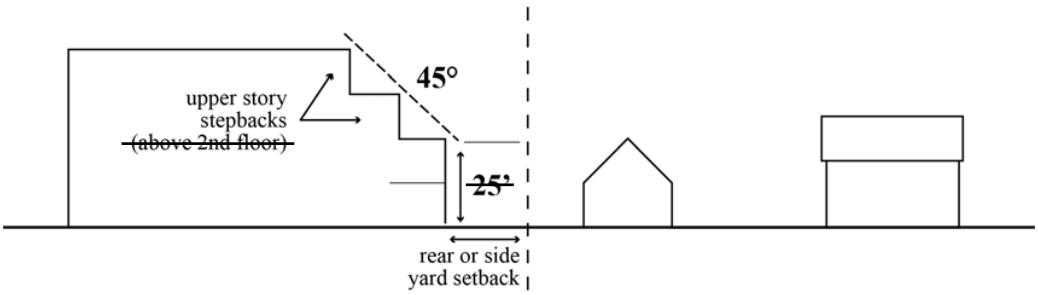


Figure D12: Rear or Side Yard Height Transition"

8. Subdivision (c) entitled "Rear or Side Yard Height Transition to Adjacent Residential Districts" of Subsection (3) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.085 entitled "Suburban Employment District" of the Madison General Ordinances is amended as follows:

"(c) Rear or Side Yard Height Transition to Adjacent Residential Districts. Where the SE District abuts a residential district, building height at the rear or side yard setback line shall not exceed ~~two (2) stories/twenty-five (25) feet~~ the maximum height in feet allowed in the abutting district as a permitted use. From this point, building height may increase at a ratio of one foot of rise to one foot of horizontal

distance away from the property line, (a 45° angle) up to the maximum allowed height. (See Figure D12)

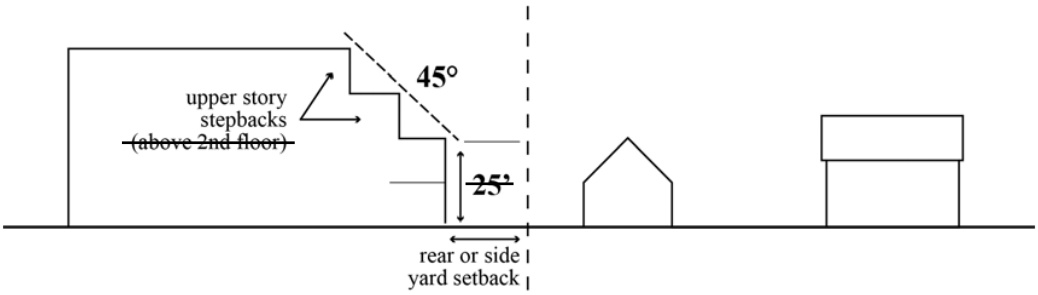


Figure D12: Rear or Side Yard Height Transition"

9. Subdivision (b) entitled "Rear or Side Yard Height Transition to Adjacent Residential Districts" of Subsection (3) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.088 entitled "Industrial - Limited District" of the Madison General Ordinances is amended as follows:

"(b) Rear or Side Yard Height Transition to Adjacent Residential Districts. Where the IL District abuts a residential district, building height at the rear yard setback line shall not exceed ~~two (2) stories/twenty-five (25) feet~~ the maximum height in feet allowed in the abutting district as a permitted use. From this point, building height may increase at a ratio of one foot of rise to one foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height. (See Figure D12)

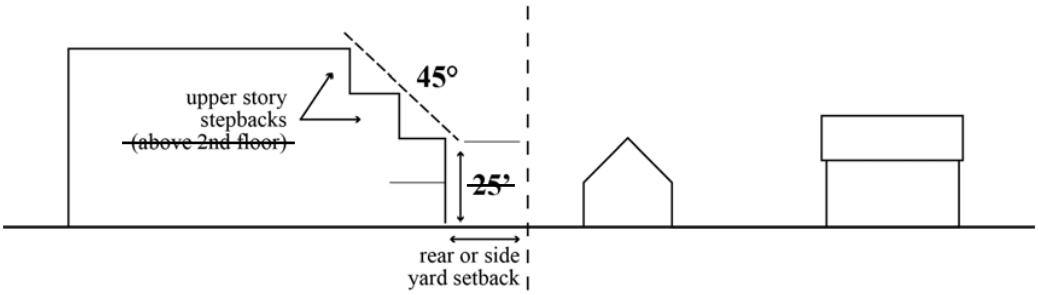


Figure D12: Rear or Side Yard Height Transition"

10. Subdivision (a) entitled "Rear or Side Yard Height Transition to Adjacent Residential Districts" of Subsection (3) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.089 entitled "Industrial - General District" of the Madison General Ordinances is amended as follows:

"(a) Rear or Side Yard Height Transition to Adjacent Residential Districts. Where the IG District abuts a residential district, building height at the rear yard setback line shall not exceed ~~two (2) stories/twenty-five (25) feet~~ the maximum height in feet allowed in the abutting district as a permitted use. From this point, building height may increase at a ratio of one foot of rise to one foot of horizontal distance away

from the property line, (a 45° angle) up to the maximum allowed height. (See Figure D12)

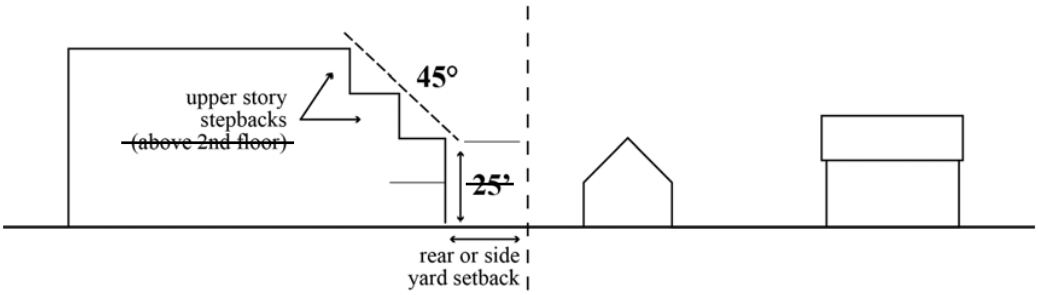


Figure D12: Rear or Side Yard Height Transition"

City of Madison

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

Master

File Number: 89918

File ID:	89918	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	09/09/2025
File Name:	Two Unit Detached ADU			**Final Action:**	

Title: Amending sections within Chapter 28 to allow detached Accessory Dwelling Units to have two units and not be included in maximum permitted use accessory structure size.

Notes: 6989DuplexDetachedADU

CC Agenda Date: 09/16/2025

Agenda Number: 48.

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

Effective Date:

Attachments:

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	9/10/2025	Michael Haas	Approved as to Form	9/29/2025
1	2	9/11/2025	Maggie McClain	Approve	9/30/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	09/09/2025	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction

Notes: Plan Commission Public Hearing (10/6/25), Housing Policy Committee (9/25/25), Common Council (10/7/25)

Text of Legislative File 89918

Fiscal Note

No City appropriation required.

Title

Amending sections within Chapter 28 to allow detached Accessory Dwelling Units to have two units and not be included in maximum permitted use accessory structure size.

Body

DRAFTER'S ANALYSIS: This proposal would allow detached Accessory Dwelling Unit (ADU) buildings to have two units, effectively becoming duplexes. The proposed change also adds provisions that the detached ADU units must be in a single structure, and that a single zoning lot also may not have both an attached ADU and a detached ADU. It would also remove the ADU's footprint area from the maximum cumulative square footage allowed for permitted use accessory structures so that ADUs are treated differently than garages and sheds.

****

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

1. Subdivision (a) entitled "Maximum Area Per Lot" of Subsection (1) of Section 28.131 entitled "Accessory Buildings and Structures on Lots Used Exclusively for Residential and Mixed-Use Purposes" of the Madison General Ordinances is amended as follows:

"(a) Maximum Area Per Lot. Total area of accessory buildings measured at ground floor may not exceed one thousand (1,000) square feet. A larger total building area may be allowed by conditional use approval. The footprint of accessory structures that contain accessory dwelling units shall not be included in the one thousand (1,000) square feet calculation."

2. Section 28.151 entitled "Applicability" of the Madison General Ordinances is amended by amending therein the following:

"Accessory Dwelling Unit.

(a) The principal building shall not contain more than eight (8) dwelling units.

(b) No more than one (1) attached accessory dwelling unit or two (2) detached accessory dwelling units may be located on a zoning lot. The detached dwelling units must be in a single structure. A zoning lot may not have both an attached accessory dwelling unit and detached accessory dwelling unit or units.

(c) The number of occupants of the accessory dwelling unit shall not exceed one (1) family.

(d) The accessory dwelling unit shall not be sold separately from the principal building.

(e) The maximum height of a detached building containing an accessory dwelling unit, including one built above a garage or similar space, shall be twenty-five (25) feet. Height shall be measured as a principal building pursuant to Sec. 28.134(1)(b).

(f) The maximum size of an accessory dwelling unit contained within a principal building shall be one thousand (1,000) square feet.

(g) The footprint of an accessory building which includes an accessory dwelling unit shall not exceed one thousand (1,000) square feet.

(h) The minimum setback requirements shall be those for accessory building or structures of the underlying zoning district.

(i) Accessory dwelling unit entry ways within a rear or side yard shall be connected to a street frontage by a paved walkway or driveway.

(j) For accessory dwelling units constructed within the principal building, the appearance or character of the principal building shall not be significantly altered so that its appearance is no longer that of the principal uses."

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 89766

File ID:	89766	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	08/28/2025
File Name:	Final Plat - Raemisch Farm Development			**Final Action:**	

Title: Approving the final plat of *Raemisch Farm Development* on land generally addressed as 4000-4150 Packers Avenue (District 18).

Notes:

		CC Agenda Date:	09/16/2025
		Agenda Number:	49.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Application_Redacted.pdf, Letter of Intent.pdf, Final Plat.pdf, Link to Prelim Plat Res ID 72365	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/29/2025	Maggie McClain	Approve	9/17/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	08/28/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Plan Commission (10/20/25), Common Council (10/28/25)

Text of Legislative File 89766

Fiscal Note
No City appropriation is required with the approval of this final plat. City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

Title
Approving the final plat of *Raemisch Farm Development* on land generally addressed as 4000-4150 Packers Avenue (District 18).

Body
WHEREAS on September 6, 2022, the Common Council conditionally approved the preliminary plat of *Raemisch Farm Development* on land generally addressed as 4000-4150 Packers Avenue and 4201 N Sherman Avenue, City of Madison, Dane County, Wisconsin by Resolution 22-00629 (ID 72365); and

WHEREAS Halo Ventures, LLC and Lokre Development have duly filed the final plat of *Raemisch Farm Development* for approval by the Madison Common Council;

NOW THEREFORE BE IT RESOLVED that said plat is hereby approved subject to all conditions as required by the reviewing City departments as required by Section 16.23 of the General Ordinances of the City of Madison, subject to the conditions noted in the Plan Commission files, and that same shall be recorded with the Dane County Register of Deeds.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the plat, bond and subdivision contract, subsequent affidavits of corrections, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approved plat. If found necessary by the City Engineer, in consultation with Planning Division staff, if wetland or environmental corridor boundaries need to be altered as a result of this subdivision, the Common Council recognizes and adopts the revised boundaries for any wetland or environmental corridor within the Central Urban Service Area as it relates to this subdivision.

BE IT FURTHER RESOLVED that the said plat is hereby added to the official map and the street grades for said plat on file in the City Engineer's Office are hereby approved.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded subdivision in the Comprehensive Plan and any applicable neighborhood plans.

BE IT FURTHER RESOLVED that all dedications included in this plat or required as a condition of approval of this plat be and are hereby accepted by the City of Madison.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison 8/25/25 2:02 p.m.
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of $10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (M.G.O. Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

☐ Preliminary Subdivision Plat ☑ Final Subdivision Plat ☐ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: Raemisch Farm Development

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of $250, plus $50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of $250 plus $200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: B&G Real Estate, LLC
Representative, if any: Fred Brouner, Dewitt LLP
Street address: 2 E ifflin St. Ste 600
City/State/Zip: Madison, WI, 53703
Telephone: 608-469-0361
Email: [redacted]

Firm Preparing Survey: Stantec
Contact: Mike McCarty
Street address: PO Box 105
City/State/Zip: Sturgeon Bay, WI 54235
Telephone: 920-298-1761
Email: [redacted]

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☑ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 4000 Packers Ave, 4150 Packers Avenue, 4201 North Sherman Avenue
Tax Parcel Number(s): 081019300863 & 081019300855
Zoning District(s) of Proposed Lots: CN, CC-T, TR-U1, TR-V2, TR-C3
School District: Madison Metro

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____
Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	4		12.35
Retail/Office	2		5.36
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		1	3.09
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	6	1	20.8

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats..
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent**: One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* *The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.*

** *A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.*

☐ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable* (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- *Do not email these files to the City's Office of Real Estate Services*. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits**: One copy of the approval letters from the town where the property is located *and* Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Joel Oliver Signature: _____

Date: 08/22/2025 Interest In Property On This Date: Under contract to purchase

August 22, 2025

Letter of Intent
Land Use/Subdivision Application

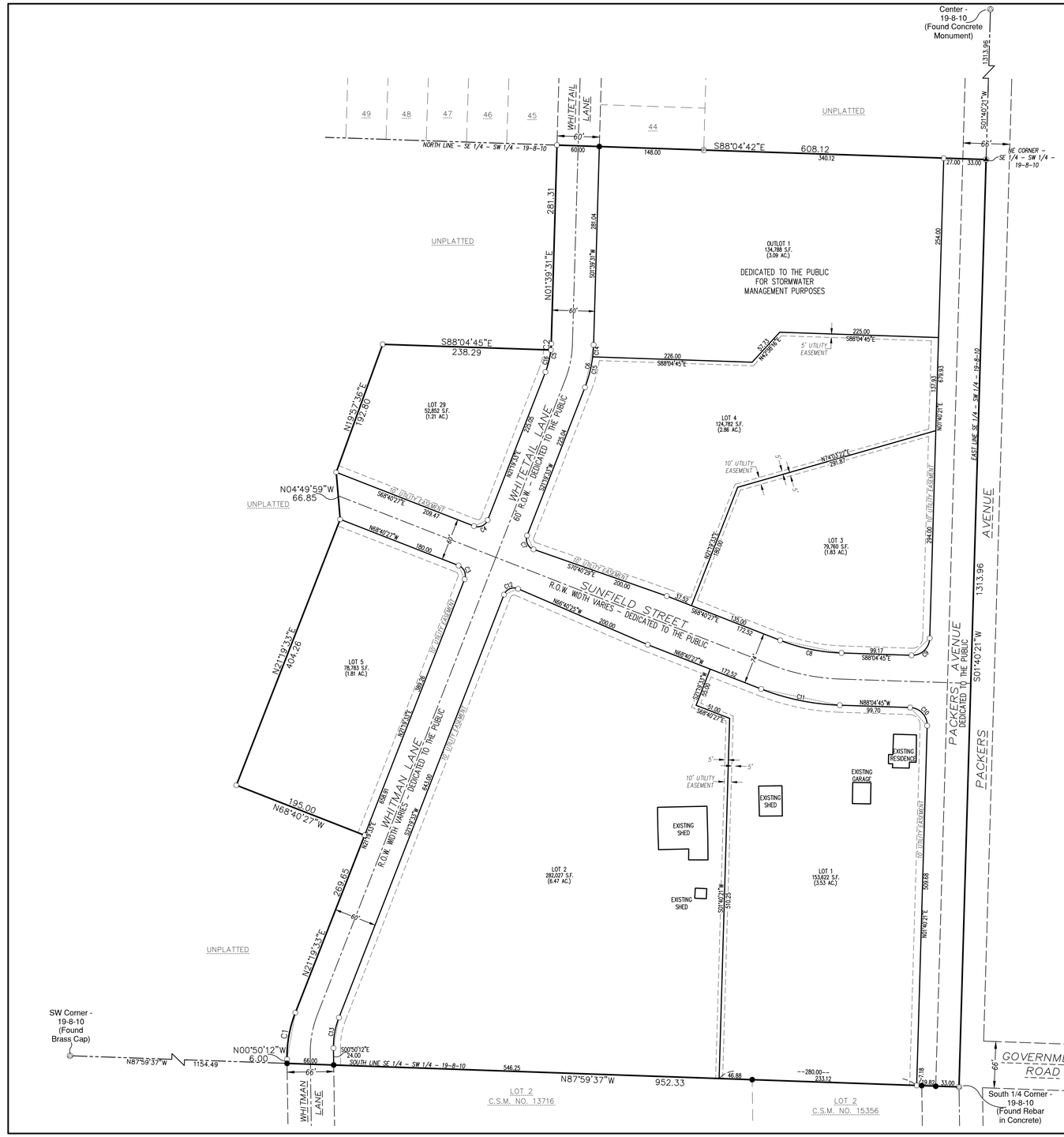
City of Madison
Planning Division
126 S. Hamilton St.
PO Box 2985
Madison, WI 53701-2985

Re: Raemisch Farm Development – Final Plat

Project Address:	4150 Packers Avenue
Project Team:	
Owner:	Halo Ventures LLC & Lokre 900 N. Rock Hill Road St. Louis, MO 63119
Civil Engineer:	Stantec 312 N 5th Avenue, Suite 1 Sturgeon Bay, WI 54235
Surveyor:	Stantec 312 N 5th Avenue, Suite 1 Sturgeon Bay, WI 54235
Existing Condition:	Site has most recently been farmed and is currently zoned agricultural and does not have sanitary service or water service.
Proposed Use:	Site has been rezoned as CCT, TRV2, CN, TRU1, TRC3 for the purpose of residential development. Lot 1 and 3 are mixed use lots; Lots 2, 4, 5 and 29 are multi-family residential; lots 27 and 28 are townhouse/condominium lots; lot OL3 (to be deeded to parks) and lot 76 left A; OL1 is stormwater management;; all remaining lots are single family lots.
Project Schedule:	Phase 1 construction is anticipated 9/26 – 9/28 an consist of lots 1-5, 29 and OL1. Future to follow.

RAEMISCH FARM DEVELOPMENT

LOCATED IN:
THE SE 1/4 OF THE FRACTIONAL SW 1/4 OF SECTION 19,
TOWNSHIP 8 NORTH, RANGE 10 EAST,
CITY OF MADISON,
DANE COUNTY,
WISCONSIN



BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 19-8-10 WHICH BEARS N. 87°59'37" W. ON THE WISCONSIN COUNTY COORDINATE SYSTEM – DANE.

0 80 160
GRAPHIC SCALE IN FEET

- ▲ – FOUND MAG NAIL
- ⊘ – FOUND 1.315" OUTSIDE DIA. IRON PIPE
- ● – FOUND 1.270"O.D.X18" REINFORCING BAR WEIGHING 4.303 LBS./LIN. FT.
- ○ – SET 1.270"O.D.X18" REINFORCING BAR WEIGHING 4.303 LBS./LIN. FT. ALL OTHER LOT AND OUTLOT CORNERS 1.37"OD X 18" STEEL PIPE, 1.68LB / LIN FT., SET
- ◎ – DANE COUNTY MONUMENT FOUND (AS DESCRIBED)

NOTES:
- TOTAL ACREAGE OF PARCEL = 25.82 ACRES.
- SQUARE FOOTAGE OF PUBLIC RIGHT OF WAY DEDICATED = 217,514 S.F.
- ALL DIMENSIONS MEASURED TO THE NEAREST HUNDRETH OF A FOOT; ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST SECOND.

CURVE DATA

NUMBER	LENGTH	RADIUS	INCL. <	CHD. BRG.	CHD. LENGTH	TANGENT IN	TANGENT OUT
C1	67.3	173.98	22°09'45"	N10°14'41"E	66.88	N00°50'12"W	N21°19'33"E
C2	8.94	120.00	04°16'08.5"	N03°47'35"E	8.94	N05°55'39"E	N01°39'31"E
C3	23.56	15.00	90°00'00"	N23°40'27"W	21.21	N21°19'33"E	N68°40'27"W
C4	23.56	15.00	90°00'00"	N66°19'33"E	21.21	S68°40'27"E	N21°19'33"E
C5	41.19	120.00	19°40'02"	N11°29'32"E	40.99	N21°19'33"E	N01°39'31"E
C6	61.79	180.00	19°40'02"	S11°29'32"W	61.85	S01°39'31"W	S21°19'33"W
C7	24.09	15.00	92°00'02"	S24°40'28"E	21.58	S21°19'33"W	S70°40'29"E
C8	89.07	263.00	19°24'18"	S78°22'36"E	88.65	S68°40'27"E	S88°04'45"E
C9	39.38	25.00	90°14'54"	N46°47'48"E	35.43	S88°04'45"E	N01°40'21"E
C10	39.16	25.00	89°45'06"	N43°12'12"W	35.28	N01°40'21"E	N88°04'45"W
C11	114.14	337.00	19°24'28"	N43°12'12"W	35.28	N88°04'45"W	N68°40'27"W
C12	24.09	15.00	92°00'02"	S67°19'34"W	21.58	N66°40'25"W	S21°19'33"W
C13	44.10	114.00	22°09'45"	S10°14'41"W	43.82	S21°19'33"W	S00°50'12"E
C14	17.01	180.00	05°24'48"	S04°21'55"W	17.00		
C15	44.78	180.00	14°15'14"	S14°11'56"W	44.66		
C16	32.25	120.00	15°23'53.5"	S13°37'36"W	32.15		



8-20-25

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

Stantec

PA.Dc PROJ. 19300440 DRAWING:19030044001501_FP
JOB NO.19300440 8-20-25

RAEMISCH FARM DEVELOPMENT

LOCATED IN:
THE SE 1/4 OF THE FRACTIONAL SW 1/4 OF SECTION 19,
TOWNSHIP 8 NORTH, RANGE 10 EAST,
CITY OF MADISON,
DANE COUNTY,
WISCONSIN

Surveyors Certificate:

I, Michael G. Mc Carty, Registered land surveyor for Stantec Consulting Services, Inc., do hereby certify:

That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, Dane County, and under the direction of Lorke Development, LLC, owner of said land division, I have surveyed, divided, and mapped Raemisch Farm Development; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is a parcel located in the SE 1/4 of the Fractional SW 1/4 of Section 19, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, containing 25.82 acres of land and described as follows:

Commencing at the South 1/4 Corner of said Section 19–8–10, said corner being on the centerline of Packers Avenue and the point of beginning of lands to be described; thence N. 87°59'37" W., 952.33 feet along the south line of the SW 1/4 of said Section 19–8–10; thence N. 00°50'12" W., 6.00 feet; thence Northerly, 67.30 feet along the arc of a 173.98 foot radius curve to the right whose chord bears N. 10°14'41" E., 66.88 feet (incl. < = 22°09'45"); thence N. 21°19'33" E., 269.65 feet; thence N. 68°40'27" W., 195.00 feet; thence N. 21°19'33" E., 404.26 feet; thence N. 04°49'59" W., 66.85 feet; thence S. 88°04'45" E., 238.29 feet; thence Northerly, 8.94 feet along the arc of a 120.00 foot radius curve to the left whose chord bears N. 03°47'35" E., 8.94 feet (incl. < = 04°16'08.5"); thence N. 01°39'31" E., 281.31 feet to the north line of the SE 1/4 of the SW 1/4 of said Section 19–8–10; thence S. 88°04'42" E., 608.12 feet along said north line to the NE corner of the SE 1/4 of the SW 1/4 of said Section 19–8–10, said corner being on the aforementioned centerline of Packers Avenue; thence S. 01°40'21" W., 1313.96 feet along said east line (centerline) to the point of beginning.

This parcel contains 25.82 acres and is subject to the rights of the public over those portions previously dedicated for the right of way of Packers Avenue.

Dated this 20th day of August, 2025 Michael Mc Carty
Michael G. Mc Carty
Professional Land Surveyor–2298

WISCONSIN MICHAEL G. McCARTY S-2298 Sturgeon Bay, WI LAND SURVEYOR

Owner's Certificate

B & G Real Estate, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

B & G Real Estate, LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Common Council, City of Madison
Department of Administration

IN WITNESS WHEREOF, the said B & G Real Estate, LLC has caused these presents to be signed this _____, day of _____, 202_.

Bruce Raemisch Revocable Trust sole member

_____
Fredric J. Brouner, Trustee

STATE OF WISCONSIN
_____ COUNTY) SS

Personally came before me this _____ day of _____, 202_, the above person to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ Notary Public,
_____, Wisconsin
My commission expires _____.

Owner's Certificate

4000 Packers Avenue, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

4000 Packers Avenue, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Common Council, City of Madison
Department of Administration

IN WITNESS WHEREOF, the said 4000 Packers Avenue, LLC has caused these presents to be signed this _____, day of _____, 202_.

Bruce Raemisch Revocable Trust sole member

_____
Fredric J. Brouner, Trustee

STATE OF WISCONSIN
_____ COUNTY) SS

Personally came before me this _____ day of _____, 202_, the above person to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ Notary Public,
_____, Wisconsin
My commission expires _____.

Owner's Certificate

As Trustee of The Gregory E. Raemisch Living Trust, owner, I, Shayna Borakove do hereby certify that I caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

I further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Common Council, City of Madison
Department of Administration

IN WITNESS WHEREOF, the said Trustee of the Gregory E. Raemisch Living Trust has caused these presents to be signed this _____, day of _____, 202_.

_____
Shayna Borakove, Trustee

STATE OF WISCONSIN
_____ COUNTY) SS

Personally came before me this _____ day of _____, 202_, the above person to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ Notary Public,
_____, Wisconsin
My commission expires _____.

City of Madison Approval

Approved for recording by the secretary of the City of Madison Plan Commission.

_____ _____
(Date) Secretary, Plan Commission

City of Madison Common Council Approval

Resolved, that the plat of RAEMISCH FARM DEVELOPMENT, located in the SE 1/4 of the Fractional SW 1/4 of Section 19, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, was hereby approved by Enactment Number _____, File I.D. Number _____, adopted this _____ day of _____, 20__, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat of RAEMISCH FARM DEVELOPMENT to the City of Madison for public use.

Dated this _____ day of _____, 20__.

_____
Maribeth Witzel–Behl, City Clerk
City of Madison, Dane County, Wisconsin

County Treasurer Certificate

STATE OF WISCONSIN)
DANE COUNTY) SS

I, Adam Gallagher, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this _____ day of _____, 20__ affecting the lands included in the plat of RAEMISCH FARM DEVELOPMENT.

_____ _____
(Date) Adam Gallagher, County Treasurer

City Finance Director Certificate

STATE OF WISCONSIN)
DANE COUNTY) SS

I, David Schmiedicke, being the duly appointed, qualified and acting finance director of the City of Madison, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this _____ day of _____, 20__ affecting the lands included in the plat of RAEMISCH FARM DEVELOPMENT.

_____ _____
(Date) David Schmiedicke, City Finance Director

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

Stantec

PATH: PROJ: 193004401 DRAWING:193004401V501_FP
SHEET 2 OF 2 JOB NO.193004401 8-20-25

City of Madison

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

Master

File Number: 89767

File ID:	89767	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	08/28/2025
File Name:	Prelim Plat - LEO Living, 6303 Portage Rd			**Final Action:**	

Title: Approving the preliminary plat of the *LEO Living* on property addressed as 6303 Portage Road and 4821 Hoepker Road (District 17).

Notes:

		CC Agenda Date:	09/16/2025
		Agenda Number:	50.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Subdivision Application.pdf, Letter of Intent.pdf, Preliminary Plat.pdf, Project Plans.pdf, Tree Survey.pdf, Stormwater Mgmt Memo.pdf, Traffic Impact Analysis.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/29/2025	Maggie McClain	Approve	9/17/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	08/28/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Plan Commission (10/20/25), Common Council (10/28/25)

Text of Legislative File 89767

Fiscal Note
No City appropriation is required with the approval of this preliminary plat. City costs associated with urban development in this area will be included in future operating and

capital budgets subject to Common Council approval.

Title
Approving the preliminary plat of the *LEO Living* on property addressed as 6303 Portage Road and 4821 Hoepker Road (District 17).

Body
WHEREAS Advenir Azora Development, LLC has duly filed a preliminary plat known as *LEO Living* on property addressed as 6303 Portage Road and 4821 Hoepker Road, City of Madison, Dane County, Wisconsin for approval by the Madison Common Council; and

NOW THEREFORE BE IT RESOLVED that said preliminary plat be is hereby approved subject to all conditions as required by the reviewing City departments as required by Section 16.23 of the general ordinances of the City of Madison and all conditions noted in the Plan Commission files.

BE IT FURTHER RESOLVED that the Common Council authorizes City staff to request approval from the Capital Area Regional Planning Commission of any minor revisions to adopted environmental corridor boundaries within the Central Urban Service Area relating to this subdivision, and that the Council recognizes and adopts said revised boundaries.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded subdivision in the Comprehensive Plan and any applicable neighborhood plans.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of $10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (M.G.O. Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

☐ Preliminary Subdivision Plat ☐ Final Subdivision Plat ☐ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of $250, plus $50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of $250 plus $200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: MH Madison LLC Representative, if any: Advenir Azora Development LLC c/o Joann Rubio

Street address: 17501 Biscayne Boulevard #300 City/State/Zip: Aventura, FL 33160

Telephone: (702)499-0150 Email: jrubio@advenirazora.com

Firm Preparing Survey: Pinnacle Engineering Group Contact: Aaron Koch, PE

Street address: 20725 Watertown Road Suite 100 City/State/Zip: Brookfield, WI 53186

Telephone: (262)754-8888 Email: aekoch@pinnacle-engr.com

Check only ONE – ALL Correspondence on this application should be sent to: ☑ Property Owner, OR ☐ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 6303 Portage Road & 4821 Hoepker Road

Tax Parcel Number(s): 0810-152-0098-4 & 0810-152-0097-6

Zoning District(s) of Proposed Lots: Temp AG School District: Deforest School District

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____

Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	6		34.21
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		1	5.05
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	6	1	39.26

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☑ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☑ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats..
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☑ **Letter of Intent**: One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* *The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.*

** *A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.*

☑ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable* (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- *Do not email these files to the City's Office of Real Estate Services*. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits**: One copy of the approval letters from the town where the property is located *and* Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Joann Rubio Signature: Joann Rubio

Date: 08/25/2025 Interest In Property On This Date: Contract Purchaser

Advenir Azora Development

13830 58th St North
#410
Clearwater, FL 33760

AdvenirDevelopment.com

August 18, 2025

VIA ELECTRONIC MAIL ONLY

City of Madison Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2985
PCapplications@cityofmadison.com

RE: New Submission of Land Use Application for 6303 Portage Road and 4821 Hoepker Road (Parcel ID numbers 0810-152-0098-4 & 0810-152-0097-6)
New 210-unit Residential Building Complex to be known as LEO@Pumpkin Hollow – Letter of Intent

Dear Staff:
Advenir Azora Capital, LLC ("**AAC**") intends to purchase from MH Madison, LL ("**MH**") approximately 26.9 acres of land located at 6303 Portage Road and portions of 4821 Hoepker Road in Madison, Wisconsin (the "**Development Tract**"). MH will retain the remaining portion of the real property located 4821 Hoepker Road for future development.

As described in detail below and depicted in our submission materials, AAC will create its LEO Living residential community (the "**LEO residential development**") at the Development Tract bringing to the City of Madison new market-rate rental housing options in a variety of unit types, sizes and formats. The total estimated value of the completed development, including structures, site improvement costs, landscaping, and dedicated public infrastructure (*i.e.*, water transmission mains, sewer transmission mains, roadways) will be approximately $60,185.084.

Advenir Azora Development, LLC ("**AAD**"), on behalf of AAC, is intending to file the following petitions/applications pertaining to the Development Tract:

- Zoning Map Amendment/Rezoning Application
- Urban Design Review Application (Informal Presentation)
- Subdivision Application

All applications will be submitted electronically, via email prior to the August 25, 2025 deadline.

AAD will file the following applications pertaining to the Development Tract at a later date:

- Conditional Use Application (for a new residential building complex)
- Urban Design Review Application (Initial/Final Approval)

Project Narrative:
The Development Tract is located within the City of Madison and is currently Agricultural (AG). With City Staff's guidance, AAD requests a zoning designation of Traditional Residential – Planned (TR-P), which permits the use of single-family dwelling units and two-family dwelling units, two-family dwelling – twin units, and multifamily units. This zoning designation permits 15-72 dwelling units/acre. Accordingly, the LEO residential development proposed by AAD comprising of 210-market rate Class A Built for Rent units with a net density of 7.5 dwelling units/acre will comply with this zoning standard.

The Built for Rent units will consist of 210 cottage and duplex-like units with on-grade parking, attached garages for certain of the cottage units, open space and Class A resident amenities offering active and passive spaces and uses consistent with and exceeding market competitive properties. A pair of clubhouses (1,456 square feet each) flank a resort-style pool and pool deck in the northeast corner of the Development Tract. One of the clubhouses will include a club level fitness center. Upon completion, the total estimated value of the Development Tract will be approximately $60,185.084 ($286,596/unit).

All the units and buildings at the LEO residential development are intended to be designed with a highly attractive architectural style that respects the surrounding environment. Keeping with the City's Pumpkin Hollow Neighborhood Development Plan,

13830 58th St North
#410
Clearwater, FL 33760

AdvenirDevelopment.com

AAD recognizes the character the City intends to create. As such, the LEO residential development layout is thoughtfully designed to promote a sustainable and walkable community. AAD intends to advance the City's community goals and compliance with the Land Use Plan with key design aspects including walking and vehicle connections to current and future surrounding developments. This is accomplished by located the north/south public connector roadway in a central location, which will facilitate future a future connection to American Family Drive, while still taking into consideration to existing topography.

The LEO Development consists of a heterogenous collection of cottage style rental homes, in a location within the City that is primarily dominated by single family homes. According to the Missing Middle Housing concept, this product will address the need for housing choices at different price points for a variety of housing demographics. The design theme of the units within the LEO Development will include detached cottage style, stacked two-unit buildings, two-family twin buildings, and multifamily buildings. The applicant will propose a variety of architectural façades for each unit to differentiate each unit from the next and provide a sense of character to the internal neighborhood that is not typically seen in traditional single-family development.

Additionally, the development provides an alternative type of housing for the City's residents who choose to rent rather than buying a home. Missing Middle Housing, such as the buildings proposed within the LEO Development, provide a range of attainability, but also respond to the higher demand for housing. While no part of this Project is subsidized or "affordable" housing, the proposed Class A, market-rate development does support the extensive employment growth in the immediate vicinity such as the various warehouse/distribution and medical employers in the area by offering various unit types and sizes.

The project has been sized, site planned and designed to be compatible with the Pumpkin Hollow Neighborhood Plan and to provide a transition to the Suburban Employment Center uses to the south and east. The project is compatible in scale with the surrounding existing single-family homes and helps meet the growing need for walkable neighborhoods. In addition, this "Missing Middle" design provides varying housing choices for shifting household demographics. The project's thoughtful design not only helps create an internal sense of community but also sets the tone for thoughtful integration into the surrounding neighborhoods by fostering easy access to supporting arterial streets.

The LEO Development proposes an extensive network of sidewalks, not only providing internal connections between units and amenities, but also providing external connections to future sidewalks on public roadways. Along with an extensive network of sidewalks, the applicant will propose bike racks and fix-it stations, internal to the LEO Development, to promote the use of bicycles. Additionally, the applicant intends to offer sufficient parking spaces to meet the needs of residents and guests. The proposed surface parking is designed in such a way that it does not appear to encompass the entire property.

AAD will install attractive landscaping throughout the LEO residential development in the form of foundation plantings, canopy trees, green open spaces and pocket parks. Curbed landscape beds and islands will be included in order to protect the landscaped areas from damage by pedestrians and/or motor vehicles. Furthermore, parking areas will be screened from public roadways with a combination of residential buildings, hedges and dense plantings. Finally, the required landscape buffer yards will also be included as part of the final plans.

Public roadway access to the LEO residential development will be immediately established via Hoepker Road with the dedication of a north/south roadway central to the overall development, and two east/west roadways appropriately spaced. Thereby creating various routes to I-90 (Wisconsin Veterans Memorial Highway), Highway 151, and Highway 51, as the major thoroughfares through the area once the surrounding parcels are redeveloped per the Pumpkin Hollow Neighborhood Development Plan. Access to the Development Tract will be convenient and open throughout the street layout.

AAD will undertake development in consecutive phases. The current plan is to commence site grading to construct the base course roadways, stormwater management, with public roadways and utilities being turned over into operation first. Vertical construction will start with construction of 15-20 units and the amenity buildings, consisting of leasing office, fitness center, and pool. Remaining units will follow rolling turnover phases with up to 30 units being turned over to operations every 6 weeks until completion.

Advenir Azora Development

13830 58th St North
#410
Clearwater, FL 33760

AdvenirDevelopment.com

Overall Compatibility with Market Expectations, the Land Use Plan & the Neighboring Lands:
AAD is excited to use its experience developing and operating similar "missing middle" rental housing communities to address the City's need for housing choices at different price points for a variety of housing demographics. The market rate housing types and walkability in this new neighborhood provide a sense of character that is not typically seen in development as unique as this project and the LEO residential development will be attractive to a wide variety of residents considering the City as their home.

The LEO residential development is comprised of units that have exterior and interior visuals of a modern single-family and multi-unit neighborhood with a variety of styles such as detached cottage style, duplexes, and townhouses, and provides the amenities of a multi-family community. This project will improve the quality of housing by providing residents with the benefit of onsite amenities and additional privacy that is often lacking in traditional multi-family communities. The LEO residential development units will have front facing yards and walkable sidewalks. The unit interiors will consist of modern cabinetry, fixture finishes and kitchen layouts. The onsite amenities will include a pool, fitness center, clubhouse, and valet trash.

To address perceived adverse impacts to the surrounding lower density and intensity uses, AAD will plant intense vegetative buffers along the east boundary. Further, the final landscaping plan will comply with the landscape buffer yard requirement for areas adjacent to properties with the lower density and intensity designation. Additionally, the maintenance shop and solid waste services will be located internally within the LEO residential development.

In sum, the LEO residential development endeavors to establish a more cohesive and synergistic land use pattern consistent with the intent of the City's Pumpkin Hollow Neighborhood Development Plan. The LEO residential development will provide a highly desirable and complementary use to the up-and-coming neighborhood but will do so in a manner that is sensitive to the existing uses. This overall compatibility supports the departures from the City's Land Development ordinances.

Conclusion:
The application filed by AAD for Urban Design Review is consistent with the Pumpkin Hollow Neighborhood Development and the Land Development Code of the City of Madison. Granting future approvals will allow for the delivery of a Class A residential community that will generate the density threshold needed to create a supportive environment in an area that has limited new market-rate rental housing options with rents attainable for the employee pool that is targeted by the employers in the vicinity of the Suburban Employment Center. This design directly meets the City's intended designation for the area to balance the need for new housing with the surrounding uses.

Through this development, AAD is excited to invest in the City of Madison and it looks forward to continuing to work with City staff, Plan Commission, Urban Design Commission and Common Council on this development. We respectfully request your support for these applications and their accompanying materials.

If there are any questions regarding the submittal application and accompanying documents, please contact me at joann@advenirdevelopment.com.

Sincerely,

Joann Rubio
Development Manager
Advenir Azora Development, LLC

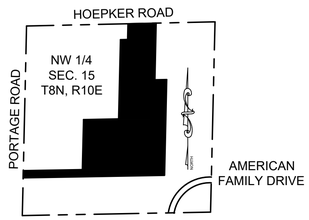
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www.pinnacle-engr.com

PRELIMINARY PLAT OF
LEO LIVING

Being part of the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin

VICINITY MAP
SCALE 1":1000'

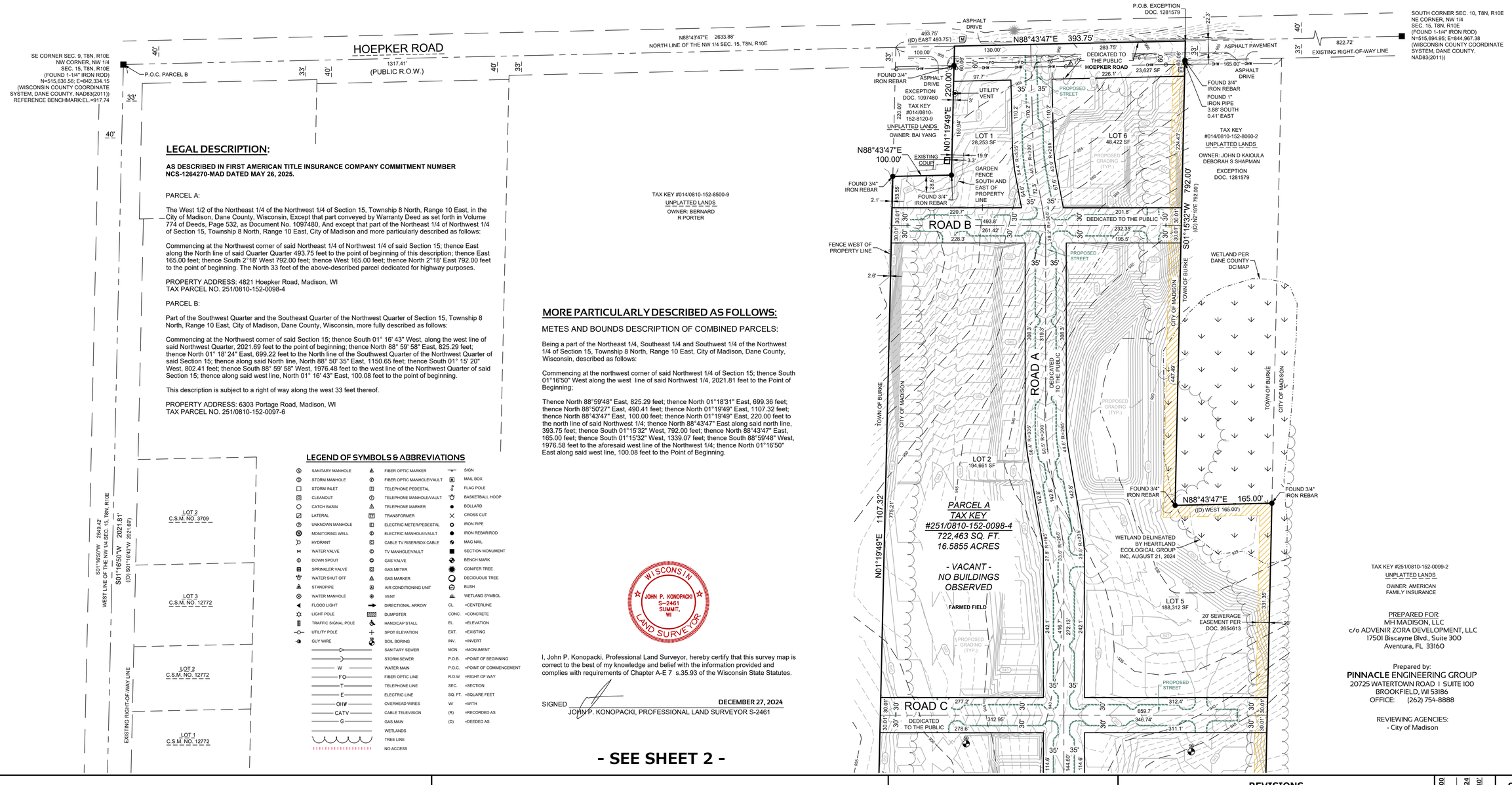


NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

Coordinates referenced to the Wisconsin County Coordinate System, Dane County. Bearings referenced to the west line of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East which has a bearing of S01°16'50"W.



LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1264270-MAD DATED MAY 26, 2025.

PARCEL A:

The West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, Except that part conveyed by Warranty Deed as set forth in Volume 774 of Deeds, Page 532, as Document No. 1097480, And except that part of the Northeast 1/4 of Northwest 1/4 of Section 15, Township 8 North, Range 10 East, City of Madison and more particularly described as follows:

Commencing at the Northwest corner of said Northeast 1/4 of Northwest 1/4 of said Section 15; thence East along the North line of said Quarter Quarter 493.75 feet to the point of beginning of this description; thence East 165.00 feet; thence South 2°18' West 792.00 feet; thence West 165.00 feet; thence North 2°18' East 792.00 feet to the point of beginning. The North 33 feet of the above-described parcel dedicated for highway purposes.

PROPERTY ADDRESS: 4821 Hoepker Road, Madison, WI
TAX PARCEL NO. 251/0810-152-0098-4

PARCEL B:

Part of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 15, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said Section 15; thence South 01° 16' 43" West, along the west line of said Northwest Quarter, 2021.69 feet to the point of beginning; thence North 88° 59' 58" East, 825.29 feet; thence North 01° 18' 24" East, 699.22 feet to the North line of the Southwest Quarter of the Northwest Quarter of said Section 15; thence along said North line, North 88° 50' 35" East, 1150.65 feet; thence South 01° 15' 20" West, 802.41 feet; thence South 88° 59' 58" West, 1976.48 feet to the west line of the Northwest Quarter of said Section 15; thence along said west line, North 01° 16' 43" East, 100.08 feet to the point of beginning.

This description is subject to a right of way along the west 33 feet thereof.

PROPERTY ADDRESS: 6303 Portage Road, Madison, WI
TAX PARCEL NO. 251/0810-152-0097-6

TAX KEY #014/0810-152-8500-9
UNPLATTED LANDS
OWNER: BERNARD R PORTER

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	
STORM INLET	TELEPHONE PEDESTAL	FLAG POLE	
CLEANOUT	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP	
CATCH BASIN	TELEPHONE MARKER	BOLLARD	
LATERAL	TRANSFORMER	CROSS CUT	
UNKNOWN MANHOLE	ELECTRIC METER/PEDESTAL	IRON PIPE	
MONITORING WELL	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD	
HYDRANT	CABLE TV RISER/BOX CABLE	MAG NAIL	
WATER VALVE	TV MANHOLE/VAULT	SECTION MONUMENT	
DOWN SPOUT	GAS VALVE	BENCH MARK	
SPRINKLER VALVE	GAS METER	CONIFER TREE	
WATER SHUT OFF	GAS MARKER	DECIDUOUS TREE	
STANDPIPE	AIR CONDITIONING UNIT	BUSH	
WATER MANHOLE	VENT	WETLAND SYMBOL	
FLOOD LIGHT	DIRECTIONAL ARROW	CL. =CENTERLINE	
LIGHT POLE	DUMPSTER	CONC. =CONCRETE	
TRAFFIC SIGNAL POLE	HANDICAP STALL	EL. =ELEVATION	
UTILITY POLE	SPOT ELEVATION	EXT. =EXISTING	
GUY WIRE	SOIL BORING	INV. =INVERT	
SANITARY SEWER	MON. =MONUMENT		
STORM SEWER	P.O.B. =POINT OF BEGINNING		
W WATER MAIN	P.O.C. =POINT OF COMMENCEMENT		
FO FIBER OPTIC LINE	R.O.W =RIGHT OF WAY		
T TELEPHONE LINE	SEC. =SECTION		
E ELECTRIC LINE	SQ. FT. =SQUARE FEET		
OHW OVERHEAD WIRES	W/ =WITH		
CATV CABLE TELEVISION	(R) =RECORDED AS		
G GAS MAIN	(D) =DEEDED AS		
WETLANDS			
TREE LINE			
NO ACCESS			

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

METES AND BOUNDS DESCRIPTION OF COMBINED PARCELS:

Being a part of the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the northwest corner of said Northwest 1/4 of Section 15; thence South 01°16'50" West along the west line of said Northwest 1/4, 2021.81 feet to the Point of Beginning;

Thence North 88°59'48" East, 825.29 feet; thence North 01°18'31" East, 699.36 feet; thence North 88°50'27" East, 490.41 feet; thence North 01°19'49" East, 1107.32 feet; thence North 88°43'47" East, 100.00 feet; thence North 01°19'49" East, 220.00 feet to the north line of said Northwest 1/4; thence North 88°43'47" East along said north line, 393.75 feet; thence South 01°15'32" West, 792.00 feet; thence North 88°43'47" East, 165.00 feet; thence South 01°15'32" West, 1339.07 feet; thence South 88°59'48" West, 1976.58 feet to the aforesaid west line of the Northwest 1/4; thence North 01°16'50" East along said west line, 100.08 feet to the Point of Beginning.

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED _____ DECEMBER 27, 2024
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

- SEE SHEET 2 -

PLAN I DESIGN I DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
CHICAGO I MILWAUKEE : NATIONWIDE

WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

LEO LIVING
CITY OF MADISON, WISCONSIN

PRELIMINARY PLAT

REVISIONS

1	NEW LAYOUT	08/19/2025
2	REVIEW COMMENTS	08/26/2025
3	REVIEW COMMENTS	08/27/2025

PEG JOB No. 5511.00
PEG PM
DATE 12/26/2024
SCALE 1" =80'
DRAFTED BY ST

SHEET 1 OF 2

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PRELIMINARY_PLAT

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PRELIMINARY PLAT OF LEO LIVING

Being part of the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin

- SEE SHEET 1 -

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

Coordinates referenced to the Wisconsin County Coordinate System, Dane County. Bearings referenced to the west line of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East which has a bearing of S01°16'50"W.

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

LEGEND OF SYMBOLS & ABBREVIATIONS

- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- CLEANOUT
- CATCH BASIN
- LATERAL
- UNKNOWN MANHOLE
- MONITORING WELL
- HYDRANT
- WATER VALVE
- DOWN SPOUT
- SPRINKLER VALVE
- WATER SHUT OFF
- STANDPIPE
- WATER MANHOLE
- FLOOD LIGHT
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- UTILITY POLE
- GUY WIRE
- FIBER OPTIC MARKER
- FIBER OPTIC MANHOLE/VAULT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE/VAULT
- TELEPHONE MARKER
- TRANSFORMER
- ELECTRIC METER/PEDESTAL
- ELECTRIC MANHOLE/VAULT
- CABLE TV RISER/BOX CABLE
- TV MANHOLE/VAULT
- GAS VALVE
- GAS METER
- GAS MARKER
- AIR CONDITIONING UNIT
- VENT
- DIRECTIONAL ARROW
- DUMPSTER
- HANDICAP STALL
- SPOT ELEVATION
- SOIL BORING
- SANITARY SEWER
- STORM SEWER
- W — WATER MAIN
- FO — FIBER OPTIC LINE
- T — TELEPHONE LINE
- E — ELECTRIC LINE
- OHW — OVERHEAD WIRES
- CATV — CABLE TELEVISION
- G — GAS MAIN
- WETLANDS
- TREE LINE
- NO ACCESS
- SIGN
- MAIL BOX
- FLAG POLE
- BASKETBALL HOOP
- BOLLARD
- CROSS CUT
- IRON PIPE
- IRON REBAR/ROD
- MAG NAIL
- SECTION MONUMENT
- BENCH MARK
- CONIFER TREE
- DECIDUOUS TREE
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- WETLAND SYMBOL
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- P.O.B. =POINT OF BEGINNING
- P.O.C. =POINT OF COMMENCEMENT
- R.O.W =RIGHT OF WAY
- SEC. =SECTION
- SQ. FT. =SQUARE FEET
- W/ =WITH
- (R) =RECORDED AS
- (D) =DEEDED AS

PORTAGE ROAD (VARIABLE PUBLIC R.O.W.)

WEST LINE OF THE NW 1/4 SEC. 15, T8N, R10E

S01°16'50"W 2649.42'
S01°16'50"W 2021.81'
((D) S01°16'43"W 2021.69')

EXISTING RIGHT-OF-WAY LINE

LOT 2 C.S.M. NO. 3709

LOT 3 C.S.M. NO. 12772

LOT 2 C.S.M. NO. 12772

LOT 1 C.S.M. NO. 12772

TAX KEY #014/0810-152-8740-9

TAX KEY #014/0810-152-9110-9

TAX KEY #014/0810-152-9070-8

TAX KEY #014/0810-152-9150-1

TAX KEY #014/0810-152-9160-9

CEMETERY

THE BURKE LUTHERAN CHURCH FIRST ADDITION CEMETERY PLAT

TAX KEY #014/0810-152-9001-0
UNPLATTED LANDS
OWNER: BURKE LUTHERAN CHURCH

TAX KEY #014/0810-152-8500-9
UNPLATTED LANDS
OWNER: BERNARD R PORTER

TAX KEY #251/0810-153-0202-9
UNPLATTED LANDS
OWNER: AMERICAN FAMILY INSURANCE

TAX KEY #251/0810-152-0099-2
UNPLATTED LANDS
OWNER: AMERICAN FAMILY INSURANCE

TAX KEY #251/0810-152-0099-2
UNPLATTED LANDS
OWNER: AMERICAN FAMILY INSURANCE

PARCEL A
TAX KEY
#251/0810-152-0098-4
722,463 SQ. FT.
16.5855 ACRES
- VACANT - NO BUILDINGS OBSERVED
FARMED FIELD

PARCEL B
TAX KEY
#251/0810-152-0097-6
1,003,722 SQ. FT.
23.0423 ACRES
- VACANT - NO BUILDINGS OBSERVED

ROAD C
DEDICATED TO THE PUBLIC

ROAD A
DEDICATED TO THE PUBLIC

LOT 3 692,675 SF

LOT 4 339,963 SF

LOT 5 188,312 SF

20' SEWERAGE EASEMENT PER DOC. 2654613

WETLAND DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC, AUGUST 21, 2024

WOODED

PROPOSED STREET

PROPOSED GRADING (TYP.)

INTERMITTENT DRAINAGEWAY

MONUMENTED LINE

ASPHALT DRIVE

12" CULVERT INV=920.27

RIPRAP

CONCRETE CEMETERY ENTRANCE STAIRS

ASPHALT PAVEMENT

CONC. WALK

WISCONSIN TELEPHONE COMPANY EASEMENT PER DOC. 1773463

18" CULVERT N INV=890.43 S INV=890.16

TOWN OF BURKE
CITY OF MADISON

N88°50'27"E 490.41'

N88°43'47"E 165.00'
((D) WEST 165.00')

N01°19'49"E 1107.32'

N01°18'31"E 699.36'
((D) N01°18'24"E 699.22')

((D) N88°59'58"E 825.29')
N88°59'48"E 825.29'
792.26'

S88°59'48"W 1976.58'
((D) S88°59'58"W 1976.48')

1507.08'

100.00'

S01°15'32"W 1339.07'
((947.70' S'20"W 602.41')

1150.77' ((D) N88°50'35"E 1150.65')

366.45'

P.O.B. PARCEL B

DEDICATED TO THE PUBLIC PORTAGE ROAD 3,303 SF

N01°16'50"E 100.08'
((D) N01°16'43"E 100.08')

SW CORNER, NW 1/4 SEC. 15, T8N, R10E (FOUND 1-1/4" IRON ROD) N=512,987.80; E=842,274.94 (WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, NAD83(2011))

FOUND 3/4" IRON REBAR

FOUND 1" IRON PIPE 9.57' SOUTH 4.74' EAST

FOUND 3/4" IRON ROD 10' OFFSET (CORNER ON BOULDER PILE)

FOUND 3/4" IRON ROD

NOTES:

1. Tax Parcel Numbers: 251/0810-152-0098-4 and 251/0810-152-0097-6.
2. Gross Land Area: 1,726,185 Square Feet (39.6278 Acres).
3. Subdivision contains 6 Lots.
4. Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: 1-1/4" Iron Rod at the northwest corner of the Northwest 1/4 Section 15, Town 8 North, Range 10 East, Elevation = 917.74.
5. All Lots to be serviced by public sanitary sewer and water main.
6. All streets to be improved with asphalt pavement.
7. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55025C0266H with an effective date of SEPTEMBER 17, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
9. Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20241104102, #20242104092, #20242104054, #20242104050 & #20242104047 with a clear date of May 30, 2024. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
10. Navigability Determination by Heartland Ecological Group Inc. on June 9, 2022, states the waterway was determined to be Non-Navigable within the southwest portion of the survey property due to the absence of a clear stream definitions, an absence of an Ordinary High Water Mark, upland vegetation and lack of surface water. The waterway is an Intermittent Drainageway for Portage Road.
11. Right of Way widths and locations are based on surveys on record.
12. The property depicted on the survey has direct physical ingress and egress via Hoepker Road, a publicly dedicated right of way and via Portage Road, a publicly dedicated right of way.
13. Address (as disclosed in title commitment): 4821 Hoepker Road, 6303 Portage Road, Madison, WI.
14. The surveyed property is located 1,430 feet east of the intersection of Hoepker Road and Portage Road.

www.pinnacle-engr.com

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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
CHICAGO I MILWAUKEE : NATIONWIDE

WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

LEO LIVING
CITY OF MADISON, WISCONSIN

PRELIMINARY PLAT

REVISIONS

1	NEW LAYOUT	08/19/2025
2	REVIEW COMMENTS	08/26/2025
3	REVIEW COMMENTS	08/27/2025

PEG JOB No. 5511.00
PEG PM
DATE 12/26/2024
SCALE 1"=80'
DRAFTED BY: ST

SHEET 2 OF 2

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PRELIMINARY_PLAT

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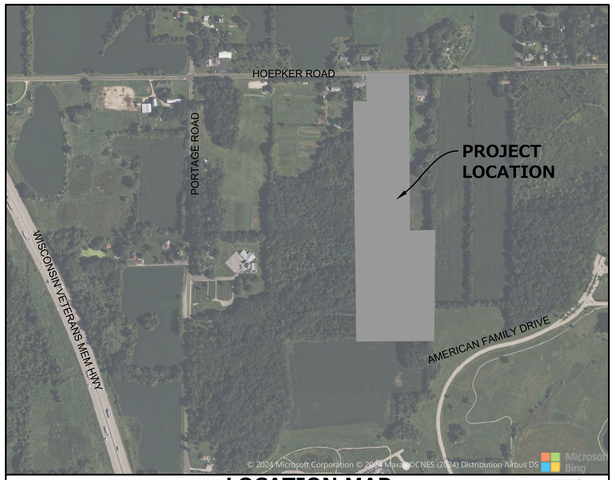
CONCEPTUAL DEVELOPMENT PLANS
FOR
LEO LIVING
CITY OF MADISON, WISCONSIN
PLANS PREPARED FOR
ADVENIR AZORA DEVELOPMENT, LLC

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	S	
STORM SEWER MANHOLE		
STORM SEWER CATCH BASIN (ROUND CASTING)		
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
VALVE BOX		
FIRE HYDRANT		
CLEANOUT		
SANITARY SEWER		
STORM SEWER		
WATER MAIN	W	W
ELECTRICAL CABLE	E	E
GAS MAIN	G	G
TELEPHONE LINE	T	T
UTILITY CROSSING		
LIGHT POLE		
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	+750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6" 6"	
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

BL	BASE LINE	MH	MANHOLE
BP	BOTTOM OF PIPE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FES	FLARED END SECTION	ST	STORM SEWER
FF	FINISHED FLOOR	T	TANGENCY OF CURVE
FG	FINISHED GRADE	TB	TOP OF BANK
FL	FLOW LINE	TC	TOP OF CURB
FP	FLOODPLAIN	TF	TOP OF FOUNDATION
FR	FRAME	TP	TOP OF PIPE
FW	FLOODWAY	TS	TOP OF SIDEWALK
FYG	FINISHED YARD GRADE	TW	TOP OF FOUNDATION WALL
HWL	HIGH WATER LEVEL	WM	WATER MAIN
INV	INVERT	△	INTERSECTION ANGLE
L	LENGTH OF CURVE		



LOCATION MAP
SCALE: 1"-500'

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT SHALL BE PREPARED FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE 3 DAYS IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, CIVIL ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15. CONTRACTOR SHALL PROVIDE 3 DAYS' NOTICE FOR ANY WORK REQUIRING OBSERVATION BY THE CITY. FAILURE TO PROVIDE THIS NOTICE MAY DELAY THE ABILITY OF THE CONTRACTOR TO COMPLETE THE WORK. HOWEVER, ANY DELAY SHALL NOT BE THE RESPONSIBILITY OF THE CITY OR ITS REPRESENTATIVES.

INDEX OF SHEETS

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C-14	UTILITY CONNECTION PLAN
C-15 - C-16	FIRE DEPARTMENT ACCESS PLAN

PROJECT TEAM CONTACTS

CIVIL ENGINEER:
AARON KOCH, P.E.
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BROOKFIELD, WI 53186
(262) 754-8888

SURVEYOR:
JOHN KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
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(262) 754-8888

DEVELOPER:
ADVENIR AZORA DEVELOPMENT, LLC
17501 BISCAYNE BOULEVARD SUITE 300
AVENTURA, FL 33160

ARCHITECT:

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

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DESIGNED: AEK
REVIEWED:

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CITY OF MADISON, WISCONSIN

COVER SHEET

REVISIONS

PEG JOB No: 5511.00 AEK
PEG PM: AEK
START DATE: 8/21/2025
SCALE: N.T.S.

SHEET C-1 OF C-16

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COVER SHEET

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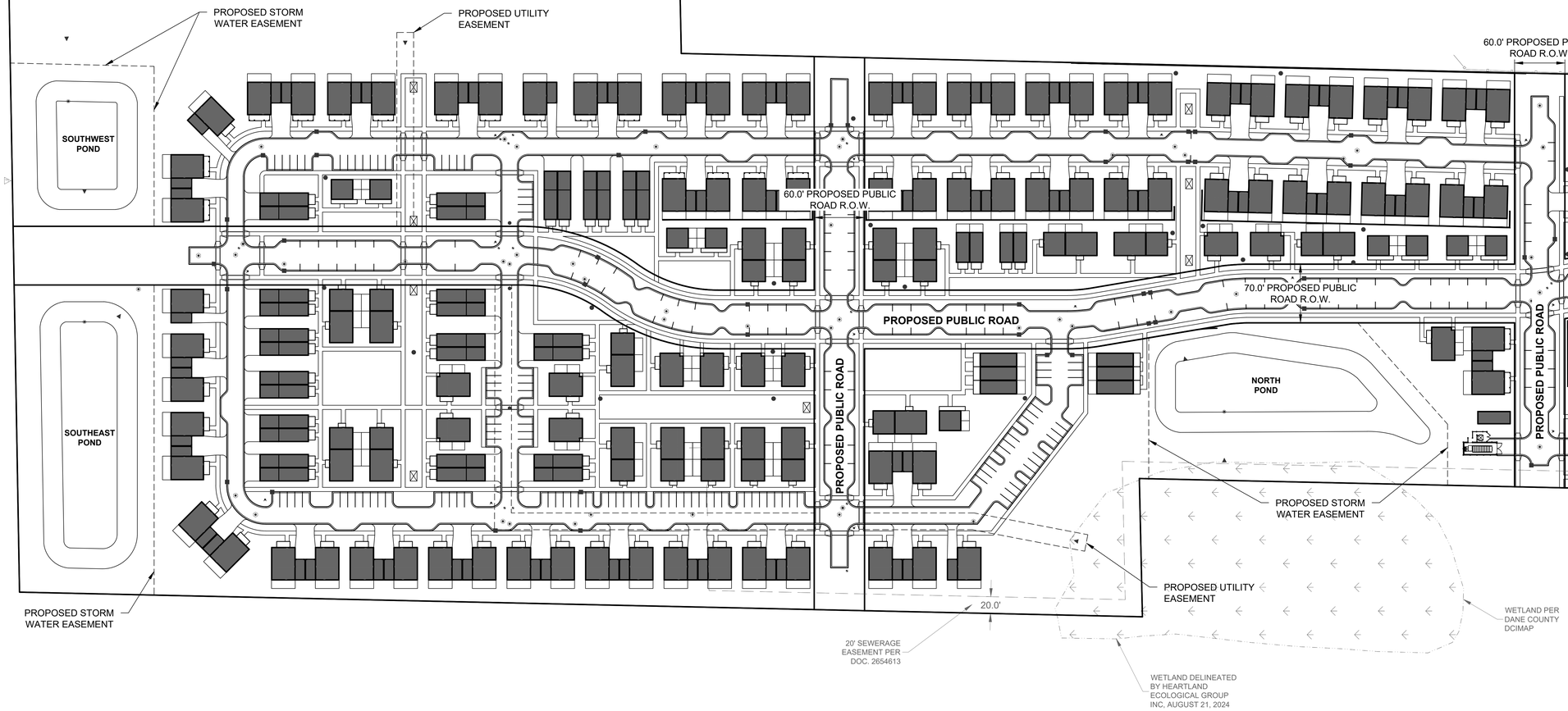
AUTOMOBILE									BICYCLE		
USE	UNITS	MINIMUM		REQUIRED	MAXIMUM		REQUIRED		MINIMUM		REQUIRED
TWO-FAMILY DWELLING	54	1	/DWELLING UNIT	54	4	/DWELLING UNIT	216	0	/DWELLING UNIT		0
TWO-FAMILY DWELLING -TWIN	38	1	/DWELLING UNIT	38	4	/DWELLING UNIT	152	0	/DWELLING UNIT		0
MULTIFAMILY DWELLING*	6	1	/DWELLING UNIT	6	2.5	/DWELLING UNIT	15	2	/DWELLING UNIT		9
SINGLE FAMILY ATTACHED	4	1	/DWELLING UNIT	4	2	/DWELLING UNIT	8	1	/DWELLING UNIT		4
SINGLE-FAMILY ATTACHED-TWIN	108	1	/DWELLING UNIT	108	2	/DWELLING UNIT	216	1	/DWELLING UNIT		108
TOTAL	**210**			**210**			**607**				**131**
*MULTIFAMILY DWELLINGS REQUIRE AN ADDITIONAL 10 BICYCLE PARKING SPACES FOR VISITORS (INCLUDED IN TOTAL)											

	EV READY SPACES		EV INSTALLED SPACES	
YEARS	MINIMUM	REQUIRED	MINIMUM	REQUIRED
2026-2030	**20%**	**42**	**4%**	8.4
2031-2035	30%	63	6%	12.6
2036-2040	40%	84	8%	16.8
2040+	50%	105	10%	21.0

NUMBER OF EV INSTALLED SPACES REQUIRED	MIN. ACCESSIBLE EV INSTALLED SPACES
0-2	0
3-50	**1**
51-100	2
101+	3 PLUS 1 FOR EVERY 50 SPACES

SITE DATE

TOTAL NUMBER OF UNITS:	210 UNITS
PROPOSED PARKING COUNT:	
ATTACHED GARAGE PARKING SPACES:	112
STALLS IN FRONT OF ATTACHED GARAGES:	112
SURFACE PARKING SPACES (IN PUBLIC R.O.W):	142
SURFACE PARKING SPACES (PRIVATE):	172
TOTAL PARKING SPACES:	538 (2.56:1 RATIO)
DEVELOPMENT ACREAGE:	28.74 ACRES



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CHICAGO I MILWAUKEE I NATIONWIDE

LEO LIVING

CITY OF MADISON, WISCONSIN

OVERALL SITE PLAN

REVISIONS

PEC JOB No.: 5511.00
PEC PM: AEK
START DATE: 8/21/2025
SCALE: 1" = 60'

SHEET
C-2
OF
C-16

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OVERALL SITE PLAN

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SITE PLAN - NORTH

REVISIONS

PES JOB No. 5511.00
PES PM AEK
START DATE 8/21/2025
SCALE 1" = 40'

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C-3
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SITE PLAN - NORTH

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PROPOSED PUBLIC ROAD

80.0' PROPOSED PUBLIC ROAD R.O.W.

70.0' PROPOSED PUBLIC ROAD R.O.W.

PROPOSED PUBLIC ROAD

2' TALL RETAINING WALL

3' TALL RETAINING WALL

4.5' TALL RETAINING WALL

0' TALL RETAINING WALL

PROPOSED 20.0' WIDE UTILITY EASEMENT

PROPOSED 20.0' WIDE UTILITY EASEMENT

PROPOSED 26.5' WIDE UTILITY EASEMENT

PROPOSED STORM WATER EASEMENT

PROPOSED STORM WATER EASEMENT

SOUTHWEST POND

SOUTHEAST POND

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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SITE PLAN - SOUTH

REVISIONS

PEG JOB No. 5511.00
PEG PM AEK
START DATE 8/21/2025
SCALE 1" = 40'

SHEET
C-4
OF
C-16

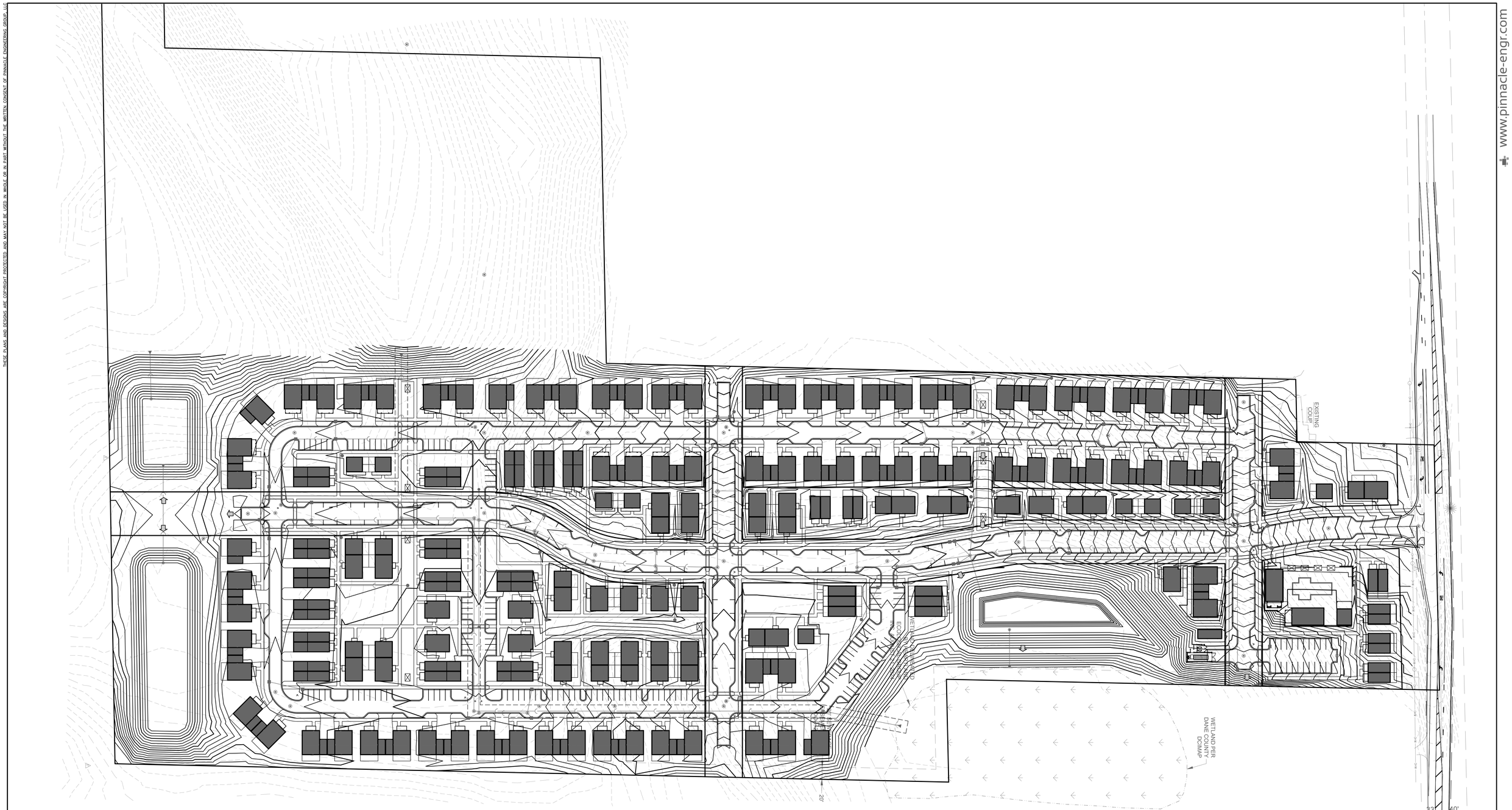
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SITE PLAN - SOUTH

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OVERALL GRADING PLAN

REVISIONS

PDS JOB No: 5511.00
PDS PM: AEK
START DATE: 8/21/2025
SCALE: 1" = 60'

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OF
C-16

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OVERALL GRADING PLAN

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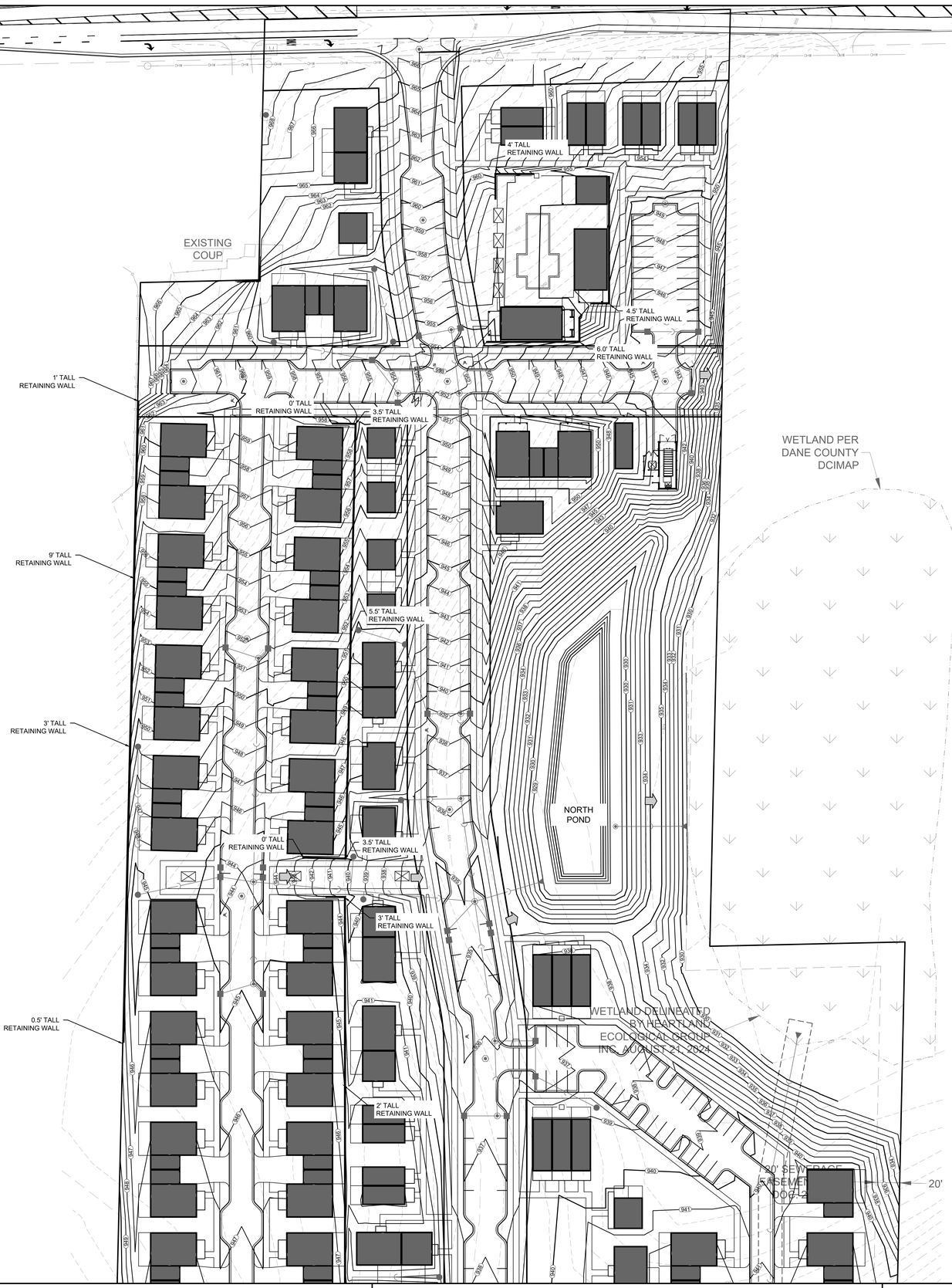
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LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- PROPOSED CONCRETE FLARED END SECTION
- 749 — PROPOSED CONTOUR
- 749 — EXISTING CONTOUR
- + 750.00 — SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- DIVERSION SWALE
- OVERFLOW RELIEF ROUTING
- FFE — FINISHED FLOOR ELEVATION

REFER TO PUBLIC IMPROVEMENTS PLANS FOR ALL WORK WITHIN RIGHT OF WAY



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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GRADING PLAN - NORTH

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LEGEND

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- STORM SEWER CATCH BASIN- ROUND CASTING
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- PROPOSED CONCRETE FLARED END SECTION
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2' TALL RETAINING WALL

3' TALL RETAINING WALL

4.5' TALL RETAINING WALL

0' TALL RETAINING WALL

SOUTHWEST POND

SOUTHEAST POND

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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GRADING PLAN - SOUTH

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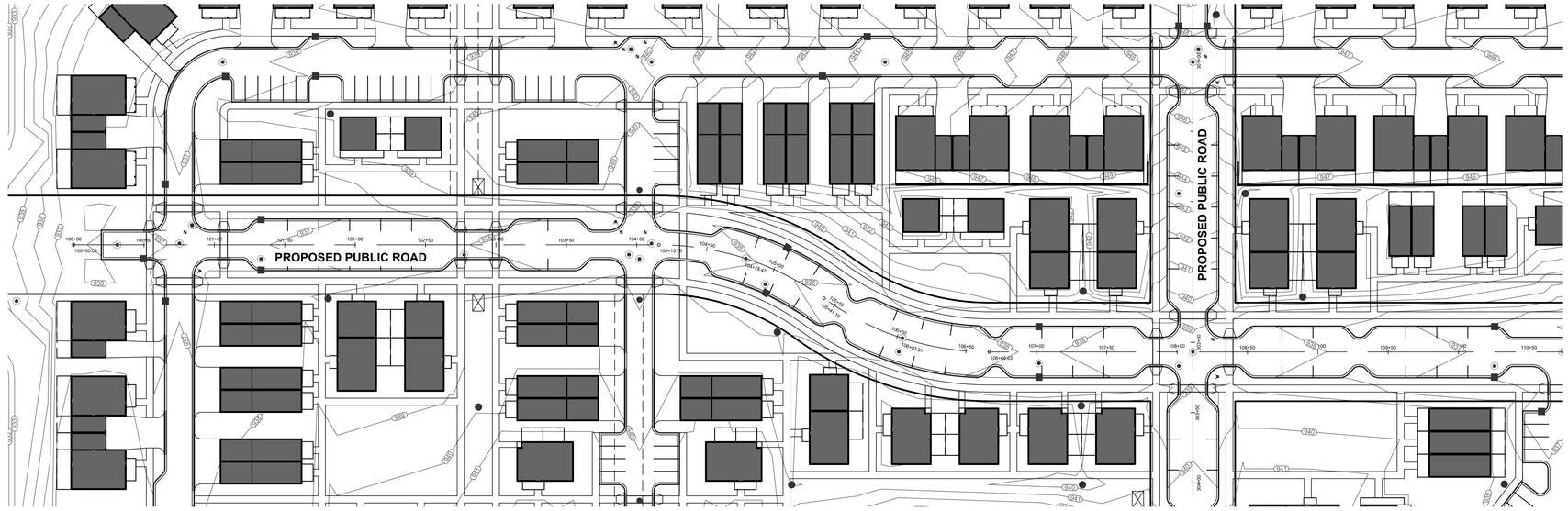
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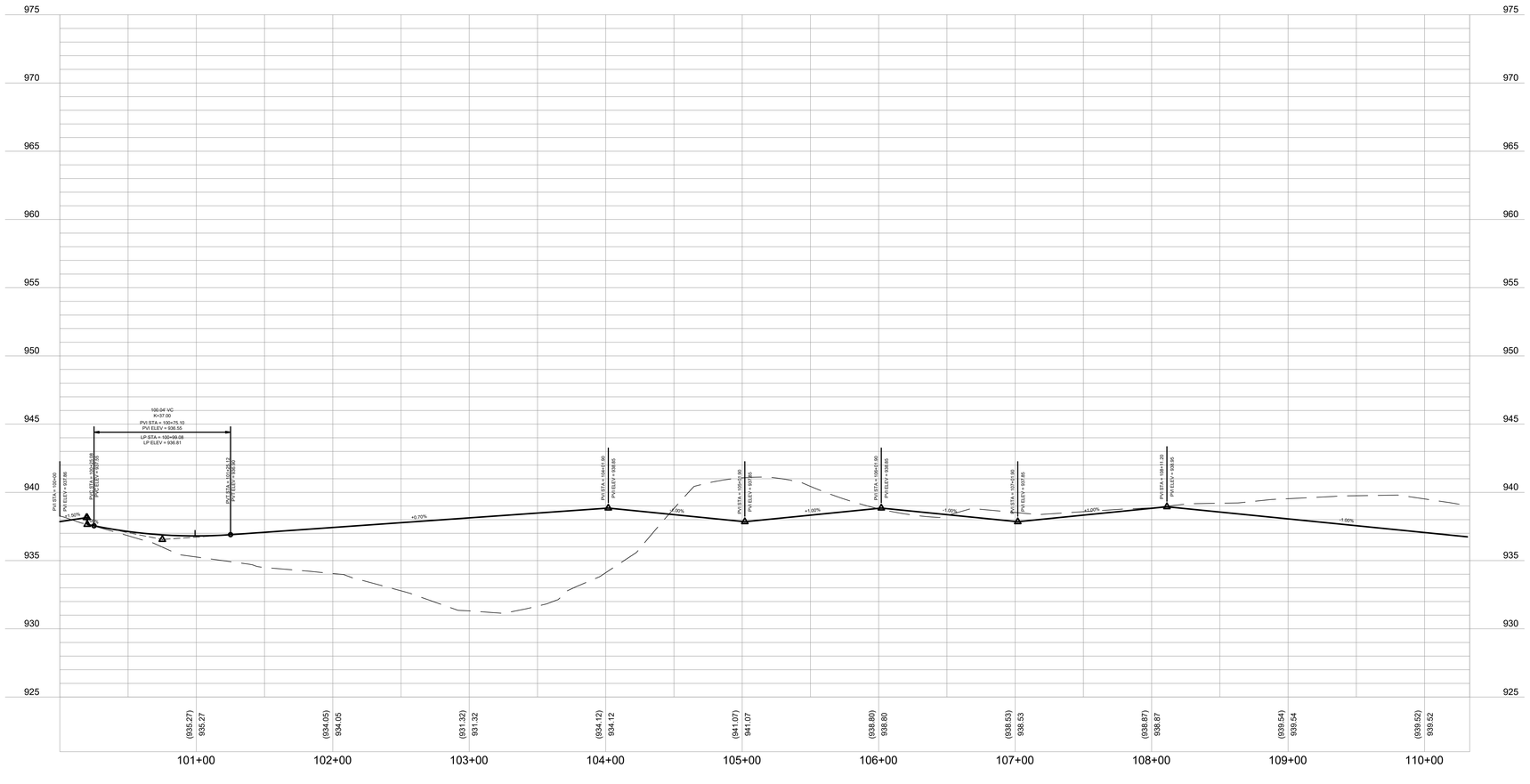
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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'



1" = 4'

0 1" = 40'

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ROADWAY PLAN & PROFILE - ROAD 1

DRAFTED: AEK
DESIGNED: AEK
REVIEWED: ####

PEC JOB No. 5511.00
PEC PM AEK
START DATE 8/21/2025
SCALE 1" = 40'

SHEET
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of
C-16

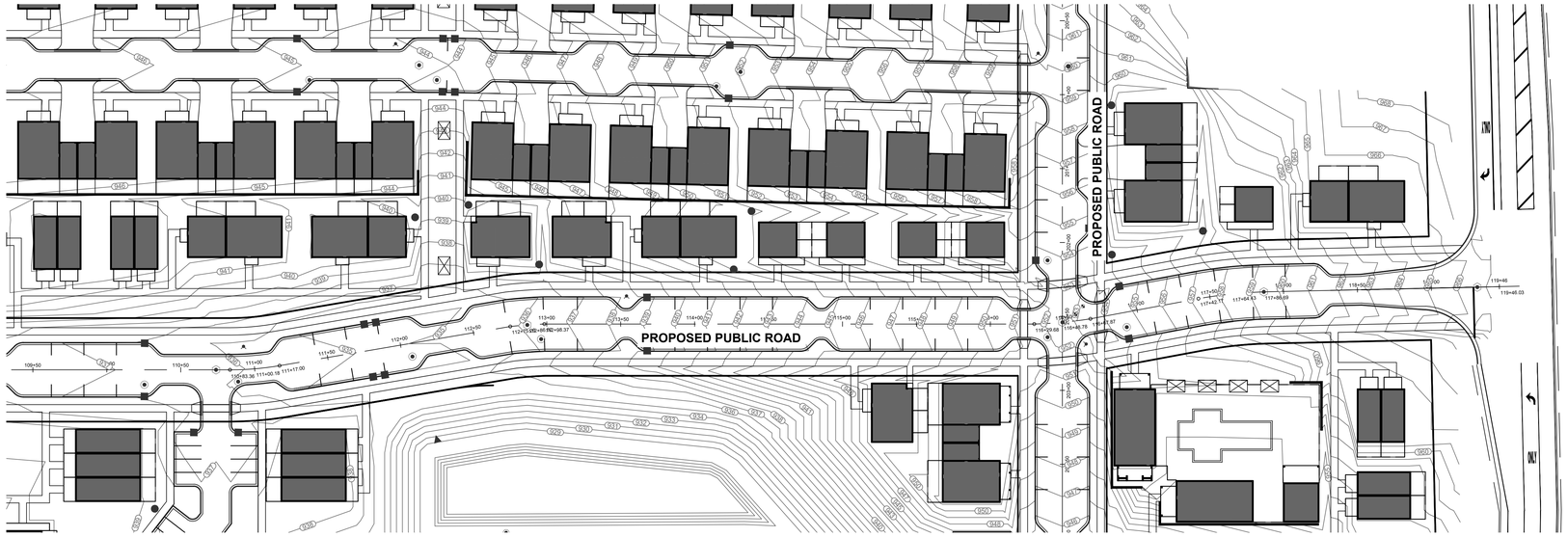
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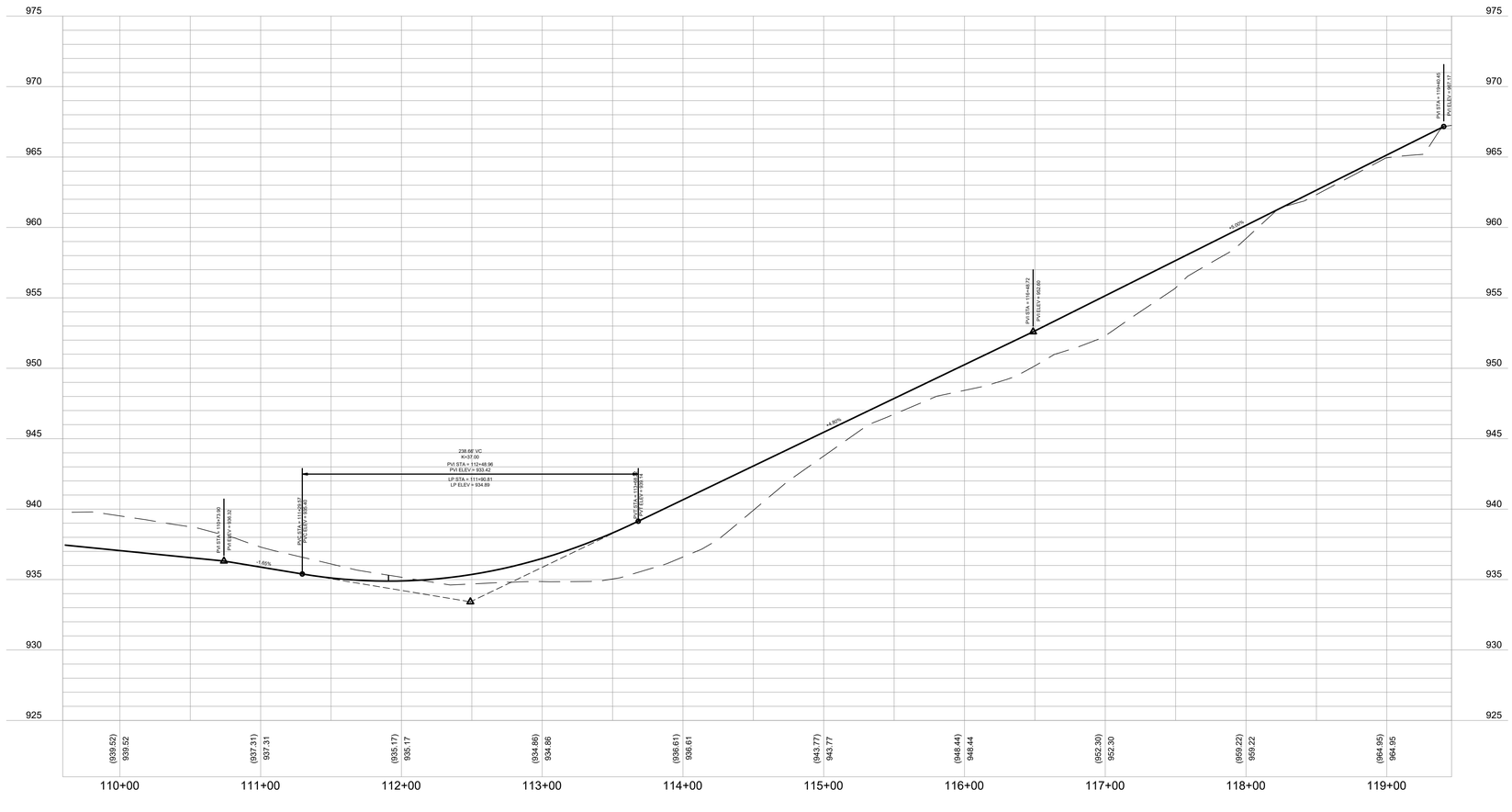
ROADWAY PLAN & PROFILE - ROAD 1

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1" = 4'
0
0
1" = 40'

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ROADWAY PLAN & PROFILE - ROAD 1

REVISIONS

PES JOB No. 5511.00
PES PM AEK
START DATE 8/21/2025
SCALE 1" = 40'

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of
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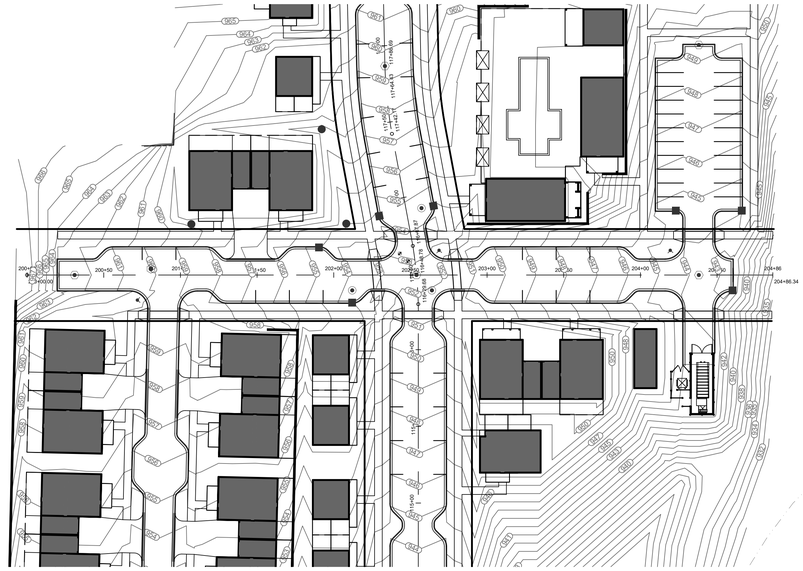
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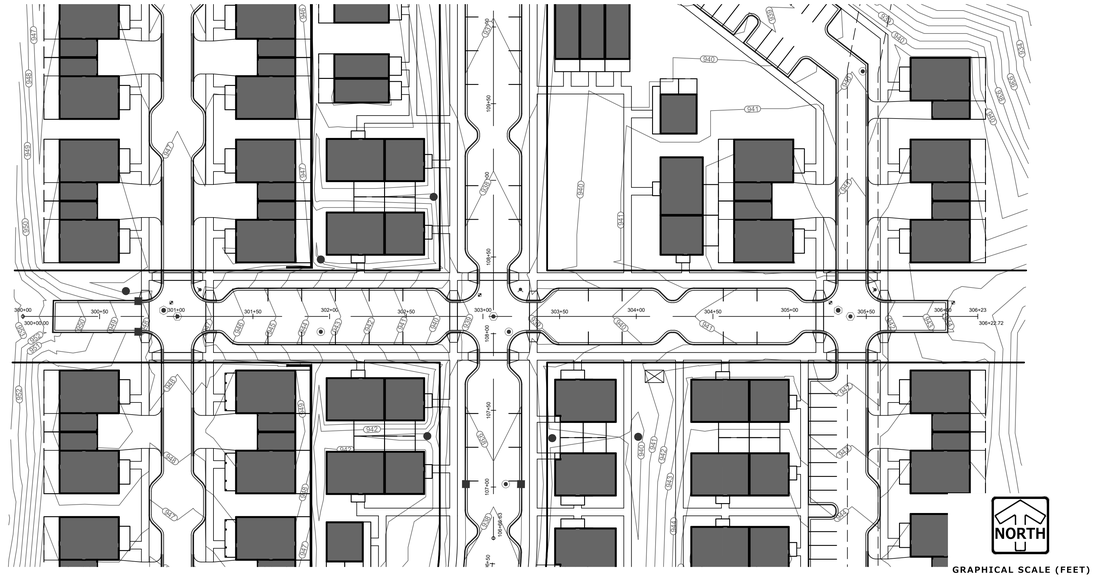
ROADWAY PLAN & PROFILE - ROAD 1

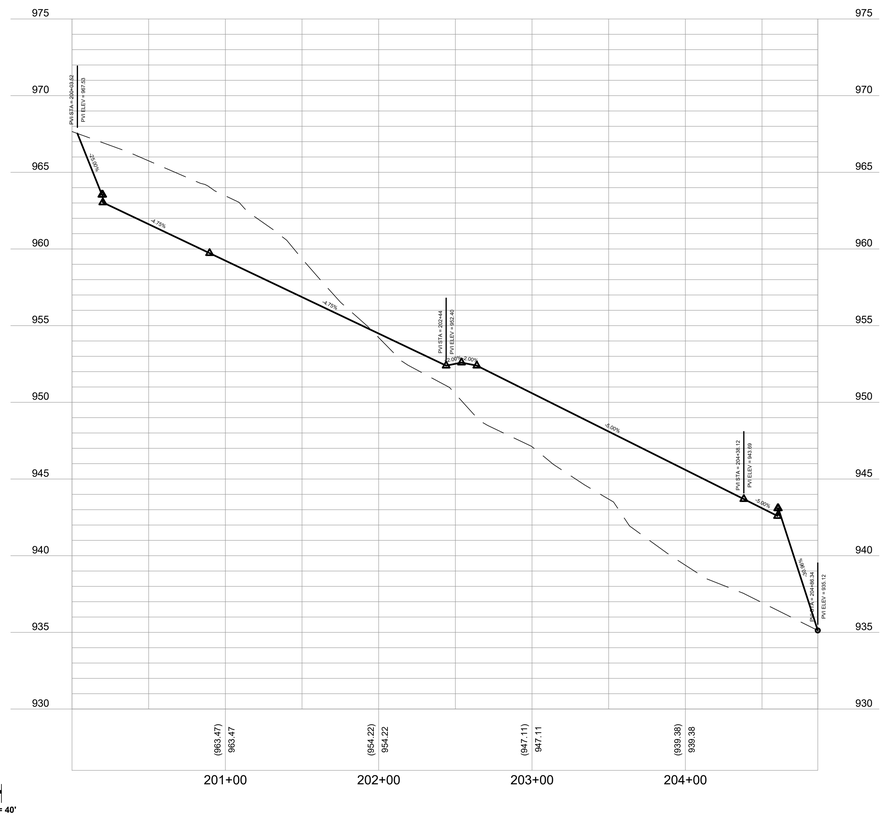
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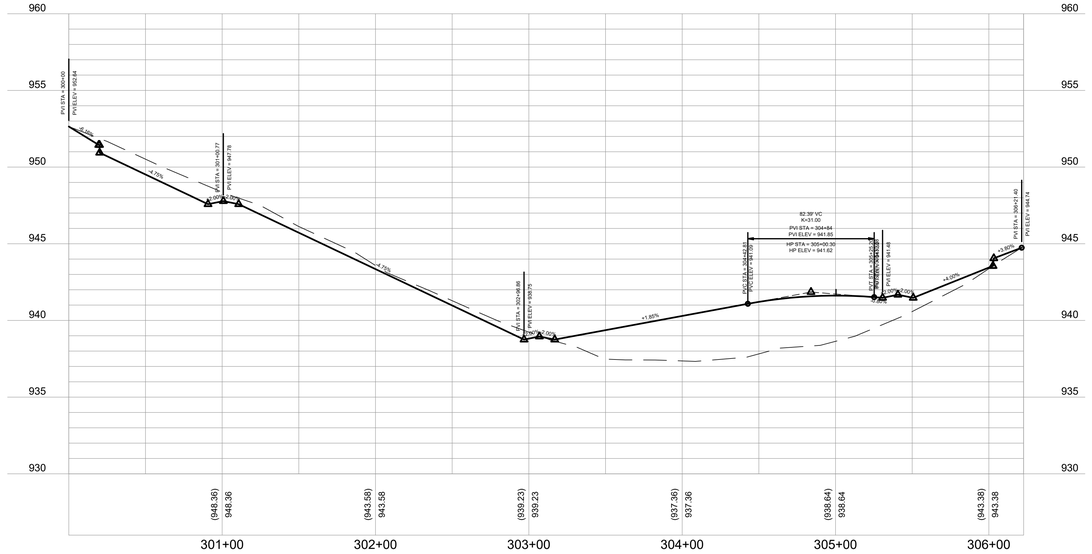
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REVIEWED: ####
DESIGNED: AEK
DRAFTED: AEK

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(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

LEO LIVING

CITY OF MADISON, WISCONSIN

ROADWAY PLAN & PROFILE - ROADS 2 & 3

REVISIONS

PROJ. JOB No. 5511.00
PROJ. PM AEK
START DATE 8/21/2025
SCALE 1" = 40'

SHEET
C-10
OF
C-16

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ROADWAY PLAN & PROFILE - ROADS 2 & 3

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WATERMAIN & LATERAL NOTES
- WATER MAIN SHALL HAVE A MINIMUM COVER OF 6 FEET

SOUTHWEST POND

SOUTHEAST POND

NORTH POND

EXISTING COUP

20' SEWERAGE EASEMENT PER DOC. 2859613

33'

40'

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 60' 120'

DESIGNED: AEK

DRAFTED: AEK

REVISIONS: ###

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OVERALL UTILITY PLAN

REVISIONS

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PEG PM AEK
START DATE 8/21/2025
SCALE 1" = 60'

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OVERALL UTILITY PLAN

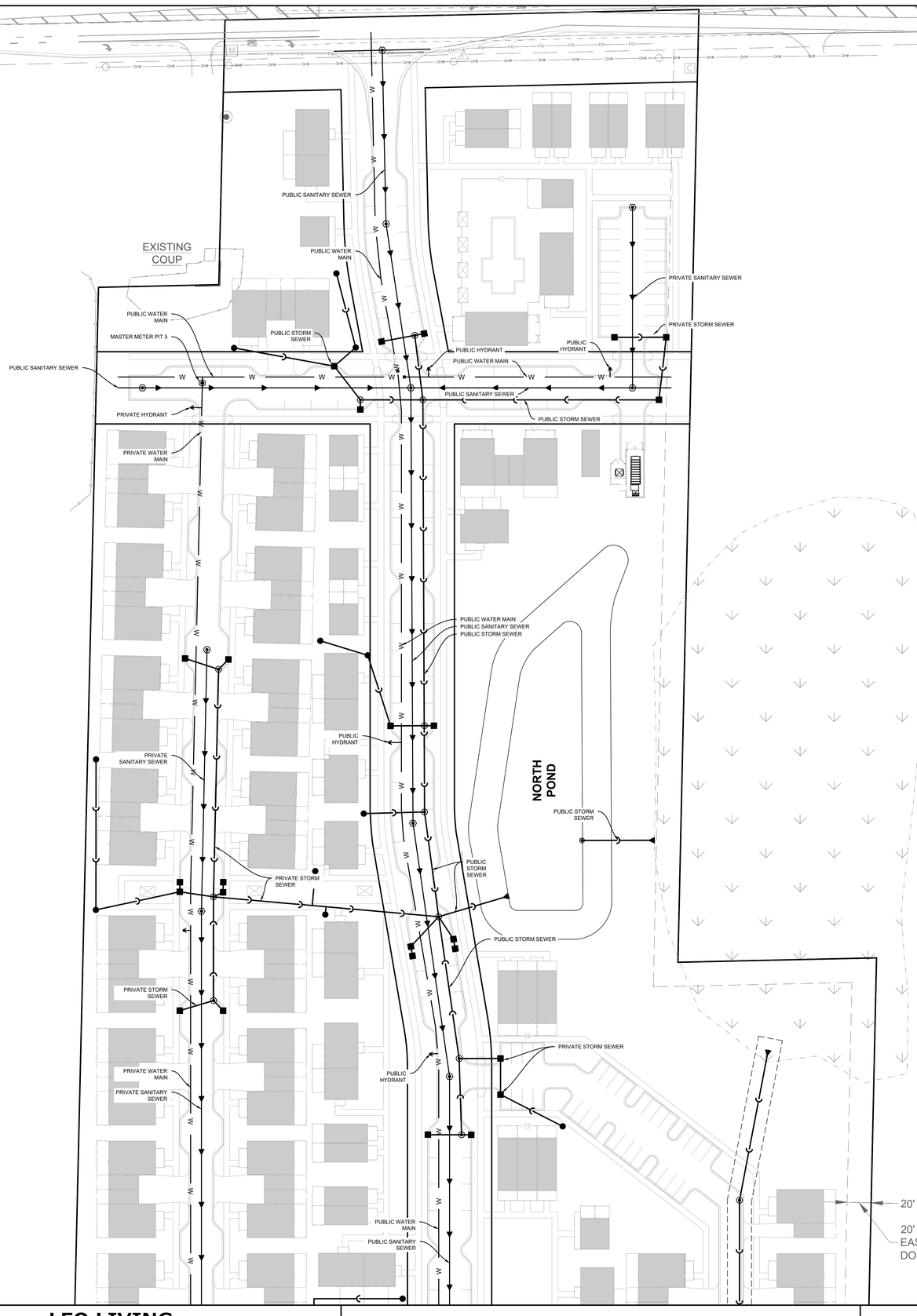
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WATERMAIN & LATERAL NOTES

- WATER MAIN SHALL HAVE A MINIMUM COVER OF 6 FEET



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UTILITY PLAN - NORTH

REVISIONS

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PEC PM AEK
START DATE 8/21/2025
SCALE 1" = 40'

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C-12
OF
C-16

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UTILITY PLAN - NORTH

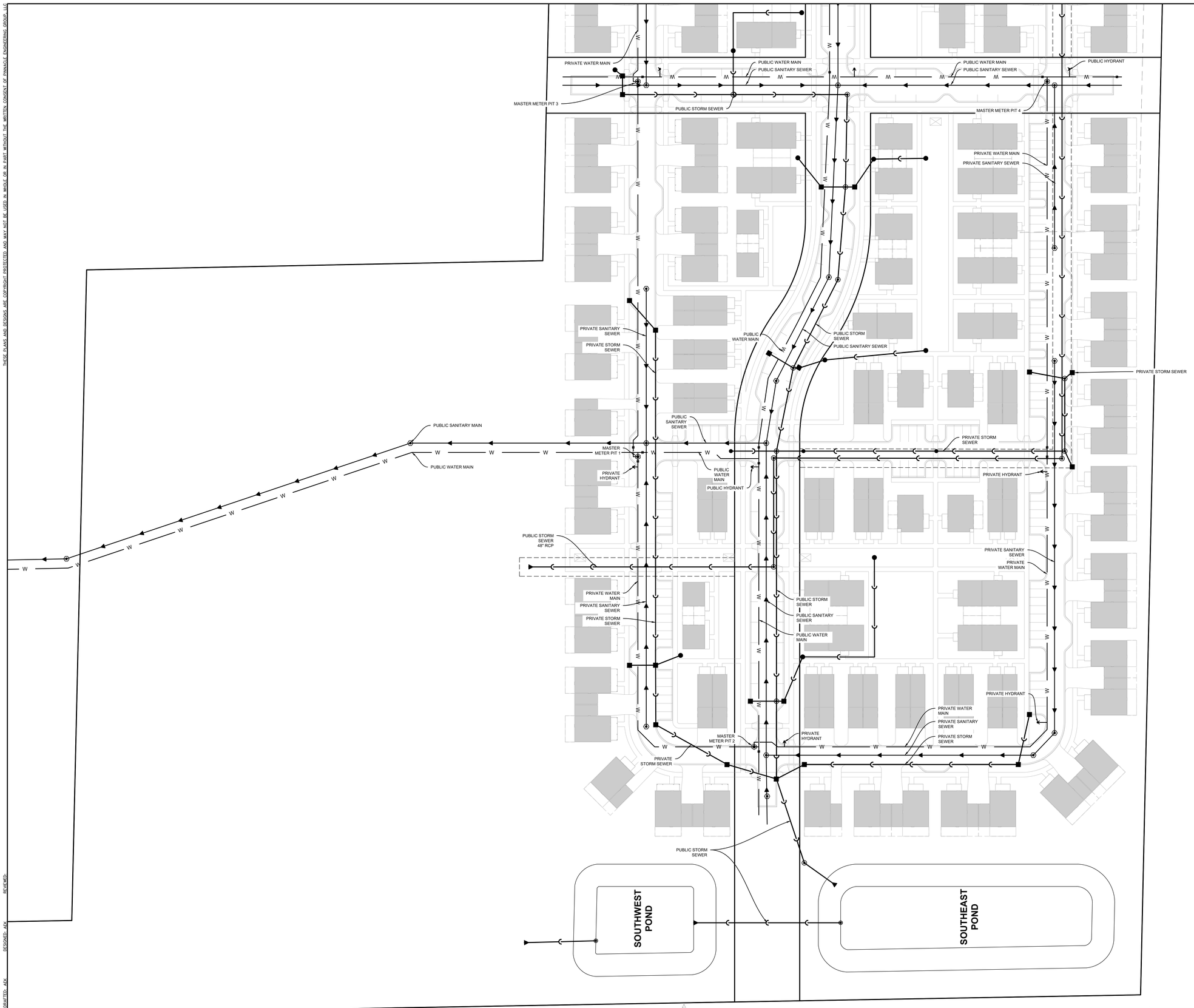
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WATERMAIN & LATERAL NOTES

- WATER MAIN SHALL HAVE A MINIMUM COVER OF 6 FEET



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CITY OF MADISON, WISCONSIN

UTILITY PLAN - SOUTH

REVISIONS

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PES PM AEK
START DATE 8/21/2025
SCALE 1" = 40'

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OF
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UTILITY PLAN - SOUTH

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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 160' 320'

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UTILITY CONNECTION PLAN

REVISIONS

PEG JOB No. 5511.00
PEG PM AEK
START DATE 8/21/2025
SCALE Custom

SHEET C-14 OF C-16

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UTILITY CONNECTION PLAN

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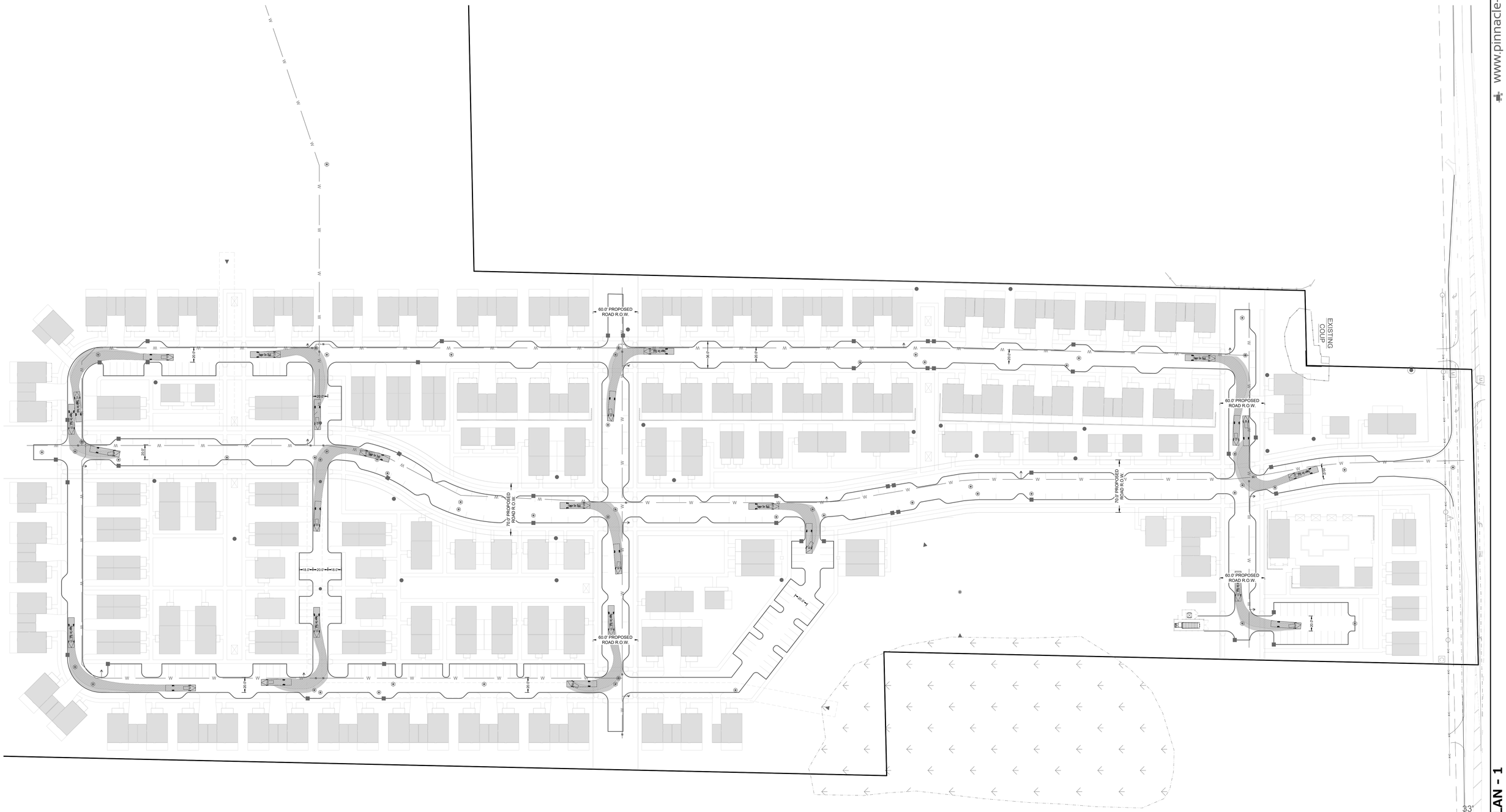
975

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NOTES:
- BUILDINGS EXCEEDING 50 FT SEPARATION FROM FIRELANE TO A DOOR WILL BE SPRINKLERED WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM (LABELED "SP").
- FIRELANE IS MAIN DRIVE AISLE. DEFER TO CITY FIRE DEPARTMENT FOR RECOMMENDATION ON PREFERRED SIGN POSTAGE.



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 50' 100'

REVISIONS: ###

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FIRE DEPARTMENT ACCESS PLAN - 1

REVISIONS

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PEG PM AEK
START DATE 8/21/2025
SCALE 1" = 50'

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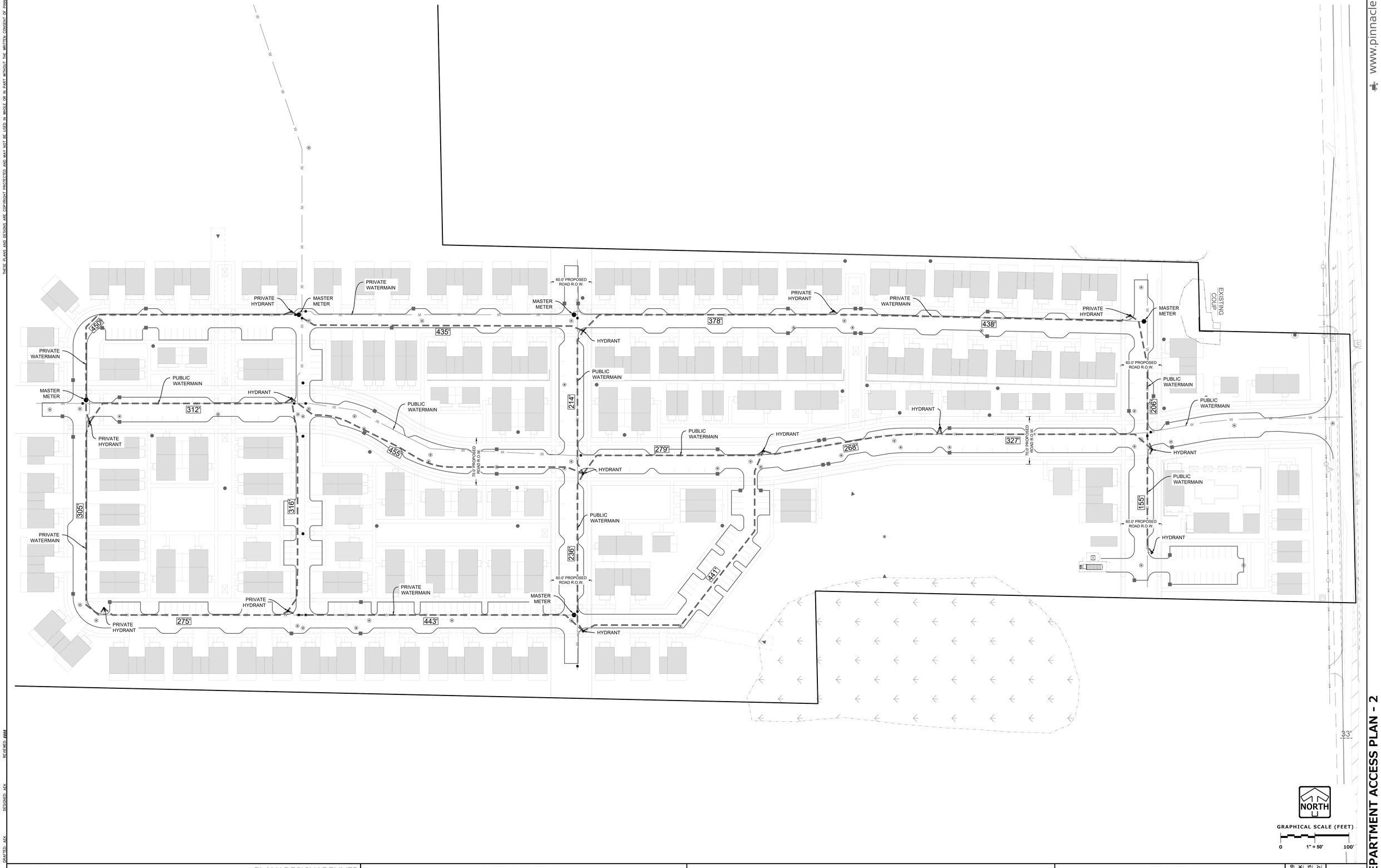
FIRE DEPARTMENT ACCESS PLAN - 1

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FIRE DEPARTMENT ACCESS PLAN - 2

REVISIONS

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PEG PM AEK
START DATE 8/21/2025
SCALE 1" = 50'

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FIRE DEPARTMENT ACCESS PLAN - 2

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LEO COTTAGES

CLUBHOUSE LEASING

08-19-2025



FRONT ELEVATION



FLOOR PLAN

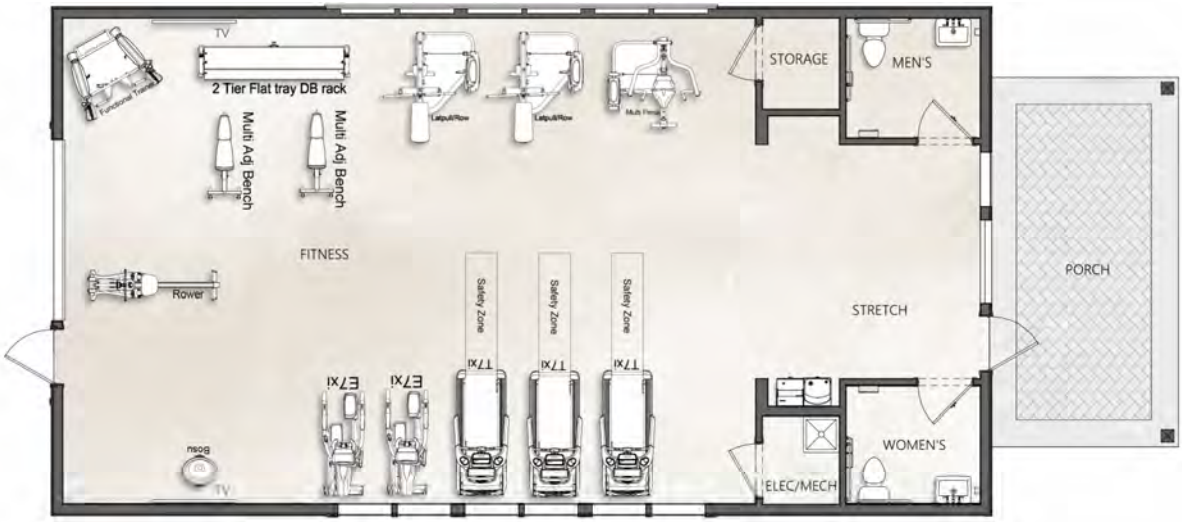
LEO COTTAGES

CLUBHOUSE FITNESS

08-19-2025



FRONT ELEVATION



FLOOR PLAN

LEO COTTAGES

AMENITY – POOLHOUSE

08-19-2025



FRONT ELEVATION

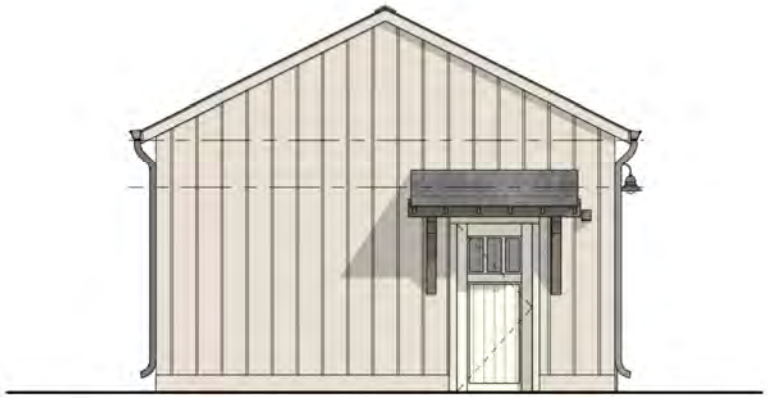


FLOOR PLAN

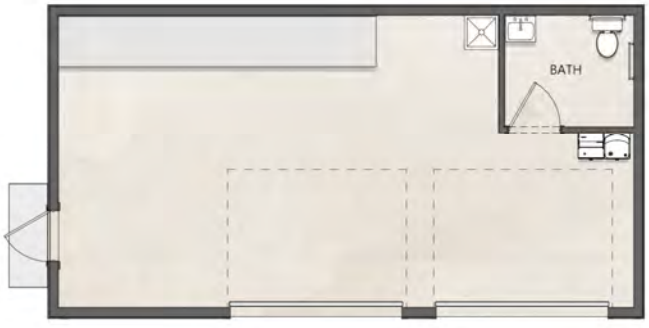
LEO COTTAGES

AMENITY – MAINTENANCE

08-19-2025



FRONT ELEVATION



FLOOR PLAN

LEO COTTAGES

DUPLEX - 1BR 2BR

08-19-2025



FRONT ELEVATION



FLOOR PLAN

LEO COTTAGES

DUPLEX ALT - 1BR 2BR

08-19-2025



FRONT ELEVATION



FLOOR PLAN

LEO COTTAGES

STACKED DUPLEX – 2BR

08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN (UPPER SIMILAR)

LEO COTTAGES

STACKED DUPLEX ALT – 2BR

08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN (UPPER SIMILAR)

LEO COTTAGES

COTTAGE WITH GARAGE – 2BR

08-19-2025



FRONT ELEVATION



FLOOR PLAN

LEO COTTAGES

COTTAGE WITH GARAGE ALT – 2BR

08-19-2025



FRONT ELEVATION



FLOOR PLAN

LEO COTTAGES

COTTAGE WITH GARAGE – 3BR

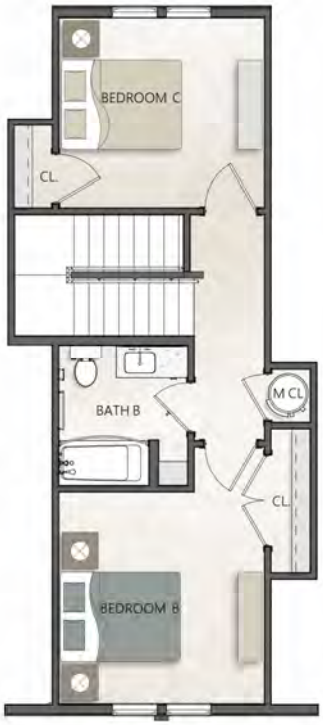
08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

LEO COTTAGES

COTTAGE WITH GARAGE ALT – 3BR

08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

LEO COTTAGES

STACKED DUPLEX – 1BR

08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN (UPPER SIMILAR)

LEO COTTAGES

ROWHOUSE TWIN – 2BR

08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN



UPPER FLOOR PLAN

LEO COTTAGES

TOWNHOUSE TRIPLEX – 3BR

08-19-2025



FRONT ELEVATION



LOWER FLOOR PLAN

UPPER FLOOR PLAN

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address:	4821 HOEPKER ROAD & 6303 PORTAGE ROAD
Contact Name & Phone #:	Joann Rubio - (305) 450-8233

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

SEE FIRE ACCESS PLAN.

	Yes	No	N/A
1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☐	☐	☒
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☒	☐	☐
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☒	☐	☐
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☒	☐	☐
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☒	☐	☐
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☒	☐	☐
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☐	☒	☐
d) Is the grade of the fire lane not more than a slope of 8%?	☒	☐	☐
e) Is the fire lane posted as fire lane? (Provide detail of signage.) SEE FIRE ACCESS PLAN.	☒	☐	☐
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐	☒	☐
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☒	☐	☐
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐	☒	☐
a) Is the gate a minimum of 20-feet clear opening?	☐	☐	☒
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐	☐	☒
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐	☒	☐
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐	☐	☒
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐	☒	☐
6. Is any part of the building greater than 30-feet above the grade plane?	☐	☒	☐
If yes, answer the following questions:			
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☐	☐	☒
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☐	☐	☒
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐	☐	☒
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐	☐	☒
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☐	☐	☒
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☐	☐	☒
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants?	☒	☐	☐
Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.			
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☒	☐	☐
b) Is there at least 40' between a hydrant and the building?	☐	☒	☐
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	☒	☐	☐
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☒	☐	☐
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☒	☐	☐
Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.			

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS				
Total Square Footage of Developed Area	1,117,913 sq.ft. (25.6 Acres)			
First (5) Developed Acres	3,630 points			
Remainder of Developed Area	900, 113 sq.ft. (20.6 Acres)			
Remaining Acres in Points	9,002 points			
Total Landscape Points Required	12,632 points			
			New/Proposed Landscaping	
Plant Type/ Element	Minimum Size at Installation	Points	Quantity	Points Achieved
Overstory Deciduous Tree	2 1/2" inch Caliper measured diameter at breast height (dbh)	35	202	7,070
Tall Evergreen Tree	5-6 feet tall	35	110	3,850
Ornamental Tree	1 1/2 inch caliper	15	0	0
Upright Evergreen Shrub	3-4 feet tall	10	102	1,020
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3	1500	4,500
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4	954	3,816
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2	504	1,008
Ornamental decorative fencing or wall	n/a	4 per 10 lineal ft.	120	48
Existing significant specimen tree	Minimum size: 2 1/2 inch caliper dbh.	14 per caliper inch dbh.		
Landscape furniture for public seating and/or transit connections	Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points	5 points per "seat"	8	40
		Sub Totals	3,500	21,352
		Total Number of Points Provided :		**21,352 points**

VEHICULAR USE AREA REQUIREMENTS	
Total Parking Square Footage	57,530 sq.ft.
Total Landscape Square Footage Required (8%)	4,602 sq.ft.
Total Landscape Square Footage Provided	54,750 sq.ft.
Required Trees for Parking(1 Tree per 160 sq.ft.)	29
Provided Trees for Parking(1 Tree per 160 sq.ft.)	171

PLANT SCHEDULE L1.01

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE	DETAIL	REMARKS
TREES					
	22	BLUE COLORADO SPRUCE / PICEA PUNGENS 'GLAUCA'	7-8` HT.		
	22	CHINKAPIN OAK / QUERCUS ACUMINATA	2.5" CAL.		
	22	DOUGLAS FIR / PSEUDOTSUGA MENZIESII	30 GAL.		
	22	EASTERN REDCEDAR / JUNIPERUS VIRGINIANA	30 GAL.		
	50	EMERALD GREEN ARBORVITAE / THUJA OCCIDENTALIS `SMARAGD`	30 GAL.		
	45	GREENSPIRE LITTLELEAF LINDEN / TILIA CORDATA `GREENSPIRE`	2.5" CAL.		
	109	IOWA JUNIPER / JUNIPERUS CHINENSIS `IOWA`	30 GAL.		
	93	QUAKING ASPEN / POPULUS TREMULOIDES	2.5" CAL.		
	23	REDPOINTE® MAPLE / ACER RUBRUM 'FRANK JR.'	2.5" CAL.		
	19	WHITE OAK / QUERCUS ALBA	2.5" CAL.		
SHRUBS					
	90	ANNY` S WINTER ORANGE DOGWOOD / CORNUS SANGUINEA `ANNY` S WINTER ORANGE`	3 GAL		
	63	APRIL ROSE RHODODENDRON / RHODODENDRON X 'APRIL ROSE'	3 GAL		
	171	AUTUMN FIRE SEDUM / SEDUM X 'AUTUMN FIRE'	1 GAL		
	100	BLUE PRINCE AND PRINCESS HOLLY / ILEX X MESERVEAE 'BLUE PRINCE' & 'BLUE PRINCESS'	3 GAL		
	196	CHEYENNE SKY SWITCH GRASS / PANICUM VIRGATUM 'CHEYENNE SKY'	3 GAL		
	43	DENSE ANGLO-JAPANESE YEW / TAXUS X MEDIA 'DENSIFORMIS'	3 GAL.		
	380	EMERALD GAIETY WINTERCREEPER / EUONYMUS FORTUNEI 'EMERALD GAIETY'	3 GAL.		
	54	FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	3 GAL		
	90	KELSEY'S DWARF RED TWIG DOGWOOD / CORNUS SERICEA 'KELSEYI'	3 GAL		
	750	LITTLE GOBLIN® RED WINTERBERRY / ILEX VERTICILLATA 'NCIV1'	3 GAL.		
	70	LITTLE LIME HYDRANGEA / HYDRANGEA PANICULATA `LITTLE LIME`	3 GAL		
	500	LITTLE PRINCESS SPIREA / SPIRAEA X BUMALDA `LITTLE PRINCESS`	3 GAL.		
	50	MISS KIM KOREAN LILAC / SYRINGA PUBESCENS PATULA 'MISS KIM'	45 GAL		
	318	RHEINGOLD ARBORVITAE / THUJA OCCIDENTALIS 'RHEINGOLD'	3 GAL		
	83	WALKER'S LOW CATMINT / NEPETA X 'WALKER'S LOW'	1 GAL		



0 50 100 150 feet

SCALE: 1" = 50'

NORTH

CODE COMPLIANT LANDSCAPE PLAN

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A LANDSCAPE DEVELOPMENT PLAN FOR

LEO - Pumpkin Hollow

Portage Road
Madison, Wisconsin

WISCONSIN
DONALD ERIC MAJOR III
S-3535-14
LANDSCAPE ARCHITECT

PROJ. CODE	24-044
DRAWN BY	DEM
REVIEWED BY	DML

ISSUED

DATE	DESCRIPTION
08-15-25	FOR SUBMITTAL

REVISIONS

SHEET

L1.01

LANDSCAPE CALCULATIONS AND DISTRIBUTIONS				
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Ornamental Tree	1 ½ inch caliper	15	0	0
Upright Evergreen Shrub	3-4 feet tall	10	102	1,020
Shrub, deciduous	#3 gallon container size, Min. 12"-24"	3	1500	4,500
Shrub, evergreen	#3 gallon container size, Min. 12"-24"	4	954	3,816
Ornamental grasses/perennials	#1 gallon container size, Min. 8"-18"	2	504	1,008
Ornamental decorative fencing or wall	n/a	4 per 10 lineal ft.	120	48
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh.	14 per caliper inch dbh.		
Landscape furniture for public seating and/or transit connections	Furniture must be within developed area, publicly accessible, and cannot comprise more than 5% of total required points	5 points per "seat"	8	40
		Sub Totals:	3,500	21,352
			Total Number of Points Provided :	**21,352 points**

VEHICULAR USE AREA REQUIREMENTS	
Total Parking Square Footage	57,530 sq.ft.
Total Landscape Square Footage Required (8%)	4,602 sq.ft.
Total Landscape Square Footage Provided	54,750 sq.ft.
Required Trees for Parking(1 Tree per 160 sq.ft.)	29
Provided Trees for Parking(1 Tree per 160 sq.ft.)	171

PLANT SCHEDULE L1.01

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE	DETAIL	REMARKS
TREES					
	22	BLUE COLORADO SPRUCE / PICEA PUNGENS 'GLAUCA'	7-8` HT.		
	22	CHINKAPIN OAK / QUERCUS ACUMINATA	2.5" CAL.		
	22	DOUGLAS FIR / PSEUDOTSUGA MENZIESII	30 GAL.		
	22	EASTERN REDCEDAR / JUNIPERUS VIRGINIANA	30 GAL.		
	50	EMERALD GREEN ARBORVITAE / THUJA OCCIDENTALIS `SMARAGD`	30 GAL.		
	45	GREENSPIRE LITTLELEAF LINDEN / TILIA CORDATA `GREENSPIRE`	2.5" CAL.		
	109	IOWA JUNIPER / JUNIPERUS CHINENSIS `IOWA`	30 GAL.		
	93	QUAKING ASPEN / POPULUS TREMULOIDES	2.5" CAL.		
	23	REDPOINTE® MAPLE / ACER RUBRUM 'FRANK JR.'	2.5" CAL.		
	19	WHITE OAK / QUERCUS ALBA	2.5" CAL.		
SHRUBS					
	90	ANNY` S WINTER ORANGE DOGWOOD / CORNUS SANGUINEA `ANNY` S WINTER ORANGE`	3 GAL		
	63	APRIL ROSE RHODODENDRON / RHODODENDRON X 'APRIL ROSE'	3 GAL		
	171	AUTUMN FIRE SEDUM / SEDUM X 'AUTUMN FIRE'	1 GAL		
	100	BLUE PRINCE AND PRINCESS HOLLY / ILEX X MESERVEAE 'BLUE PRINCE' & 'BLUE PRINCESS'	3 GAL		
	196	CHEYENNE SKY SWITCH GRASS / PANICUM VIRGATUM 'CHEYENNE SKY'	3 GAL		
	43	DENSE ANGLO-JAPANESE YEW / TAXUS X MEDIA 'DENSIFORMIS'	3 GAL.		
	380	EMERALD GAIETY WINTERCREEPER / EUONYMUS FORTUNEI 'EMERALD GAIETY'	3 GAL.		
	54	FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	3 GAL		
	90	KELSEY'S DWARF RED TWIG DOGWOOD / CORNUS SERICEA 'KELSEYI'	3 GAL		
	750	LITTLE GOBLIN® RED WINTERBERRY / ILEX VERTICILLATA 'NCIV1'	3 GAL.		
	70	LITTLE LIME HYDRANGEA / HYDRANGEA PANICULATA `LITTLE LIME`	3 GAL		
	500	LITTLE PRINCESS SPIREA / SPIRAEA X BUMALDA `LITTLE PRINCESS`	3 GAL.		
	50	MISS KIM KOREAN LILAC / SYRINGA PUBESCENS PATULA 'MISS KIM'	45 GAL		
	318	RHEINGOLD ARBORVITAE / THUJA OCCIDENTALIS 'RHEINGOLD'	3 GAL		
	83	WALKER'S LOW CATMINT / NEPETA X 'WALKER'S LOW'	1 GAL		



0 50 100 150 feet

SCALE: 1" = 50'

NORTH

CODE COMPLIANT LANDSCAPE PLAN

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www.lorberbaummcnair.com

A LANDSCAPE DEVELOPMENT PLAN FOR

LEO - Pumpkin Hollow

Portage Road
Madison, Wisconsin

WISCONSIN
DONALD ERIK MAJOR III
E-35-14
LANDSCAPE ARCHITECT

PROJ. CODE	24-044
DRAWN BY	DEM
REVIEWED BY	DML

ISSUED

DATE	DESCRIPTION
08-15-25	FOR SUBMITTAL

REVISIONS

SHEET

L1.02

Tree Number	Diameter	Tree Species	Tree Condition	Single / Multistem
1	11	Celtis Occidentalis - Hackberry	Good	Single Stem
2	19	Quercus - Oak	Fair	Single Stem
3	17	Quercus - Oak	Good	Single Stem
4	17	Celtis Occidentalis - Hackberry	Good	Single Stem
5	13	Ulmus - Elm	Good	Multi-Stem
6	11	Picea - Spruce	Fair	Single Stem
7	11	Picea - Spruce	Fair	Single Stem
8	8	Picea - Spruce	Fair	Single Stem
9	9	Juglans - Black Walnut	Good	Single Stem
10	9	Acer - Maple	Good	Single Stem
11	8	Prunus Serotina - Black Cherry	Good	Single Stem
12	8	Acer - Maple	Good	Single Stem
13	12	Prunus Serotina - Black Cherry	Fair	Multi-Stem
14	28	Prunus Serotina - Black Cherry	Good	Multi-Stem
15	8	Juglans - Black Walnut	Good	Single Stem
16	14	Acer - Maple	Good	Single Stem
17	12	Acer - Boxelder	Good	Single Stem
18	15	Picea - Spruce	Good	Single Stem
19	15	Prunus Serotina - Black Cherry	Good	Single Stem
20	8	Acer - Maple	Good	Single Stem

Tree Number	Diameter	Tree Species	Tree Condition	Single / Multistem
21	14	Acer - Maple	Good	Multi-Stem
22	11	Pinus - Pine	Fair	Single Stem
23	12	Pinus - Pine	Fair	Single Stem
24	15	Pinus - Pine	Good	Single Stem
25	8	Prunus Serotina - Black Cherry	Good	Single Stem
26	14	Pinus - Pine	Good	Single Stem
27	17	Acer - Maple	Good	Single Stem
28	13	Pinus - Pine	Poor	Single Stem
29	15	Pinus - Pine	Poor	Single Stem
30	12	Pinus - Pine	Poor	Single Stem
31	19	Pinus - Pine	Poor	Single Stem
32	11	Pinus - Pine	Poor	Single Stem
33	8	Pinus - Pine	Poor	Single Stem
34	28	Pinus - Pine	Fair	Multi-Stem
35	12	Acer - Boxelder	Good	Single Stem
36	11	Prunus Serotina - Black Cherry	Good	Single Stem
37	18	Prunus Serotina - Black Cherry	Good	Single Stem
38	10	Carya Ovata - Shagbark Hickory	Good	Single Stem
39	10	Prunus Serotina - Black Cherry	Good	Single Stem
40	29	Quercus - Oak	Good	Single Stem
41	32	Quercus - Oak	Good	Single Stem

TREE MITIGATION REQUIREMENTS	
Total Acreage	25.6 Acres
Preserved Tree Canopy	.84 Acres
Tree Acreage for Mitigation	24.76 Acres(25.6-.84)



0 50 100 150 feet

SCALE: 1" = 50'

NORTH

TREE MITIGATION PLAN

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A LANDSCAPE DEVELOPMENT PLAN FOR

LEO - Pumpkin Hollow

Portage Road

Madison, Wisconsin

WISCONSIN
DONALD ERIC McNAIR III
E-38-14
LANDSCAPE ARCHITECT

PROJ. CODE	24-044
DRAWN BY	DEM
REVIEWED BY	DML

ISSUED

DATE	DESCRIPTION
08-15-25	FOR SUBMITTAL

REVISIONS

SHEET

L1.03

CITY OF MADISON
LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 6303 Portage Road and 4821 Hoepker Road

Name of Project LEO Pumpkin Hollow

Owner / Contact Joann Rubio Landscape Architect - Eric McNair

Contact Phone 205.834.4711 Contact Email dlorberbaum@lorberbaummcnair.com

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

(a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.

(b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.

(c) No demolition of a principal building is involved.

(d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

(a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area _____

Total landscape points required _____

(b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area 1,117,913 sq.ft.

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area 900,113 sq.ft.

Total landscape points required 12,632 points

(c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____

Total landscape points required _____

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			202	7,070
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			110	3,850
Ornamental tree	1 1/2 inch caliper	15			0	0
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10			102	1,020
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			1,500	4,500
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4			954	3,816
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2			504	1,008
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.			120	48
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”			8	40
Sub Totals						21,352

Total Number of Points Provided 21,352

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

Total Developed Area

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

Development Frontage Landscaping

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

Interior Parking Lot Landscaping

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the interior parking lot standards.

Foundation Plantings

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

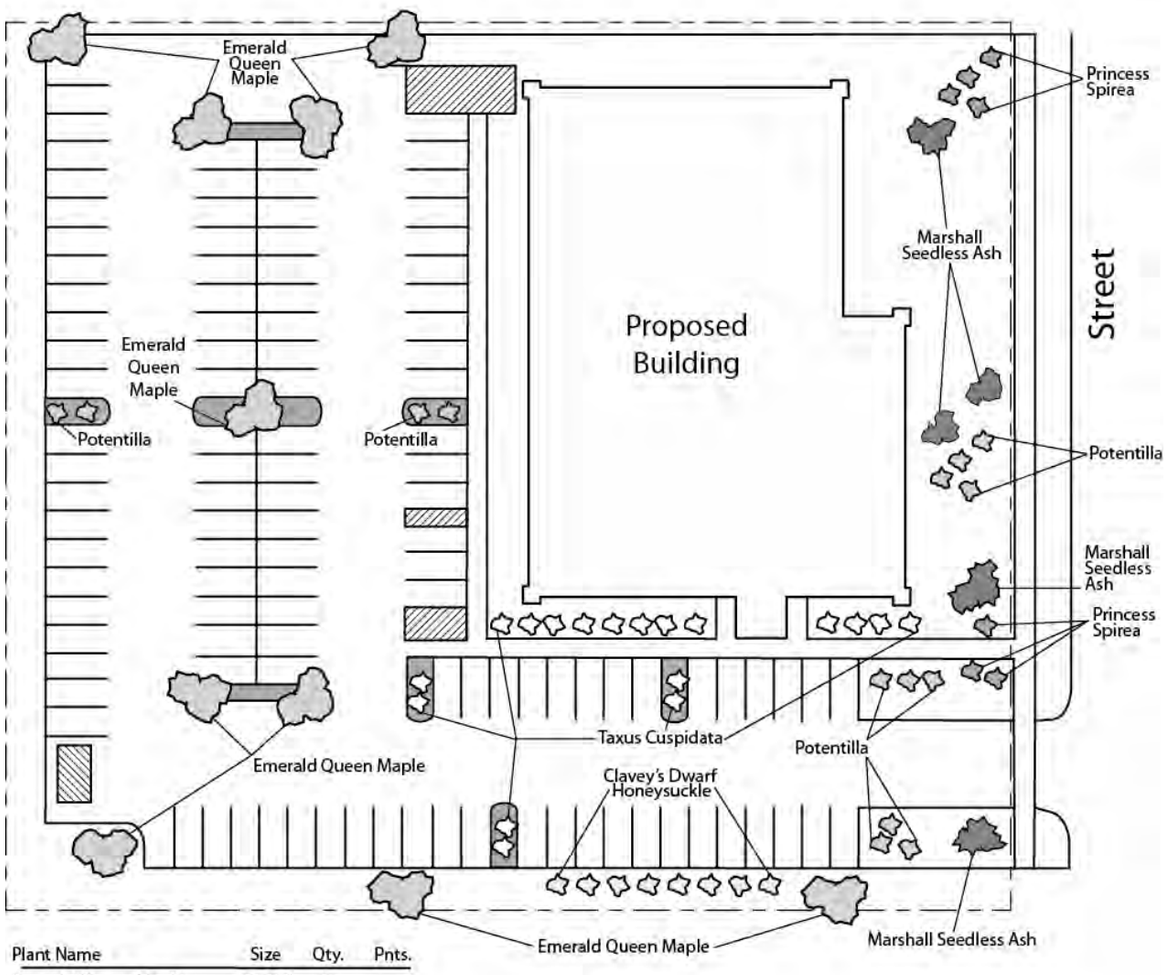
Screening Along District Boundaries

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

Screening of Other Site Elements

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

Example Landscape Plan



Plant Name	Size	Qty.	Pnts.
Emerald Queen Maple	2-2.5"	9	-
Marshall Seedless Ash	2-2.5"	4	450
Clavey's Dwarf Honelysuckle	1 Gal	8	24
Princess Spirea	1 Gal	7	21
Potentilla	1 Gal	10	30
Taxus Cuspidata	2 Gal	12	60
		TOTAL	585

Call City Zoning, 266-4551, with your questions about this type of plan

LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

Applicability.

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

(a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.

(b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.

(c) No demolition of a principal building is involved.

(d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Plan and Design Standards.

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

(a) Elements of the landscape plan shall include the following:

1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
2. Site amenities, including bike racks, benches, trash receptacles, etc.
3. Storage areas including trash and loading.
4. Lighting (landscape, pedestrian or parking area).
5. Irrigation.
6. Hard surface materials.
7. Labeling of mulching, edging and curbing.
8. Areas of seeding or sodding.
9. Areas to remain undisturbed and limits of land disturbance.
10. Plants shall be depicted at their size at sixty percent (60%) of growth.
11. Existing trees eight (8) inches or more in diameter.
12. Site grading plan, including stormwater management, if applicable.

(b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.

(c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

Landscape Calculations and Distribution.

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, is defined as that area within a single contiguous boundary which is made up of structures, parking driveways and docking/loading facilities, but **excluding** the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

(a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.

(b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.

(c) Canopy tree diversity requirements for new trees:

1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

Development Frontage Landscaping.

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:

(a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.

(b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.

(c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.

(d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

Interior Parking Lot Landscaping.

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the following interior parking lot standards.

(a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.

(b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.

(c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

Foundation Plantings.

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

Screening Along District Boundaries.

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

Screening of Other Site Elements.

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

(a) Refuse Disposal Areas. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.

(b) Outdoor Storage Areas. Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.

(c) Loading Areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.

(d) Mechanical Equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

Maintenance.

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.

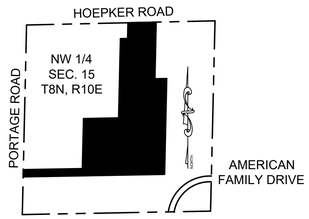
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PRELIMINARY PLAT OF
LEO LIVING

Being part of the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin

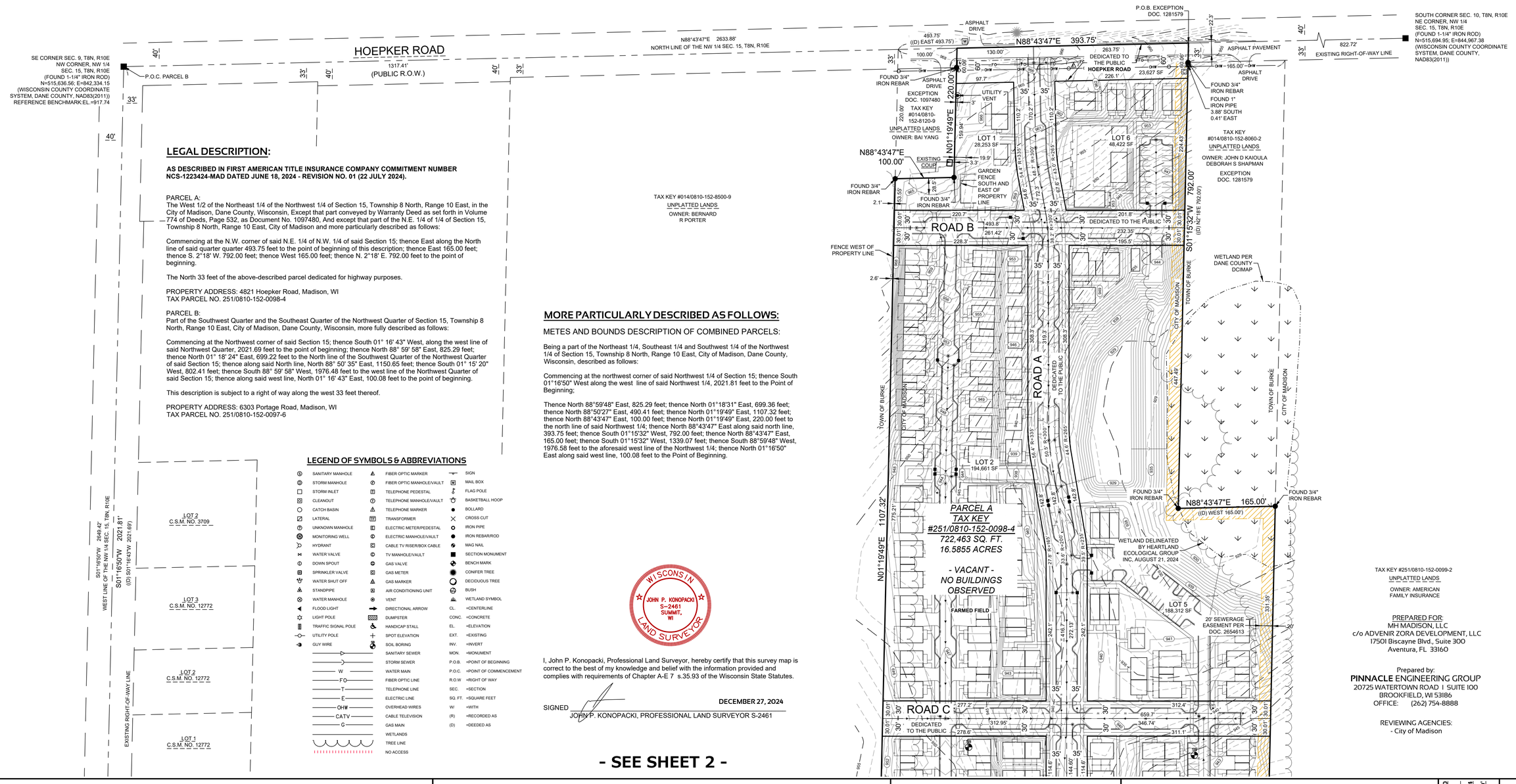
VICINITY MAP
SCALE 1":1000'



NORTH

GRAPHICAL SCALE (FEET)
0 1" = 80' 160'

Coordinates referenced to the Wisconsin County Coordinate System, Dane County. Bearings referenced to the west line of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East which has a bearing of S01°16'50"W.



LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1223424-MAD DATED JUNE 18, 2024 - REVISION NO. 01 (22 JULY 2024).

PARCEL A:
The West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, Except that part conveyed by Warranty Deed as set forth in Volume 774 of Deeds, Page 532, as Document No. 1097480, And except that part of the N.E. 1/4 of 1/4 of Section 15, Township 8 North, Range 10 East, City of Madison and more particularly described as follows:

Commencing at the N.W. corner of said N.E. 1/4 of N.W. 1/4 of said Section 15; thence East along the North line of said quarter quarter 493.75 feet to the point of beginning of this description; thence East 165.00 feet; thence S. 2°18' W. 792.00 feet; thence West 165.00 feet; thence N. 2°18' E. 792.00 feet to the point of beginning.

The North 33 feet of the above-described parcel dedicated for highway purposes.

PROPERTY ADDRESS: 4821 Hoepker Road, Madison, WI
TAX PARCEL NO. 251/0810-152-0098-4

PARCEL B:
Part of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 15, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said Section 15; thence South 01° 16' 43" West, along the west line of said Northwest Quarter, 2021.69 feet to the point of beginning; thence North 88° 59' 58" East, 825.29 feet; thence North 01° 18' 24" East, 699.22 feet to the North line of the Southwest Quarter of the Northwest Quarter of said Section 15; thence along said North line, North 88° 50' 35" East, 1150.65 feet; thence South 01° 15' 20" West, 802.41 feet; thence South 88° 59' 58" West, 1976.48 feet to the west line of the Northwest Quarter of said Section 15; thence along said west line, North 01° 16' 43" East, 100.08 feet to the point of beginning.

This description is subject to a right of way along the west 33 feet thereof.

PROPERTY ADDRESS: 6303 Portage Road, Madison, WI
TAX PARCEL NO. 251/0810-152-0097-6

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

METES AND BOUNDS DESCRIPTION OF COMBINED PARCELS:

Being a part of the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the northwest corner of said Northwest 1/4 of Section 15; thence South 01°16'50" West along the west line of said Northwest 1/4, 2021.81 feet to the Point of Beginning;

Thence North 88°59'48" East, 825.29 feet; thence North 01°18'31" East, 699.36 feet; thence North 88°50'27" East, 490.41 feet; thence North 01°19'49" East, 1107.32 feet; thence North 88°43'47" East, 100.00 feet; thence North 01°19'49" East, 220.00 feet to the north line of said Northwest 1/4; thence North 88°43'47" East along said north line, 393.75 feet; thence South 01°15'32" West, 792.00 feet; thence North 88°43'47" East, 165.00 feet; thence South 01°15'32" West, 1339.07 feet; thence South 88°59'48" West, 1976.58 feet to the aforesaid west line of the Northwest 1/4; thence North 01°16'50" East along said west line, 100.08 feet to the Point of Beginning.

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE		FIBER OPTIC MARKER		SIGN	
STORM MANHOLE		FIBER OPTIC MANHOLE/VAULT	M	MAIL BOX	
STORM INLET		TELEPHONE PEDESTAL		FLAG POLE	
CLEANOUT		TELEPHONE MANHOLE/VAULT		BASKETBALL HOOP	
CATCH BASIN		TELEPHONE MARKER		BOLLARD	
LATERAL		TRANSFORMER		CROSS CUT	
UNKNOWN MANHOLE		ELECTRIC METER/PEDESTAL		IRON PIPE	
MONITORING WELL		ELECTRIC MANHOLE/VAULT		IRON REBAR/ROD	
HYDRANT		CABLE TV RISER/BOX CABLE		MAG NAIL	
WATER VALVE		TV MANHOLE/VAULT		SECTION MONUMENT	
DOWN SPOUT		GAS VALVE		BENCH MARK	
SPRINKLER VALVE		GAS METER		CONIFER TREE	
WATER SHUT OFF		GAS MARKER		DECIDUOUS TREE	
STANDPIPE		AIR CONDITIONING UNIT		BUSH	
WATER MANHOLE		VENT		WETLAND SYMBOL	
FLOOD LIGHT		DIRECTIONAL ARROW	CL.	=CENTERLINE	
LIGHT POLE		DUMPSTER	CONC.	=CONCRETE	
TRAFFIC SIGNAL POLE		HANDICAP STALL	EL.	=ELEVATION	
UTILITY POLE		SPOT ELEVATION	EXT.	=EXISTING	
GUY WIRE		SOIL BORING	INV.	=INVERT	
SANITARY SEWER			MON.	=MONUMENT	
STORM SEWER			P.O.B.	=POINT OF BEGINNING	
W WATER MAIN			P.O.C.	=POINT OF COMMENCEMENT	
FO FIBER OPTIC LINE			R.O.W.	=RIGHT OF WAY	
T TELEPHONE LINE			SEC.	=SECTION	
E ELECTRIC LINE			SQ. FT.	=SQUARE FEET	
OHW OVERHEAD WIRES			W/	=WITH	
CATV CABLE TELEVISION			(R)	=RECORDED AS	
G GAS MAIN			(D)	=DEEDED AS	
WETLANDS					
TREE LINE					
NO ACCESS					

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED _____ DECEMBER 27, 2024
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

- SEE SHEET 2 -

PREPARED FOR:
MH MADISON, LLC
c/o ADVENIR ZORA DEVELOPMENT, LLC
17501 Biscayne Blvd., Suite 300
Aventura, FL 33160

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

REVIEWING AGENCIES:
- City of Madison

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WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

LEO LIVING
CITY OF MADISON, WISCONSIN

PRELIMINARY PLAT

REVISIONS

1	NEW LAYOUT	08/19/2025

PEG JOB No. 5511.00
PEG PM
DATE 12/26/2024
SCALE 1"=80'
DRAFTED BY ST

SHEET 1 OF 2

© COPYRIGHT 2024

PRELIMINARY_PLAT

PRELIMINARY PLAT OF LEO LIVING

Being part of the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin

- SEE SHEET 1 -

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

Coordinates referenced to the Wisconsin County Coordinate System, Dane County. Bearings referenced to the west line of the Northwest 1/4 of Section 15, Township 8 North, Range 10 East which has a bearing of S01°16'50"W.

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	
STORM INLET	TELEPHONE PEDESTAL	FLAG POLE	
CLEANOUT	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP	
CATCH BASIN	TELEPHONE MARKER	BOLLARD	
LATERAL	TRANSFORMER	CROSS CUT	
UNKNOWN MANHOLE	ELECTRIC METER/PEDESTAL	IRON PIPE	
MONITORING WELL	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD	
HYDRANT	CABLE TV RISER/BOX CABLE	MAG NAIL	
WATER VALVE	TV MANHOLE/VAULT	SECTION MONUMENT	
DOWN SPOUT	GAS VALVE	BENCH MARK	
SPRINKLER VALVE	GAS METER	CONIFER TREE	
WATER SHUT OFF	GAS MARKER	DECIDUOUS TREE	
STANDPIPE	AIR CONDITIONING UNIT	BUSH	
WATER MANHOLE	VENT	WETLAND SYMBOL	
FLOOD LIGHT	DIRECTIONAL ARROW	CL. =CENTERLINE	
LIGHT POLE	DUMPSTER	CONC. =CONCRETE	
TRAFFIC SIGNAL POLE	HANDICAP STALL	EL. =ELEVATION	
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W WATER MAIN		P.O.C. =POINT OF COMMENCEMENT	
FO FIBER OPTIC LINE		R.O.W =RIGHT OF WAY	
T TELEPHONE LINE		SEC. =SECTION	
E ELECTRIC LINE		SQ. FT. =SQUARE FEET	
OHW OVERHEAD WIRES		W/ =WITH	
CATV CABLE TELEVISION		(R) =RECORDED AS	
G GAS MAIN		(D) =DEEDED AS	
WETLANDS			
TREE LINE			
NO ACCESS			

PARCEL A
TAX KEY
#251/0810-152-0098-4
722,463 SQ. FT.
16.5855 ACRES
- VACANT - NO BUILDINGS OBSERVED

FARMED FIELD

WETLAND DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC, AUGUST 21, 2024

PARCEL B
TAX KEY
#251/0810-152-0097-6
1,003,722 SQ. FT.
23.0423 ACRES
- VACANT - NO BUILDINGS OBSERVED

WOODED

CEMETERY

THE BURKE LUTHERAN CHURCH FIRST ADDITION CEMETERY PLAT

INTERMITTENT DRAINAGEWAY

LOT 2 C.S.M. NO. 3709

LOT 3 C.S.M. NO. 12772

LOT 2 C.S.M. NO. 12772

LOT 1 C.S.M. NO. 12772

LOT 5 188,312 SF

LOT 4 339,963 SF

LOT 3 692,675 SF

ROAD C DEDICATED TO THE PUBLIC

ROAD A DEDICATED TO THE PUBLIC

PORTAGE ROAD (VARIABLE PUBLIC R.O.W.)

EXISTING RIGHT-OF-WAY LINE

MONUMENTED LINE

WEST LINE OF THE NW 1/4 SEC. 15, T8N, R10E

S01°16'50"W 2649.42'
S01°16'50"W 2021.81'
((D) S01°16'43"W 2021.69')

TOWN OF BURKE
CITY OF MADISON

N88°50'27"E 490.41'

FOUND 3/4" IRON REBAR

FOUND 1" IRON PIPE 9.57' SOUTH 4.74' EAST

1150.77' ((D) N88°50'35"E 1150.65')

N88°43'47"E 165.00' ((D) WEST 165.00')

FOUND 3/4" IRON ROD 10' OFFSET (CORNER ON BOULDER PILE)

N01°19'49"E 1107.32'

S01°15'32"W 1339.07' ((947.70' S'20'W 602.41')

20' SEWERAGE EASEMENT PER DOC. 2654613

N01°18'31"E 699.36' ((D) N01°18'24"E 699.22')

S88°59'48"W 1976.58' ((D) S88°59'58"W 1976.48')

N88°59'48"E 825.29' ((D) N88°59'58"E 825.29')

792.26'

1507.08'

100.00'

P.O.B. PARCEL B

DEDICATED TO THE PUBLIC PORTAGE ROAD 3,303 SF

N01°16'50"E 100.08' ((D) N01°16'43"E 100.08')

WISCONSIN TELEPHONE COMPANY EASEMENT PER DOC. 1773463

FOUND 3/4" IRON ROD

FOUND 3/4" IRON REBAR

SW CORNER, NW 1/4 SEC. 15, T8N, R10E (FOUND 1-1/4" IRON ROD) N=512,987.80; E=842,274.94 (WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, NAD83(2011))

12" CULVERT INV=920.27

RIPRAP

18" CULVERT N INV=890.43 S INV=890.16

CONCRETE CEMETERY ENTRANCE STAIRS

ASPHALT DRIVE

ASPHALT PAVEMENT

CONC. WALK

TAX KEY #014/0810-152-8740-9

TAX KEY #014/0810-152-9110-9

TAX KEY #014/0810-152-9070-8

TAX KEY #014/0810-152-9150-1

TAX KEY #014/0810-152-9160-9

TAX KEY #014/0810-152-9001-0
UNPLATTED LANDS
OWNER: BURKE LUTHERAN CHURCH

TAX KEY #014/0810-152-8500-9
UNPLATTED LANDS
OWNER: BERNARD R PORTER

TAX KEY #251/0810-153-0202-9
UNPLATTED LANDS
OWNER: AMERICAN FAMILY INSURANCE

TAX KEY #251/0810-152-0099-2
UNPLATTED LANDS
OWNER: AMERICAN FAMILY INSURANCE

TAX KEY #251/0810-152-0099-2
UNPLATTED LANDS
OWNER: AMERICAN FAMILY INSURANCE

NOTES:

1. Tax Parcel Numbers: 251/0810-152-0098-4 and 251/0810-152-0097-6.
2. Gross Land Area: 1,726,185 Square Feet (39.6278 Acres).
3. Subdivision contains 6 Lots.
4. Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: 1-1/4" Iron Rod at the northwest corner of the Northwest 1/4 Section 15, Town 8 North, Range 10 East, Elevation = 917.74.
5. All Lots to be serviced by public sanitary sewer and water main.
6. All streets to be improved with asphalt pavement.
7. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55025C0266H with an effective date of SEPTEMBER 17, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
9. Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #2024104102, #20242104092, #20242104054, #20242104050 & #20242104047 with a clear date of May 30, 2024. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
10. Navigability Determination by Heartland Ecological Group Inc. on June 9, 2022, states the waterway was determined to be Non-Navigable within the southwest portion of the survey property due to the absence of a clear stream definitions, an absence of an Ordinary High Water Mark, upland vegetation and lack of surface water. The waterway is an Intermittent Drainageway for Portage Road.
11. Right of Way widths and locations are based on surveys on record.
12. The property depicted on the survey has direct physical ingress and egress via Hoepker Road, a publicly dedicated right of way and via Portage Road, a publicly dedicated right of way.
13. Address (as disclosed in title commitment): 4821 Hoepker Road, 6303 Portage Road, Madison, WI.
14. The surveyed property is located 1,430 feet east of the intersection of Hoepker Road and Portage Road.

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP LLC

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WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

LEO LIVING
CITY OF MADISON, WISCONSIN

PRELIMINARY PLAT

REVISIONS

1	NEW LAYOUT	08/19/2025			

PEG JOB No. 5511.00
PEG PM
DATE 12/26/2024
SCALE 1" =80'
DRAFTED BY: ST

SHEET 2 OF 2

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PRELIMINARY_PLAT

LEGEND

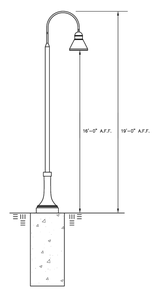
- CLUBHOUSE LEASING
- CLUBHOUSE FITNESS
- POOLHOUSE
- MAINTENANCE
- DUPLEX STACKED - 1BR
- DUPLEX - 1BR/2BR
- DUPLEX STACKED - 2BR
- ROWHOUSE TWIN - 2BR
- ROWHOUSE TWIN W/ GARAGE - 2BR
- COTTAGE WITH GARAGE - 2BR
- TOWNHOUSE 3-PACK - 3BR
- COTTAGE WITH GARAGE - 3BR
- COTTAGE WITH GARAGE ALT - 3BR



LEO AT PUMPKIN HOLLOW, WI

SITE PLAN - 08/19/2025

SCALE 1' = 100'



MARK "P3" FIXTURES
SCALE : NONE

MARK "Y3" FIXTURES
SCALE : NONE

MARK "Y3" FIXTURES
SCALE : NONE

LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS			MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WATTS	LUMENS	TYPE			
P3	VISIONAIRE LIGHTING	ODEN-I-L-T3-10L-3K-AM-**-C5/H1 VA100-S-S1	240	66	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L, FSA
Y3	VISIONAIRE LIGHTING	VSX-II-T3-10L-3K-AM-**-CLS	240	70	8,618	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L, FSA

LIGHTING FIXTURE SCHEDULE KEYED NOTES:

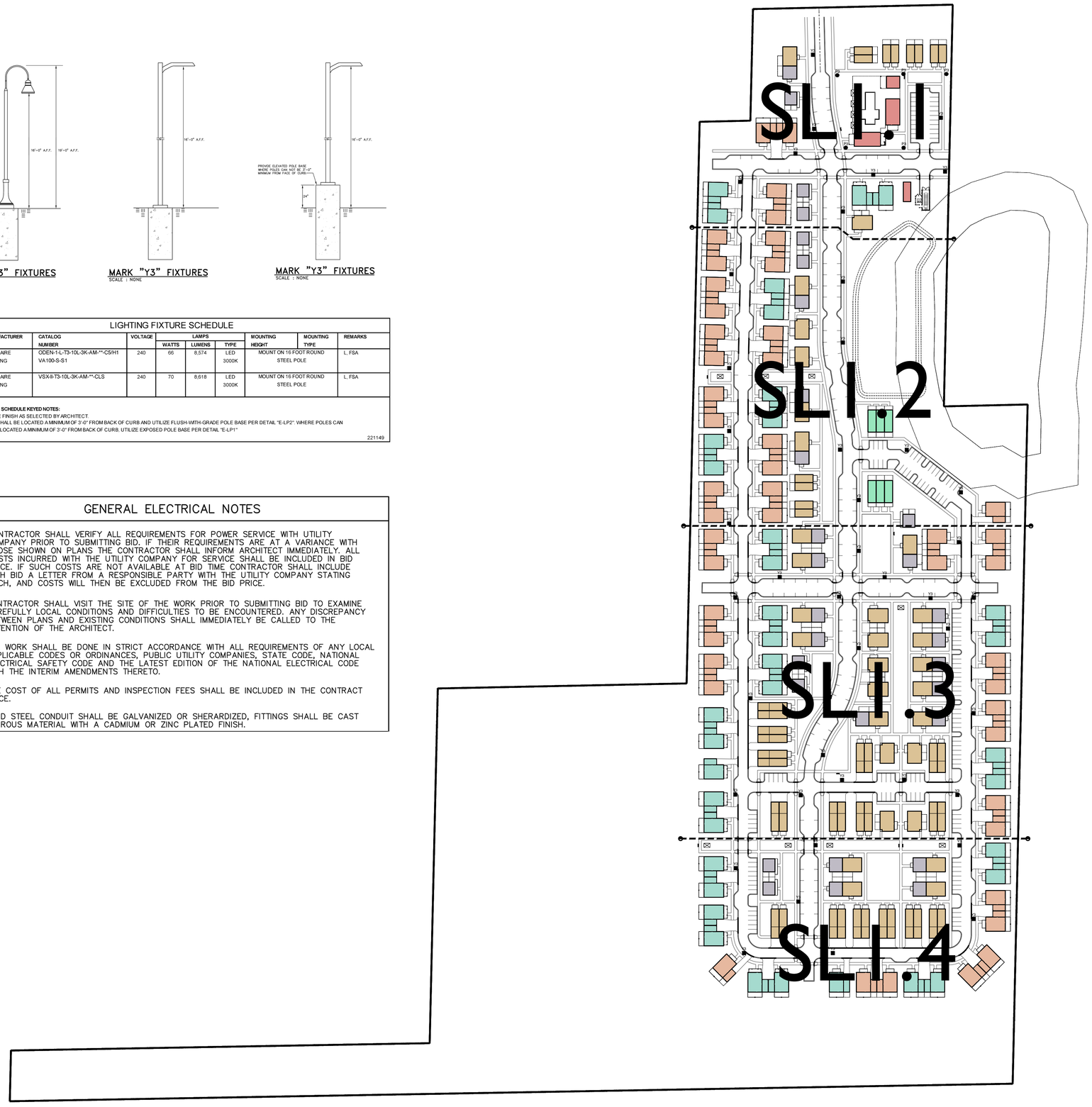
FSA PROVIDE FINISH AS SELECTED BY ARCHITECT.

L POLES SHALL BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB AND UTILIZE FLUSH-WITH-GRADE POLE BASE PER DETAIL "E-LP2". WHERE POLES CAN NOT BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB, UTILIZE EXPOSED POLE BASE PER DETAIL "E-LP1"

221149

GENERAL ELECTRICAL NOTES

1. CONTRACTOR SHALL VERIFY ALL REQUIREMENTS FOR POWER SERVICE WITH UTILITY COMPANY PRIOR TO SUBMITTING BID. IF THEIR REQUIREMENTS ARE AT A VARIANCE WITH THOSE SHOWN ON PLANS THE CONTRACTOR SHALL INFORM ARCHITECT IMMEDIATELY. ALL COSTS INCURRED WITH THE UTILITY COMPANY FOR SERVICE SHALL BE INCLUDED IN BID PRICE. IF SUCH COSTS ARE NOT AVAILABLE AT BID TIME CONTRACTOR SHALL INCLUDE WITH BID A LETTER FROM A RESPONSIBLE PARTY WITH THE UTILITY COMPANY STATING SUCH, AND COSTS WILL THEN BE EXCLUDED FROM THE BID PRICE.
2. CONTRACTOR SHALL VISIT THE SITE OF THE WORK PRIOR TO SUBMITTING BID TO EXAMINE CAREFULLY LOCAL CONDITIONS AND DIFFICULTIES TO BE ENCOUNTERED. ANY DISCREPANCY BETWEEN PLANS AND EXISTING CONDITIONS SHALL IMMEDIATELY BE CALLED TO THE ATTENTION OF THE ARCHITECT.
3. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL REQUIREMENTS OF ANY LOCAL APPLICABLE CODES OR ORDINANCES, PUBLIC UTILITY COMPANIES, STATE CODE, NATIONAL ELECTRICAL SAFETY CODE AND THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE WITH THE INTERIM AMENDMENTS THERETO.
4. THE COST OF ALL PERMITS AND INSPECTION FEES SHALL BE INCLUDED IN THE CONTRACT PRICE.
5. RIGID STEEL CONDUIT SHALL BE GALVANIZED OR SHERARDIZED, FITTINGS SHALL BE CAST FERROUS MATERIAL WITH A CADMIUM OR ZINC PLATED FINISH.



0 50 100 150 feet

SCALE: 1" = 50'

NORTH

SITE LIGHTING PLAN

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A LANDSCAPE DEVELOPMENT PLAN FOR

LEO - Pumpkin Hollow

Portage Road
Madison, Wisconsin

WISCONSIN
DONALD ERIC MAIER
S-3335-14
LANDSCAPE ARCHITECT

PROJ. CODE	24-044
DRAWN BY	DEM
REVIEWED BY	DML

ISSUED

DATE	DESCRIPTION
08-15-25	FOR SUBMITTAL

REVISIONS

SHEET

SL1.0



LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS WATTS	LAMPS LUMENS	LAMPS TYPE	MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
P3	VISIONAIRE LIGHTING	ODEN-1-L-T3-10L-3K-AM-**-C5/H1 VA100-S-S1	240	66	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L, FSA
Y3	VISIONAIRE LIGHTING	VSX-II-T3-10L-3K-AM-**-CLS	240	70	8,618	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L, FSA

LIGHTING FIXTURE SCHEDULE KEYED NOTES:

FSA PROVIDE FINISH AS SELECTED BY ARCHITECT.

L POLES SHALL BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB AND UTILIZE FLUSH-WITH-GRADE POLE BASE PER DETAIL "E-LP2". WHERE POLES CAN NOT BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB, UTILIZE EXPOSED POLE BASE PER DETAIL "E-LP1"

221149

0 30 60 90 feet

SCALE: 1" = 30'

NORTH

SITE LIGHTING PLAN

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A LANDSCAPE DEVELOPMENT PLAN FOR

LEO - Pumpkin Hollow

Portage Road

Madison, Wisconsin

WISCONSIN DONALD ERIC MAURER III 3-335-14 LANDSCAPE ARCHITECT

PROJ. CODE	24-044
DRAWN BY	DEM
REVIEWED BY	DML

ISSUED

DATE	DESCRIPTION
08-15-25	FOR SUBMITTAL

REVISIONS

SHEET

SL1.1



LIGHTING FIXTURE SCHEDULE

MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS			MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WATTS	LUMENS	TYPE			
P3	VISIONAIRE LIGHTING	ODEN-1-L-T3-10L-3K-AM-**-C5/H1 VA100-S-S1	240	66	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L, FSA
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LIGHTING FIXTURE SCHEDULE KEYED NOTES:

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221149

0 30 60 90 feet

SCALE: 1" = 30'

NORTH

SITE LIGHTING PLAN

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A LANDSCAPE DEVELOPMENT PLAN FOR

LEO - Pumpkin Hollow

Portage Road

Madison, Wisconsin

WISCONSIN DONALD ERIC MCNAIR III 12-338-14 ENGINEER LANDSCAPE ARCHITECT

PROJ. CODE	24-044
DRAWN BY	DEM
REVIEWED BY	DML

ISSUED

DATE	DESCRIPTION
08-15-25	FOR SUBMITTAL

REVISIONS

SHEET

SL1.2

LIGHTING FIXTURE SCHEDULE

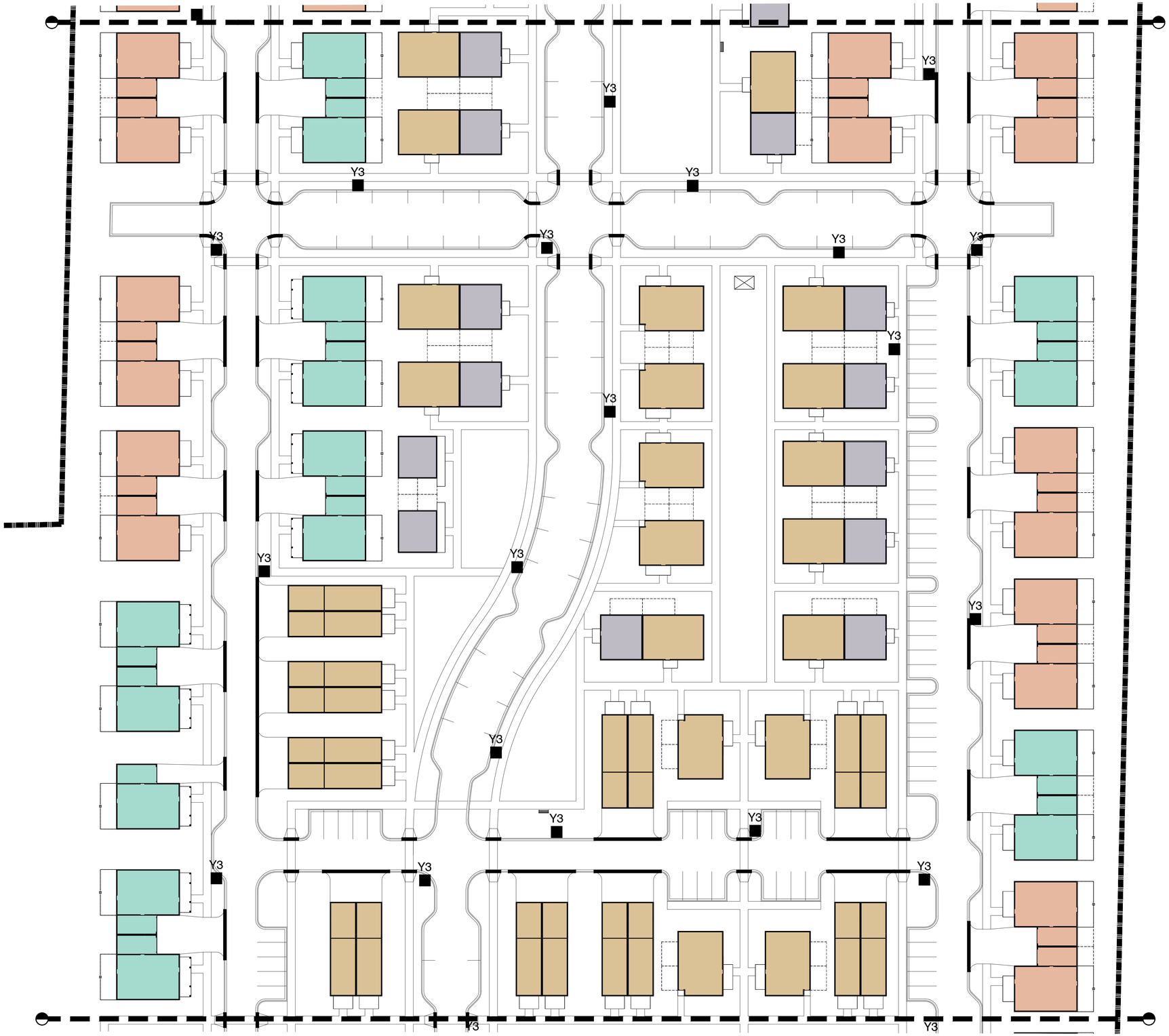
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS		MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WATTS	LUMENS			
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LIGHTING FIXTURE SCHEDULE KEYED NOTES:

FSA PROVIDE FINISH AS SELECTED BY ARCHITECT.

L POLES SHALL BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB AND UTILIZE FLUSH-WITH-GRADE POLE BASE PER DETAIL "E-LP2". WHERE POLES CAN NOT BE LOCATED A MINIMUM OF 3'-0" FROM BACK OF CURB, UTILIZE EXPOSED POLE BASE PER DETAIL "E-LP1".

221149



0 30 60 90 feet

SCALE: 1" = 30'

NORTH

SITE LIGHTING PLAN

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A LANDSCAPE DEVELOPMENT PLAN FOR

LEO - Pumpkin Hollow

Portage Road

Madison, Wisconsin

DONALD E. MEDER
1003 LIF
12-338-14
WISCONSIN
LANDSCAPE ARCHITECT

PROJ. CODE	24-044
DRAWN BY	DEM
REVIEWED BY	DML

ISSUED

DATE	DESCRIPTION
08-15-25	FOR SUBMITTAL

REVISIONS

SHEET

SL1.3

LIGHTING FIXTURE SCHEDULE

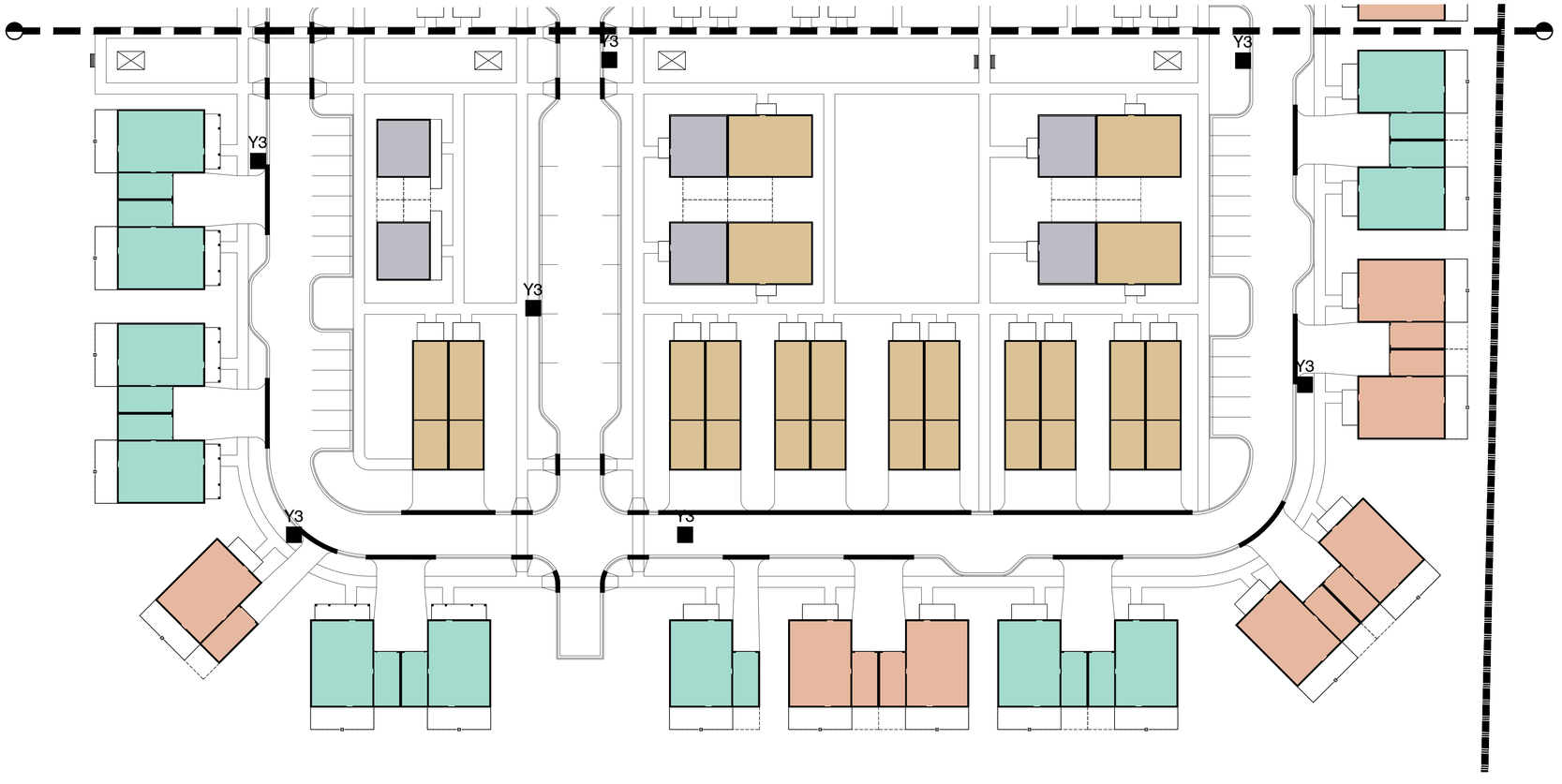
MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS			MOUNTING HEIGHT	MOUNTING TYPE	REMARKS
				WATTS	LUMENS	TYPE			
P3	VISIONAIRE LIGHTING	ODEN-1-L-T3-10L-3K-AM-**-C5/H1 VA100-S-S1	240	66	8,574	LED 3000K	MOUNT ON 16 FOOT ROUND STEEL POLE		L, FSA
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LIGHTING FIXTURE SCHEDULE KEYED NOTES:

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221149



0 30 60 90 feet

SCALE: 1" = 30'

NORTH

SITE LIGHTING PLAN

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A LANDSCAPE DEVELOPMENT PLAN FOR

LEO - Pumpkin Hollow

Portage Road

Madison, Wisconsin

WISCONSIN DONALD ERIC MCNAIR III 07-338-14 REGISTERED LANDSCAPE ARCHITECT

PROJ. CODE	24-044
DRAWN BY	DEM
REVIEWED BY	DML

ISSUED

DATE	DESCRIPTION
08-15-25	FOR SUBMITTAL

REVISIONS

SHEET

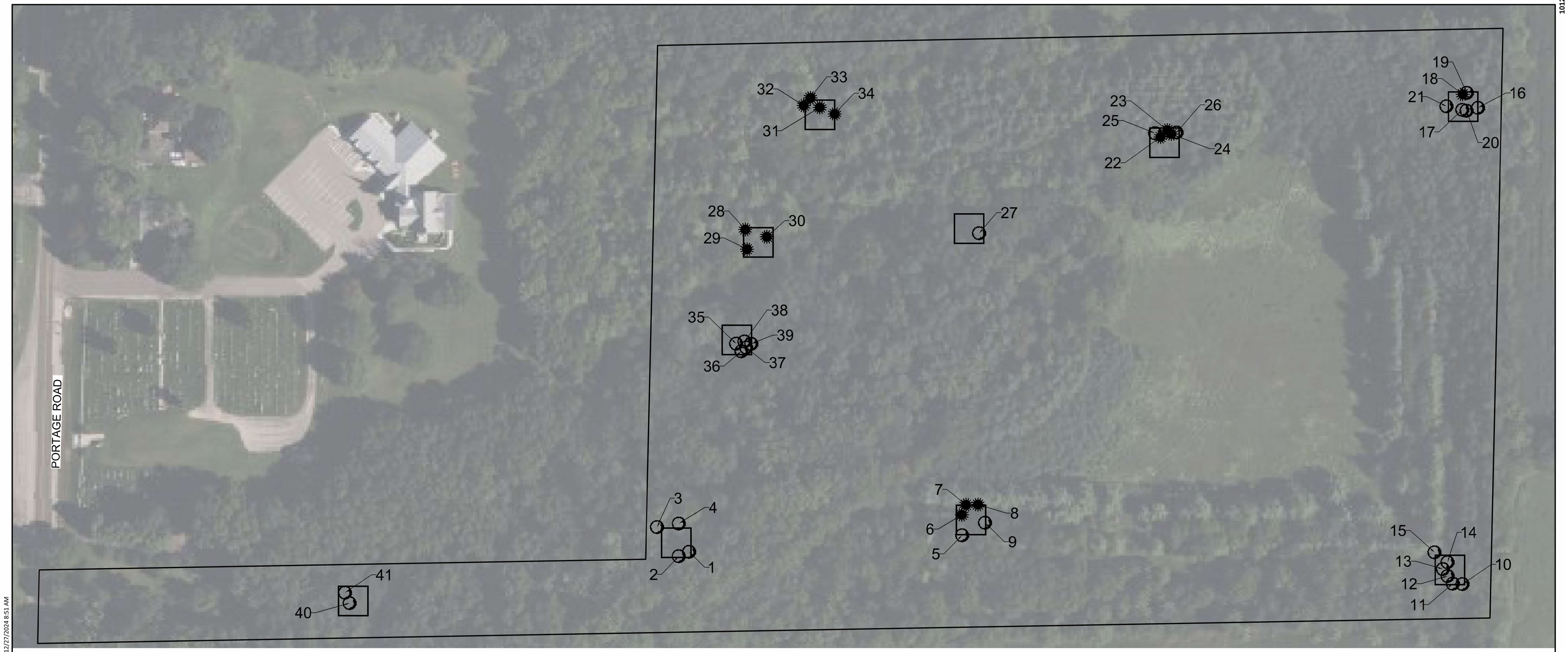
SL1.4

VIEW CORRIDOR 1



VIEW CORRIDOR 2





Tree Number	Diameter	Tree Species	Tree Condition	Single / Multistem
1	11	Celtis Occidentalis - Hackberry	Good	Single Stem
2	19	Quercus - Oak	Fair	Single Stem
3	17	Quercus - Oak	Good	Single Stem
4	17	Celtis Occidentalis - Hackberry	Good	Single Stem
5	13	Ulmus - Elm	Good	Multi-Stem
6	11	Picea - Spruce	Fair	Single Stem
7	11	Picea - Spruce	Fair	Single Stem
8	8	Picea - Spruce	Fair	Single Stem
9	9	Juglans - Black Walnut	Good	Single Stem
10	9	Acer - Maple	Good	Single Stem
11	8	Prunus Serotina - Black Cherry	Good	Single Stem
12	8	Acer - Maple	Good	Single Stem
13	12	Prunus Serotina - Black Cherry	Fair	Multi-Stem
14	28	Prunus Serotina - Black Cherry	Good	Multi-Stem
15	8	Juglans - Black Walnut	Good	Single Stem
16	14	Acer - Maple	Good	Single Stem
17	12	Acer - Boxelder	Good	Single Stem
18	15	Picea - Spruce	Good	Single Stem
19	15	Prunus Serotina - Black Cherry	Good	Single Stem
20	8	Acer - Maple	Good	Single Stem

Tree Number	Diameter	Tree Species	Tree Condition	Single / Multistem
21	14	Acer - Maple	Good	Multi-Stem
22	11	Pinus - Pine	Fair	Single Stem
23	12	Pinus - Pine	Fair	Single Stem
24	15	Pinus - Pine	Good	Single Stem
25	8	Prunus Serotina - Black Cherry	Good	Single Stem
26	14	Pinus - Pine	Good	Single Stem
27	17	Acer - Maple	Good	Single Stem
28	13	Pinus - Pine	Poor	Single Stem
29	15	Pinus - Pine	Poor	Single Stem
30	12	Pinus - Pine	Poor	Single Stem
31	19	Pinus - Pine	Poor	Single Stem
32	11	Pinus - Pine	Poor	Single Stem
33	8	Pinus - Pine	Poor	Single Stem
34	28	Pinus - Pine	Fair	Multi-Stem
35	12	Acer - Boxelder	Good	Single Stem
36	11	Prunus Serotina - Black Cherry	Good	Single Stem
37	18	Prunus Serotina - Black Cherry	Good	Single Stem
38	10	Carya Ovata - Shagbark Hickory	Good	Single Stem
39	10	Prunus Serotina - Black Cherry	Good	Single Stem
40	29	Quercus - Oak	Good	Single Stem
41	32	Quercus - Oak	Good	Single Stem

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 60' 120'

EXISTING TREE SURVEY- 40 X 40 SAMPLE PLOTS

12/27/24

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

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Z:\PROJECTS\2024\5511.00-WI\DESIGN\LANDSCAPE\TREE SURVEY\TREE SURVEY SAMPLE PLOTS.DWG 12/27/2024 8:51 AM

M E M O

TO: **City of Madison**

FROM: **Aaron Koch**

DATE: **08/21/2025**

RE: **Stormwater Management for proposed Leo Living Development**

Pinnacle Engineering Group has reviewed the proposed development located southeast of the Portage Rd & Hoepker Rd intersection with regards to stormwater management. While a final report will be generated with the engineering construction documents at a later date, this memo shall serve as evidence of the appropriate initial sizing of the proposed facilities for the development.

The design criteria for the stie is as follows:

- City of Madison: Chapter 37 of the City Code of Ordinances
- Wisconsin Department of Natural Resources: NR 216 & NR 151
- Water Quantity: The City Ordinance requires that predevelopment peak runoff rates be maintained for the 1-year 24-hour, 2-year 24-hour storm event, 5-year 24-hour storm event, 10-year 24-hour storm event, 100-year 24-hour storm event, and 200-year 24-hour storm event, and that the site safely passes the 500-year 24-hour storm event.
- Water Quality: Both the City Ordinance and NR 151 require removal of 80% of the annual total suspended solids (TSS) load for new development, as compared to no runoff management controls.

Existing runoff is divided into two sections. Area 1 flows northeast towards existing wetlands. These wetlands are part of a larger existing kettle. Area 2 flows south towards an existing ditch that directs runoff towards culverts along Portage Road.

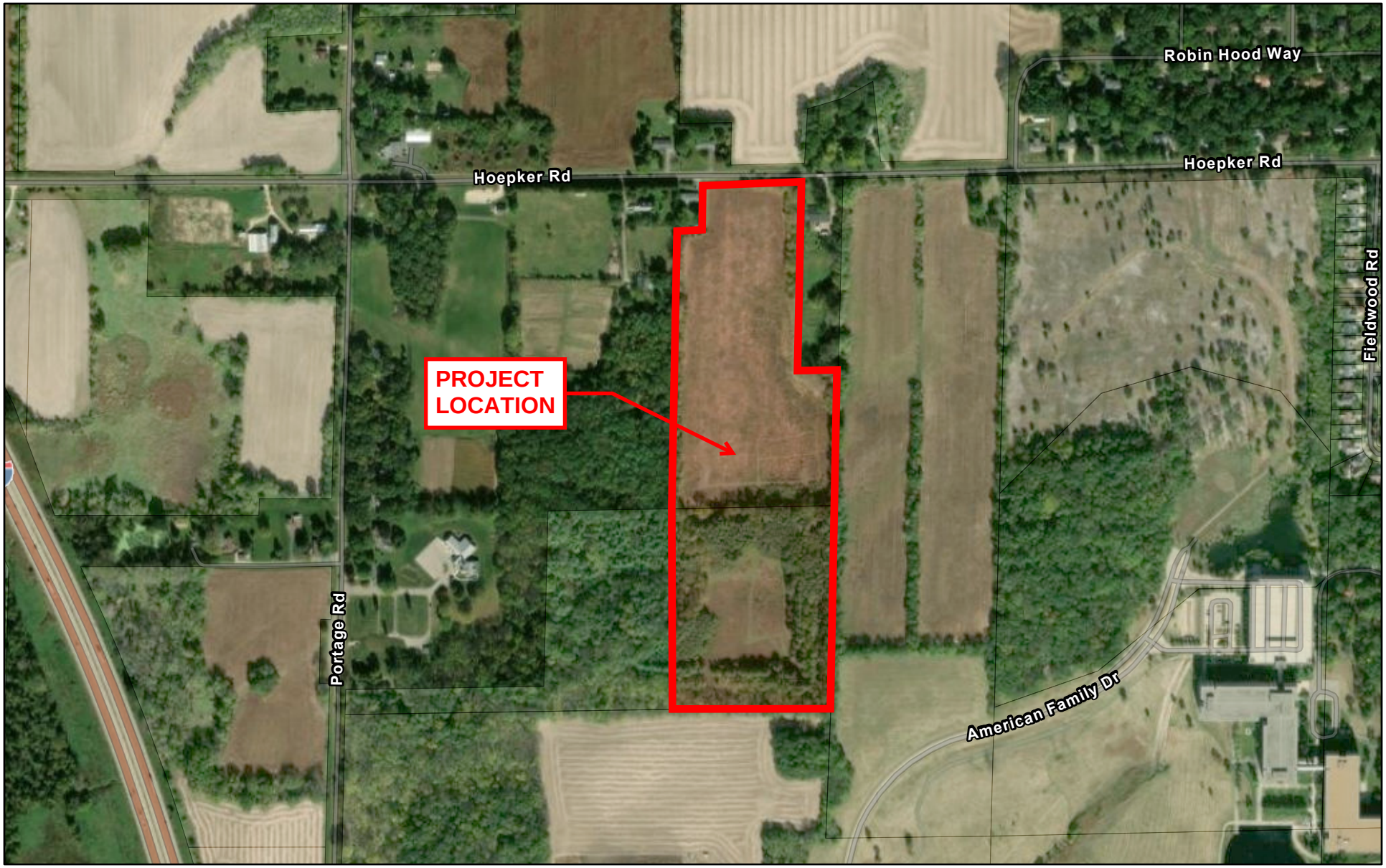
There is a large kettle located partially within the property, but mostly north of the site. Altering this feature may cause concern for surrounding properties, especially the home located directly east of the site. The drainage area to the existing wetland kettle is about 163 ac, the project will develop approximately 10% of that area. The kettle is deep and does not overflow with the 200-year storm event, as it stores over 40 ac-ft. The development will fill approximately 25% of the existing kettle volume. An overflow pipe will be installed from the kettle to maintain the existing water level, meaning proposed conditions will be similar to existing conditions. Drainage from the north part of the site will be treated in a stormwater pond before discharging to the existing wetlands. Depending on existing soils, the pond could be a bioretention pond or wet detention pond.

Two additional ponds are proposed as a part of the development. The southwest and southeast ponds will treat runoff flowing south. The west portion of the site will remain undeveloped and therefore will not require treatment. There will also be a small area of the development that will be undetained for stormwater purposes. Based on initial modeling, the ponds appear to be adequate to serve the development and meet both City and DNR stormwater goals.

Please do not hesitate to contact me with any questions on this initial study. Thank you.

APPENDIX 1
MAPS

GIS MAP - CITY OF MADISON



8/14/2025

Tax Parcels (Assessor Property Information)

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1:9,050

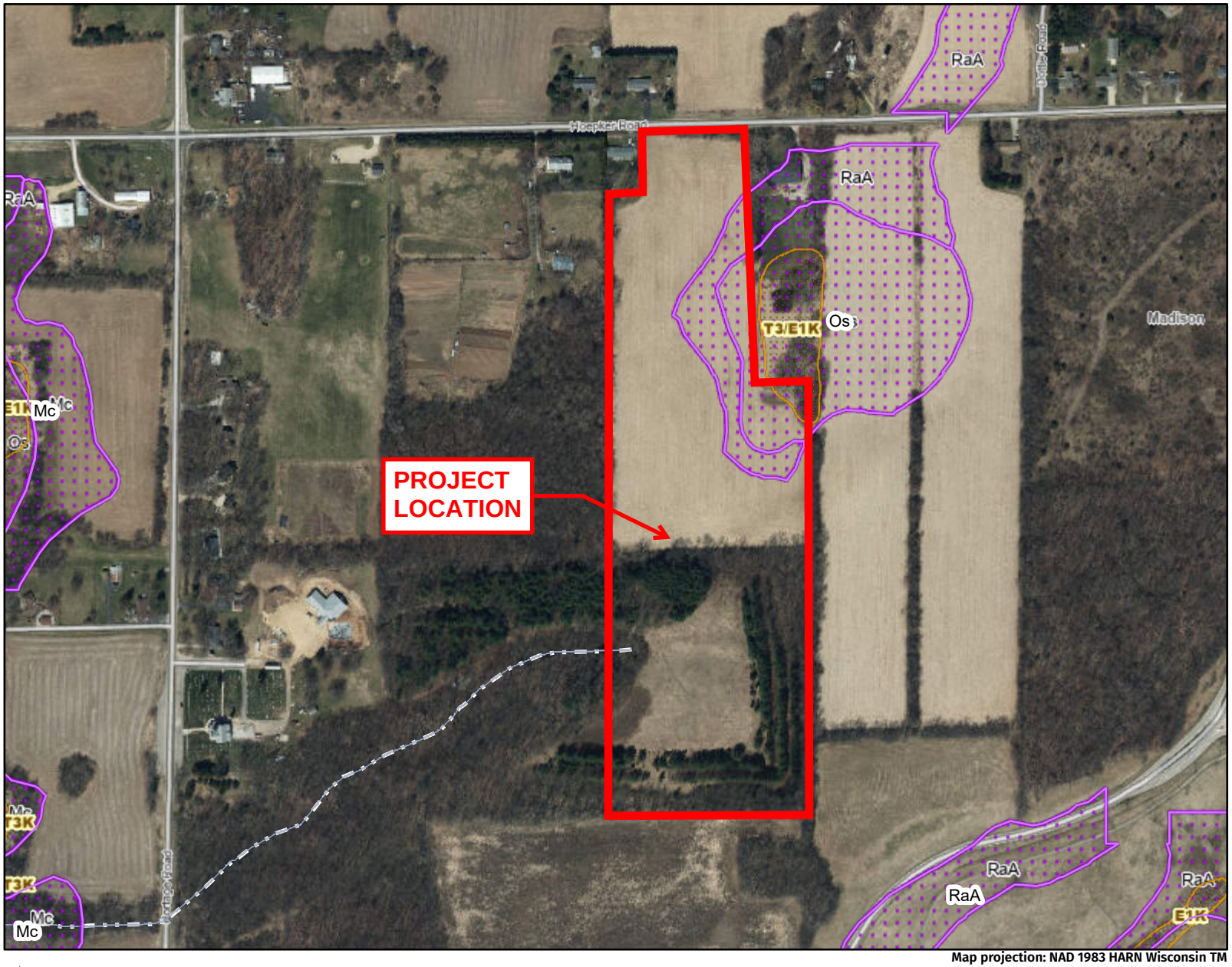
0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Maxar

1015

WISCONSIN DEPARTMENT OF NATURAL RESOURCES



Legend: (some map layers may not be displayed)

- Wetland Indicators
- Wetland Class Areas
- Wetland Indicators
- Rivers and Streams
- Intermittent Streams
- 24K Intermittent Streams
- 24K Streams and Rivers
- City or Village
- County Boundaries

County and Local Roads

- Local Road
- Latest Leaf Off Imagery

Notes:



Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 425 850 Feet
0 125 250 Meters

Service Layer Credits:
Wetland Indicators & Soils^: Surface Water Data Viewer Team, Latest Leaf Off: , Cities, Roads & Boundaries: , Surface Water (Cached): WiDNR, USGS, and other data, Wetland Inventory NWI (Dynamic): Calvin Lawrence, Dennis Weise, Nina Rihn

This map is a product generated by a DNR web mapping application.

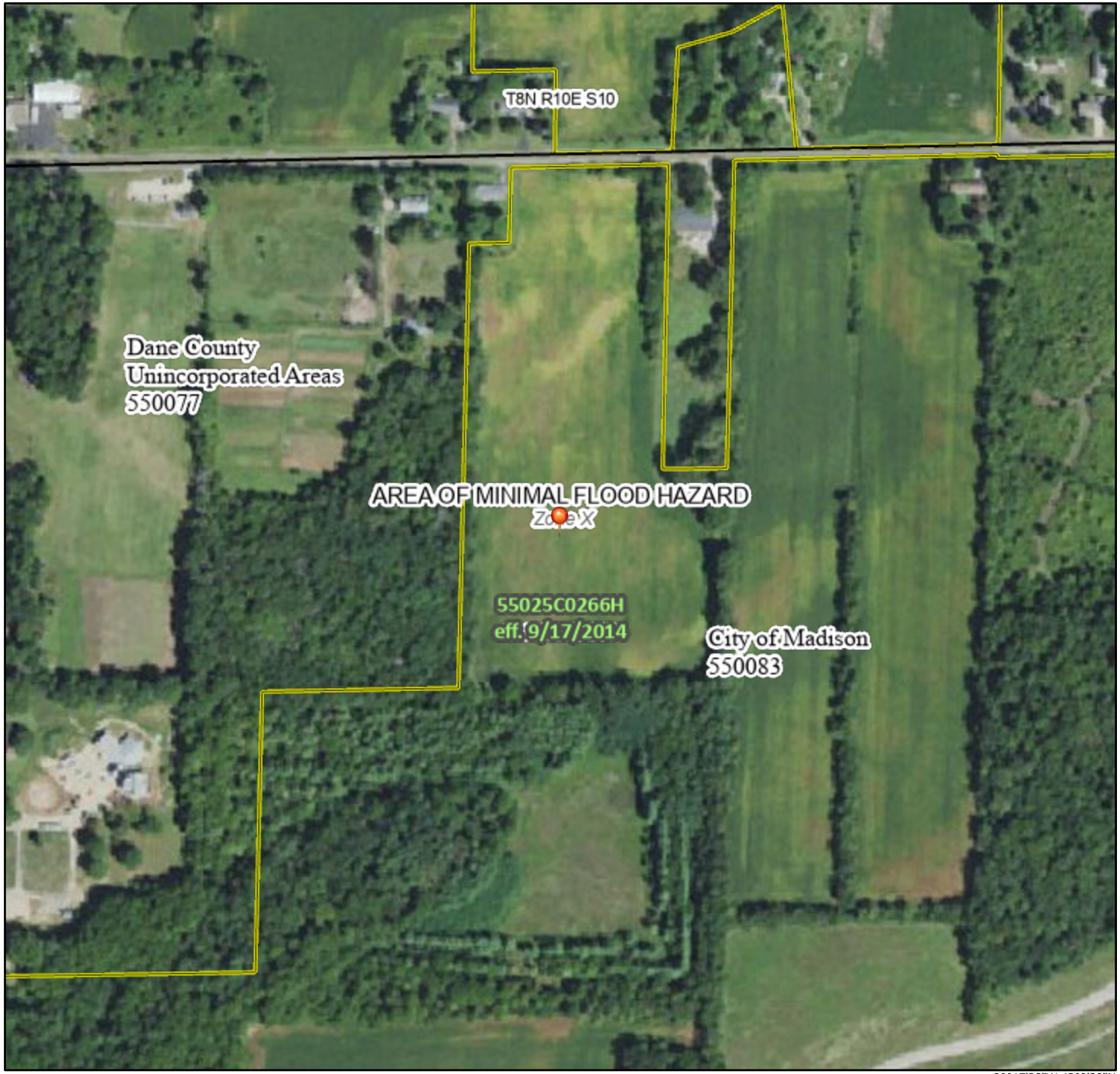
This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: https://dnr.wisconsin.gov/legal.

Date Printed: 8/14/2025 4:34 PM

National Flood Hazard Layer FIRMette

FEMA

89°18'15"W 43°9'57"N



89°17'38"W 43°9'30"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/14/2025 at 9:41 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used f regulatory purposes.



Map Scale: 1:4,800 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin
Survey Area Data: Version 23, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

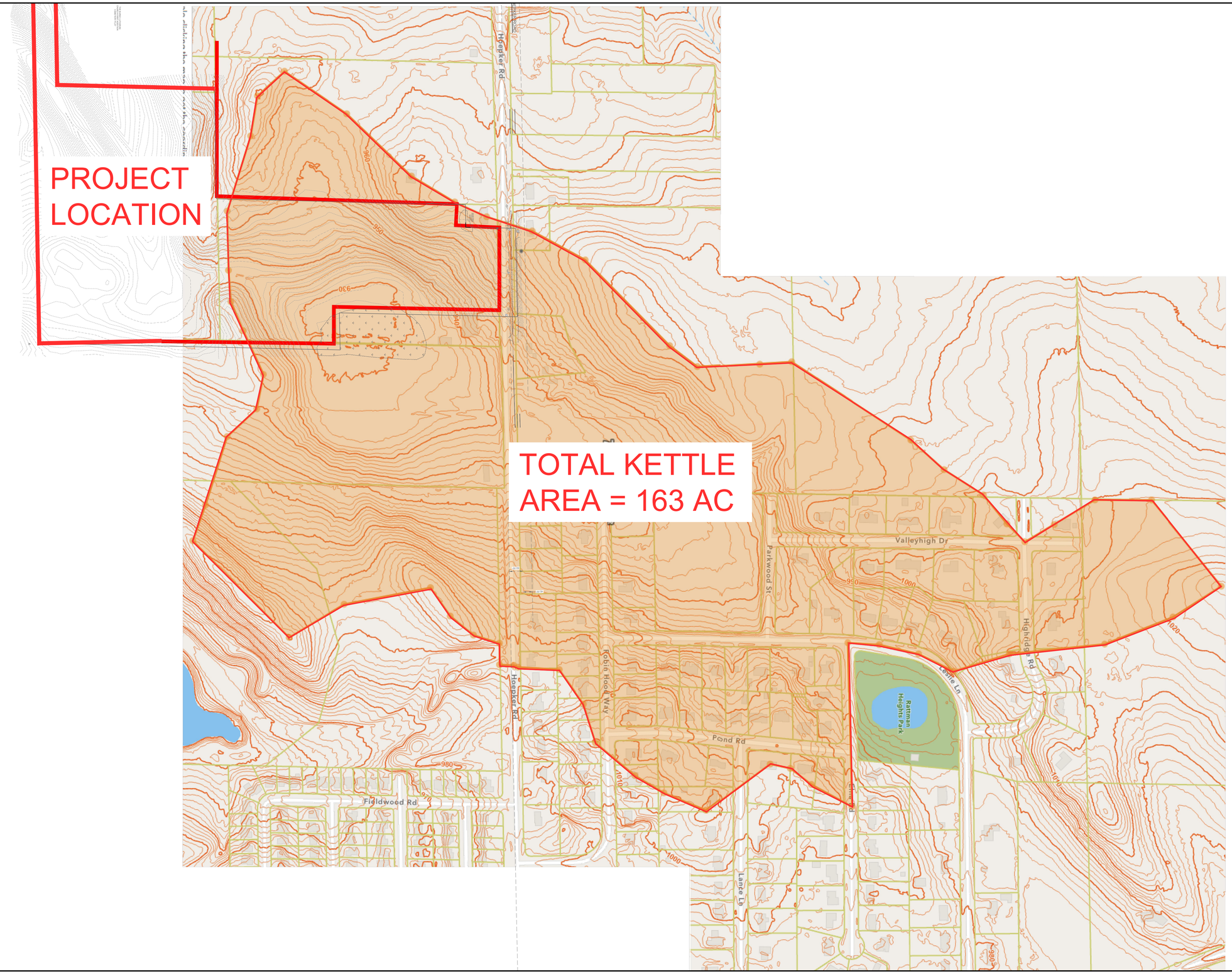
Date(s) aerial images were photographed: Aug 4, 2022—Sep 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DnB	Dodge silt loam, 2 to 6 percent slopes	7.4	19.0%
DnC2	Dodge silt loam, 6 to 12 percent slopes, eroded	0.3	0.7%
KdD2	Kidder loam, 12 to 20 percent slopes, eroded	7.5	19.4%
MdC2	McHenry silt loam, 6 to 12 percent slopes, eroded	5.4	13.8%
MdD2	McHenry silt loam, 12 to 20 percent slopes, eroded	3.5	8.9%
Os	Orion silt loam, wet	1.7	4.5%
PnB	Plano silt loam, till substratum, 2 to 6 percent slopes	2.9	7.6%
RaA	Radford silt loam, 0 to 3 percent slopes	2.1	5.4%
RnB	Ringwood silt loam, 2 to 6 percent slopes	8.1	20.7%
Totals for Area of Interest		**38.9**	**100.0%**

APPENDIX 2
HYDROLOGY EXHIBITS



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 200' 400'

LEO MADISON - KETTLE EXHIBIT

08/21/25

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

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1022

PORTAGE ROAD

HOEPKER ROAD

CEMETERY

THE EVANGELICAL LUTHERAN CHURCH FIRST ADDITION CEMETERY PLAT

2 EXISTING AREA
TO SOUTH
17.7 AC

3 EXISTING AREA
TO SOUTHEAST
6.5 AC

1 EXISTING AREA
TO WETLAND
15.4 AC

EXISTING POND

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

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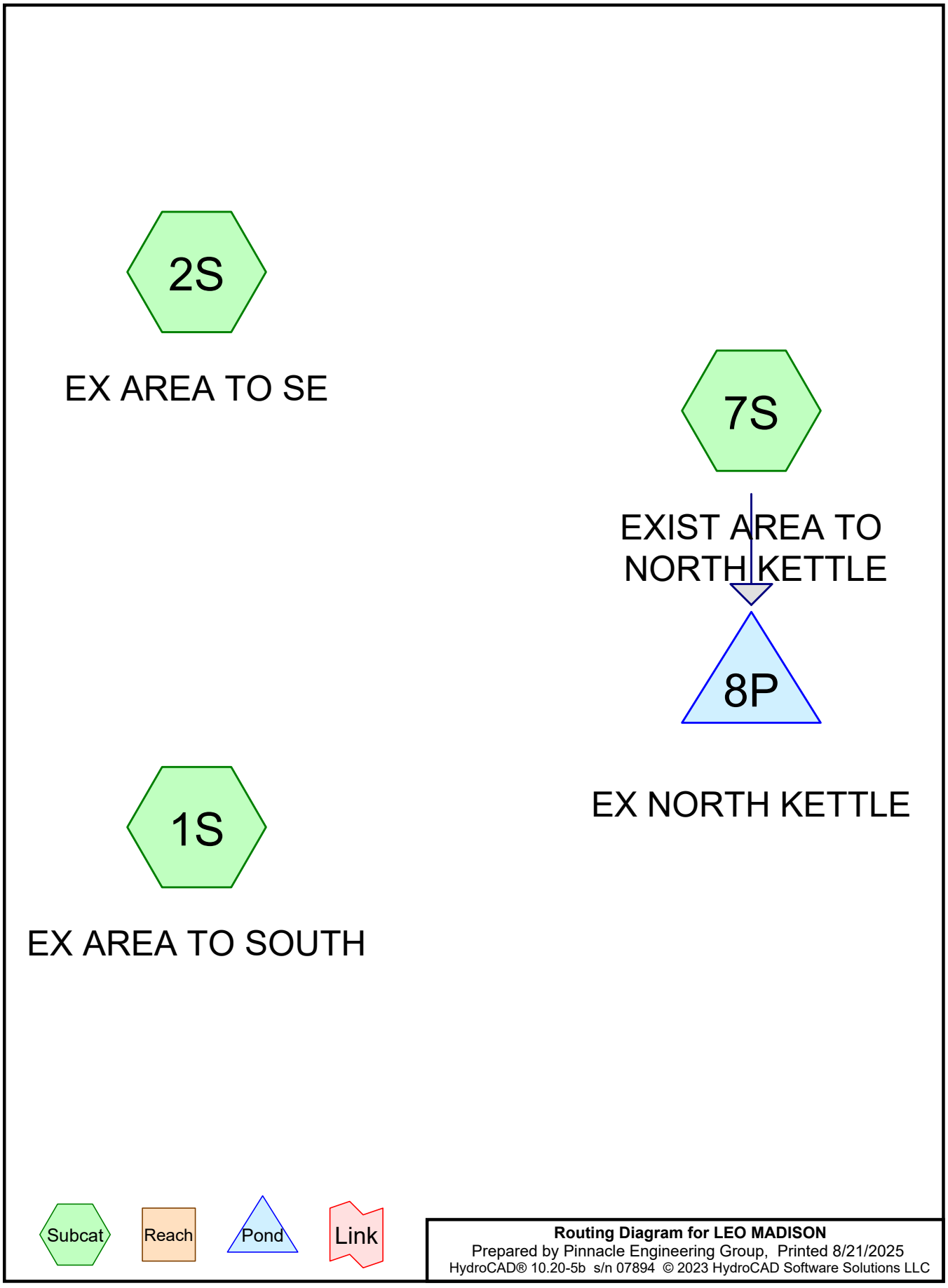
LEO MADISON - EXISTING HYDROLOGY EXHIBIT

08/21/25

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PLAN | DESIGN | DELIVER **PEGJOB#** 5511.00


2S
EX AREA TO SE
7S
EXIST AREA TO
NORTH KETTLE
8P
EX NORTH KETTLE
1S
EX AREA TO SOUTH
Subcat
Reach
Pond
Link
Routing Diagram for LEO MADISON
Prepared by Pinnacle Engineering Group, Printed 8/21/2025
HydroCAD® 10.20-5b s/n 07894 © 2023 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-YEAR	MSE 24-hr	4	Default	24.00	1	2.49	2
2	2-YEAR	MSE 24-hr	4	Default	24.00	1	2.84	2
3	5-YEAR	MSE 24-hr	4	Default	24.00	1	3.45	2
4	10-YEAR	MSE 24-hr	4	Default	24.00	1	4.09	2
5	25-YEAR	MSE 24-hr	4	Default	24.00	1	5.02	2
6	100-YEAR	MSE 24-hr	4	Default	24.00	1	6.66	2
7	200-YEAR	MSE 24-hr	4	Default	24.00	1	7.53	2
8	500-YEAR	MSE 24-hr	4	Default	24.00	1	8.94	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
59.000	72	1/3 acre lots, 30% imp, HSG B (7S)
104.000	68	CROPLAND PER CITY ORDINANCE B SOIL (7S)
3.000	61	GRASSLAND PER CITY ORDINANCE GROUP B (1S, 2S)
21.200	55	WOODLAND PER CITY ORDINANCE GROUP B (1S, 2S)
187.200	**68**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
59.000	HSG B	7S
0.000	HSG C	
0.000	HSG D	
128.200	Other	1S, 2S, 7S
187.200		**TOTAL AREA**

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover
0.000	59.000	0.000	0.000	0.000	59.000	1/3 acre lots, 30% imp
0.000	0.000	0.000	0.000	104.000	104.000	CROPLAND PER CITY ORDINANCE B SOIL
0.000	0.000	0.000	0.000	3.000	3.000	GRASSLAND PER CITY ORDINANCE GROUP B
0.000	0.000	0.000	0.000	21.200	21.200	WOODLAND PER CITY ORDINANCE GROUP B
0.000	**59.000**	**0.000**	**0.000**	**128.200**	**187.200**	**TOTAL AREA**

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX AREA TO SOUTH Runoff Area=17.700 ac 0.00% Impervious Runoff Depth>0.08"
Tc=20.0 min CN=56 Runoff=0.37 cfs 0.117 af

Subcatchment2S: EX AREA TO SE Runoff Area=6.500 ac 0.00% Impervious Runoff Depth>0.08"
Tc=10.0 min CN=56 Runoff=0.15 cfs 0.043 af

Subcatchment7S: EXIST AREA TO Runoff Area=163.000 ac 10.86% Impervious Runoff Depth>0.37"
Flow Length=3,150' Tc=45.5 min CN=69 Runoff=32.41 cfs 5.030 af

Pond 8P: EX NORTH KETTLE Peak Elev=930.05' Storage=2.628 af Inflow=32.41 cfs 5.030 af
Outflow=5.17 cfs 3.032 af

Total Runoff Area = 187.200 ac Runoff Volume = 5.190 af Average Runoff Depth = 0.33"
90.54% Pervious = 169.500 ac 9.46% Impervious = 17.700 ac

Summary for Subcatchment 1S: EX AREA TO SOUTH

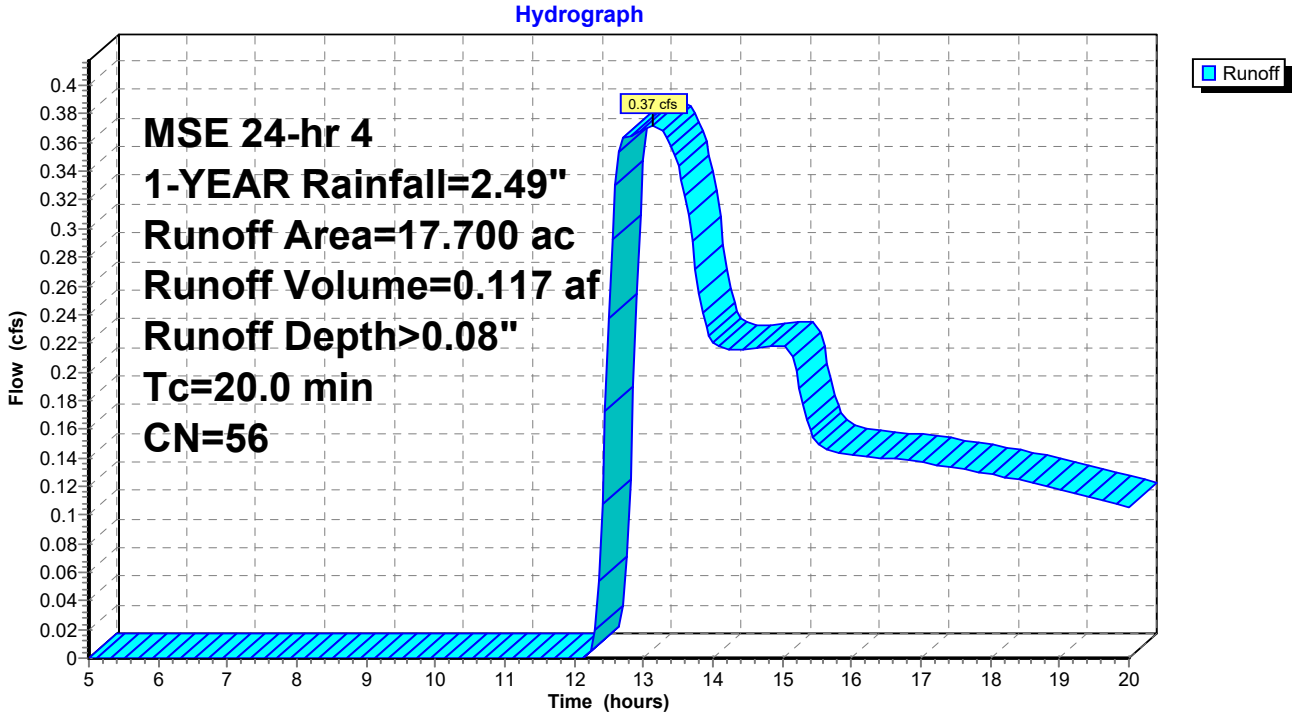
Runoff = 0.37 cfs @ 13.14 hrs, Volume= 0.117 af, Depth> 0.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-YEAR Rainfall=2.49"

	Area (ac)	CN	Description
*	15.700	55	WOODLAND PER CITY ORDINANCE GROUP B
*	2.000	61	GRASSLAND PER CITY ORDINANCE GROUP B
	17.700	56	Weighted Average
	17.700		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry, ASSUMED**

Subcatchment 1S: EX AREA TO SOUTH



Summary for Subcatchment 2S: EX AREA TO SE

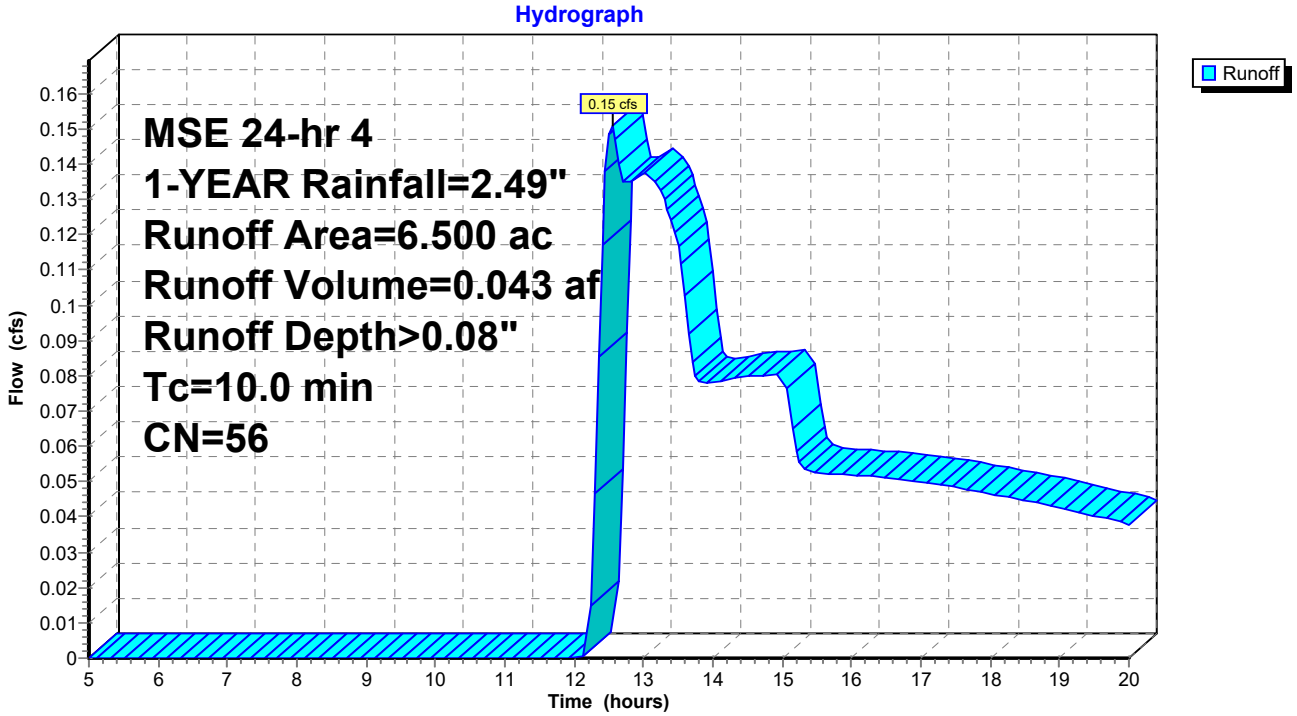
Runoff = 0.15 cfs @ 12.55 hrs, Volume= 0.043 af, Depth> 0.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-YEAR Rainfall=2.49"

	Area (ac)	CN	Description
*	5.500	55	WOODLAND PER CITY ORDINANCE GROUP B
*	1.000	61	GRASSLAND PER CITY ORDINANCE GROUP B
	6.500	56	Weighted Average
	6.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, ASSUMED**

Subcatchment 2S: EX AREA TO SE



Summary for Subcatchment 7S: EXIST AREA TO NORTH KETTLE

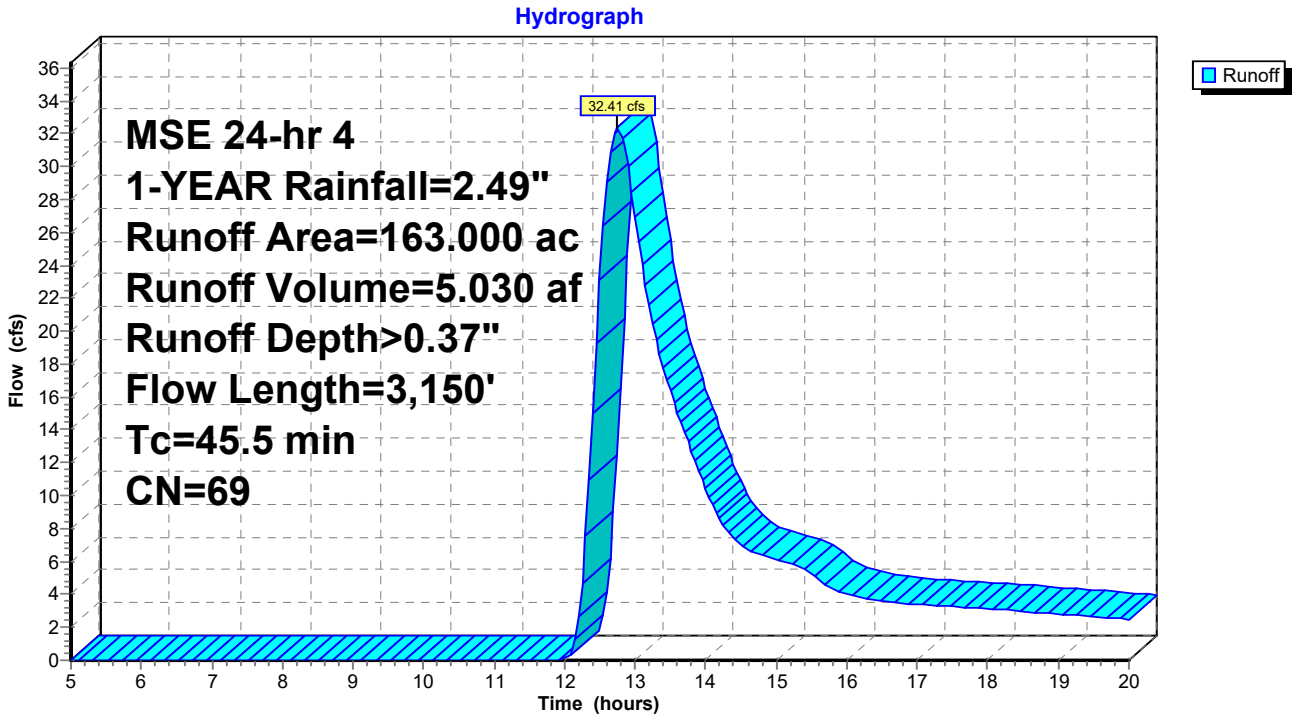
Runoff = 32.41 cfs @ 12.75 hrs, Volume= 5.030 af, Depth> 0.37"
Routed to Pond 8P : EX NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-YEAR Rainfall=2.49"

	Area (ac)	CN	Description
*	104.000	68	CROPLAND PER CITY ORDINANCE B SOIL
	59.000	72	1/3 acre lots, 30% imp, HSG B
	163.000	69	Weighted Average
	145.300		89.14% Pervious Area
	17.700		10.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	100	0.0300	0.17		**Sheet Flow, 100** Cultivated: Residue>20% n= 0.170 P2= 2.84"
35.7	3,050	0.0250	1.42		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
45.5	3,150	Total			

Subcatchment 7S: EXIST AREA TO NORTH KETTLE



Summary for Pond 8P: EX NORTH KETTLE

Inflow Area = 163.000 ac, 10.86% Impervious, Inflow Depth > 0.37" for 1-YEAR event
Inflow = 32.41 cfs @ 12.75 hrs, Volume= 5.030 af
Outflow = 5.17 cfs @ 15.52 hrs, Volume= 3.032 af, Atten= 84%, Lag= 165.9 min
Discarded = 5.17 cfs @ 15.52 hrs, Volume= 3.032 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 930.05' @ 15.52 hrs Surf.Area= 3.846 ac Storage= 2.628 af

Plug-Flow detention time= 194.4 min calculated for 3.032 af (60% of inflow)
Center-of-Mass det. time= 113.5 min (978.3 - 864.9)

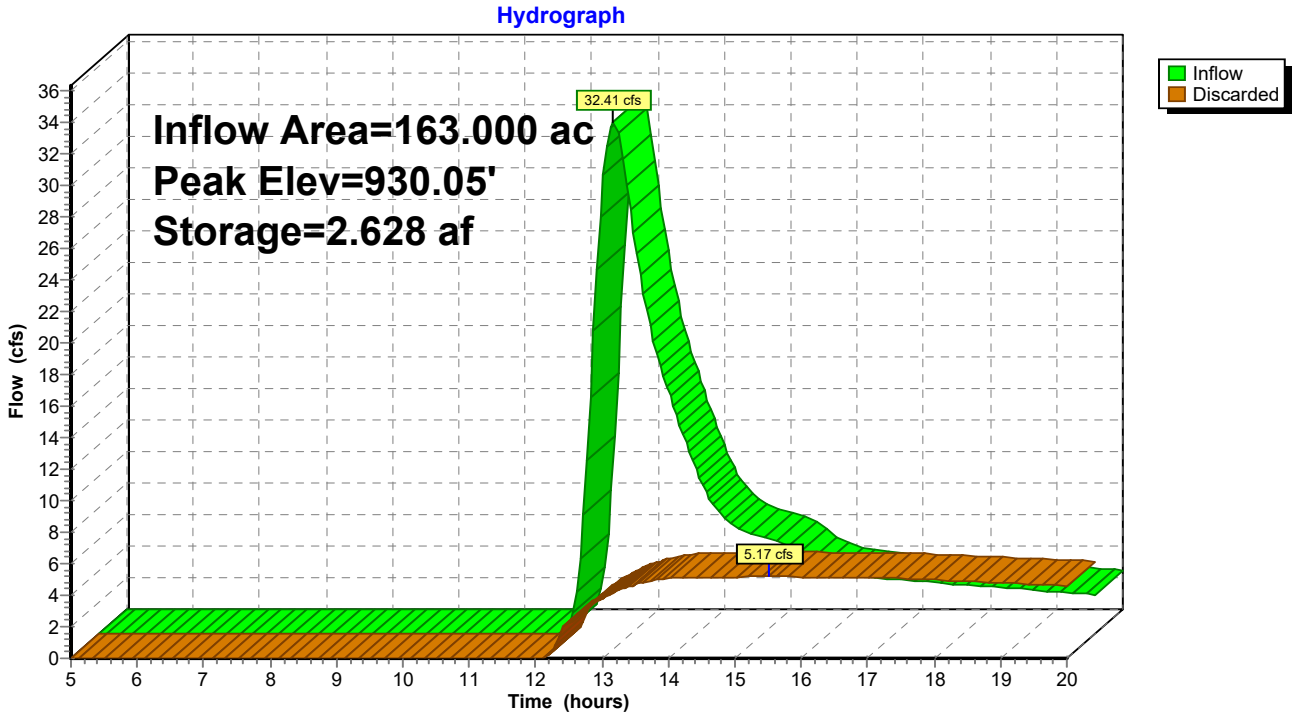
Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	72.707 af	**Custom Stage Data (Conic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
929.00	1.300	0.000	0.000	1.300
930.00	3.800	2.441	2.441	3.800
938.00	15.000	70.266	72.707	15.007

Device	Routing	Invert	Outlet Devices
#1	Discarded	929.00'	**1.630 in/hr Exfiltration X 0.80 over Horizontal area** Conductivity to Groundwater Elevation = 900.00'

Discarded OutFlow Max=5.17 cfs @ 15.52 hrs HW=930.05' (Free Discharge)
↑**1=Exfiltration** (Controls 5.17 cfs)

Pond 8P: EX NORTH KETTLE



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX AREA TO SOUTH Runoff Area=17.700 ac 0.00% Impervious Runoff Depth>0.15"
Tc=20.0 min CN=56 Runoff=1.09 cfs 0.222 af

Subcatchment2S: EX AREA TO SE Runoff Area=6.500 ac 0.00% Impervious Runoff Depth>0.15"
Tc=10.0 min CN=56 Runoff=0.46 cfs 0.082 af

Subcatchment7S: EXIST AREA TO Runoff Area=163.000 ac 10.86% Impervious Runoff Depth>0.53"
Flow Length=3,150' Tc=45.5 min CN=69 Runoff=49.74 cfs 7.152 af

Pond 8P: EX NORTH KETTLE Peak Elev=930.44' Storage=4.216 af Inflow=49.74 cfs 7.152 af
Outflow=5.74 cfs 3.472 af

Total Runoff Area = 187.200 ac Runoff Volume = 7.457 af Average Runoff Depth = 0.48"
90.54% Pervious = 169.500 ac 9.46% Impervious = 17.700 ac

Summary for Subcatchment 1S: EX AREA TO SOUTH

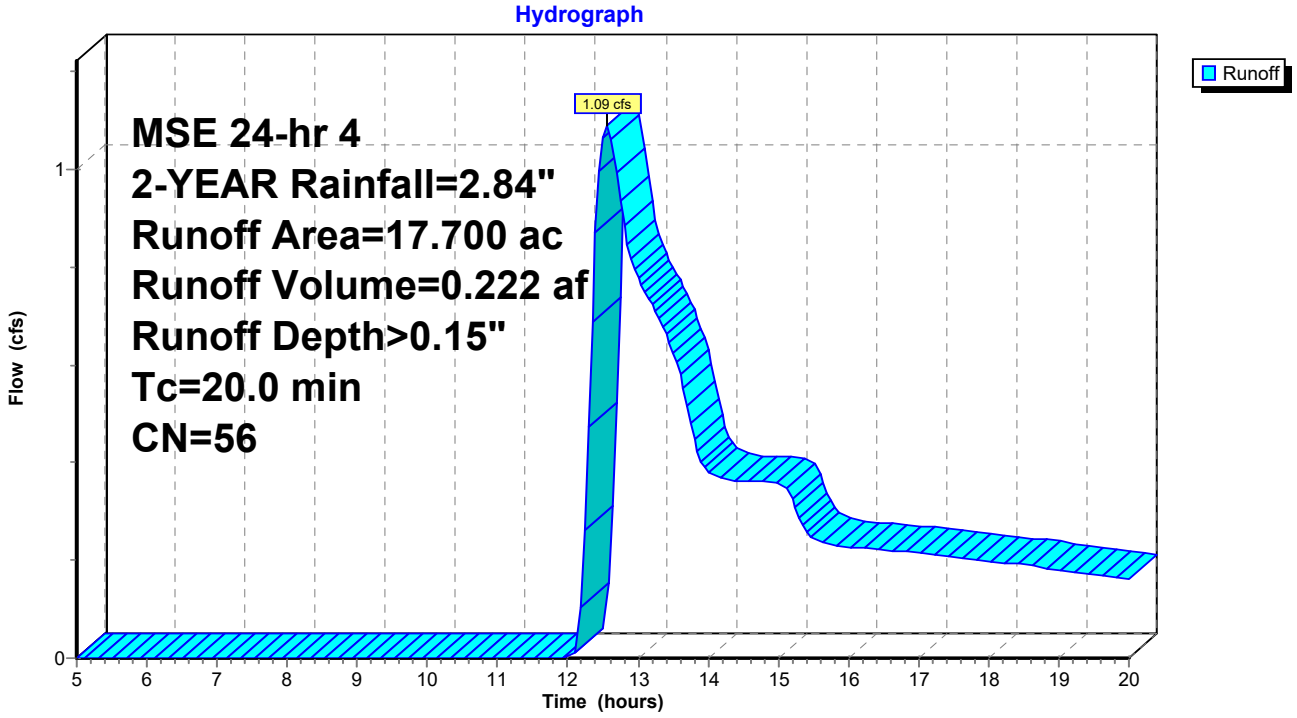
Runoff = 1.09 cfs @ 12.56 hrs, Volume= 0.222 af, Depth> 0.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-YEAR Rainfall=2.84"

	Area (ac)	CN	Description
*	15.700	55	WOODLAND PER CITY ORDINANCE GROUP B
*	2.000	61	GRASSLAND PER CITY ORDINANCE GROUP B
	17.700	56	Weighted Average
	17.700		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry, ASSUMED**

Subcatchment 1S: EX AREA TO SOUTH



Summary for Subcatchment 2S: EX AREA TO SE

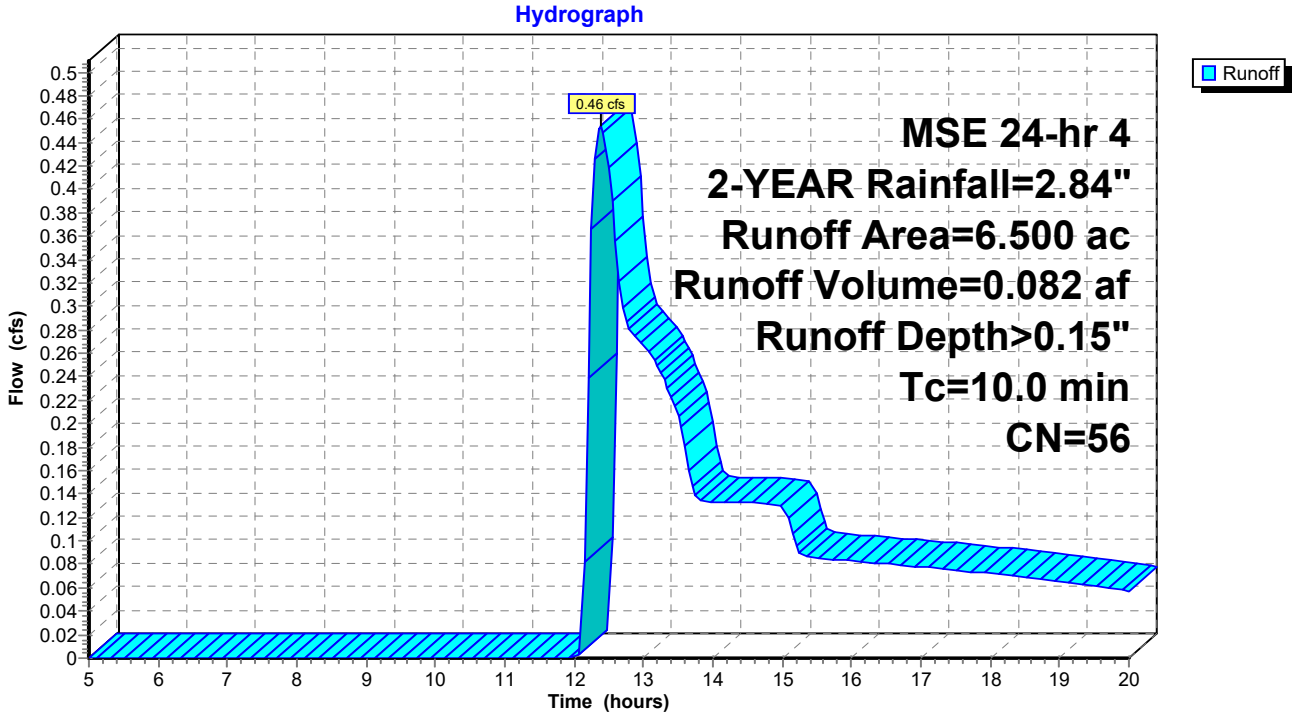
Runoff = 0.46 cfs @ 12.38 hrs, Volume= 0.082 af, Depth> 0.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-YEAR Rainfall=2.84"

	Area (ac)	CN	Description
*	5.500	55	WOODLAND PER CITY ORDINANCE GROUP B
*	1.000	61	GRASSLAND PER CITY ORDINANCE GROUP B
	6.500	56	Weighted Average
	6.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, ASSUMED**

Subcatchment 2S: EX AREA TO SE



Summary for Subcatchment 7S: EXIST AREA TO NORTH KETTLE

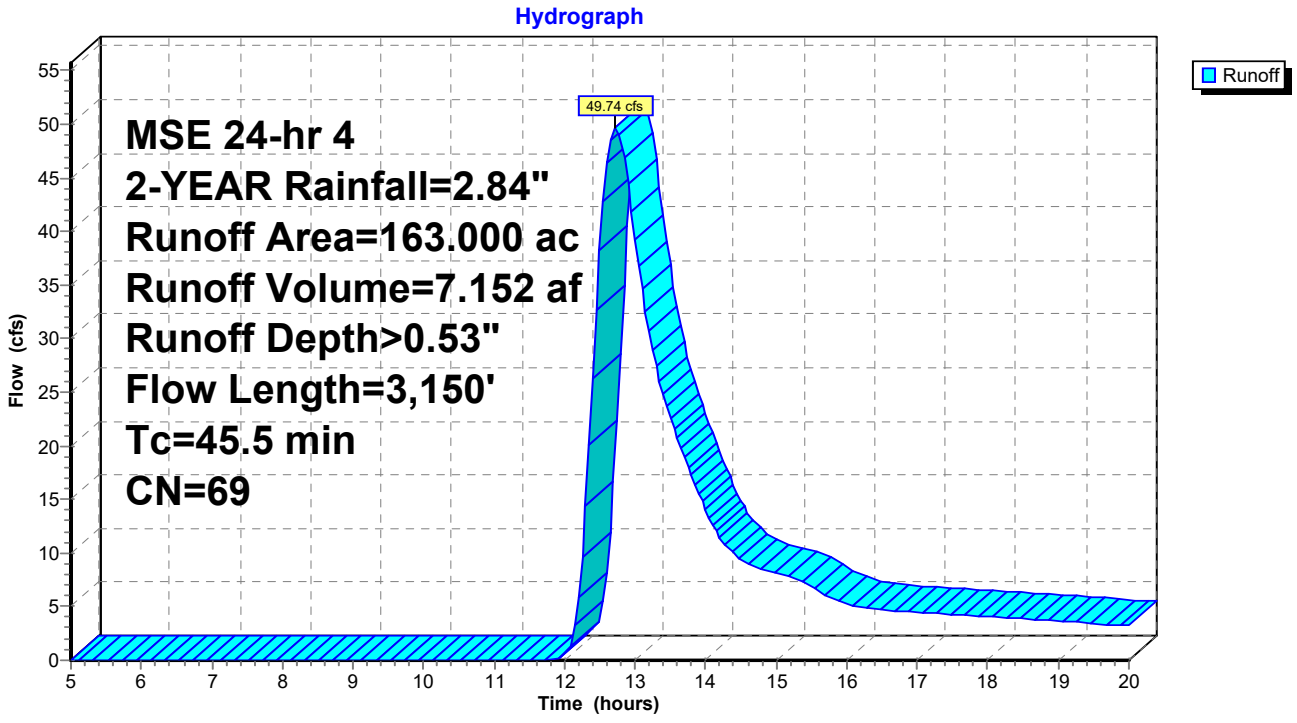
Runoff = 49.74 cfs @ 12.72 hrs, Volume= 7.152 af, Depth> 0.53"
Routed to Pond 8P : EX NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-YEAR Rainfall=2.84"

	Area (ac)	CN	Description
*	104.000	68	CROPLAND PER CITY ORDINANCE B SOIL
	59.000	72	1/3 acre lots, 30% imp, HSG B
	163.000	69	Weighted Average
	145.300		89.14% Pervious Area
	17.700		10.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	100	0.0300	0.17		**Sheet Flow, 100** Cultivated: Residue>20% n= 0.170 P2= 2.84"
35.7	3,050	0.0250	1.42		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
45.5	3,150	Total			

Subcatchment 7S: EXIST AREA TO NORTH KETTLE



Summary for Pond 8P: EX NORTH KETTLE

Inflow Area = 163.000 ac, 10.86% Impervious, Inflow Depth > 0.53" for 2-YEAR event
Inflow = 49.74 cfs @ 12.72 hrs, Volume= 7.152 af
Outflow = 5.74 cfs @ 15.79 hrs, Volume= 3.472 af, Atten= 88%, Lag= 183.9 min
Discarded = 5.74 cfs @ 15.79 hrs, Volume= 3.472 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 930.44' @ 15.79 hrs Surf.Area= 4.226 ac Storage= 4.216 af

Plug-Flow detention time= 208.4 min calculated for 3.460 af (48% of inflow)
Center-of-Mass det. time= 121.3 min (978.1 - 856.8)

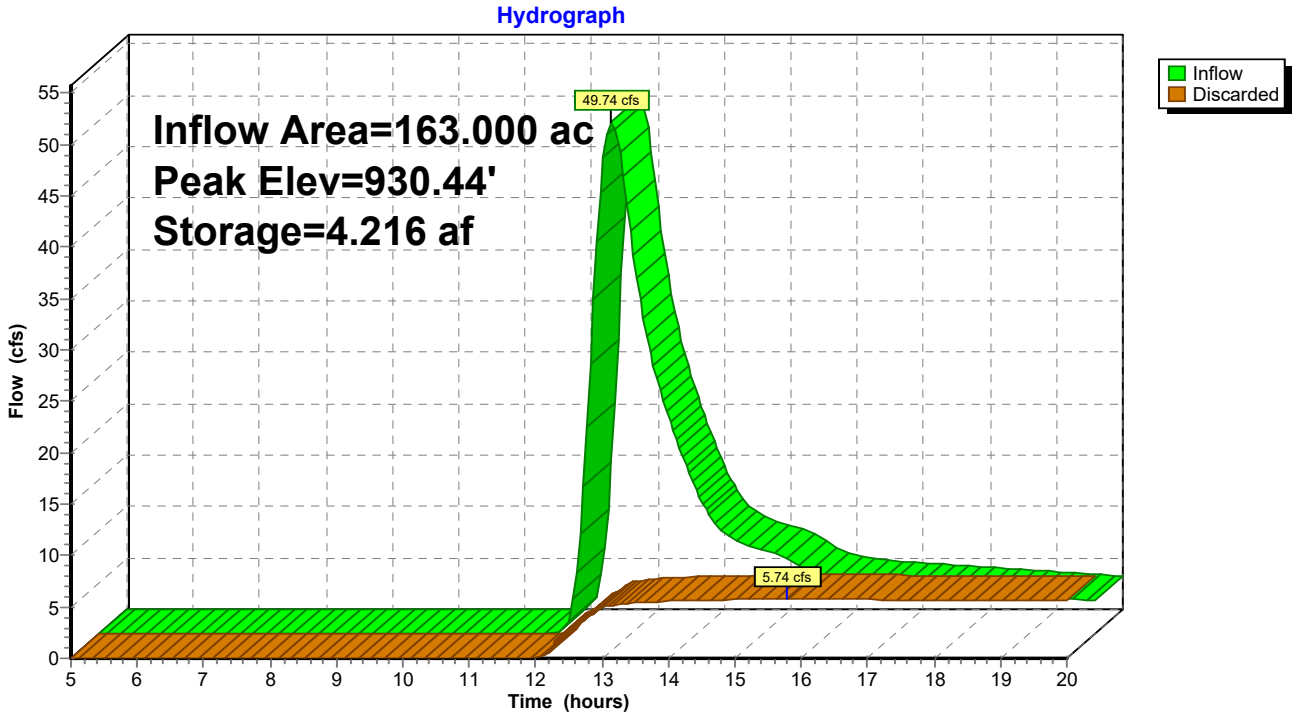
Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	72.707 af	**Custom Stage Data (Conic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
929.00	1.300	0.000	0.000	1.300
930.00	3.800	2.441	2.441	3.800
938.00	15.000	70.266	72.707	15.007

Device	Routing	Invert	Outlet Devices
#1	Discarded	929.00'	**1.630 in/hr Exfiltration X 0.80 over Horizontal area** Conductivity to Groundwater Elevation = 900.00'

Discarded OutFlow Max=5.74 cfs @ 15.79 hrs HW=930.44' (Free Discharge)
1=Exfiltration (Controls 5.74 cfs)

Pond 8P: EX NORTH KETTLE



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX AREA TO SOUTH Runoff Area=17.700 ac 0.00% Impervious Runoff Depth>0.32"
Tc=20.0 min CN=56 Runoff=3.53 cfs 0.472 af

Subcatchment2S: EX AREA TO SE Runoff Area=6.500 ac 0.00% Impervious Runoff Depth>0.32"
Tc=10.0 min CN=56 Runoff=1.70 cfs 0.175 af

Subcatchment7S: EXIST AREA TO Runoff Area=163.000 ac 10.86% Impervious Runoff Depth>0.84"
Flow Length=3,150' Tc=45.5 min CN=69 Runoff=85.28 cfs 11.417 af

Pond 8P: EX NORTH KETTLE Peak Elev=931.17' Storage=7.574 af Inflow=85.28 cfs 11.417 af
Outflow=6.88 cfs 4.197 af

Total Runoff Area = 187.200 ac Runoff Volume = 12.064 af Average Runoff Depth = 0.77"
90.54% Pervious = 169.500 ac 9.46% Impervious = 17.700 ac

Summary for Subcatchment 1S: EX AREA TO SOUTH

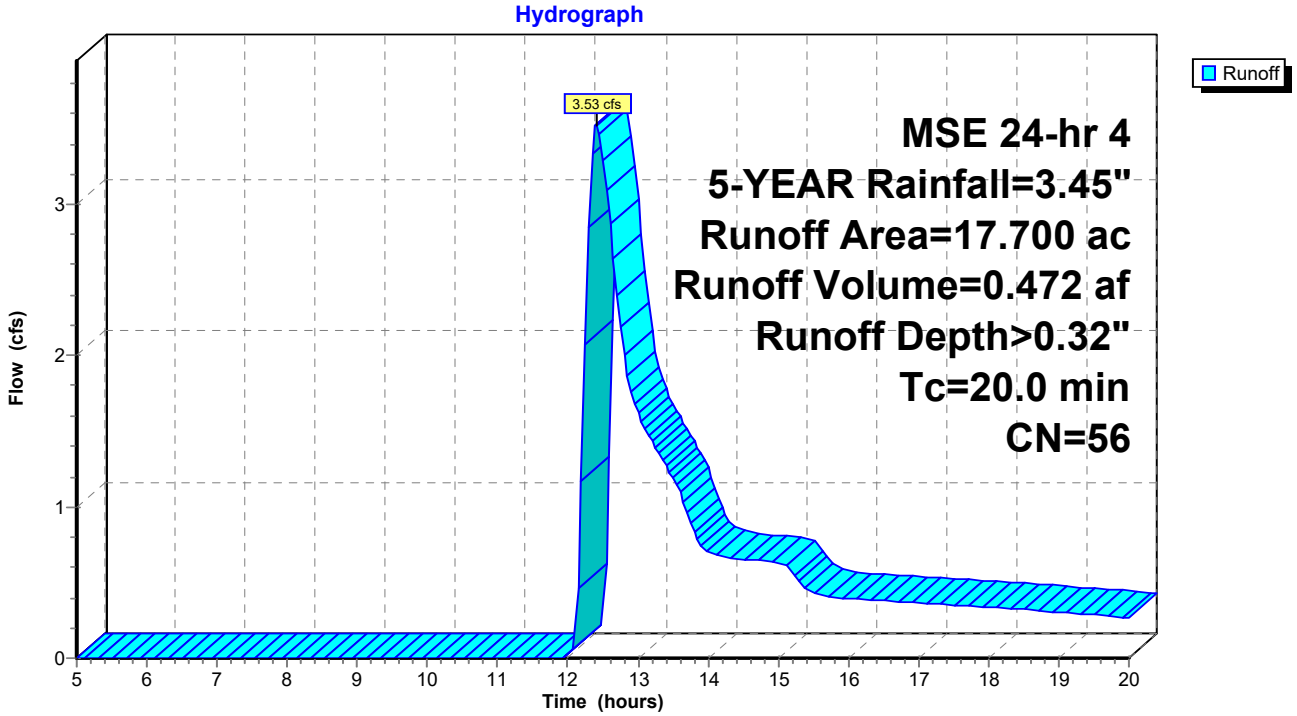
Runoff = 3.53 cfs @ 12.41 hrs, Volume= 0.472 af, Depth> 0.32"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 5-YEAR Rainfall=3.45"

	Area (ac)	CN	Description
*	15.700	55	WOODLAND PER CITY ORDINANCE GROUP B
*	2.000	61	GRASSLAND PER CITY ORDINANCE GROUP B
	17.700	56	Weighted Average
	17.700		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry, ASSUMED**

Subcatchment 1S: EX AREA TO SOUTH



Summary for Subcatchment 2S: EX AREA TO SE

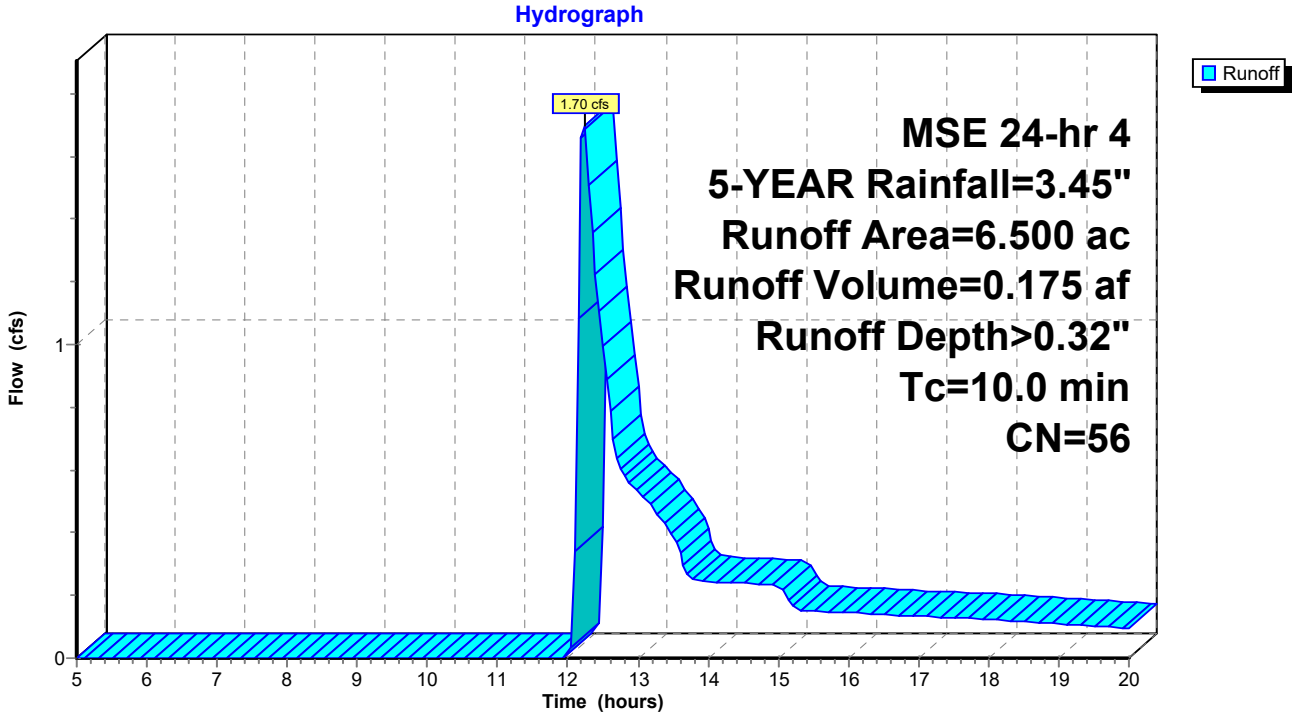
Runoff = 1.70 cfs @ 12.23 hrs, Volume= 0.175 af, Depth> 0.32"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 5-YEAR Rainfall=3.45"

	Area (ac)	CN	Description
*	5.500	55	WOODLAND PER CITY ORDINANCE GROUP B
*	1.000	61	GRASSLAND PER CITY ORDINANCE GROUP B
	6.500	56	Weighted Average
	6.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, ASSUMED**

Subcatchment 2S: EX AREA TO SE



Summary for Subcatchment 7S: EXIST AREA TO NORTH KETTLE

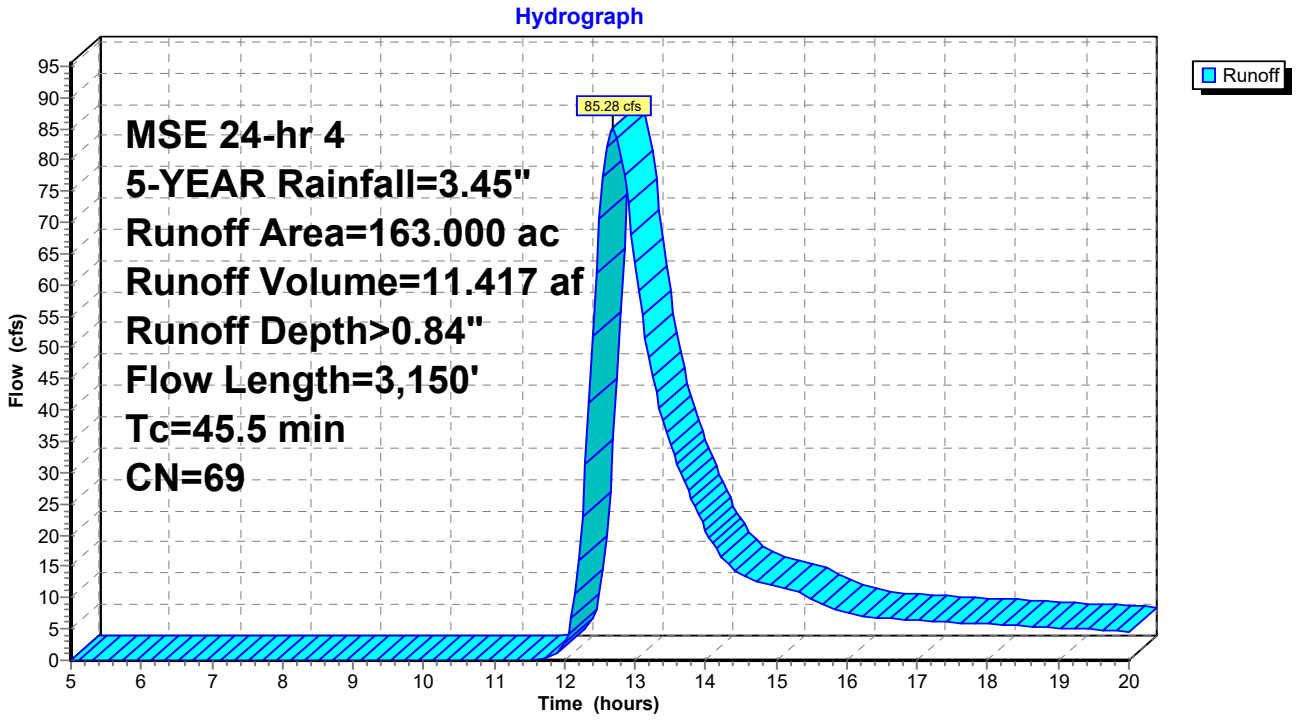
Runoff = 85.28 cfs @ 12.69 hrs, Volume= 11.417 af, Depth> 0.84"
Routed to Pond 8P : EX NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 5-YEAR Rainfall=3.45"

	Area (ac)	CN	Description
*	104.000	68	CROPLAND PER CITY ORDINANCE B SOIL
	59.000	72	1/3 acre lots, 30% imp, HSG B
	163.000	69	Weighted Average
	145.300		89.14% Pervious Area
	17.700		10.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	100	0.0300	0.17		**Sheet Flow, 100** Cultivated: Residue>20% n= 0.170 P2= 2.84"
35.7	3,050	0.0250	1.42		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
45.5	3,150	Total			

Subcatchment 7S: EXIST AREA TO NORTH KETTLE



Summary for Pond 8P: EX NORTH KETTLE

Inflow Area = 163.000 ac, 10.86% Impervious, Inflow Depth > 0.84" for 5-YEAR event
Inflow = 85.28 cfs @ 12.69 hrs, Volume= 11.417 af
Outflow = 6.88 cfs @ 16.38 hrs, Volume= 4.197 af, Atten= 92%, Lag= 221.2 min
Discarded = 6.88 cfs @ 16.38 hrs, Volume= 4.197 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 931.17' @ 16.38 hrs Surf.Area= 4.979 ac Storage= 7.574 af

Plug-Flow detention time= 219.5 min calculated for 4.184 af (37% of inflow)
Center-of-Mass det. time= 130.2 min (977.3 - 847.1)

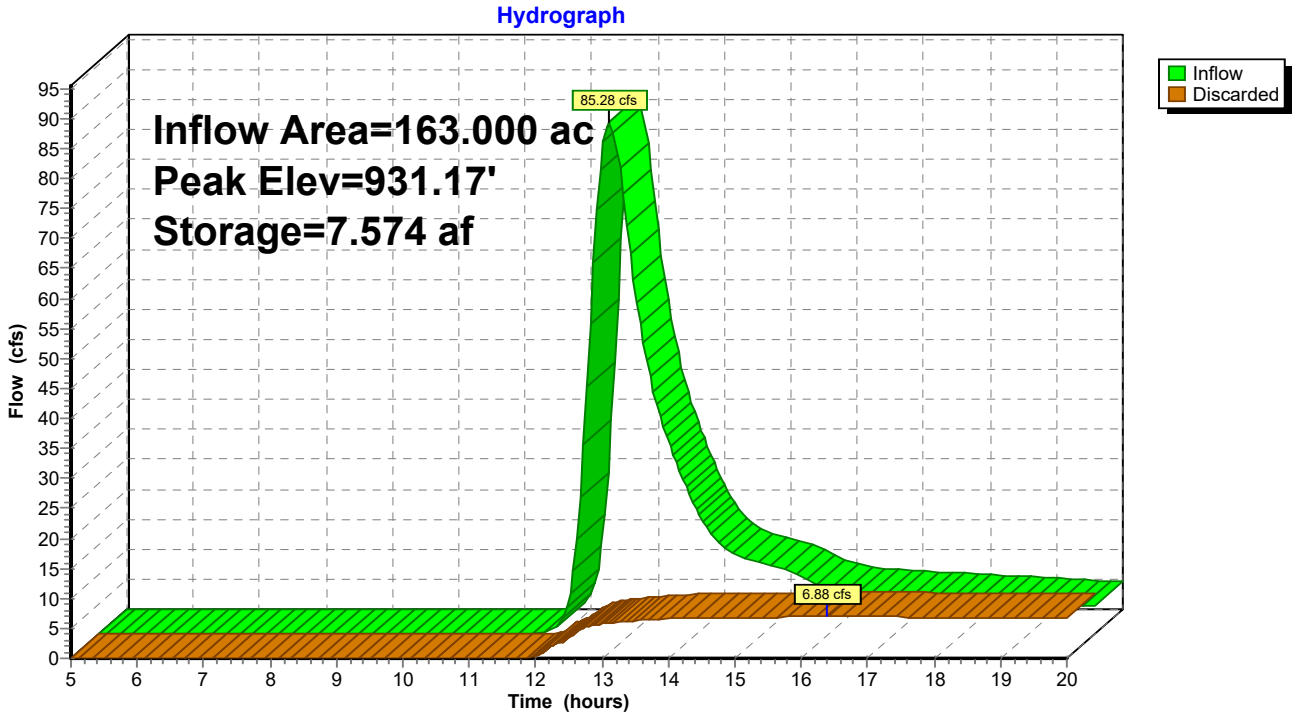
Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	72.707 af	**Custom Stage Data (Conic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
929.00	1.300	0.000	0.000	1.300
930.00	3.800	2.441	2.441	3.800
938.00	15.000	70.266	72.707	15.007

Device	Routing	Invert	Outlet Devices
#1	Discarded	929.00'	**1.630 in/hr Exfiltration X 0.80 over Horizontal area** Conductivity to Groundwater Elevation = 900.00'

Discarded OutFlow Max=6.88 cfs @ 16.38 hrs HW=931.17' (Free Discharge)
↑**1=Exfiltration** (Controls 6.88 cfs)

Pond 8P: EX NORTH KETTLE



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX AREA TO SOUTH Runoff Area=17.700 ac 0.00% Impervious Runoff Depth>0.55"
Tc=20.0 min CN=56 Runoff=7.66 cfs 0.811 af

Subcatchment2S: EX AREA TO SE Runoff Area=6.500 ac 0.00% Impervious Runoff Depth>0.55"
Tc=10.0 min CN=56 Runoff=3.95 cfs 0.300 af

Subcatchment7S: EXIST AREA TO Runoff Area=163.000 ac 10.86% Impervious Runoff Depth>1.22"
Flow Length=3,150' Tc=45.5 min CN=69 Runoff=127.84 cfs 16.507 af

Pond 8P: EX NORTH KETTLE Peak Elev=931.94' Storage=11.722 af Inflow=127.84 cfs 16.507 af
Outflow=8.19 cfs 5.017 af

Total Runoff Area = 187.200 ac Runoff Volume = 17.617 af Average Runoff Depth = 1.13"
90.54% Pervious = 169.500 ac 9.46% Impervious = 17.700 ac

Summary for Subcatchment 1S: EX AREA TO SOUTH

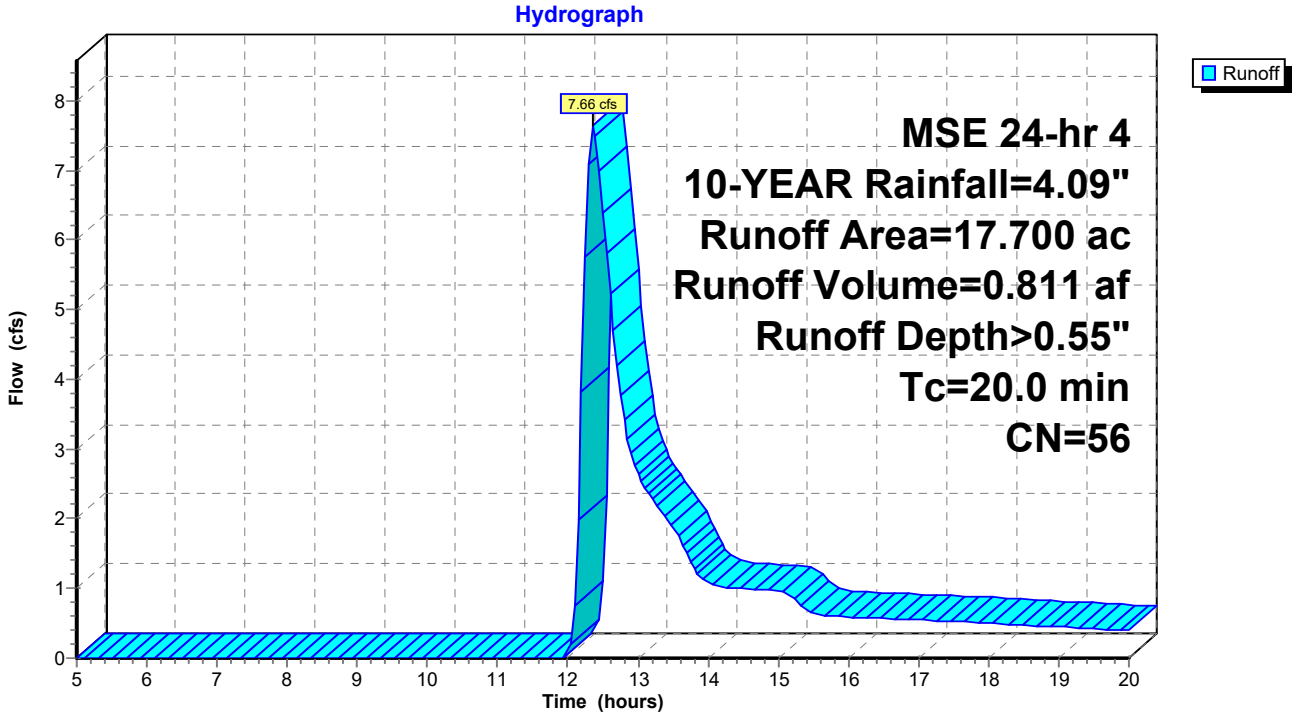
Runoff = 7.66 cfs @ 12.37 hrs, Volume= 0.811 af, Depth> 0.55"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-YEAR Rainfall=4.09"

	Area (ac)	CN	Description
*	15.700	55	WOODLAND PER CITY ORDINANCE GROUP B
*	2.000	61	GRASSLAND PER CITY ORDINANCE GROUP B
	17.700	56	Weighted Average
	17.700		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry, ASSUMED**

Subcatchment 1S: EX AREA TO SOUTH



Summary for Subcatchment 2S: EX AREA TO SE

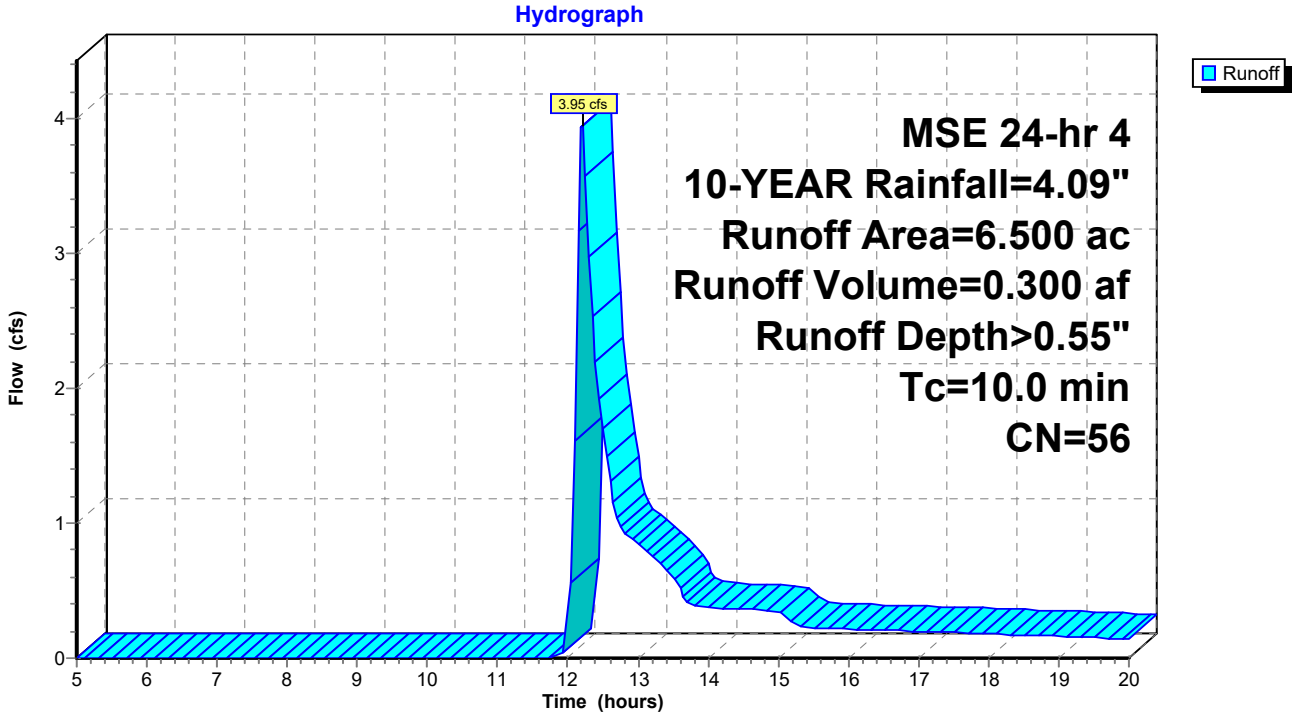
Runoff = 3.95 cfs @ 12.21 hrs, Volume= 0.300 af, Depth> 0.55"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-YEAR Rainfall=4.09"

	Area (ac)	CN	Description
*	5.500	55	WOODLAND PER CITY ORDINANCE GROUP B
*	1.000	61	GRASSLAND PER CITY ORDINANCE GROUP B
	6.500	56	Weighted Average
	6.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, ASSUMED**

Subcatchment 2S: EX AREA TO SE



Summary for Subcatchment 7S: EXIST AREA TO NORTH KETTLE

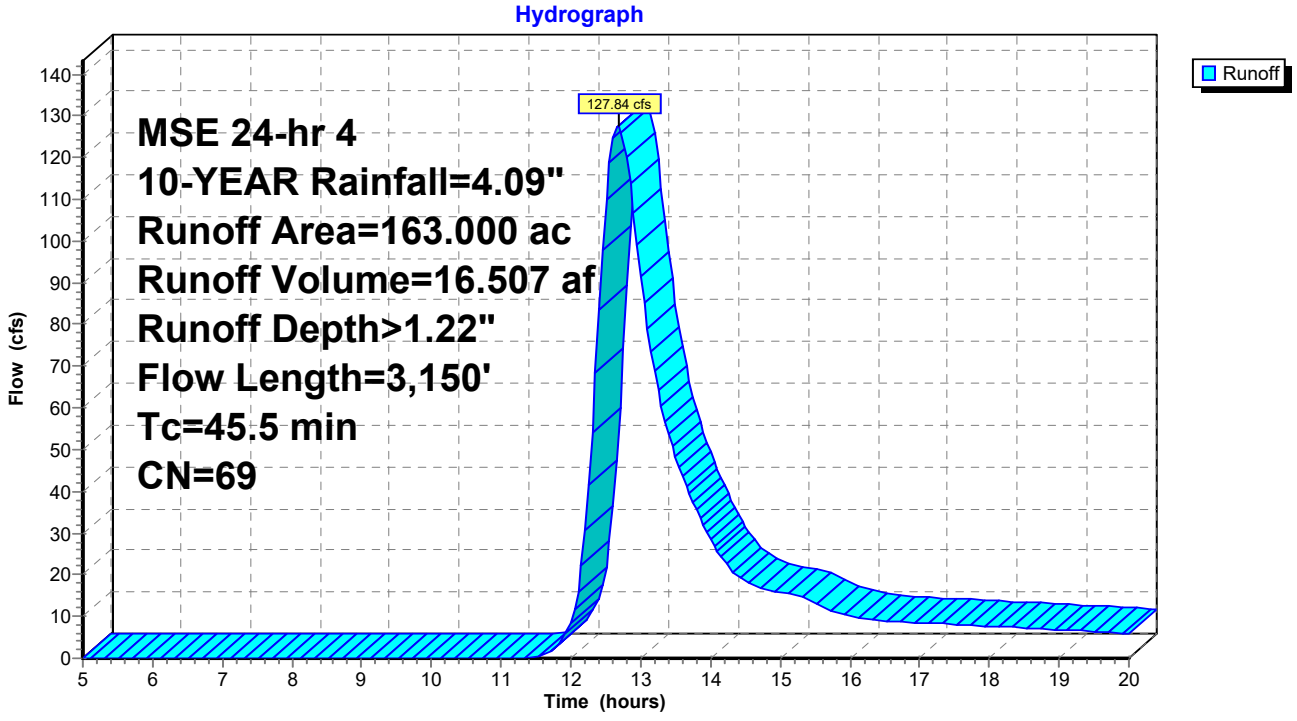
Runoff = 127.84 cfs @ 12.68 hrs, Volume= 16.507 af, Depth> 1.22"
Routed to Pond 8P : EX NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-YEAR Rainfall=4.09"

	Area (ac)	CN	Description
*	104.000	68	CROPLAND PER CITY ORDINANCE B SOIL
	59.000	72	1/3 acre lots, 30% imp, HSG B
	163.000	69	Weighted Average
	145.300		89.14% Pervious Area
	17.700		10.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	100	0.0300	0.17		**Sheet Flow, 100** Cultivated: Residue>20% n= 0.170 P2= 2.84"
35.7	3,050	0.0250	1.42		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
45.5	3,150	Total			

Subcatchment 7S: EXIST AREA TO NORTH KETTLE



Summary for Pond 8P: EX NORTH KETTLE

Inflow Area = 163.000 ac, 10.86% Impervious, Inflow Depth > 1.22" for 10-YEAR event
Inflow = 127.84 cfs @ 12.68 hrs, Volume= 16.507 af
Outflow = 8.19 cfs @ 17.37 hrs, Volume= 5.017 af, Atten= 94%, Lag= 281.6 min
Discarded = 8.19 cfs @ 17.37 hrs, Volume= 5.017 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 931.94' @ 17.37 hrs Surf.Area= 5.837 ac Storage= 11.722 af

Plug-Flow detention time= 226.1 min calculated for 5.017 af (30% of inflow)
Center-of-Mass det. time= 136.4 min (976.4 - 840.1)

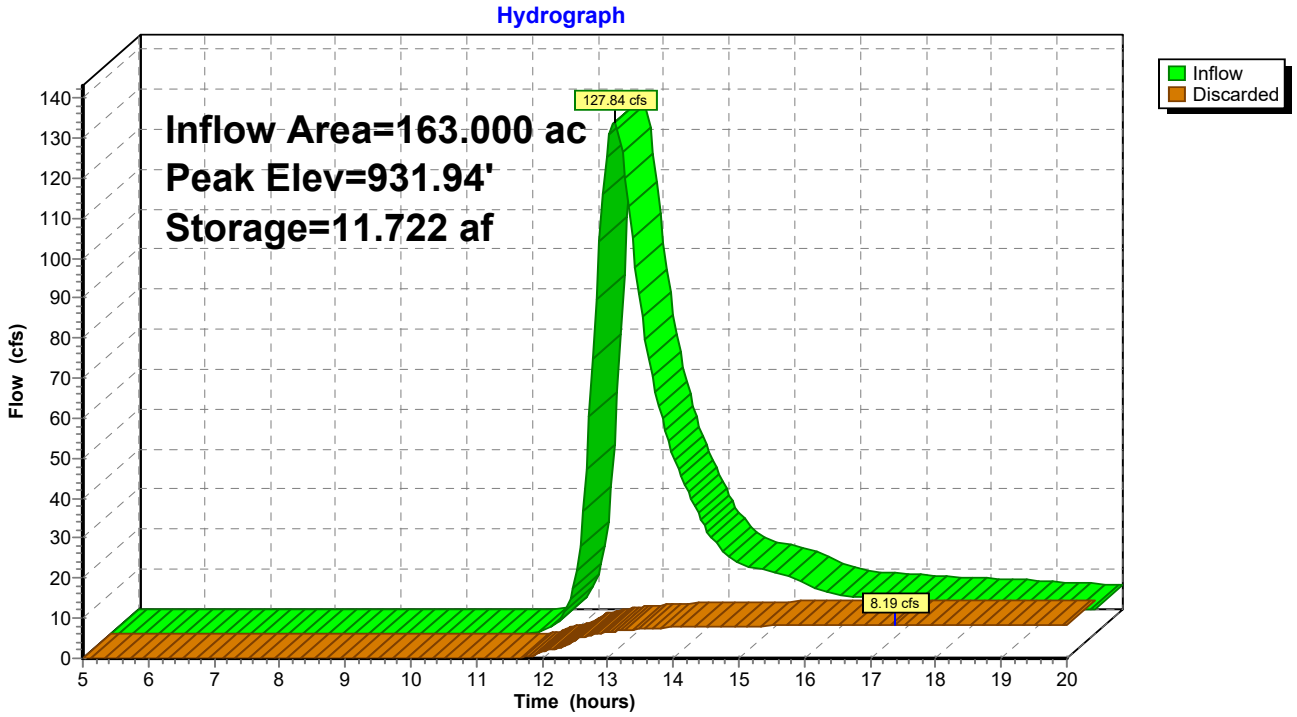
Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	72.707 af	**Custom Stage Data (Conic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
929.00	1.300	0.000	0.000	1.300
930.00	3.800	2.441	2.441	3.800
938.00	15.000	70.266	72.707	15.007

Device	Routing	Invert	Outlet Devices
#1	Discarded	929.00'	**1.630 in/hr Exfiltration X 0.80 over Horizontal area** Conductivity to Groundwater Elevation = 900.00'

Discarded OutFlow Max=8.19 cfs @ 17.37 hrs HW=931.94' (Free Discharge)
↑**1=Exfiltration** (Controls 8.19 cfs)

Pond 8P: EX NORTH KETTLE



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX AREA TO SOUTH Runoff Area=17.700 ac 0.00% Impervious Runoff Depth>0.96"
Tc=20.0 min CN=56 Runoff=15.56 cfs 1.416 af

Subcatchment2S: EX AREA TO SE Runoff Area=6.500 ac 0.00% Impervious Runoff Depth>0.96"
Tc=10.0 min CN=56 Runoff=8.00 cfs 0.523 af

Subcatchment7S: EXIST AREA TO Runoff Area=163.000 ac 10.86% Impervious Runoff Depth>1.82"
Flow Length=3,150' Tc=45.5 min CN=69 Runoff=196.23 cfs 24.746 af

Pond 8P: EX NORTH KETTLE Peak Elev=933.00' Storage=18.605 af Inflow=196.23 cfs 24.746 af
Outflow=10.20 cfs 6.284 af

Total Runoff Area = 187.200 ac Runoff Volume = 26.684 af Average Runoff Depth = 1.71"
90.54% Pervious = 169.500 ac 9.46% Impervious = 17.700 ac

Summary for Subcatchment 1S: EX AREA TO SOUTH

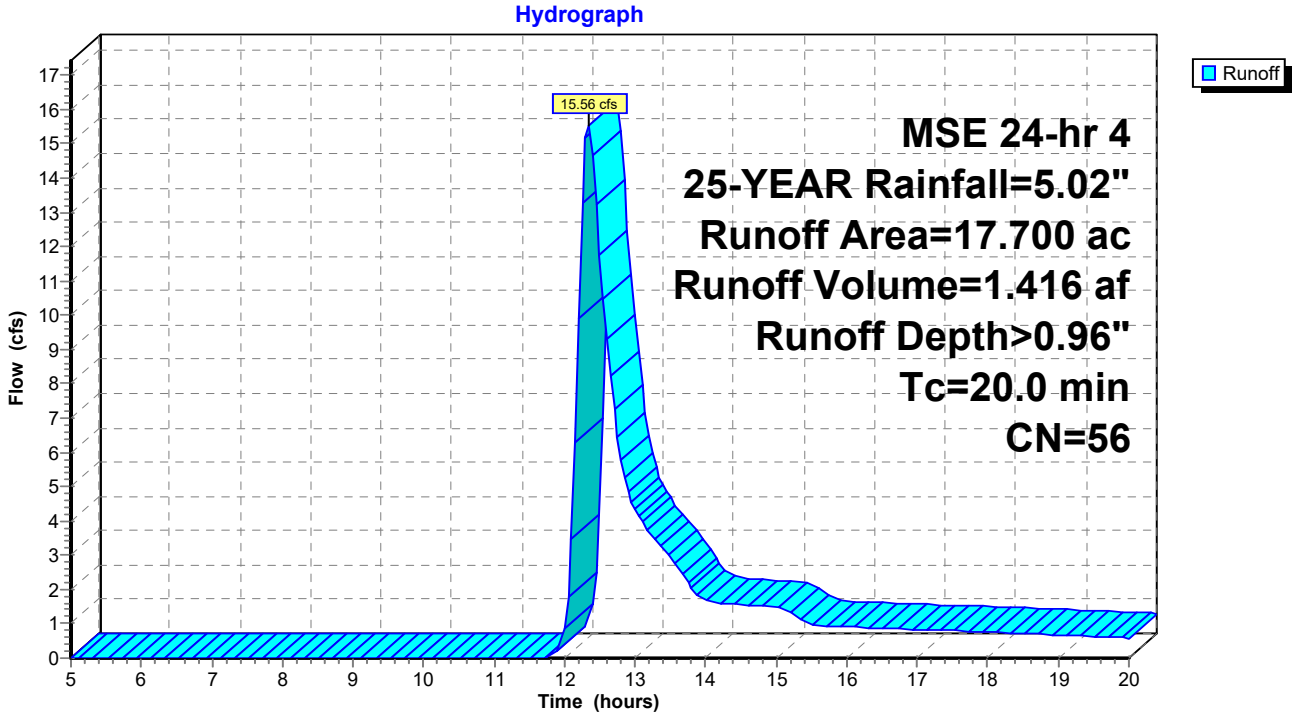
Runoff = 15.56 cfs @ 12.34 hrs, Volume= 1.416 af, Depth> 0.96"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-YEAR Rainfall=5.02"

	Area (ac)	CN	Description
*	15.700	55	WOODLAND PER CITY ORDINANCE GROUP B
*	2.000	61	GRASSLAND PER CITY ORDINANCE GROUP B
	17.700	56	Weighted Average
	17.700		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry, ASSUMED**

Subcatchment 1S: EX AREA TO SOUTH



Summary for Subcatchment 2S: EX AREA TO SE

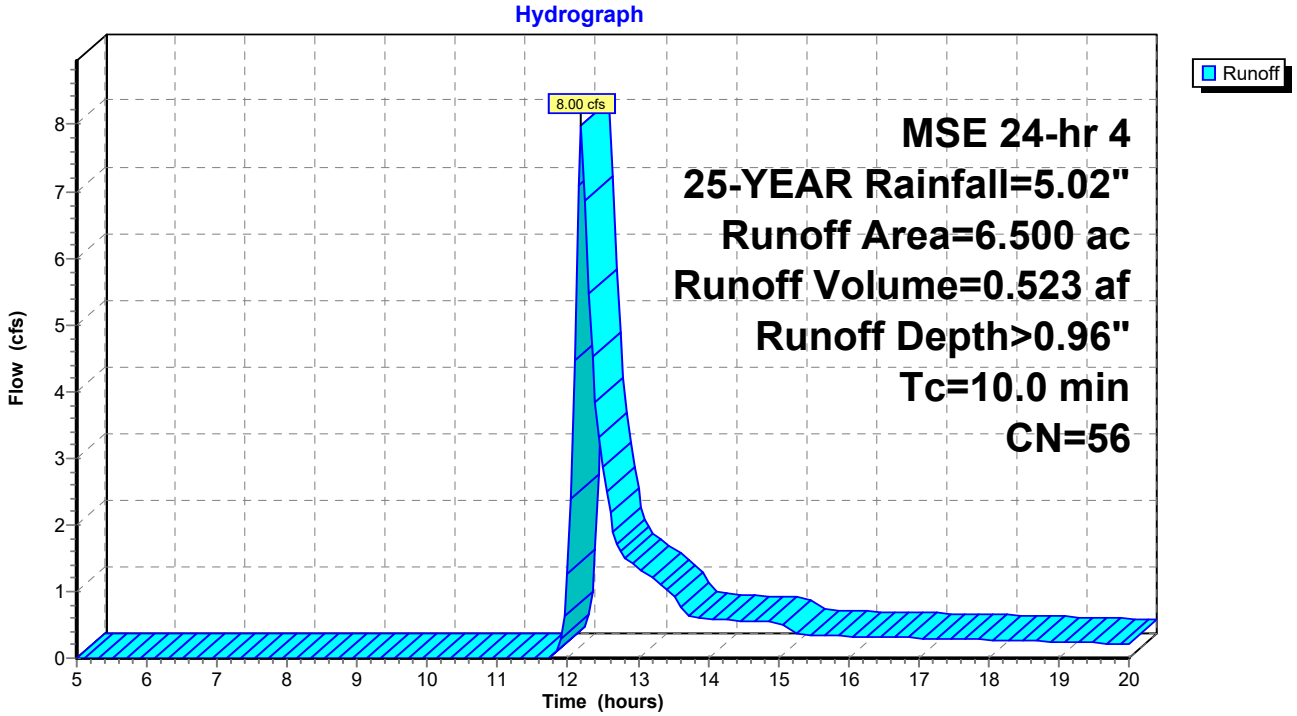
Runoff = 8.00 cfs @ 12.20 hrs, Volume= 0.523 af, Depth> 0.96"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-YEAR Rainfall=5.02"

	Area (ac)	CN	Description
*	5.500	55	WOODLAND PER CITY ORDINANCE GROUP B
*	1.000	61	GRASSLAND PER CITY ORDINANCE GROUP B
	6.500	56	Weighted Average
	6.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, ASSUMED**

Subcatchment 2S: EX AREA TO SE



Summary for Subcatchment 7S: EXIST AREA TO NORTH KETTLE

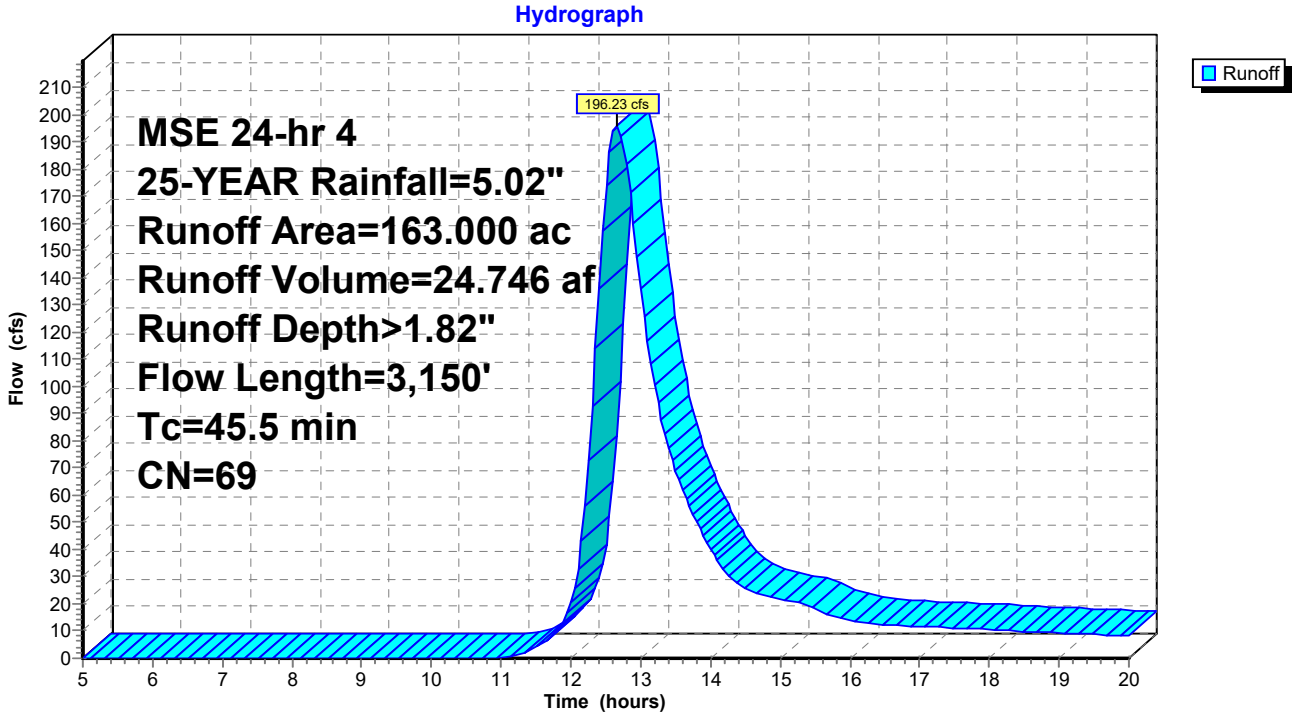
Runoff = 196.23 cfs @ 12.66 hrs, Volume= 24.746 af, Depth> 1.82"
Routed to Pond 8P : EX NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-YEAR Rainfall=5.02"

	Area (ac)	CN	Description
*	104.000	68	CROPLAND PER CITY ORDINANCE B SOIL
	59.000	72	1/3 acre lots, 30% imp, HSG B
	163.000	69	Weighted Average
	145.300		89.14% Pervious Area
	17.700		10.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	100	0.0300	0.17		**Sheet Flow, 100** Cultivated: Residue>20% n= 0.170 P2= 2.84"
35.7	3,050	0.0250	1.42		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
45.5	3,150	Total			

Subcatchment 7S: EXIST AREA TO NORTH KETTLE



Summary for Pond 8P: EX NORTH KETTLE

Inflow Area = 163.000 ac, 10.86% Impervious, Inflow Depth > 1.82" for 25-YEAR event
Inflow = 196.23 cfs @ 12.66 hrs, Volume= 24.746 af
Outflow = 10.20 cfs @ 18.29 hrs, Volume= 6.284 af, Atten= 95%, Lag= 337.8 min
Discarded = 10.20 cfs @ 18.29 hrs, Volume= 6.284 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 933.00' @ 18.29 hrs Surf.Area= 7.137 ac Storage= 18.605 af

Plug-Flow detention time= 231.4 min calculated for 6.284 af (25% of inflow)
Center-of-Mass det. time= 141.6 min (974.2 - 832.7)

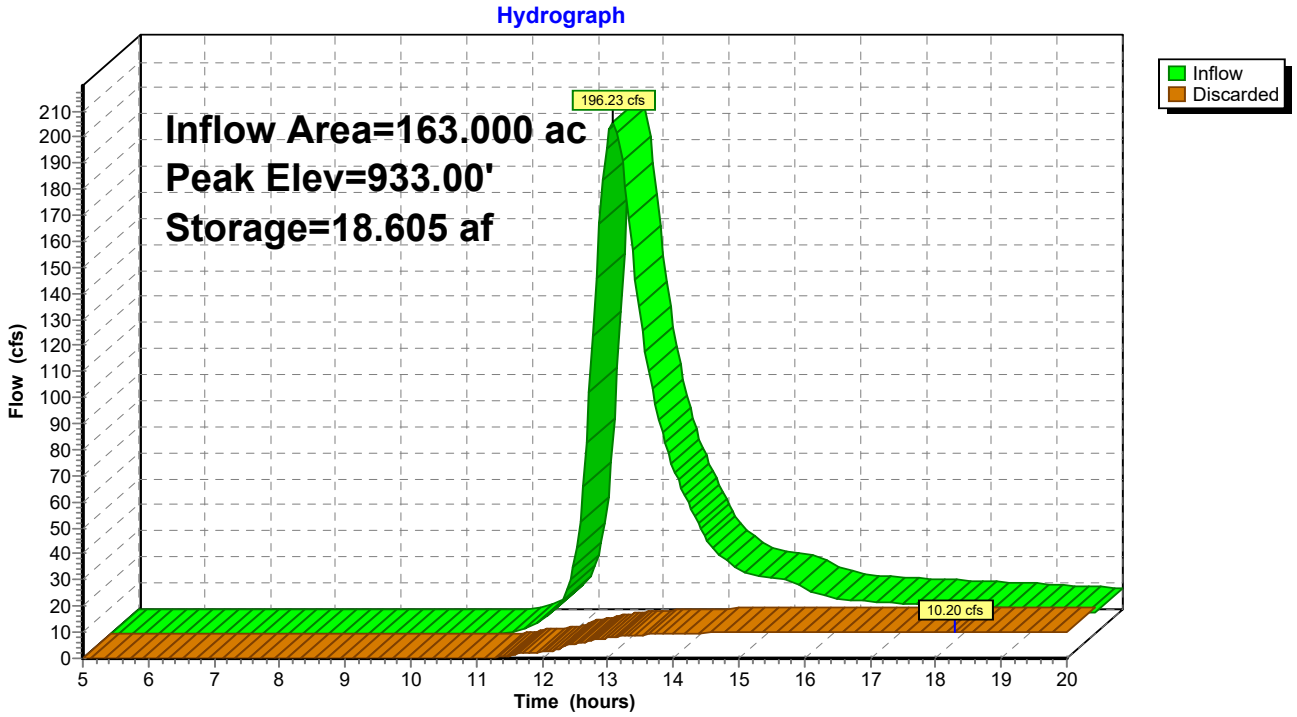
Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	72.707 af	**Custom Stage Data (Conic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
929.00	1.300	0.000	0.000	1.300
930.00	3.800	2.441	2.441	3.800
938.00	15.000	70.266	72.707	15.007

Device	Routing	Invert	Outlet Devices
#1	Discarded	929.00'	**1.630 in/hr Exfiltration X 0.80 over Horizontal area** Conductivity to Groundwater Elevation = 900.00'

Discarded OutFlow Max=10.19 cfs @ 18.29 hrs HW=933.00' (Free Discharge)
↑—**1=Exfiltration** (Controls 10.19 cfs)

Pond 8P: EX NORTH KETTLE



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX AREA TO SOUTH Runoff Area=17.700 ac 0.00% Impervious Runoff Depth>1.85"
Tc=20.0 min CN=56 Runoff=33.04 cfs 2.729 af

Subcatchment2S: EX AREA TO SE Runoff Area=6.500 ac 0.00% Impervious Runoff Depth>1.86"
Tc=10.0 min CN=56 Runoff=16.65 cfs 1.007 af

Subcatchment7S: EXIST AREA TO Runoff Area=163.000 ac 10.86% Impervious Runoff Depth>3.02"
Flow Length=3,150' Tc=45.5 min CN=69 Runoff=329.21 cfs 40.960 af

Pond 8P: EX NORTH KETTLE Peak Elev=934.67' Storage=32.406 af Inflow=329.21 cfs 40.960 af
Outflow=13.81 cfs 8.624 af

Total Runoff Area = 187.200 ac Runoff Volume = 44.696 af Average Runoff Depth = 2.87"
90.54% Pervious = 169.500 ac 9.46% Impervious = 17.700 ac

Summary for Subcatchment 1S: EX AREA TO SOUTH

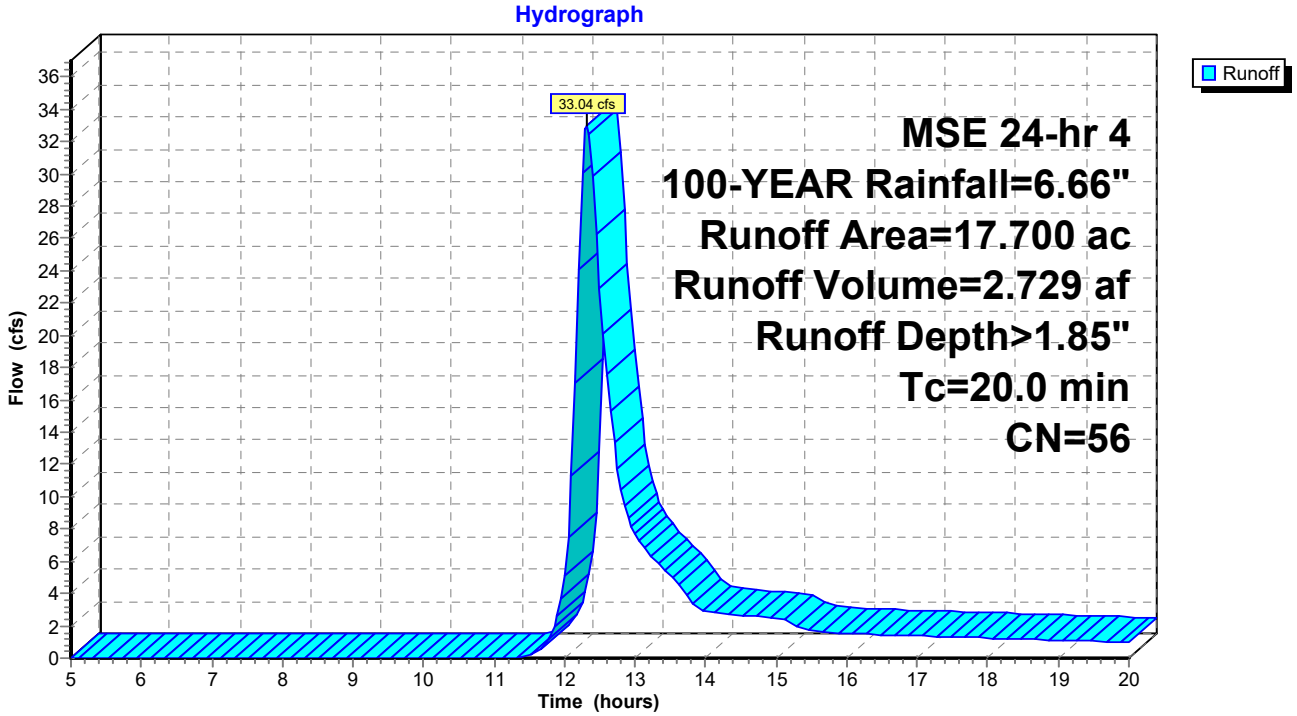
Runoff = 33.04 cfs @ 12.32 hrs, Volume= 2.729 af, Depth> 1.85"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-YEAR Rainfall=6.66"

	Area (ac)	CN	Description
*	15.700	55	WOODLAND PER CITY ORDINANCE GROUP B
*	2.000	61	GRASSLAND PER CITY ORDINANCE GROUP B
	17.700	56	Weighted Average
	17.700		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry, ASSUMED**

Subcatchment 1S: EX AREA TO SOUTH



Summary for Subcatchment 2S: EX AREA TO SE

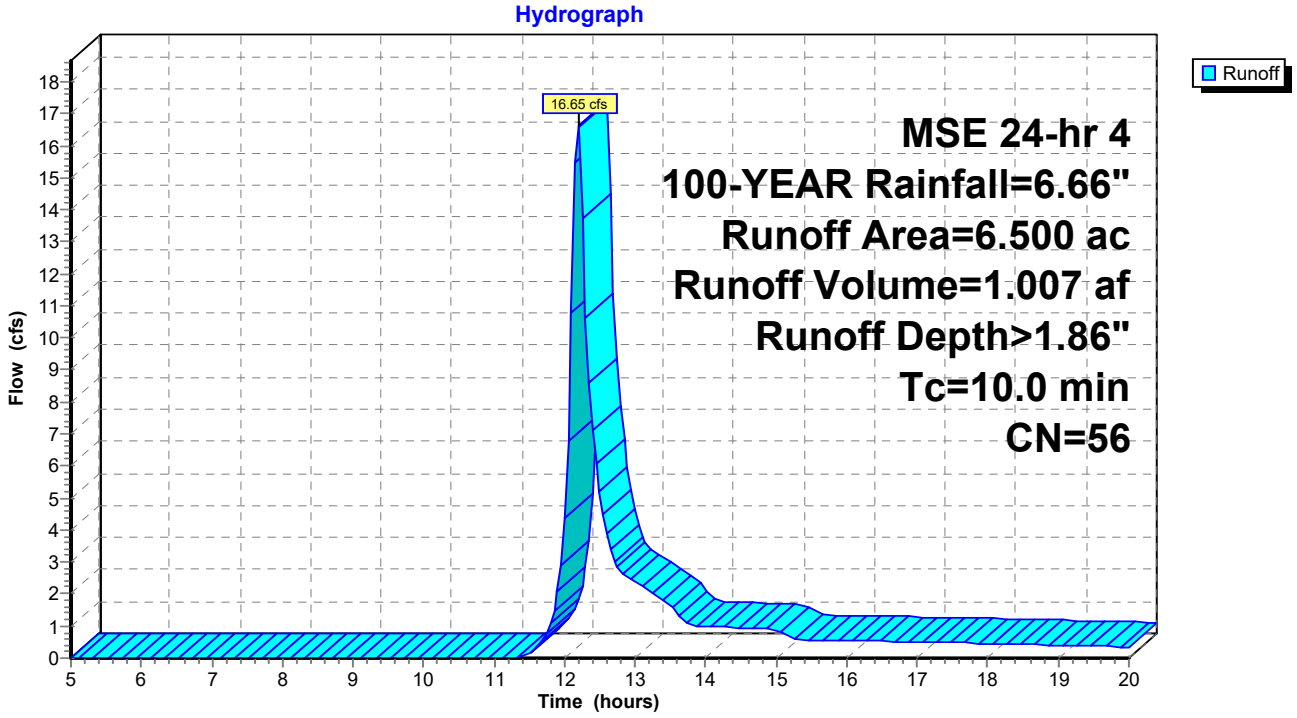
Runoff = 16.65 cfs @ 12.19 hrs, Volume= 1.007 af, Depth> 1.86"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-YEAR Rainfall=6.66"

	Area (ac)	CN	Description
*	5.500	55	WOODLAND PER CITY ORDINANCE GROUP B
*	1.000	61	GRASSLAND PER CITY ORDINANCE GROUP B
	6.500	56	Weighted Average
	6.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, ASSUMED**

Subcatchment 2S: EX AREA TO SE



Summary for Subcatchment 7S: EXIST AREA TO NORTH KETTLE

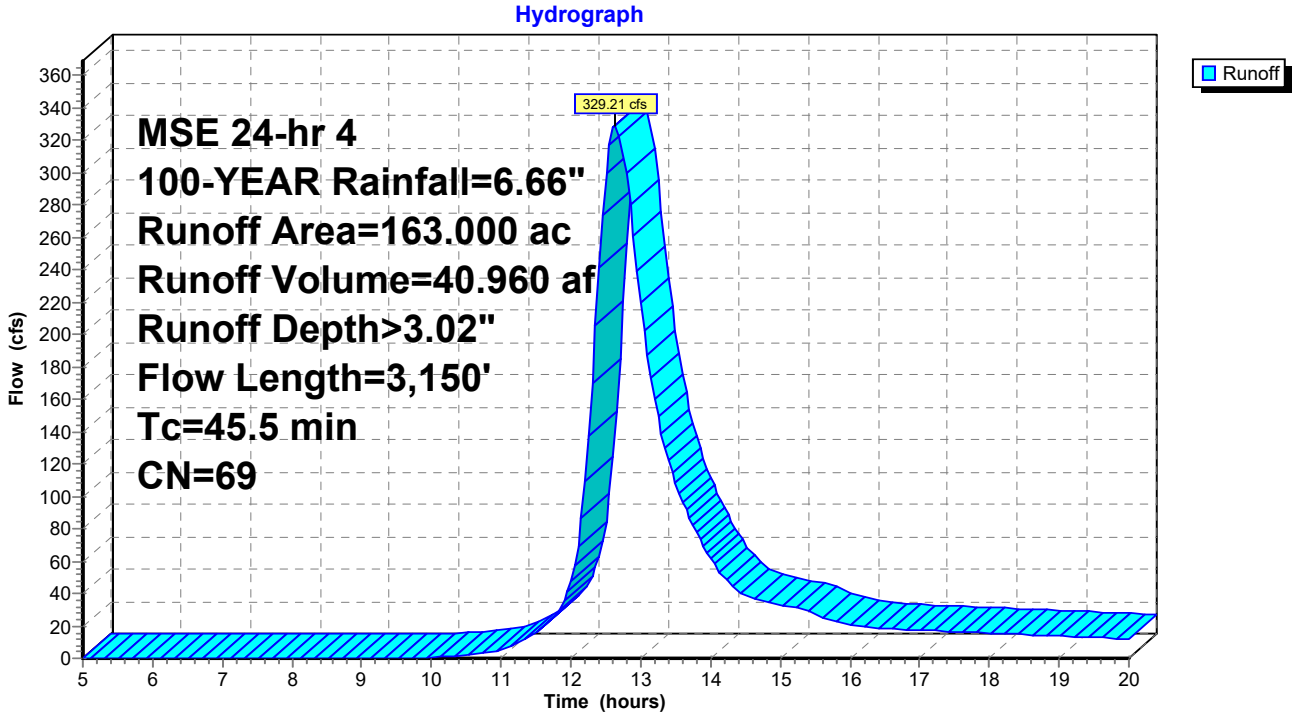
Runoff = 329.21 cfs @ 12.64 hrs, Volume= 40.960 af, Depth> 3.02"
Routed to Pond 8P : EX NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-YEAR Rainfall=6.66"

	Area (ac)	CN	Description
*	104.000	68	CROPLAND PER CITY ORDINANCE B SOIL
	59.000	72	1/3 acre lots, 30% imp, HSG B
	163.000	69	Weighted Average
	145.300		89.14% Pervious Area
	17.700		10.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	100	0.0300	0.17		**Sheet Flow, 100** Cultivated: Residue>20% n= 0.170 P2= 2.84"
35.7	3,050	0.0250	1.42		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
45.5	3,150	Total			

Subcatchment 7S: EXIST AREA TO NORTH KETTLE



Summary for Pond 8P: EX NORTH KETTLE

Inflow Area = 163.000 ac, 10.86% Impervious, Inflow Depth > 3.02" for 100-YEAR event
Inflow = 329.21 cfs @ 12.64 hrs, Volume= 40.960 af
Outflow = 13.81 cfs @ 19.05 hrs, Volume= 8.624 af, Atten= 96%, Lag= 384.6 min
Discarded = 13.81 cfs @ 19.05 hrs, Volume= 8.624 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 934.67' @ 19.05 hrs Surf.Area= 9.444 ac Storage= 32.406 af

Plug-Flow detention time= 238.4 min calculated for 8.624 af (21% of inflow)
Center-of-Mass det. time= 145.6 min (969.2 - 823.6)

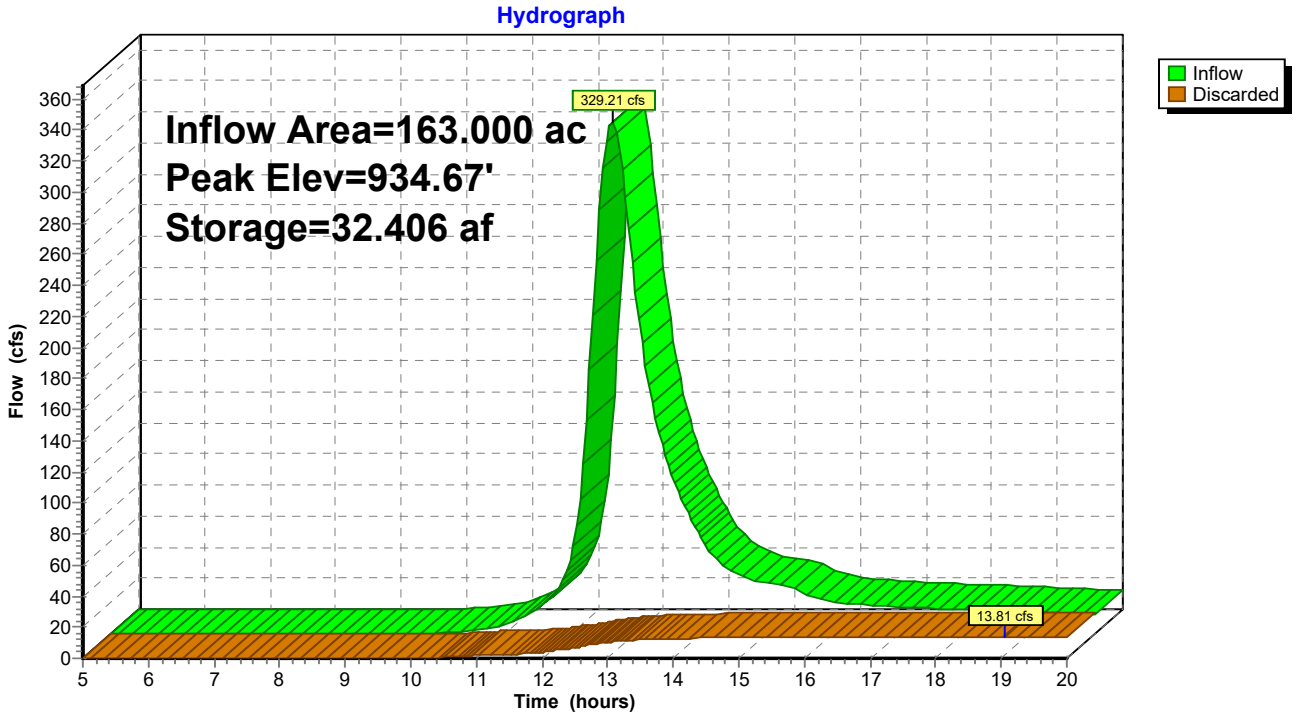
Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	72.707 af	**Custom Stage Data (Conic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
929.00	1.300	0.000	0.000	1.300
930.00	3.800	2.441	2.441	3.800
938.00	15.000	70.266	72.707	15.007

Device	Routing	Invert	Outlet Devices
#1	Discarded	929.00'	**1.630 in/hr Exfiltration X 0.80 over Horizontal area** Conductivity to Groundwater Elevation = 900.00'

Discarded OutFlow Max=13.81 cfs @ 19.05 hrs HW=934.67' (Free Discharge)
↑**1=Exfiltration** (Controls 13.81 cfs)

Pond 8P: EX NORTH KETTLE



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX AREA TO SOUTH Runoff Area=17.700 ac 0.00% Impervious Runoff Depth>2.39"
Tc=20.0 min CN=56 Runoff=43.48 cfs 3.522 af

Subcatchment2S: EX AREA TO SE Runoff Area=6.500 ac 0.00% Impervious Runoff Depth>2.40"
Tc=10.0 min CN=56 Runoff=21.80 cfs 1.299 af

Subcatchment7S: EXIST AREA TO Runoff Area=163.000 ac 10.86% Impervious Runoff Depth>3.69"
Flow Length=3,150' Tc=45.5 min CN=69 Runoff=403.79 cfs 50.169 af

Pond 8P: EX NORTH KETTLE Peak Elev=935.46' Storage=40.325 af Inflow=403.79 cfs 50.169 af
Outflow=15.72 cfs 9.890 af

Total Runoff Area = 187.200 ac Runoff Volume = 54.989 af Average Runoff Depth = 3.52"
90.54% Pervious = 169.500 ac 9.46% Impervious = 17.700 ac

Summary for Subcatchment 1S: EX AREA TO SOUTH

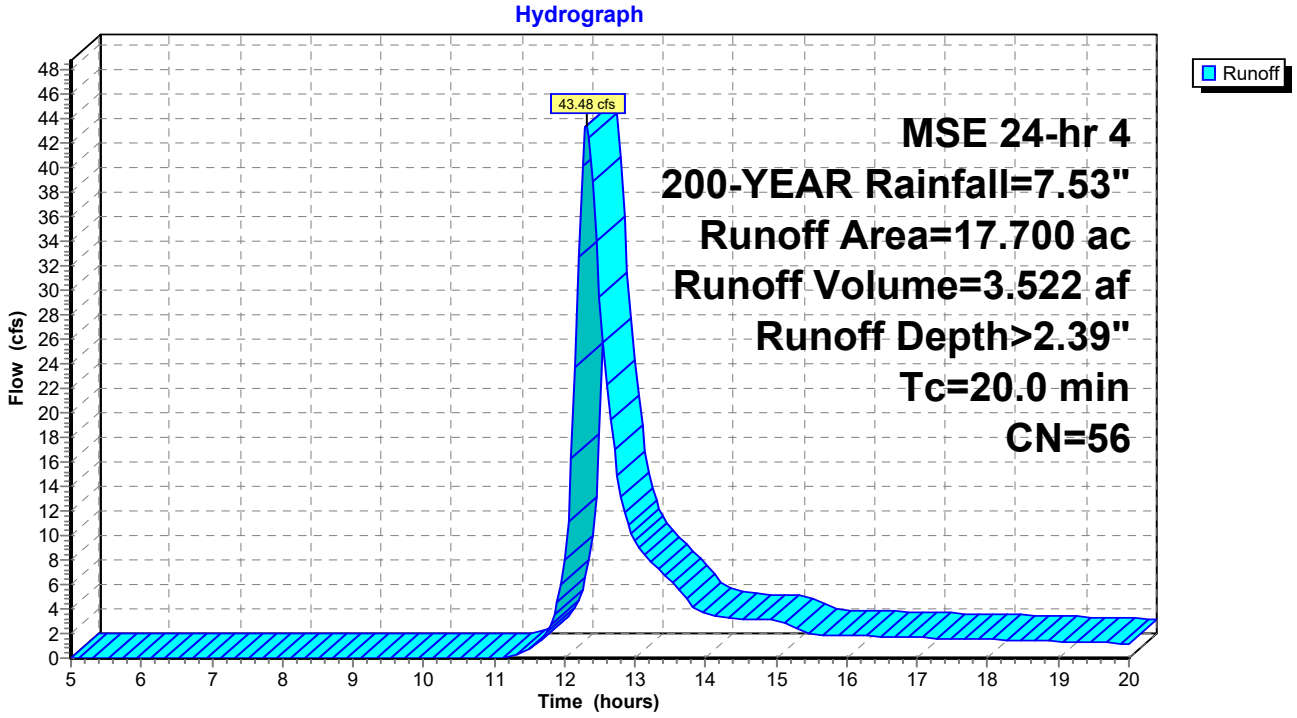
Runoff = 43.48 cfs @ 12.31 hrs, Volume= 3.522 af, Depth> 2.39"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 200-YEAR Rainfall=7.53"

	Area (ac)	CN	Description
*	15.700	55	WOODLAND PER CITY ORDINANCE GROUP B
*	2.000	61	GRASSLAND PER CITY ORDINANCE GROUP B
	17.700	56	Weighted Average
	17.700		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry, ASSUMED**

Subcatchment 1S: EX AREA TO SOUTH



Summary for Subcatchment 2S: EX AREA TO SE

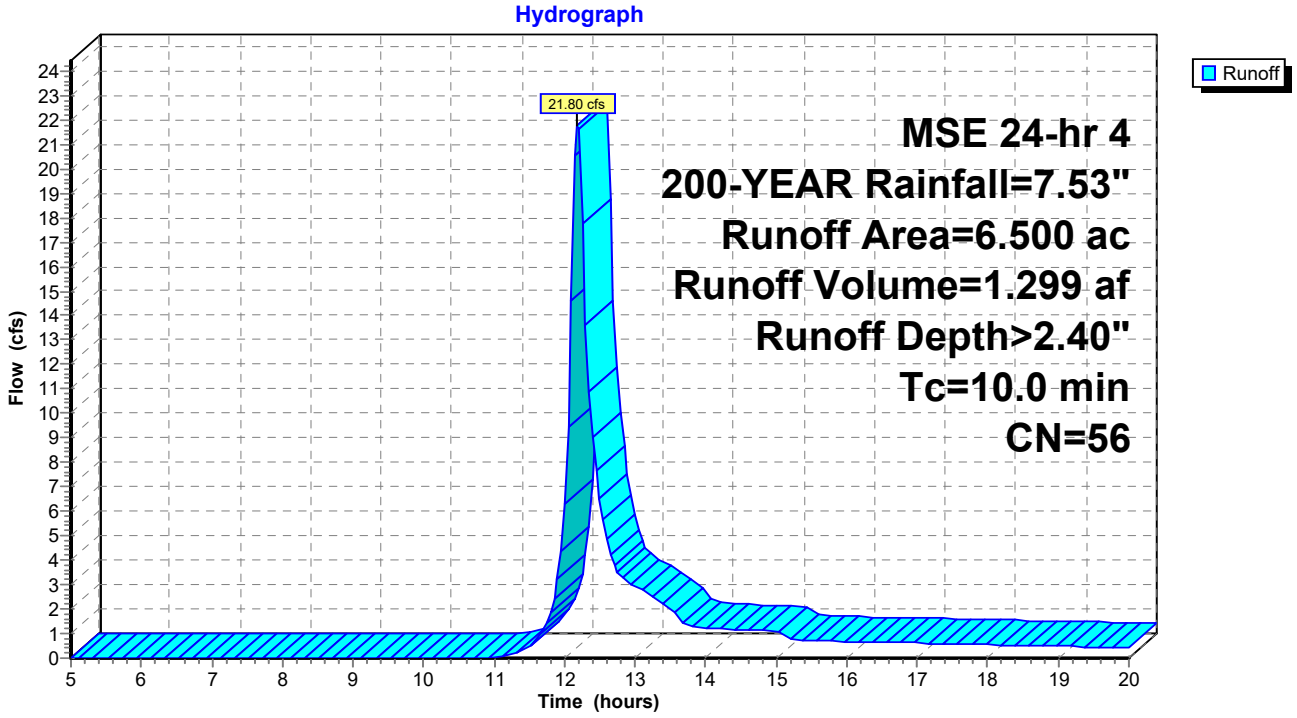
Runoff = 21.80 cfs @ 12.19 hrs, Volume= 1.299 af, Depth> 2.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 200-YEAR Rainfall=7.53"

	Area (ac)	CN	Description
*	5.500	55	WOODLAND PER CITY ORDINANCE GROUP B
*	1.000	61	GRASSLAND PER CITY ORDINANCE GROUP B
	6.500	56	Weighted Average
	6.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, ASSUMED**

Subcatchment 2S: EX AREA TO SE



Summary for Subcatchment 7S: EXIST AREA TO NORTH KETTLE

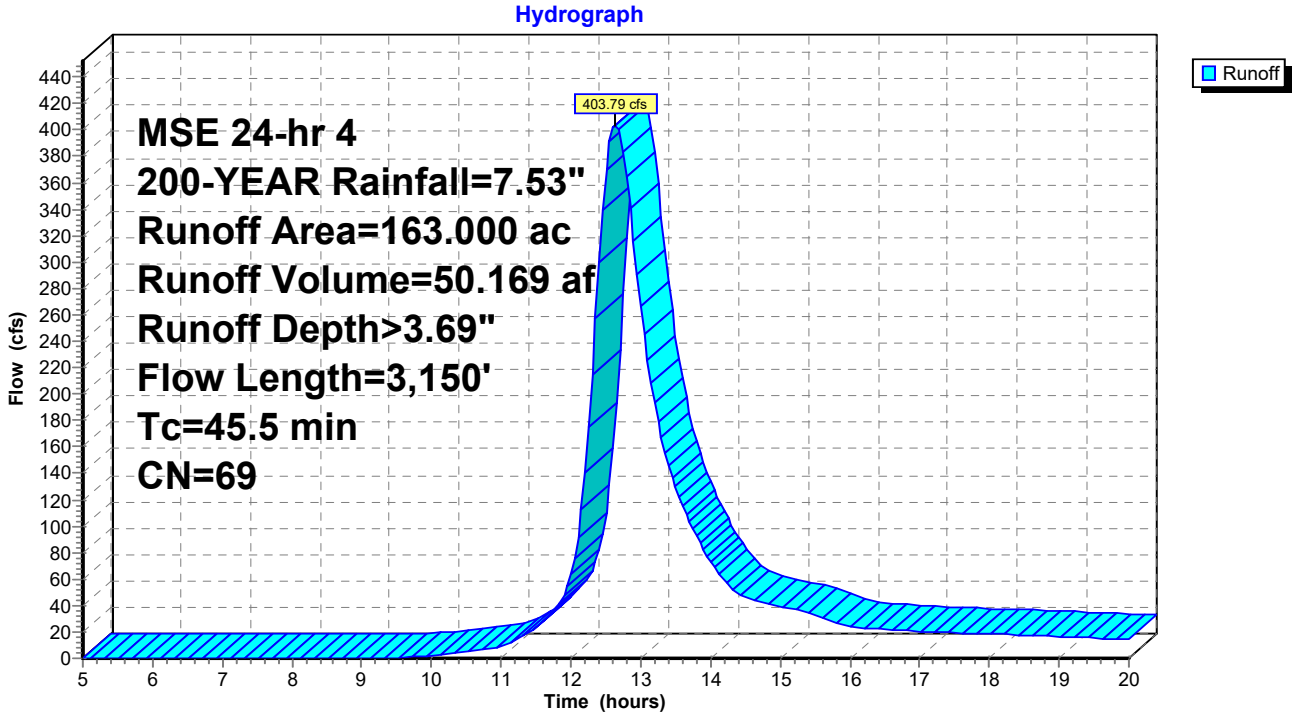
Runoff = 403.79 cfs @ 12.63 hrs, Volume= 50.169 af, Depth> 3.69"
Routed to Pond 8P : EX NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 200-YEAR Rainfall=7.53"

	Area (ac)	CN	Description
*	104.000	68	CROPLAND PER CITY ORDINANCE B SOIL
	59.000	72	1/3 acre lots, 30% imp, HSG B
	163.000	69	Weighted Average
	145.300		89.14% Pervious Area
	17.700		10.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	100	0.0300	0.17		**Sheet Flow, 100** Cultivated: Residue>20% n= 0.170 P2= 2.84"
35.7	3,050	0.0250	1.42		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
45.5	3,150	Total			

Subcatchment 7S: EXIST AREA TO NORTH KETTLE



Summary for Pond 8P: EX NORTH KETTLE

Inflow Area = 163.000 ac, 10.86% Impervious, Inflow Depth > 3.69" for 200-YEAR event
Inflow = 403.79 cfs @ 12.63 hrs, Volume= 50.169 af
Outflow = 15.72 cfs @ 19.28 hrs, Volume= 9.890 af, Atten= 96%, Lag= 399.1 min
Discarded = 15.72 cfs @ 19.28 hrs, Volume= 9.890 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 935.46' @ 19.28 hrs Surf.Area= 10.646 ac Storage= 40.325 af

Plug-Flow detention time= 241.9 min calculated for 9.890 af (20% of inflow)
Center-of-Mass det. time= 146.4 min (966.4 - 820.0)

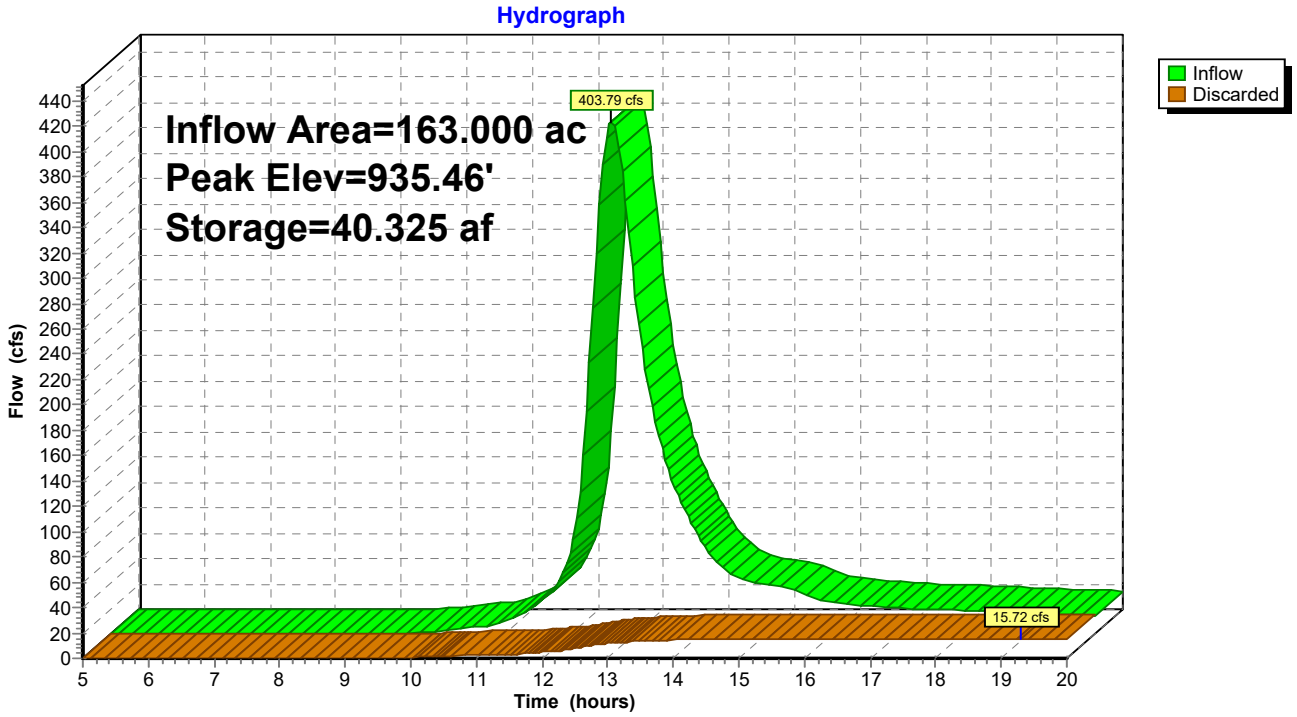
Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	72.707 af	**Custom Stage Data (Conic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
929.00	1.300	0.000	0.000	1.300
930.00	3.800	2.441	2.441	3.800
938.00	15.000	70.266	72.707	15.007

Device	Routing	Invert	Outlet Devices
#1	Discarded	929.00'	**1.630 in/hr Exfiltration X 0.80 over Horizontal area** Conductivity to Groundwater Elevation = 900.00'

Discarded OutFlow Max=15.72 cfs @ 19.28 hrs HW=935.46' (Free Discharge)
↑**1=Exfiltration** (Controls 15.72 cfs)

Pond 8P: EX NORTH KETTLE



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX AREA TO SOUTH Runoff Area=17.700 ac 0.00% Impervious Runoff Depth>3.33"
Tc=20.0 min CN=56 Runoff=61.62 cfs 4.914 af

Subcatchment2S: EX AREA TO SE Runoff Area=6.500 ac 0.00% Impervious Runoff Depth>3.34"
Tc=10.0 min CN=56 Runoff=30.72 cfs 1.811 af

Subcatchment7S: EXIST AREA TO Runoff Area=163.000 ac 10.86% Impervious Runoff Depth>4.84"
Flow Length=3,150' Tc=45.5 min CN=69 Runoff=528.84 cfs 65.709 af

Pond 8P: EX NORTH KETTLE Peak Elev=936.63' Storage=53.800 af Inflow=528.84 cfs 65.709 af
Outflow=18.78 cfs 11.932 af

Total Runoff Area = 187.200 ac Runoff Volume = 72.434 af Average Runoff Depth = 4.64"
90.54% Pervious = 169.500 ac 9.46% Impervious = 17.700 ac

Summary for Subcatchment 1S: EX AREA TO SOUTH

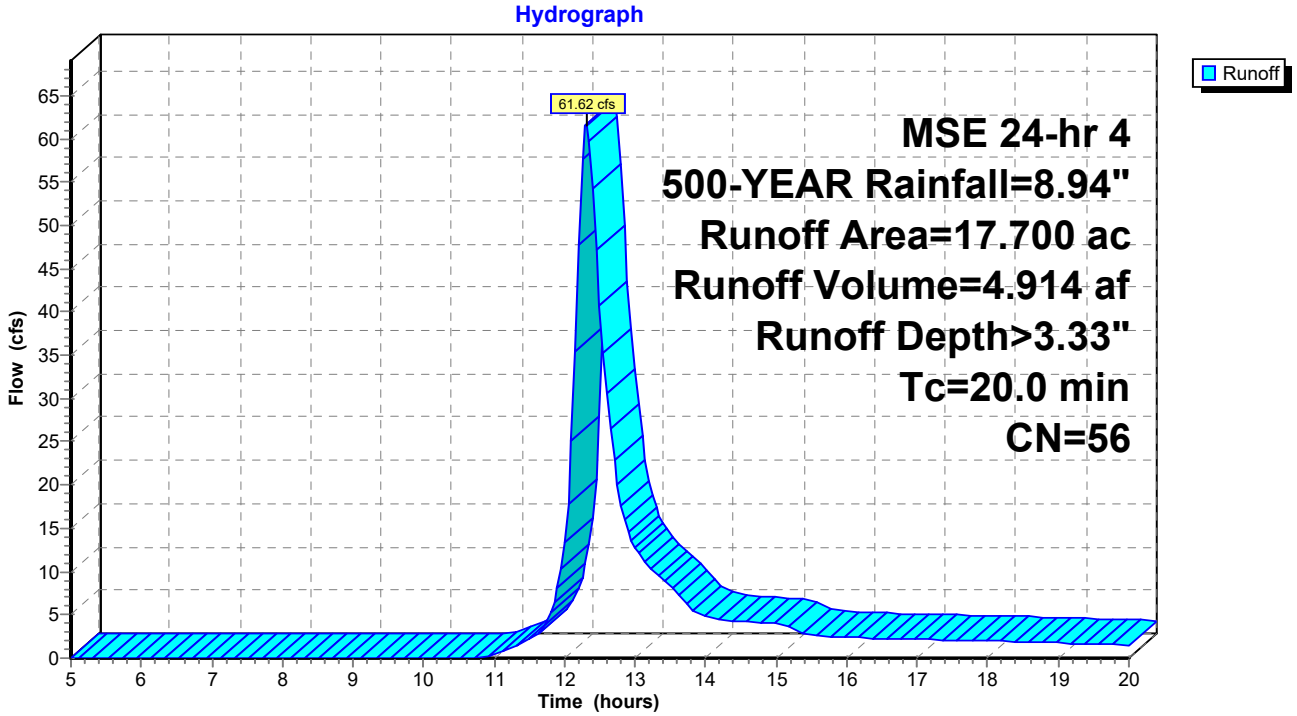
Runoff = 61.62 cfs @ 12.31 hrs, Volume= 4.914 af, Depth> 3.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 500-YEAR Rainfall=8.94"

	Area (ac)	CN	Description
*	15.700	55	WOODLAND PER CITY ORDINANCE GROUP B
*	2.000	61	GRASSLAND PER CITY ORDINANCE GROUP B
	17.700	56	Weighted Average
	17.700		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry, ASSUMED**

Subcatchment 1S: EX AREA TO SOUTH



Summary for Subcatchment 2S: EX AREA TO SE

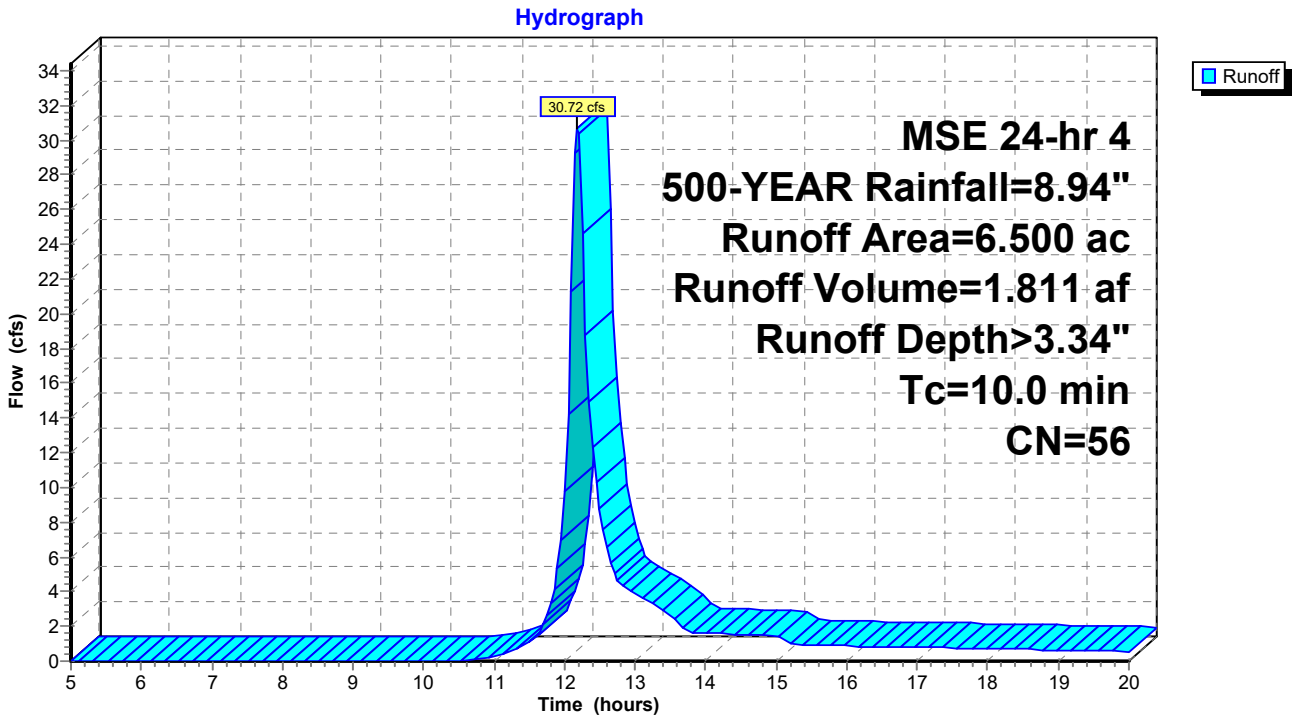
Runoff = 30.72 cfs @ 12.18 hrs, Volume= 1.811 af, Depth> 3.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 500-YEAR Rainfall=8.94"

	Area (ac)	CN	Description
*	5.500	55	WOODLAND PER CITY ORDINANCE GROUP B
*	1.000	61	GRASSLAND PER CITY ORDINANCE GROUP B
	6.500	56	Weighted Average
	6.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, ASSUMED**

Subcatchment 2S: EX AREA TO SE



Summary for Subcatchment 7S: EXIST AREA TO NORTH KETTLE

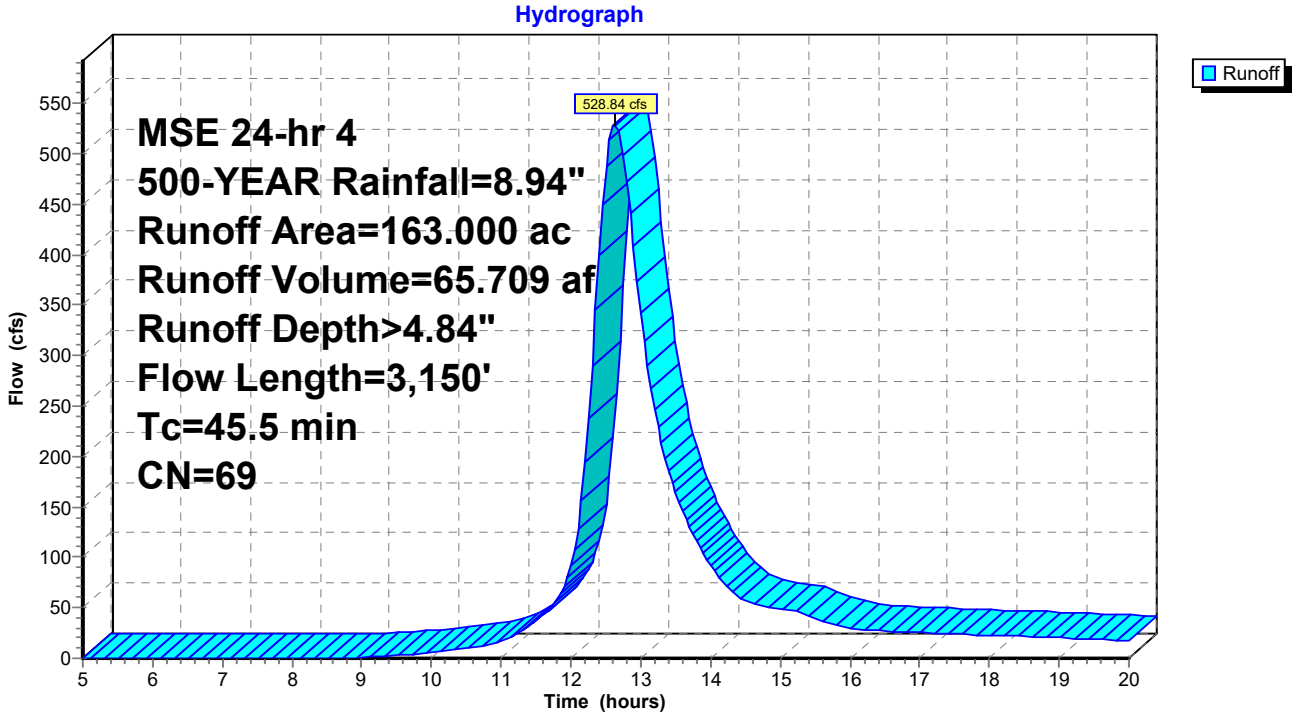
Runoff = 528.84 cfs @ 12.62 hrs, Volume= 65.709 af, Depth> 4.84"
Routed to Pond 8P : EX NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 500-YEAR Rainfall=8.94"

	Area (ac)	CN	Description
*	104.000	68	CROPLAND PER CITY ORDINANCE B SOIL
	59.000	72	1/3 acre lots, 30% imp, HSG B
	163.000	69	Weighted Average
	145.300		89.14% Pervious Area
	17.700		10.86% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	100	0.0300	0.17		**Sheet Flow, 100** Cultivated: Residue>20% n= 0.170 P2= 2.84"
35.7	3,050	0.0250	1.42		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
45.5	3,150	Total			

Subcatchment 7S: EXIST AREA TO NORTH KETTLE



Summary for Pond 8P: EX NORTH KETTLE

Inflow Area = 163.000 ac, 10.86% Impervious, Inflow Depth > 4.84" for 500-YEAR event
Inflow = 528.84 cfs @ 12.62 hrs, Volume= 65.709 af
Outflow = 18.78 cfs @ 19.56 hrs, Volume= 11.932 af, Atten= 96%, Lag= 416.0 min
Discarded = 18.78 cfs @ 19.56 hrs, Volume= 11.932 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 936.63' @ 19.56 hrs Surf.Area= 12.549 ac Storage= 53.800 af

Plug-Flow detention time= 247.5 min calculated for 11.892 af (18% of inflow)
Center-of-Mass det. time= 147.2 min (962.2 - 815.0)

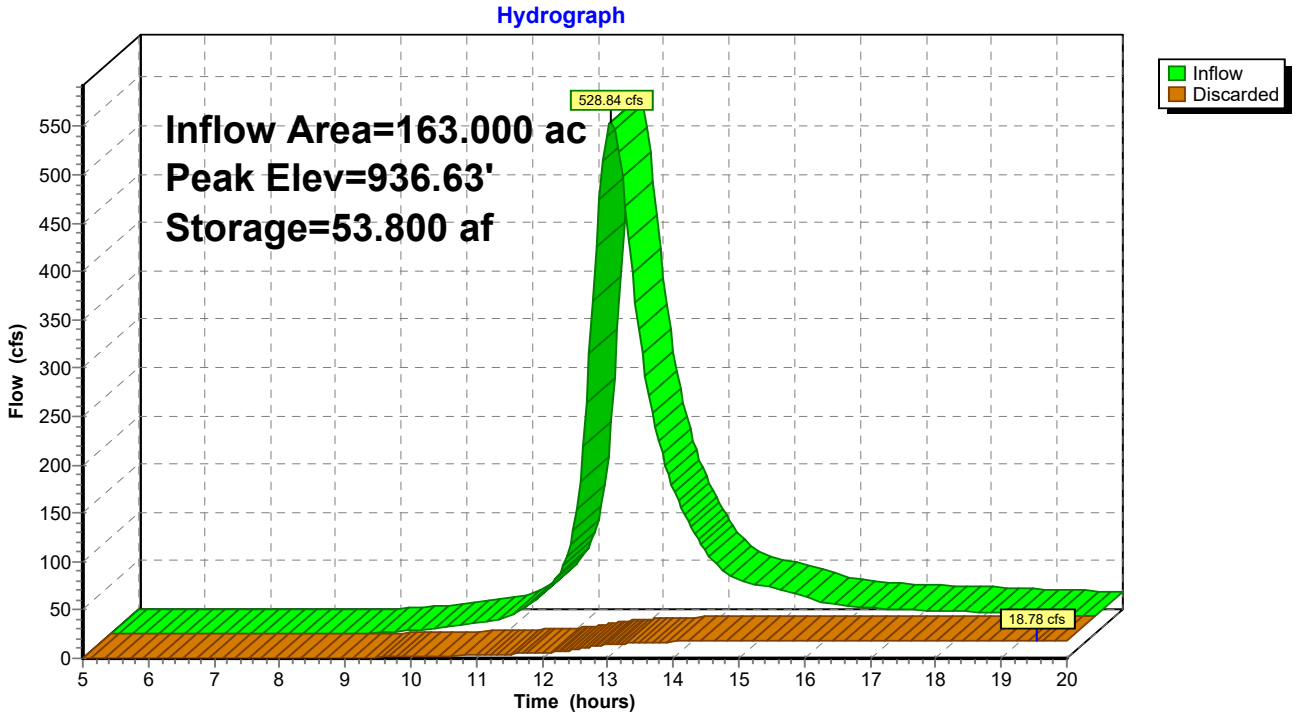
Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	72.707 af	**Custom Stage Data (Conic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
929.00	1.300	0.000	0.000	1.300
930.00	3.800	2.441	2.441	3.800
938.00	15.000	70.266	72.707	15.007

Device	Routing	Invert	Outlet Devices
#1	Discarded	929.00'	**1.630 in/hr Exfiltration X 0.80 over Horizontal area** Conductivity to Groundwater Elevation = 900.00'

Discarded OutFlow Max=18.78 cfs @ 19.56 hrs HW=936.63' (Free Discharge)
↑—**1=Exfiltration** (Controls 18.78 cfs)

Pond 8P: EX NORTH KETTLE



PORTAGE ROAD

HOEPKER ROAD

CEMETERY

THE BURKE LUTHERAN CHURCH CEMETERY ASSOCIATION CEMETERY PLAT

AREA TO REMAIN UNDEVELOPED TO SOUTH 8.5 AC

OFFSITE AREA TO NORTH POND 8.8 AC

AREA TO REMAIN UNDEVELOPED TO SOUTHEAST 2.4 AC

TOTAL PROPOSED UNDETAINED AREA TO SOUTH 0.5 AC

TOTAL PROPOSED UNDETAINED AREA TO SOUTHEAST 0.6 AC

SW POND

PROPOSED AREA TO SOUTH POND 14.3 AC

PROPOSED AREA TO NORTH POND 11.4 AC

NORTH POND

SE POND

EXISTING WETLANDS

TOTAL PROPOSED UNDETAINED AREA TO NORTH KETTLE 1.9 AC

TOTAL PROPOSED UNDETAINED AREA TO NORTH KETTLE 1.9 AC

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

Z:\PROJECTS\2024\5511.00-MV\CAD\EXHIBITS\5511.00 HYDROLOGY EXHIBITS.DWG 8/21/2025 3:01 PM

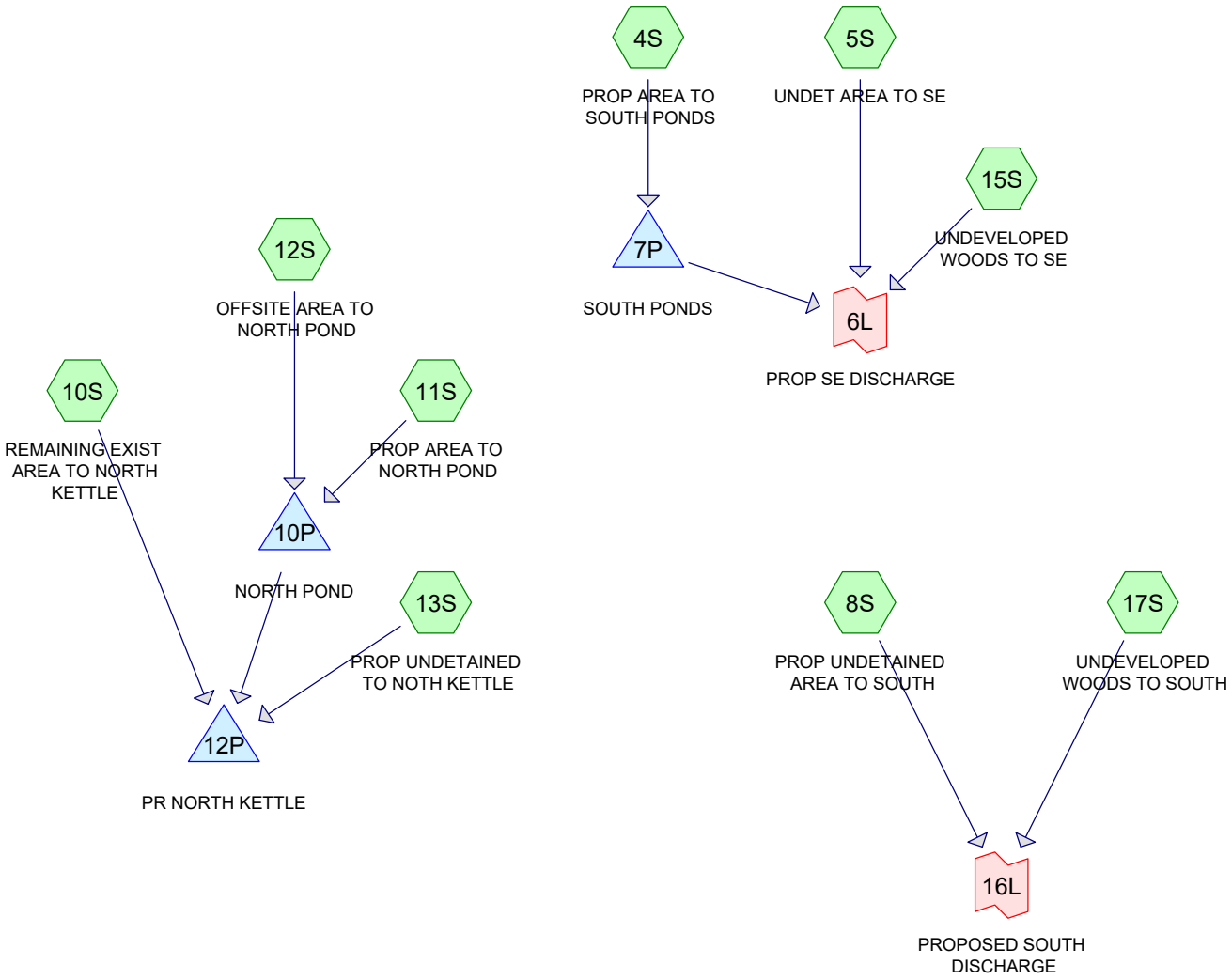
LEO MADISON - PROPOSED HYDROLOGY EXHIBIT

08/21/25

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER **PEGJOB#** 5511.00



Subcat Reach Pond Link

Routing Diagram for LEO MADISON
Prepared by Pinnacle Engineering Group, Printed 8/21/2025
HydroCAD® 10.20-5b s/n 07894 © 2023 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-YEAR	MSE 24-hr	4	Default	24.00	1	2.49	2
2	2-YEAR	MSE 24-hr	4	Default	24.00	1	2.84	2
3	5-YEAR	MSE 24-hr	4	Default	24.00	1	3.45	2
4	10-YEAR	MSE 24-hr	4	Default	24.00	1	4.09	2
5	25-YEAR	MSE 24-hr	4	Default	24.00	1	5.02	2
6	100-YEAR	MSE 24-hr	4	Default	24.00	1	6.66	2
7	200-YEAR	MSE 24-hr	4	Default	24.00	1	7.53	2
8	500-YEAR	MSE 24-hr	4	Default	24.00	1	8.94	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
59.000	72	1/3 acre lots, 30% imp, HSG B (10S)
26.400	85	1/8 acre lots, 65% imp, HSG B (4S, 11S, 13S)
88.600	68	CROPLAND PER CITY ORDINANCE B SOIL (10S, 12S)
0.950	61	GRASS (5S, 8S)
0.150	98	IMPERVIOUS (5S, 8S)
1.200	61	POND AREA >75% Grass cover, Good, HSG B (4S)
10.900	55	WOODLAND PER CITY ORDINANCE GROUP B (15S, 17S)
187.200	**71**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
86.600	HSG B	4S, 10S, 11S, 13S
0.000	HSG C	
0.000	HSG D	
100.600	Other	5S, 8S, 10S, 12S, 15S, 17S
187.200		**TOTAL AREA**

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover
0.000	59.000	0.000	0.000	0.000	59.000	1/3 acre lots, 30% imp
0.000	26.400	0.000	0.000	0.000	26.400	1/8 acre lots, 65% imp
0.000	0.000	0.000	0.000	88.600	88.600	CROPLAND PER CITY ORDINANCE B SOIL
0.000	0.000	0.000	0.000	0.950	0.950	GRASS
0.000	0.000	0.000	0.000	0.150	0.150	IMPERVIOUS
0.000	1.200	0.000	0.000	0.000	1.200	POND AREA >75% Grass cover, Good
0.000	0.000	0.000	0.000	10.900	10.900	WOODLAND PER CITY ORDINANCE GROUP B
0.000	**86.600**	**0.000**	**0.000**	**100.600**	**187.200**	**TOTAL AREA**

Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	7P	927.00	923.80	80.0	0.0400	0.013	0.0	18.0	0.0	
2	10P	929.00	928.70	60.0	0.0050	0.013	0.0	36.0	0.0	
3	12P	931.00	928.20	1,400.0	0.0020	0.013	0.0	48.0	0.0	

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment4S: PROP AREA TO Runoff Area=14.300 ac 59.55% Impervious Runoff Depth>0.99"
Tc=6.0 min CN=83 Runoff=23.49 cfs 1.175 af

Subcatchment5S: UNDET AREA TO SE Runoff Area=0.600 ac 8.33% Impervious Runoff Depth>0.24"
Flow Length=300' Tc=10.3 min CN=64 Runoff=0.12 cfs 0.012 af

Subcatchment8S: PROP UNDETAINED Runoff Area=0.500 ac 20.00% Impervious Runoff Depth>0.35"
Tc=6.0 min CN=68 Runoff=0.24 cfs 0.015 af

Subcatchment10S: REMAINING EXIST Runoff Area=138.800 ac 12.75% Impervious Runoff Depth>0.40"
Flow Length=3,150' Tc=45.5 min CN=70 Runoff=30.90 cfs 4.654 af

Subcatchment11S: PROP AREA TO Runoff Area=11.400 ac 65.00% Impervious Runoff Depth>1.10"
Tc=6.0 min CN=85 Runoff=20.93 cfs 1.050 af

Subcatchment12S: OFFSITE AREA TO Runoff Area=8.800 ac 0.00% Impervious Runoff Depth>0.35"
Flow Length=600' Tc=13.9 min CN=68 Runoff=2.92 cfs 0.254 af

Subcatchment13S: PROP UNDETAINED Runoff Area=1.900 ac 65.00% Impervious Runoff Depth>1.10"
Tc=6.0 min CN=85 Runoff=3.49 cfs 0.175 af

Subcatchment15S: UNDEVELOPED Runoff Area=2.400 ac 0.00% Impervious Runoff Depth>0.07"
Tc=10.0 min CN=55 Runoff=0.04 cfs 0.013 af

Subcatchment17S: UNDEVELOPED Runoff Area=8.500 ac 0.00% Impervious Runoff Depth>0.07"
Tc=20.0 min CN=55 Runoff=0.14 cfs 0.046 af

Pond 7P: SOUTH PONDS Peak Elev=928.63' Storage=47,650 cf Inflow=23.49 cfs 1.175 af
Discarded=0.13 cfs 0.081 af Primary=0.00 cfs 0.000 af Outflow=0.13 cfs 0.081 af

Pond 10P: NORTH POND Peak Elev=931.07' Storage=41,418 cf Inflow=22.29 cfs 1.304 af
Outflow=0.58 cfs 0.374 af

Pond 12P: PR NORTH KETTLE Peak Elev=930.29' Storage=2.871 af Inflow=31.81 cfs 5.202 af
Discarded=4.21 cfs 2.576 af Primary=0.00 cfs 0.000 af Outflow=4.21 cfs 2.576 af

Link 6L: PROP SE DISCHARGE Inflow=0.12 cfs 0.025 af
Primary=0.12 cfs 0.025 af

Link 16L: PROPOSED SOUTH DISCHARGE Inflow=0.24 cfs 0.061 af
Primary=0.24 cfs 0.061 af

Total Runoff Area = 187.200 ac Runoff Volume = 7.394 af Average Runoff Depth = 0.47"
81.30% Pervious = 152.190 ac 18.70% Impervious = 35.010 ac

Summary for Subcatchment 4S: PROP AREA TO SOUTH PONDS

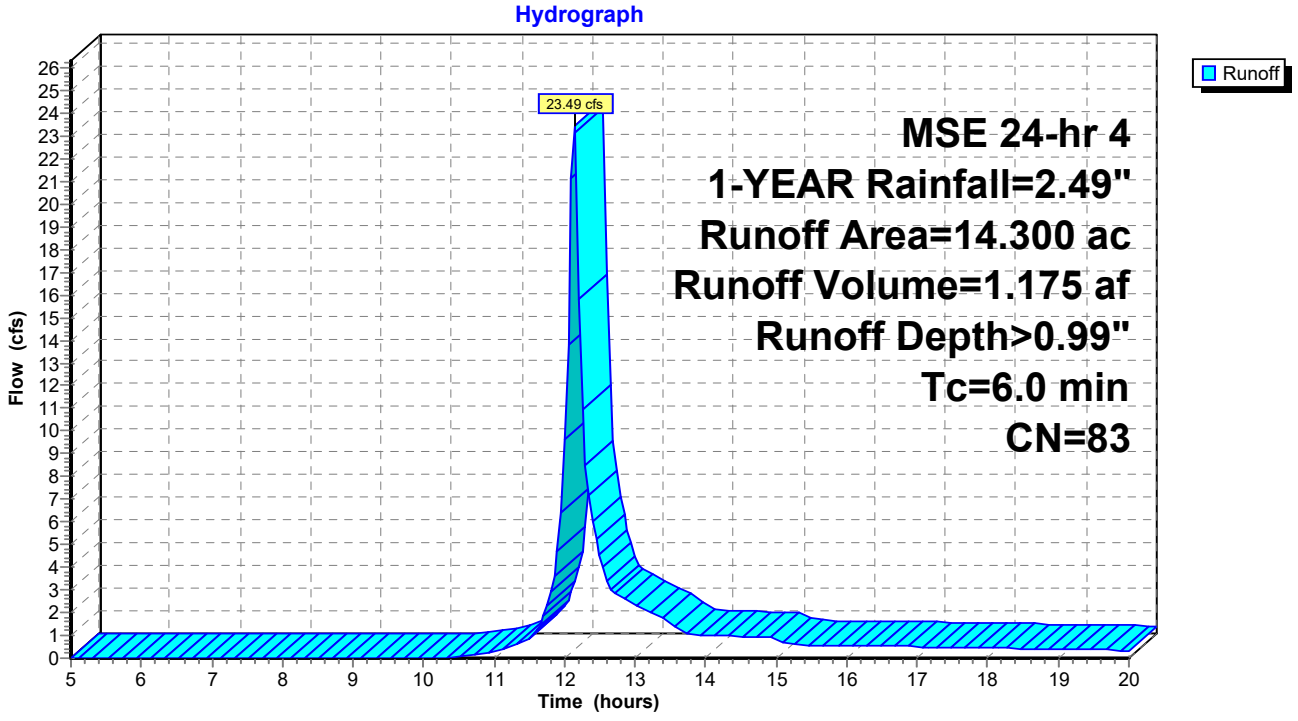
Runoff = 23.49 cfs @ 12.14 hrs, Volume= 1.175 af, Depth> 0.99"
Routed to Pond 7P : SOUTH PONDS

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-YEAR Rainfall=2.49"

	Area (ac)	CN	Description
	13.100	85	1/8 acre lots, 65% imp, HSG B
*	1.200	61	POND AREA >75% Grass cover, Good, HSG B
	14.300	83	Weighted Average
	5.785		40.45% Pervious Area
	8.515		59.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 4S: PROP AREA TO SOUTH PONDS



Summary for Subcatchment 5S: UNDET AREA TO SE

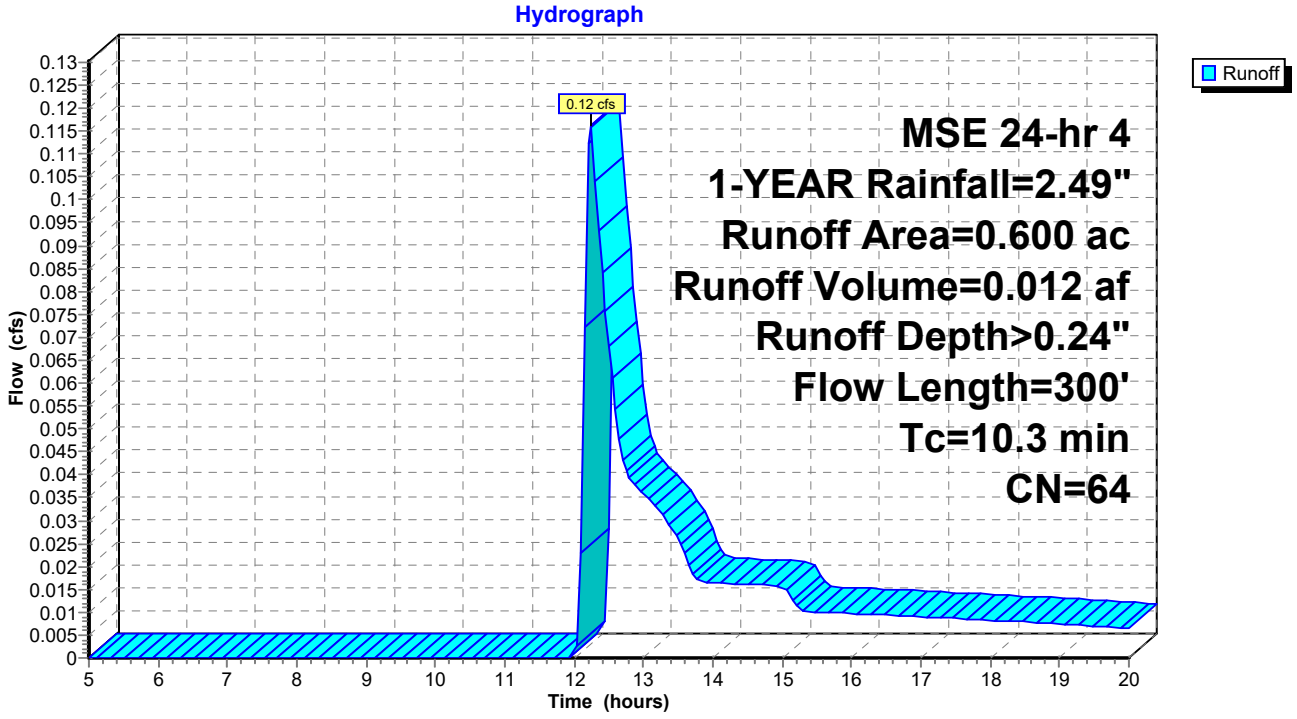
Runoff = 0.12 cfs @ 12.24 hrs, Volume= 0.012 af, Depth> 0.24"
Routed to Link 6L : PROP SE DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-YEAR Rainfall=2.49"

	Area (ac)	CN	Description
*	0.050	98	IMPERVIOUS
*	0.550	61	GRASS
	0.600	64	Weighted Average
	0.550		91.67% Pervious Area
	0.050		8.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.4	50	0.2000	0.35		**Sheet Flow, SHEET** Grass: Short n= 0.150 P2= 2.84"
6.6	50	0.0400	0.13		**Sheet Flow, SHEET** Grass: Dense n= 0.240 P2= 2.84"
1.3	200	0.0300	2.60		**Shallow Concentrated Flow, SCF** Grassed Waterway Kv= 15.0 fps
10.3	300	Total			

Subcatchment 5S: UNDET AREA TO SE



Summary for Subcatchment 8S: PROP UNDETAINED AREA TO SOUTH

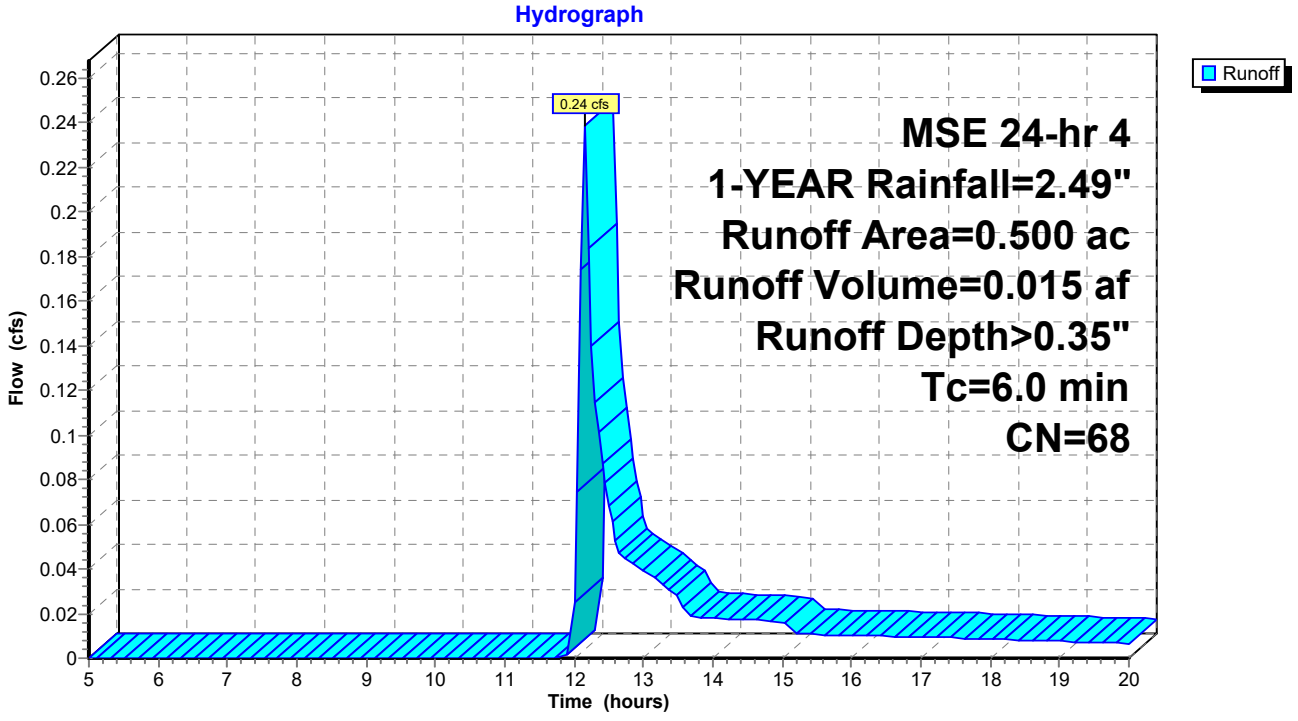
Runoff = 0.24 cfs @ 12.15 hrs, Volume= 0.015 af, Depth> 0.35"
Routed to Link 16L : PROPOSED SOUTH DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-YEAR Rainfall=2.49"

	Area (ac)	CN	Description
*	0.400	61	GRASS
*	0.100	98	IMPERVIOUS
	0.500	68	Weighted Average
	0.400		80.00% Pervious Area
	0.100		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN PER TR-55**

Subcatchment 8S: PROP UNDETAINED AREA TO SOUTH



Summary for Subcatchment 10S: REMAINING EXIST AREA TO NORTH KETTLE

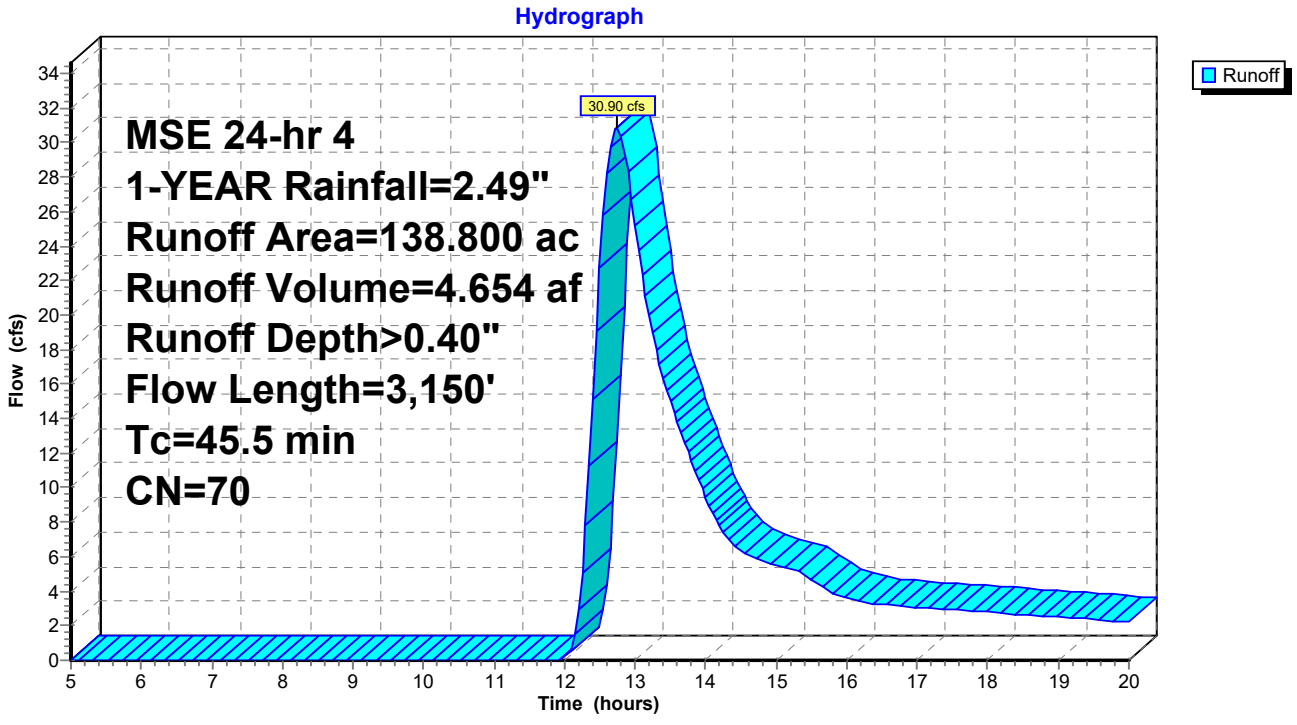
Runoff = 30.90 cfs @ 12.74 hrs, Volume= 4.654 af, Depth> 0.40"
Routed to Pond 12P : PR NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-YEAR Rainfall=2.49"

	Area (ac)	CN	Description
*	79.800	68	CROPLAND PER CITY ORDINANCE B SOIL
	59.000	72	1/3 acre lots, 30% imp, HSG B
	138.800	70	Weighted Average
	121.100		87.25% Pervious Area
	17.700		12.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	100	0.0300	0.17		**Sheet Flow, Sheet** Cultivated: Residue>20% n= 0.170 P2= 2.84"
35.7	3,050	0.0250	1.42		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
45.5	3,150	Total			

Subcatchment 10S: REMAINING EXIST AREA TO NORTH KETTLE



Summary for Subcatchment 11S: PROP AREA TO NORTH POND

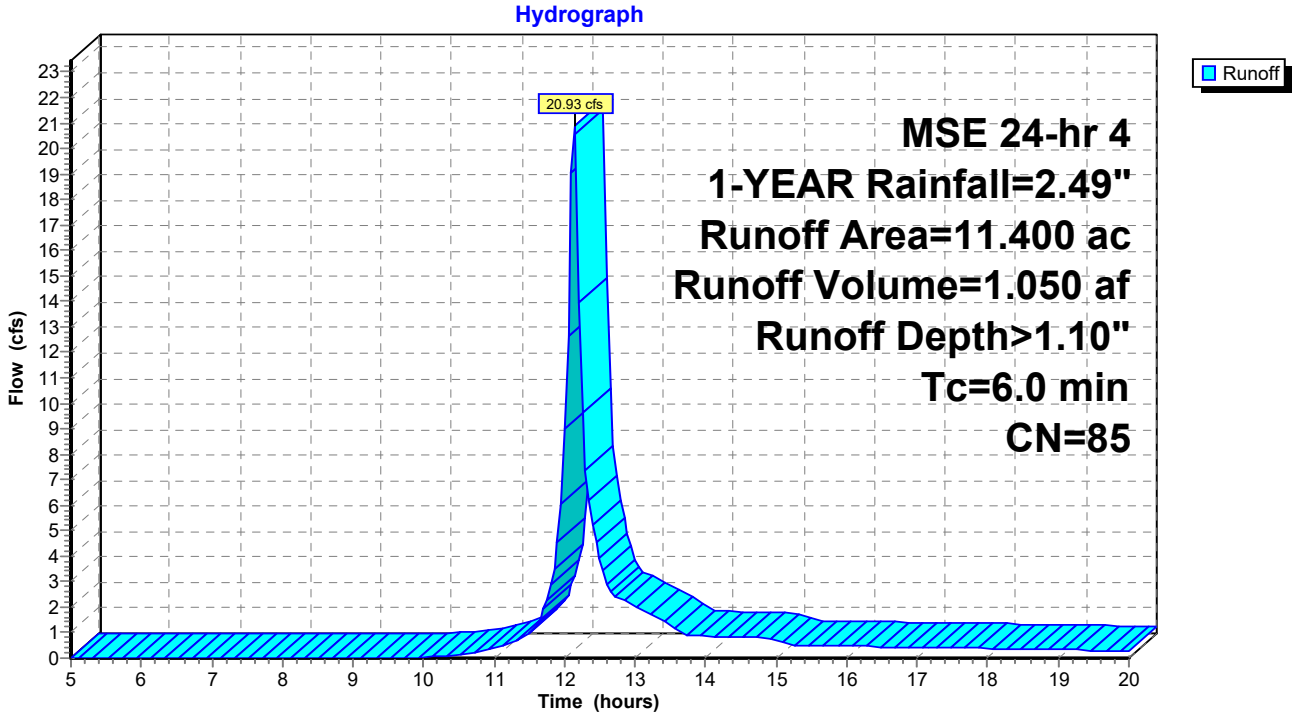
Runoff = 20.93 cfs @ 12.13 hrs, Volume= 1.050 af, Depth> 1.10"
Routed to Pond 10P : NORTH POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-YEAR Rainfall=2.49"

Area (ac)	CN	Description
11.400	85	1/8 acre lots, 65% imp, HSG B
3.990		35.00% Pervious Area
7.410		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 11S: PROP AREA TO NORTH POND



Summary for Subcatchment 12S: OFFSITE AREA TO NORTH POND

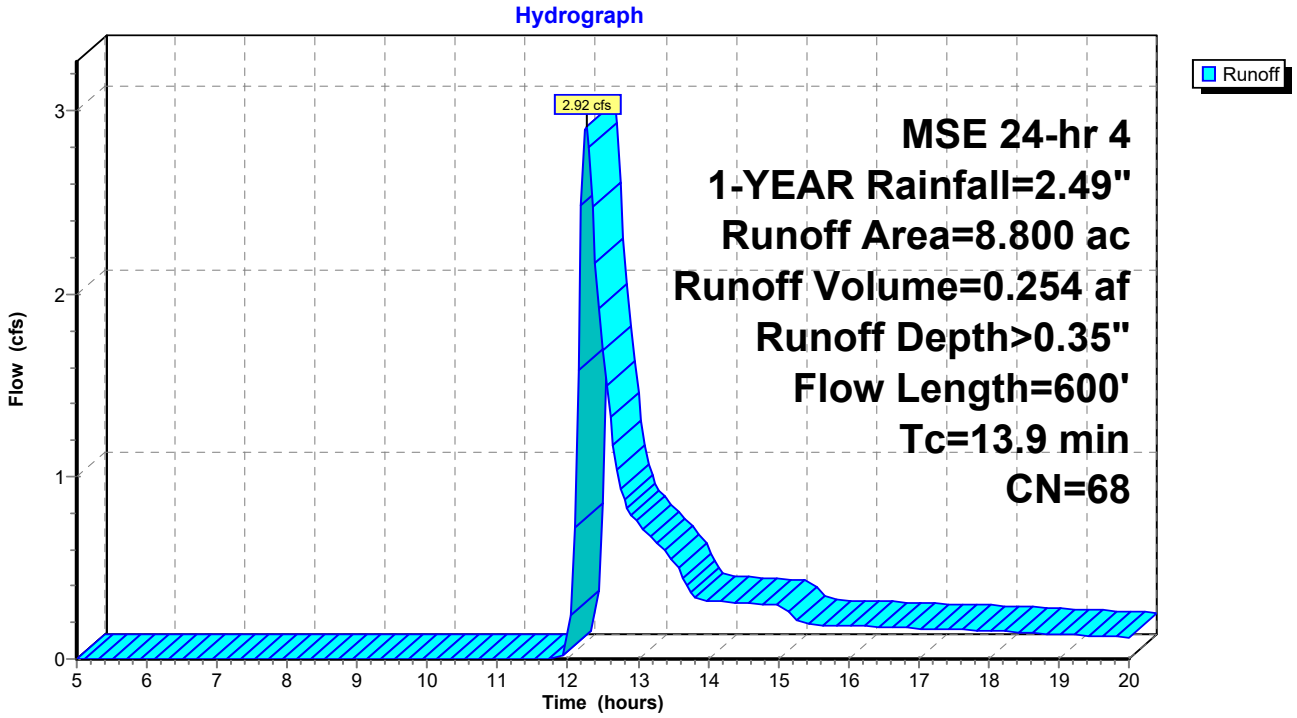
Runoff = 2.92 cfs @ 12.27 hrs, Volume= 0.254 af, Depth> 0.35"
Routed to Pond 10P : NORTH POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-YEAR Rainfall=2.49"

	Area (ac)	CN	Description
*	8.800	68	CROPLAND PER CITY ORDINANCE B SOIL
	8.800		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	100	0.0600	0.22		**Sheet Flow, SHEET** Cultivated: Residue>20% n= 0.170 P2= 2.84"
6.5	500	0.0200	1.27		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
13.9	600	Total			

Subcatchment 12S: OFFSITE AREA TO NORTH POND



Summary for Subcatchment 13S: PROP UNDETAINED TO NOTH KETTLE

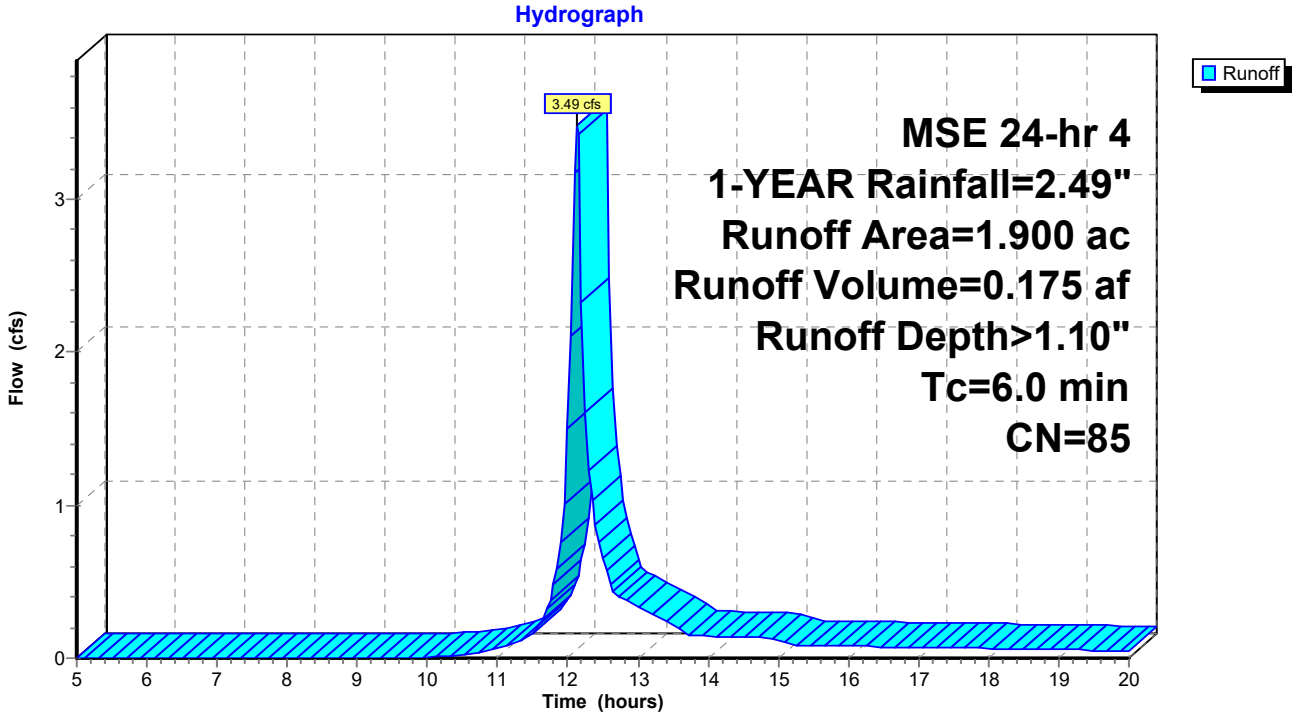
Runoff = 3.49 cfs @ 12.13 hrs, Volume= 0.175 af, Depth> 1.10"
Routed to Pond 12P : PR NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-YEAR Rainfall=2.49"

Area (ac)	CN	Description
1.900	85	1/8 acre lots, 65% imp, HSG B
0.665		35.00% Pervious Area
1.235		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 13S: PROP UNDETAINED TO NOTH KETTLE



Summary for Subcatchment 15S: UNDEVELOPED WOODS TO SE

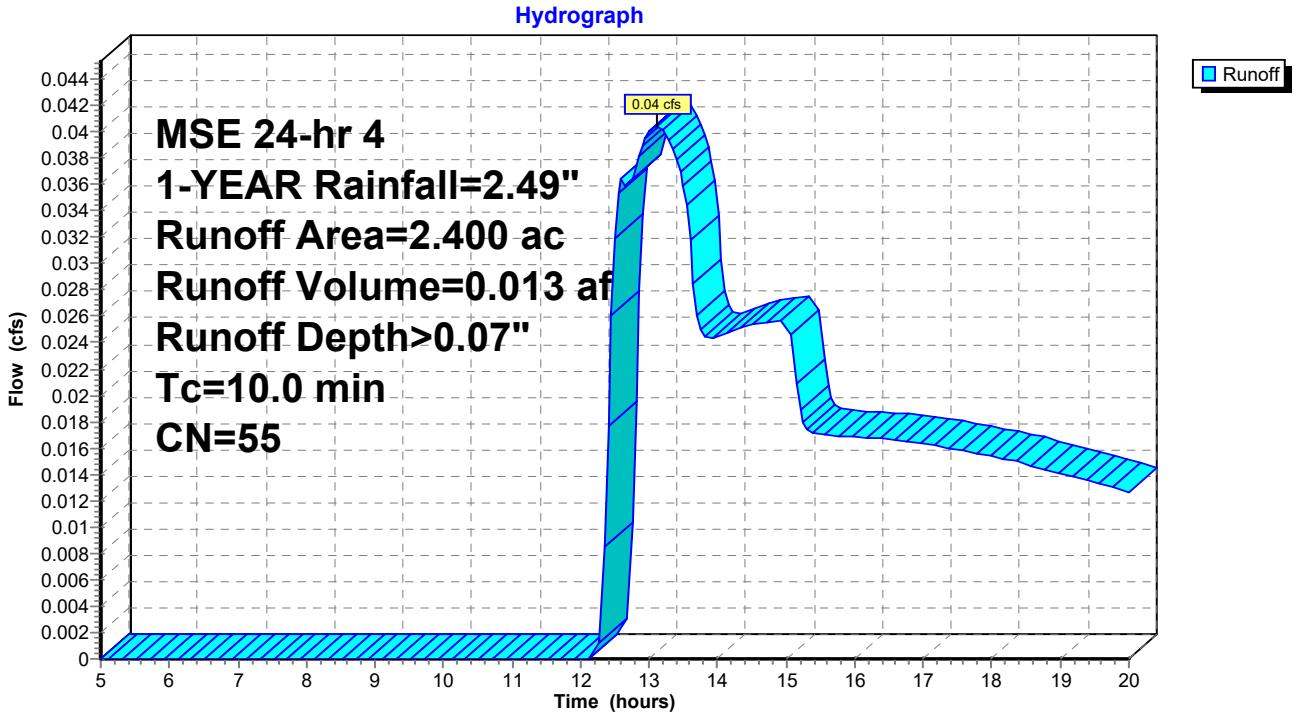
Runoff = 0.04 cfs @ 13.11 hrs, Volume= 0.013 af, Depth> 0.07"
Routed to Link 6L : PROP SE DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-YEAR Rainfall=2.49"

	Area (ac)	CN	Description
*	2.400	55	WOODLAND PER CITY ORDINANCE GROUP B
	2.400		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, ASSUMED**

Subcatchment 15S: UNDEVELOPED WOODS TO SE



Summary for Subcatchment 17S: UNDEVELOPED WOODS TO SOUTH

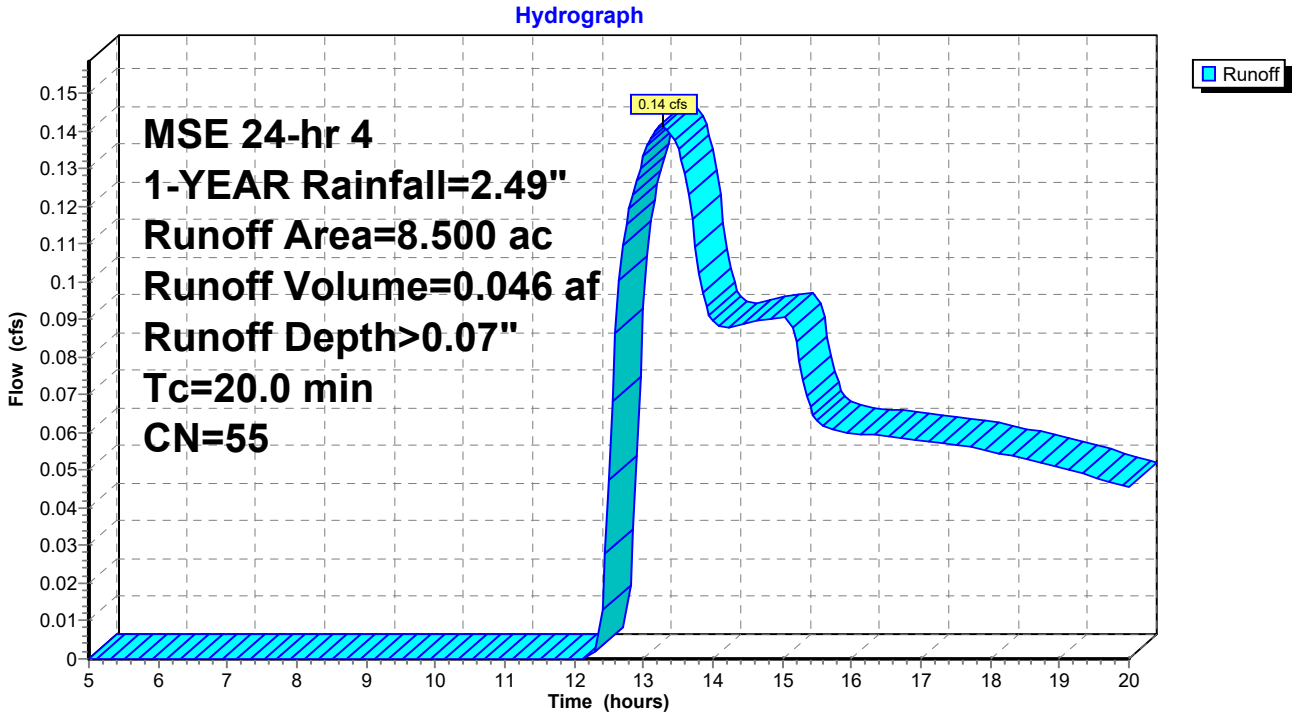
Runoff = 0.14 cfs @ 13.27 hrs, Volume= 0.046 af, Depth> 0.07"
Routed to Link 16L : PROPOSED SOUTH DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 1-YEAR Rainfall=2.49"

	Area (ac)	CN	Description
*	8.500	55	WOODLAND PER CITY ORDINANCE GROUP B
	8.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry, ASSUMED**

Subcatchment 17S: UNDEVELOPED WOODS TO SOUTH



Summary for Pond 7P: SOUTH PONDS

Inflow Area = 14.300 ac, 59.55% Impervious, Inflow Depth > 0.99" for 1-YEAR event
Inflow = 23.49 cfs @ 12.14 hrs, Volume= 1.175 af
Outflow = 0.13 cfs @ 20.00 hrs, Volume= 0.081 af, Atten= 99%, Lag= 471.9 min
Discarded = 0.13 cfs @ 20.00 hrs, Volume= 0.081 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Link 6L : PROP SE DISCHARGE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 928.63' @ 20.00 hrs Surf.Area= 32,970 sf Storage= 47,650 cf

Plug-Flow detention time= 277.9 min calculated for 0.081 af (7% of inflow)
Center-of-Mass det. time= 169.8 min (969.0 - 799.3)

Volume	Invert	Avail.Storage	Storage Description
#1	927.00'	235,500 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

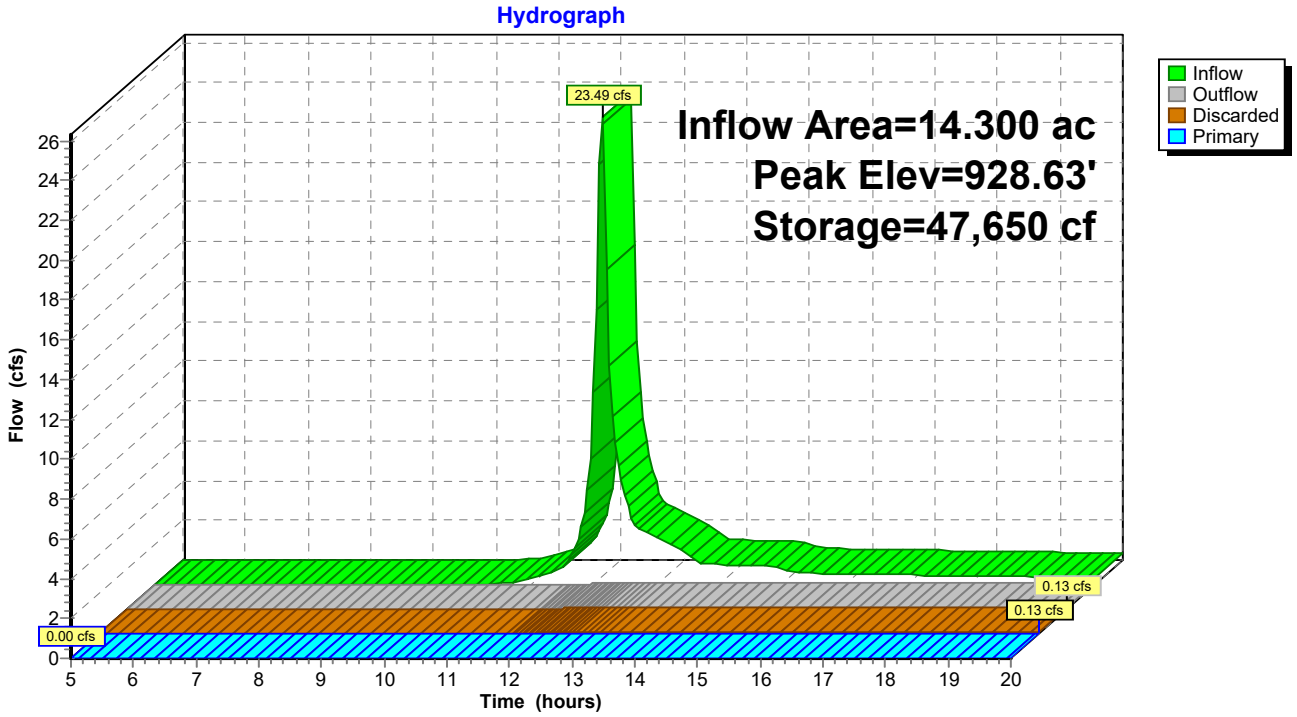
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
927.00	25,500	0	0
933.00	53,000	235,500	235,500

Device	Routing	Invert	Outlet Devices
#1	Discarded	927.00'	**3.600 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 900.00'
#2	Primary	927.00'	**18.0" Round Culvert** L= 80.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 927.00' / 923.80' S= 0.0400 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#3	Device 1	927.00'	**2.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 2	930.50'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Primary	932.00'	**10.0' long + 4.0 '/' SideZ x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Discarded OutFlow Max=0.13 cfs @ 20.00 hrs HW=928.63' (Free Discharge)
└**1=Exfiltration** (Passes 0.13 cfs of 2.89 cfs potential flow)
└**3=Orifice/Grate** (Orifice Controls 0.13 cfs @ 5.99 fps)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=927.00' (Free Discharge)
├**2=Culvert** (Controls 0.00 cfs)
└**4=Orifice/Grate** (Controls 0.00 cfs)
└**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 7P: SOUTH PONDS



Summary for Pond 10P: NORTH POND

Inflow Area = 20.200 ac, 36.68% Impervious, Inflow Depth > 0.77" for 1-YEAR event
Inflow = 22.29 cfs @ 12.14 hrs, Volume= 1.304 af
Outflow = 0.58 cfs @ 17.14 hrs, Volume= 0.374 af, Atten= 97%, Lag= 300.0 min
Primary = 0.58 cfs @ 17.14 hrs, Volume= 0.374 af
Routed to Pond 12P : PR NORTH KETTLE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 931.07' @ 17.14 hrs Surf.Area= 23,005 sf Storage= 41,418 cf

Plug-Flow detention time= 251.5 min calculated for 0.374 af (29% of inflow)
Center-of-Mass det. time= 161.1 min (965.4 - 804.3)

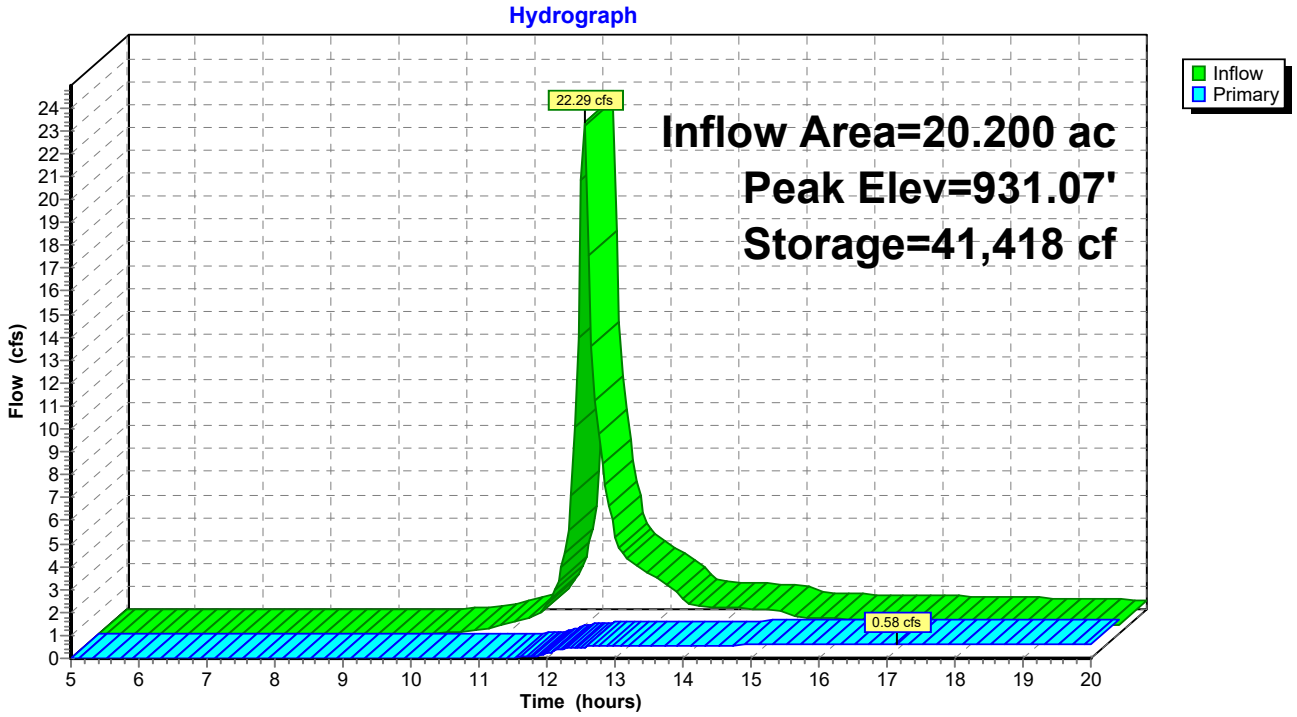
Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	172,925 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
929.00	17,000	0	0
934.00	31,500	121,250	121,250
935.00	35,500	33,500	154,750
935.50	37,200	18,175	172,925

Device	Routing	Invert	Outlet Devices
#1	Primary	929.00'	**36.0" Round Culvert** L= 60.0' Ke= 0.500 Inlet / Outlet Invert= 929.00' / 928.70' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 7.07 sf
#2	Device 1	929.00'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	931.65'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	933.00'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Primary	934.50'	**10.0' long + 4.0 '/' SideZ x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.58 cfs @ 17.14 hrs HW=931.07' (Free Discharge)
- **1=Culvert** (Passes 0.58 cfs of 19.33 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.58 cfs @ 6.64 fps)
  - **3=Orifice/Grate** (Controls 0.00 cfs)
  - **4=Orifice/Grate** (Controls 0.00 cfs)
- **5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 10P: NORTH POND



Summary for Pond 12P: PR NORTH KETTLE

[79] Warning: Submerged Pond 10P Primary device # 1 INLET by 1.29'

Inflow Area = 160.900 ac, 16.37% Impervious, Inflow Depth > 0.39" for 1-YEAR event
Inflow = 31.81 cfs @ 12.74 hrs, Volume= 5.202 af
Outflow = 4.21 cfs @ 16.03 hrs, Volume= 2.576 af, Atten= 87%, Lag= 197.2 min
Discarded = 4.21 cfs @ 16.03 hrs, Volume= 2.576 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 930.29' @ 16.03 hrs Surf.Area= 3.104 ac Storage= 2.871 af

Plug-Flow detention time= 204.5 min calculated for 2.576 af (50% of inflow)
Center-of-Mass det. time= 109.2 min (976.1 - 867.0)

Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	53.781 af	**Custom Stage Data (Conic)** Listed below (Recalc)

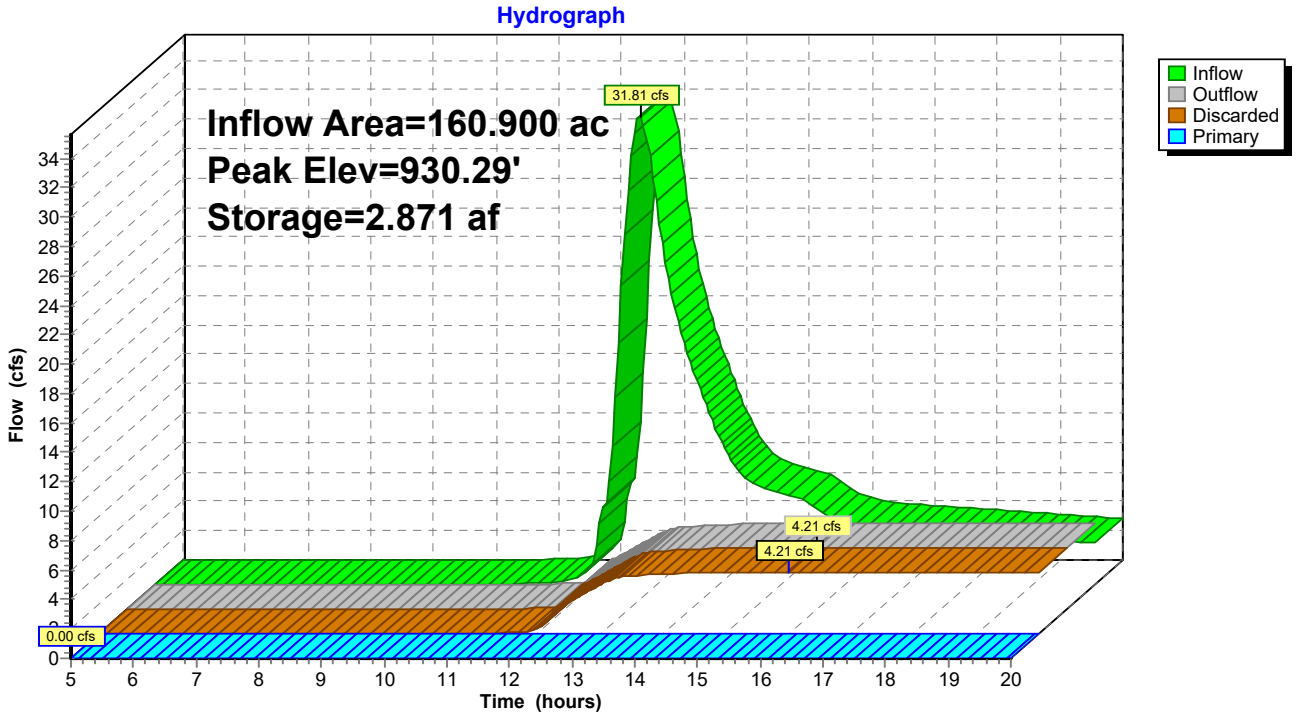
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
929.00	1.200	0.000	0.000	1.200
930.00	2.900	1.988	1.988	2.900
938.00	10.900	51.793	53.781	10.907

Device	Routing	Invert	Outlet Devices
#1	Discarded	929.00'	**1.630 in/hr Exfiltration X 0.80 over Horizontal area** Conductivity to Groundwater Elevation = 900.00'
#2	Primary	931.00'	**48.0" Round Culvert** L= 1,400.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 931.00' / 928.20' S= 0.0020 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf

Discarded OutFlow Max=4.21 cfs @ 16.03 hrs HW=930.29' (Free Discharge)
1=Exfiltration (Controls 4.21 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=929.00' (Free Discharge)
2=Culvert (Controls 0.00 cfs)

Pond 12P: PR NORTH KETTLE

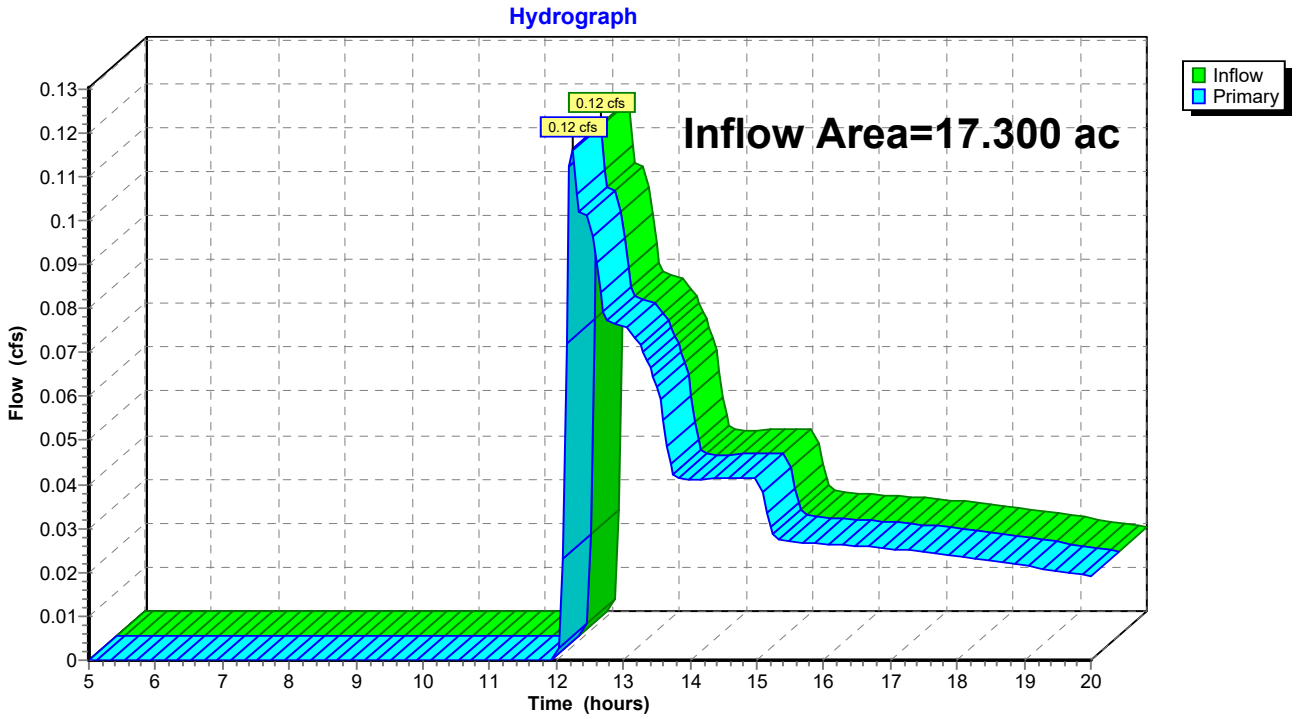


Summary for Link 6L: PROP SE DISCHARGE

Inflow Area = 17.300 ac, 49.51% Impervious, Inflow Depth > 0.02" for 1-YEAR event
Inflow = 0.12 cfs @ 12.24 hrs, Volume= 0.025 af
Primary = 0.12 cfs @ 12.24 hrs, Volume= 0.025 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 6L: PROP SE DISCHARGE

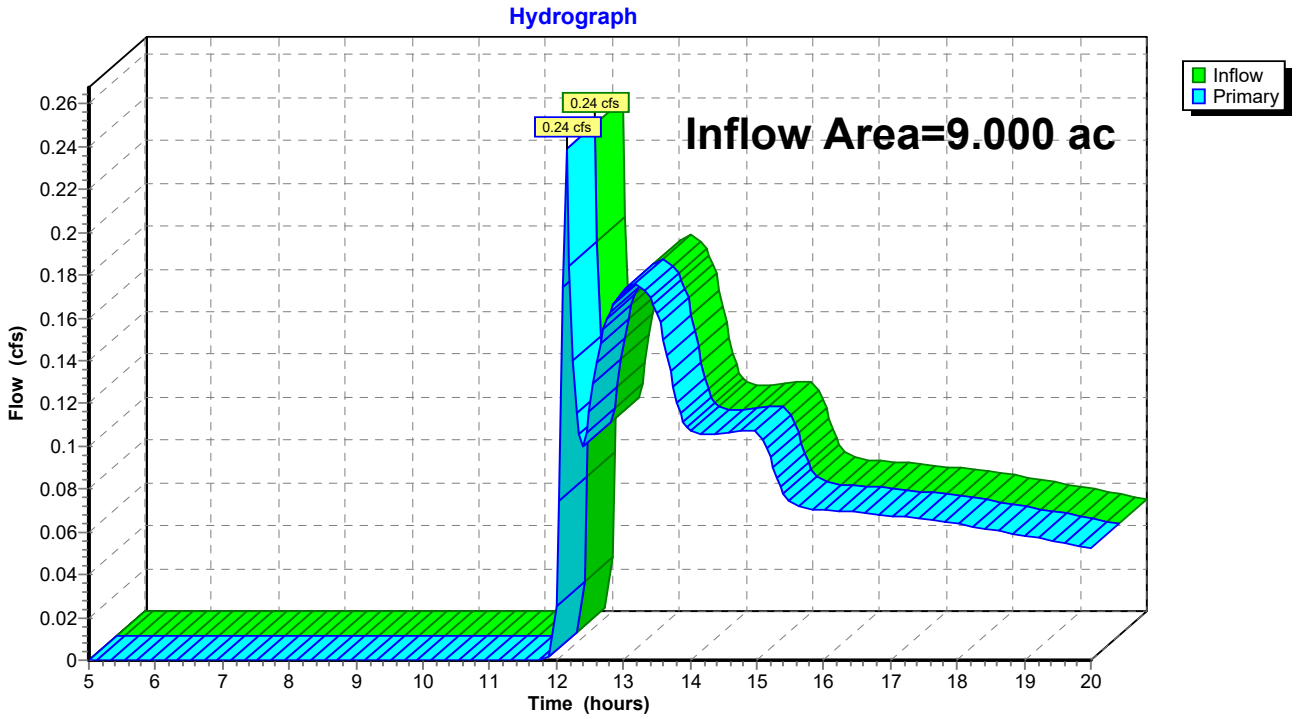


Summary for Link 16L: PROPOSED SOUTH DISCHARGE

Inflow Area = 9.000 ac, 1.11% Impervious, Inflow Depth > 0.08" for 1-YEAR event
Inflow = 0.24 cfs @ 12.15 hrs, Volume= 0.061 af
Primary = 0.24 cfs @ 12.15 hrs, Volume= 0.061 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 16L: PROPOSED SOUTH DISCHARGE



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment4S: PROP AREA TO Runoff Area=14.300 ac 59.55% Impervious Runoff Depth>1.24"
Tc=6.0 min CN=83 Runoff=29.59 cfs 1.483 af

Subcatchment5S: UNDET AREA TO SE Runoff Area=0.600 ac 8.33% Impervious Runoff Depth>0.36"
Flow Length=300' Tc=10.3 min CN=64 Runoff=0.23 cfs 0.018 af

Subcatchment8S: PROP UNDETAINED Runoff Area=0.500 ac 20.00% Impervious Runoff Depth>0.50"
Tc=6.0 min CN=68 Runoff=0.38 cfs 0.021 af

Subcatchment10S: REMAINING EXIST Runoff Area=138.800 ac 12.75% Impervious Runoff Depth>0.57"
Flow Length=3,150' Tc=45.5 min CN=70 Runoff=46.46 cfs 6.542 af

Subcatchment11S: PROP AREA TO Runoff Area=11.400 ac 65.00% Impervious Runoff Depth>1.38"
Tc=6.0 min CN=85 Runoff=25.96 cfs 1.308 af

Subcatchment12S: OFFSITE AREA TO Runoff Area=8.800 ac 0.00% Impervious Runoff Depth>0.50"
Flow Length=600' Tc=13.9 min CN=68 Runoff=4.67 cfs 0.365 af

Subcatchment13S: PROP UNDETAINED Runoff Area=1.900 ac 65.00% Impervious Runoff Depth>1.38"
Tc=6.0 min CN=85 Runoff=4.33 cfs 0.218 af

Subcatchment15S: UNDEVELOPED Runoff Area=2.400 ac 0.00% Impervious Runoff Depth>0.13"
Tc=10.0 min CN=55 Runoff=0.13 cfs 0.026 af

Subcatchment17S: UNDEVELOPED Runoff Area=8.500 ac 0.00% Impervious Runoff Depth>0.13"
Tc=20.0 min CN=55 Runoff=0.41 cfs 0.093 af

Pond 7P: SOUTH PONDS Peak Elev=929.01' Storage=60,593 cf Inflow=29.59 cfs 1.483 af
Discarded=0.15 cfs 0.091 af Primary=0.00 cfs 0.000 af Outflow=0.15 cfs 0.091 af

Pond 10P: NORTH POND Peak Elev=931.64' Storage=54,877 cf Inflow=28.59 cfs 1.673 af
Outflow=0.66 cfs 0.429 af

Pond 12P: PR NORTH KETTLE Peak Elev=930.77' Storage=4.418 af Inflow=47.54 cfs 7.188 af
Discarded=4.72 cfs 2.912 af Primary=0.00 cfs 0.000 af Outflow=4.72 cfs 2.912 af

Link 6L: PROP SE DISCHARGE Inflow=0.29 cfs 0.044 af
Primary=0.29 cfs 0.044 af

Link 16L: PROPOSED SOUTH DISCHARGE Inflow=0.48 cfs 0.113 af
Primary=0.48 cfs 0.113 af

Total Runoff Area = 187.200 ac Runoff Volume = 10.074 af Average Runoff Depth = 0.65"
81.30% Pervious = 152.190 ac 18.70% Impervious = 35.010 ac

Summary for Subcatchment 4S: PROP AREA TO SOUTH PONDS

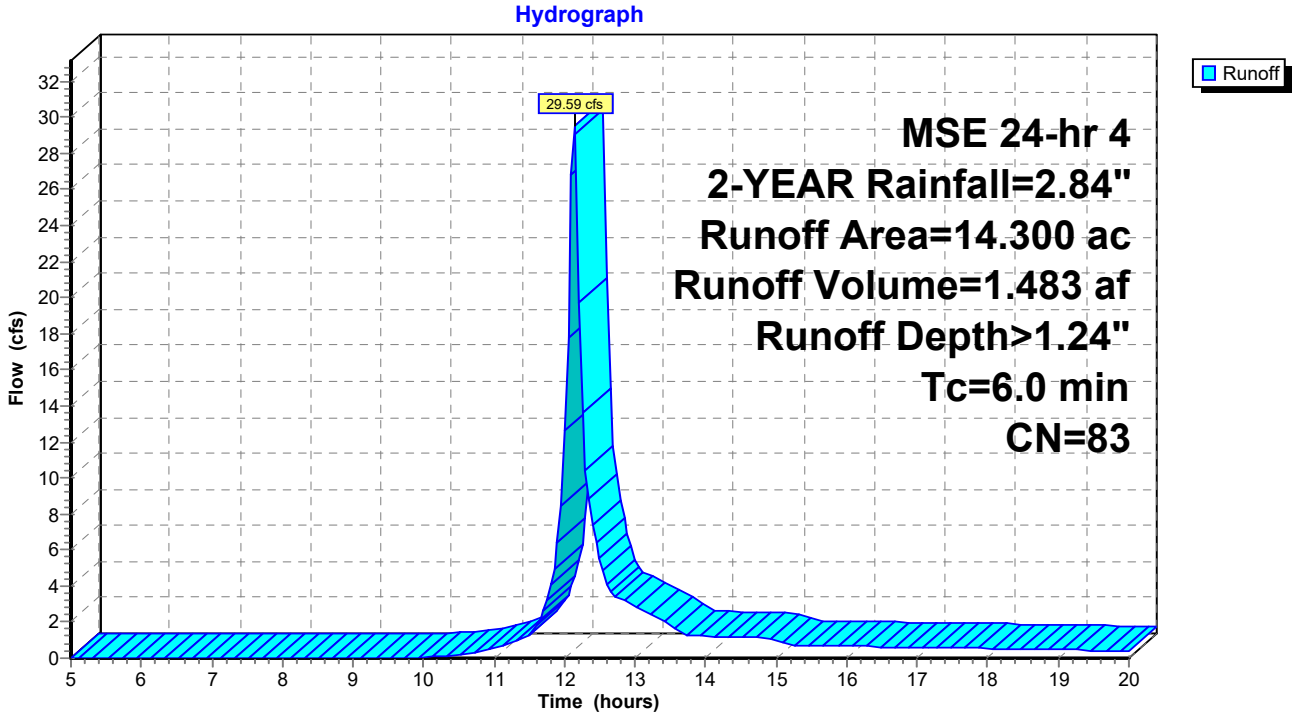
Runoff = 29.59 cfs @ 12.13 hrs, Volume= 1.483 af, Depth> 1.24"
Routed to Pond 7P : SOUTH PONDS

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-YEAR Rainfall=2.84"

	Area (ac)	CN	Description
	13.100	85	1/8 acre lots, 65% imp, HSG B
*	1.200	61	POND AREA >75% Grass cover, Good, HSG B
	14.300	83	Weighted Average
	5.785		40.45% Pervious Area
	8.515		59.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 4S: PROP AREA TO SOUTH PONDS



Summary for Subcatchment 5S: UNDET AREA TO SE

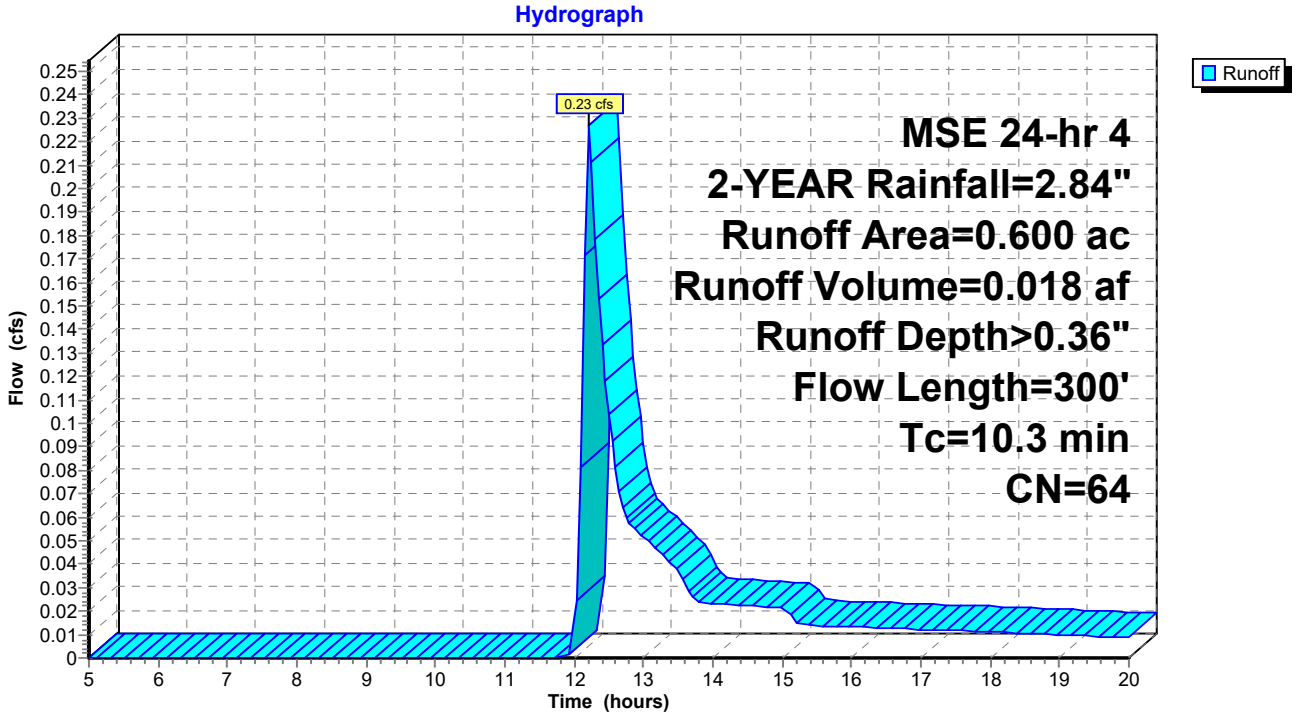
Runoff = 0.23 cfs @ 12.22 hrs, Volume= 0.018 af, Depth> 0.36"
Routed to Link 6L : PROP SE DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-YEAR Rainfall=2.84"

	Area (ac)	CN	Description
*	0.050	98	IMPERVIOUS
*	0.550	61	GRASS
	0.600	64	Weighted Average
	0.550		91.67% Pervious Area
	0.050		8.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.4	50	0.2000	0.35		**Sheet Flow, SHEET** Grass: Short n= 0.150 P2= 2.84"
6.6	50	0.0400	0.13		**Sheet Flow, SHEET** Grass: Dense n= 0.240 P2= 2.84"
1.3	200	0.0300	2.60		**Shallow Concentrated Flow, SCF** Grassed Waterway Kv= 15.0 fps
10.3	300	Total			

Subcatchment 5S: UNDET AREA TO SE



Summary for Subcatchment 8S: PROP UNDETAINED AREA TO SOUTH

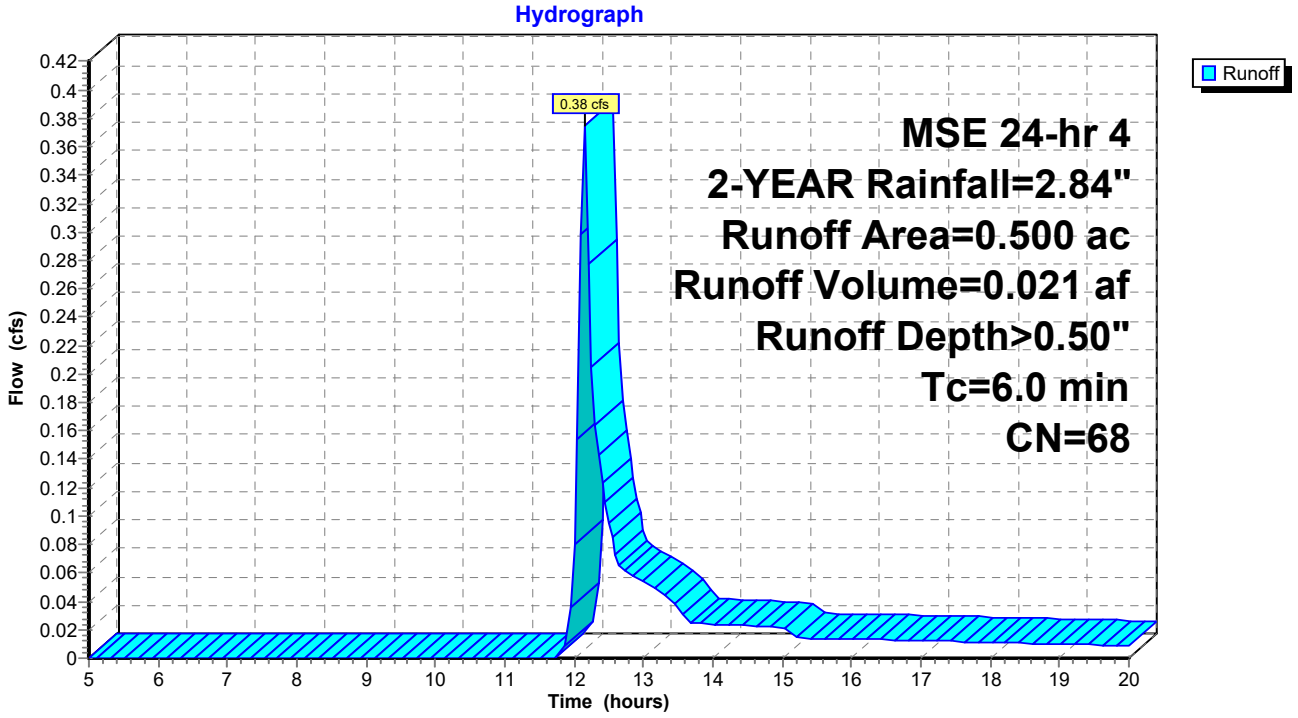
Runoff = 0.38 cfs @ 12.15 hrs, Volume= 0.021 af, Depth> 0.50"
Routed to Link 16L : PROPOSED SOUTH DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-YEAR Rainfall=2.84"

	Area (ac)	CN	Description
*	0.400	61	GRASS
*	0.100	98	IMPERVIOUS
	0.500	68	Weighted Average
	0.400		80.00% Pervious Area
	0.100		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN PER TR-55**

Subcatchment 8S: PROP UNDETAINED AREA TO SOUTH



Summary for Subcatchment 10S: REMAINING EXIST AREA TO NORTH KETTLE

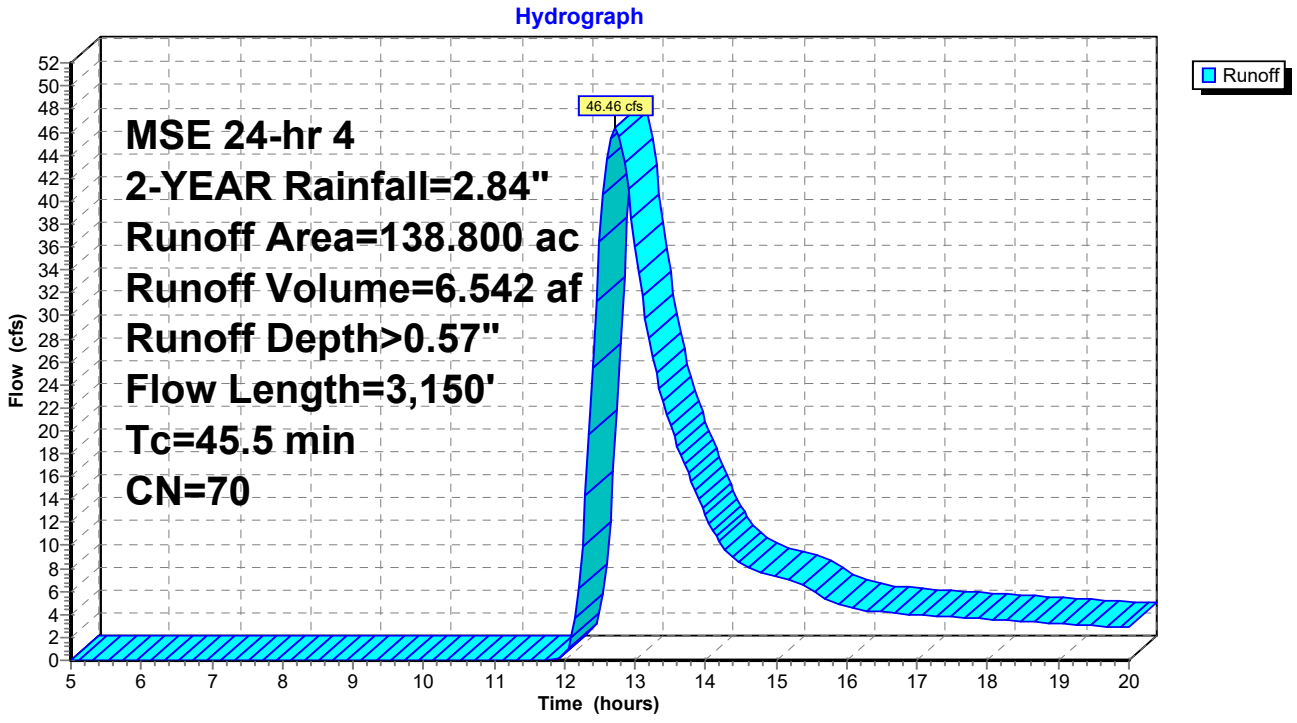
Runoff = 46.46 cfs @ 12.71 hrs, Volume= 6.542 af, Depth> 0.57"
Routed to Pond 12P : PR NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-YEAR Rainfall=2.84"

	Area (ac)	CN	Description
*	79.800	68	CROPLAND PER CITY ORDINANCE B SOIL
	59.000	72	1/3 acre lots, 30% imp, HSG B
	138.800	70	Weighted Average
	121.100		87.25% Pervious Area
	17.700		12.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	100	0.0300	0.17		**Sheet Flow, Sheet** Cultivated: Residue>20% n= 0.170 P2= 2.84"
35.7	3,050	0.0250	1.42		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
45.5	3,150	Total			

Subcatchment 10S: REMAINING EXIST AREA TO NORTH KETTLE



Summary for Subcatchment 11S: PROP AREA TO NORTH POND

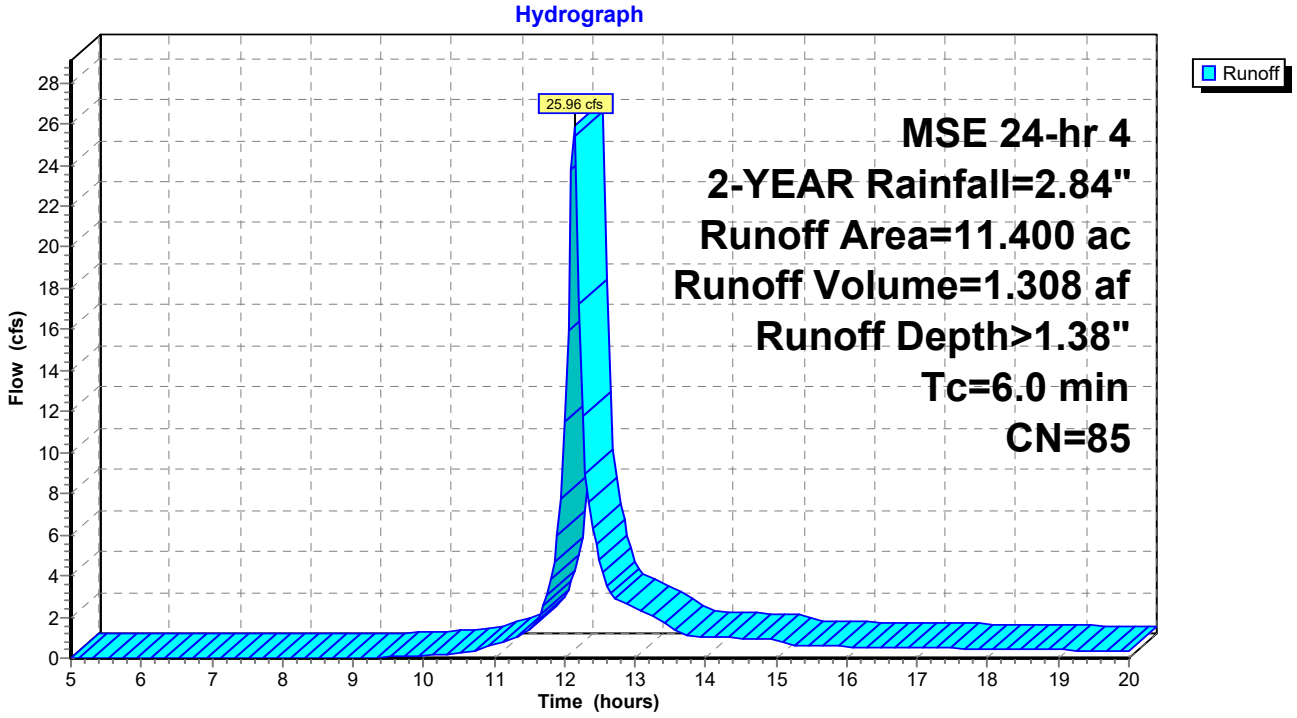
Runoff = 25.96 cfs @ 12.13 hrs, Volume= 1.308 af, Depth> 1.38"
Routed to Pond 10P : NORTH POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-YEAR Rainfall=2.84"

Area (ac)	CN	Description
11.400	85	1/8 acre lots, 65% imp, HSG B
3.990		35.00% Pervious Area
7.410		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 11S: PROP AREA TO NORTH POND



Summary for Subcatchment 12S: OFFSITE AREA TO NORTH POND

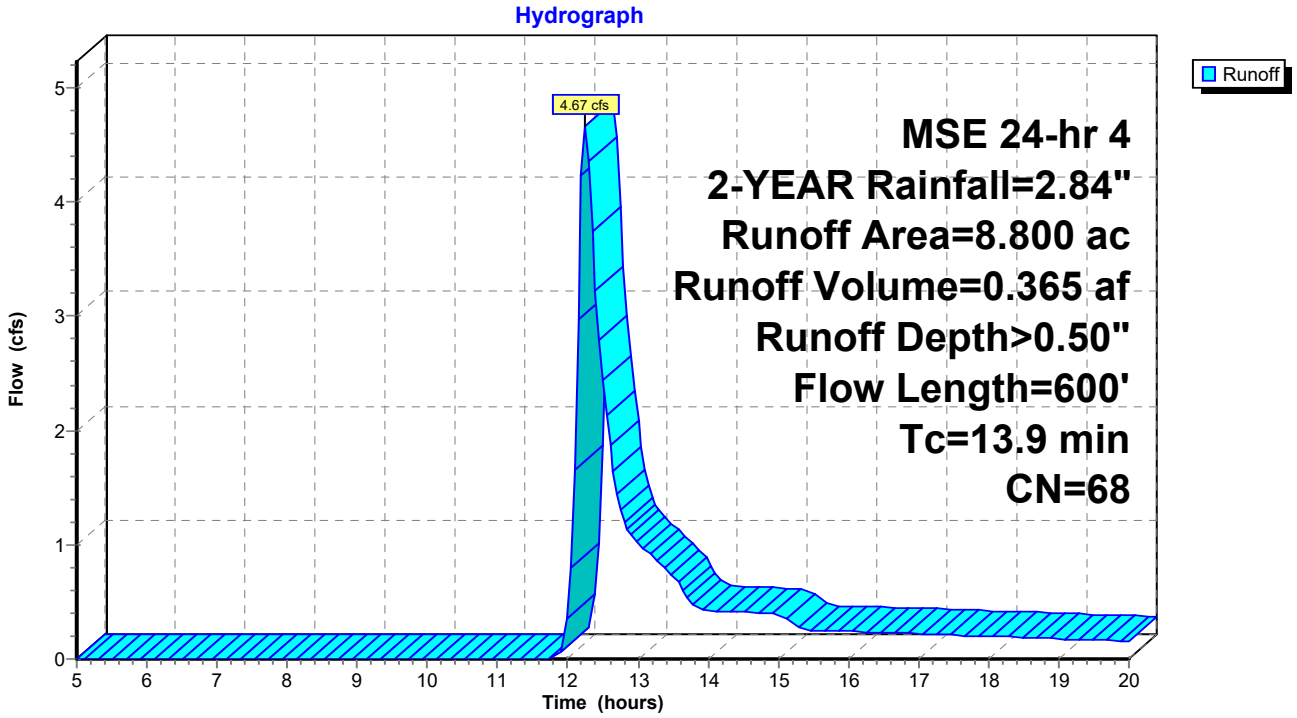
Runoff = 4.67 cfs @ 12.25 hrs, Volume= 0.365 af, Depth> 0.50"
Routed to Pond 10P : NORTH POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-YEAR Rainfall=2.84"

	Area (ac)	CN	Description
*	8.800	68	CROPLAND PER CITY ORDINANCE B SOIL
	8.800		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	100	0.0600	0.22		**Sheet Flow, SHEET** Cultivated: Residue>20% n= 0.170 P2= 2.84"
6.5	500	0.0200	1.27		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
13.9	600	Total			

Subcatchment 12S: OFFSITE AREA TO NORTH POND



Summary for Subcatchment 13S: PROP UNDETAINED TO NOTH KETTLE

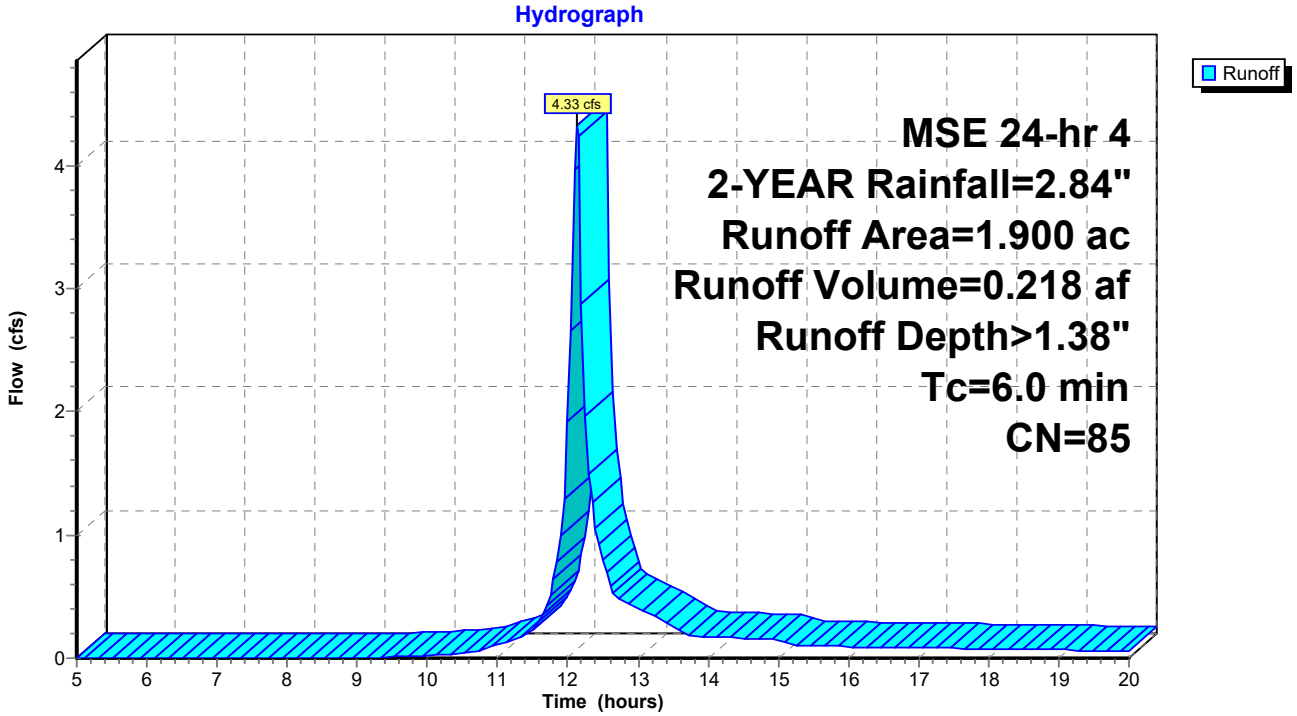
Runoff = 4.33 cfs @ 12.13 hrs, Volume= 0.218 af, Depth> 1.38"
Routed to Pond 12P : PR NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-YEAR Rainfall=2.84"

Area (ac)	CN	Description
1.900	85	1/8 acre lots, 65% imp, HSG B
0.665		35.00% Pervious Area
1.235		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 13S: PROP UNDETAINED TO NOTH KETTLE



Summary for Subcatchment 15S: UNDEVELOPED WOODS TO SE

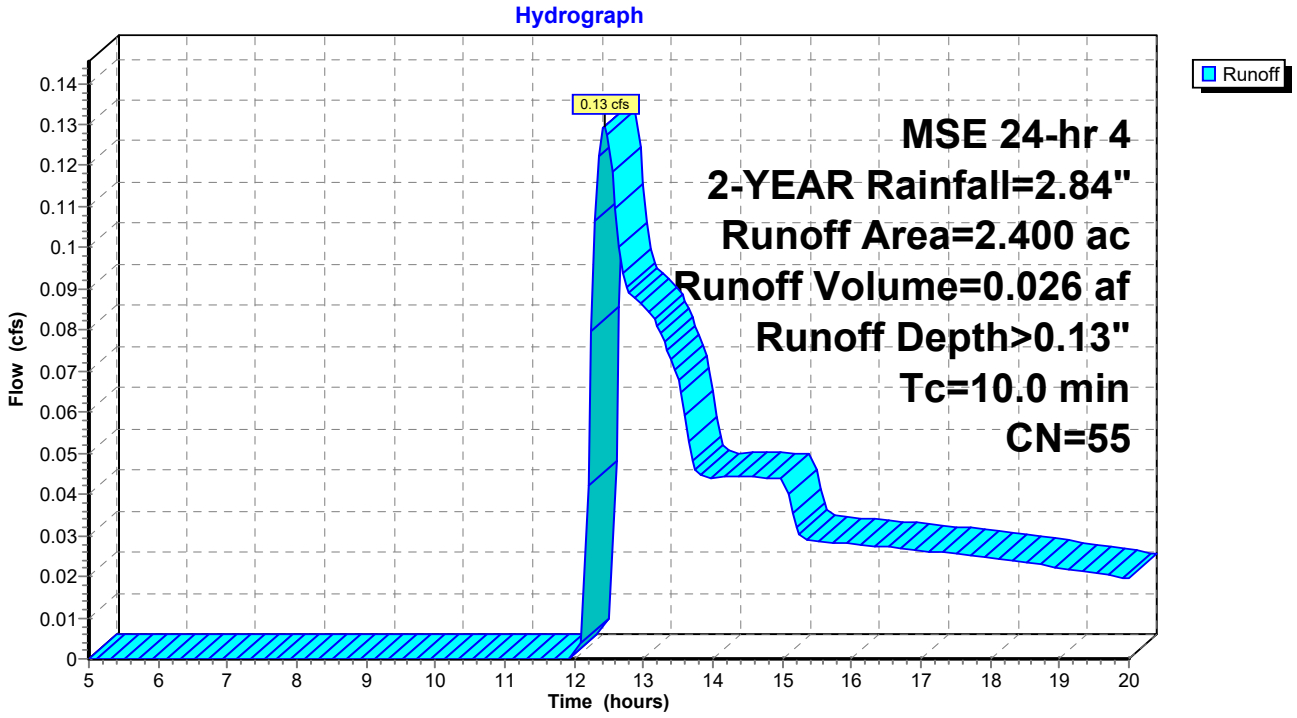
Runoff = 0.13 cfs @ 12.43 hrs, Volume= 0.026 af, Depth> 0.13"
Routed to Link 6L : PROP SE DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-YEAR Rainfall=2.84"

	Area (ac)	CN	Description
*	2.400	55	WOODLAND PER CITY ORDINANCE GROUP B
	2.400		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, ASSUMED**

Subcatchment 15S: UNDEVELOPED WOODS TO SE



Summary for Subcatchment 17S: UNDEVELOPED WOODS TO SOUTH

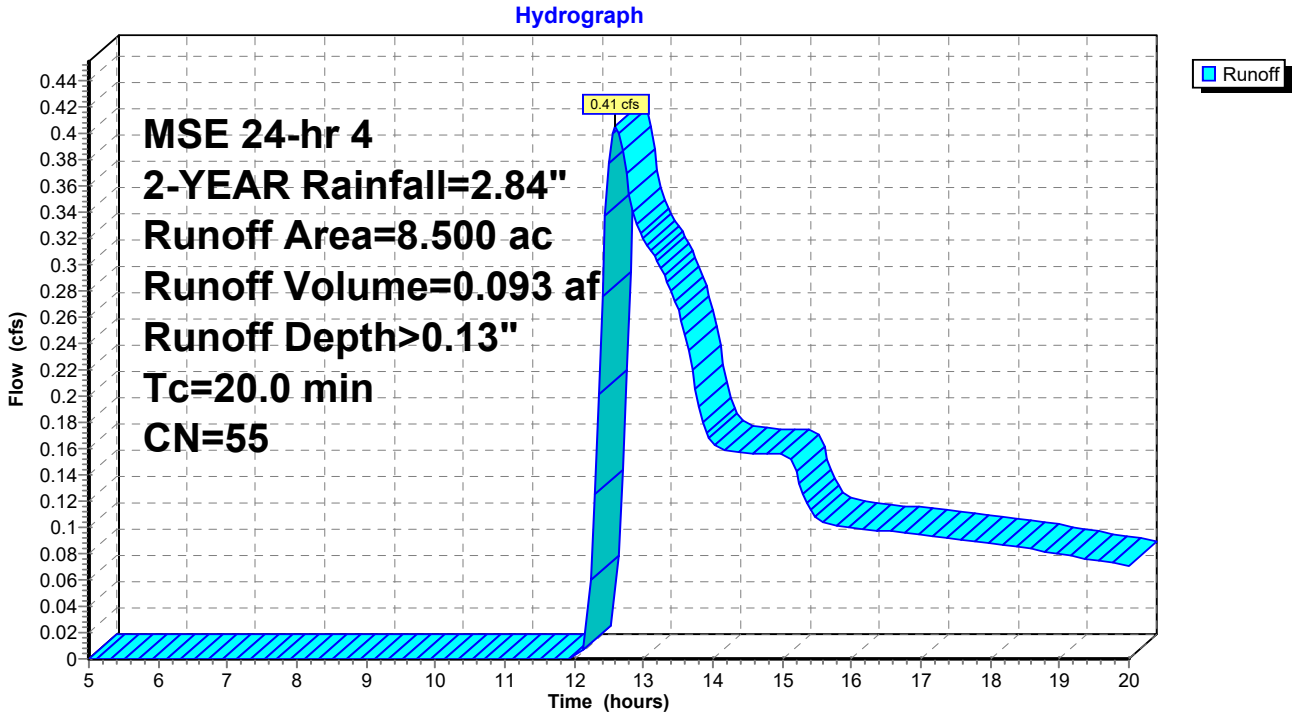
Runoff = 0.41 cfs @ 12.60 hrs, Volume= 0.093 af, Depth> 0.13"
Routed to Link 16L : PROPOSED SOUTH DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 2-YEAR Rainfall=2.84"

	Area (ac)	CN	Description
*	8.500	55	WOODLAND PER CITY ORDINANCE GROUP B
	8.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry, ASSUMED**

Subcatchment 17S: UNDEVELOPED WOODS TO SOUTH



Summary for Pond 7P: SOUTH PONDS

Inflow Area = 14.300 ac, 59.55% Impervious, Inflow Depth > 1.24" for 2-YEAR event
Inflow = 29.59 cfs @ 12.13 hrs, Volume= 1.483 af
Outflow = 0.15 cfs @ 20.00 hrs, Volume= 0.091 af, Atten= 100%, Lag= 471.9 min
Discarded = 0.15 cfs @ 20.00 hrs, Volume= 0.091 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Link 6L : PROP SE DISCHARGE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 929.01' @ 20.00 hrs Surf.Area= 34,723 sf Storage= 60,593 cf

Plug-Flow detention time= 287.2 min calculated for 0.091 af (6% of inflow)
Center-of-Mass det. time= 171.5 min (966.3 - 794.9)

Volume	Invert	Avail.Storage	Storage Description
#1	927.00'	235,500 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

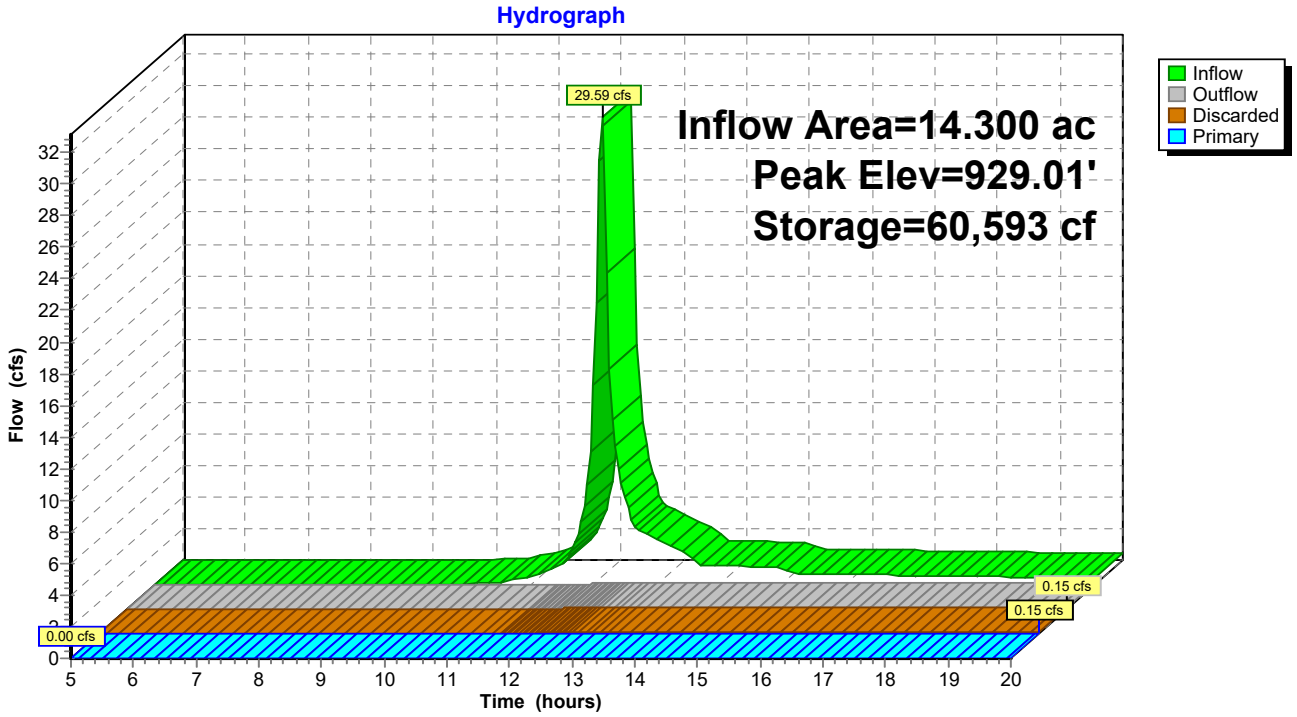
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
927.00	25,500	0	0
933.00	53,000	235,500	235,500

Device	Routing	Invert	Outlet Devices
#1	Discarded	927.00'	**3.600 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 900.00'
#2	Primary	927.00'	**18.0" Round Culvert** L= 80.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 927.00' / 923.80' S= 0.0400 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#3	Device 1	927.00'	**2.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 2	930.50'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Primary	932.00'	**10.0' long + 4.0 '/' SideZ x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Discarded OutFlow Max=0.15 cfs @ 20.00 hrs HW=929.01' (Free Discharge)
└**1=Exfiltration** (Passes 0.15 cfs of 3.08 cfs potential flow)
└**3=Orifice/Grate** (Orifice Controls 0.15 cfs @ 6.69 fps)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=927.00' (Free Discharge)
├**2=Culvert** (Controls 0.00 cfs)
└**4=Orifice/Grate** (Controls 0.00 cfs)
└**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 7P: SOUTH PONDS



Summary for Pond 10P: NORTH POND

Inflow Area = 20.200 ac, 36.68% Impervious, Inflow Depth > 0.99" for 2-YEAR event
Inflow = 28.59 cfs @ 12.14 hrs, Volume= 1.673 af
Outflow = 0.66 cfs @ 17.82 hrs, Volume= 0.429 af, Atten= 98%, Lag= 340.7 min
Primary = 0.66 cfs @ 17.82 hrs, Volume= 0.429 af
Routed to Pond 12P : PR NORTH KETTLE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 931.64' @ 17.82 hrs Surf.Area= 24,643 sf Storage= 54,877 cf

Plug-Flow detention time= 254.0 min calculated for 0.427 af (26% of inflow)
Center-of-Mass det. time= 163.3 min (963.6 - 800.3)

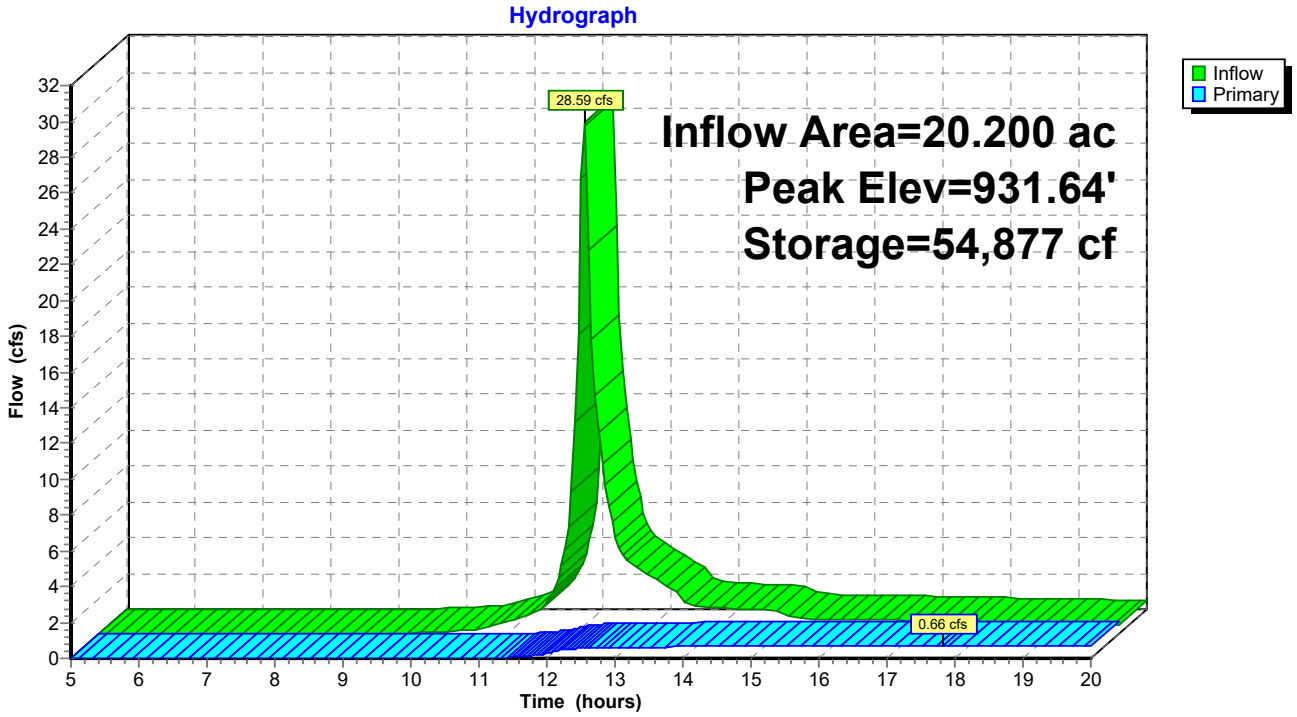
Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	172,925 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
929.00	17,000	0	0
934.00	31,500	121,250	121,250
935.00	35,500	33,500	154,750
935.50	37,200	18,175	172,925

Device	Routing	Invert	Outlet Devices
#1	Primary	929.00'	**36.0" Round Culvert** L= 60.0' Ke= 0.500 Inlet / Outlet Invert= 929.00' / 928.70' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 7.07 sf
#2	Device 1	929.00'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	931.65'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	933.00'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Primary	934.50'	**10.0' long + 4.0 '/' SideZ x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.66 cfs @ 17.82 hrs HW=931.64' (Free Discharge)
- **1=Culvert** (Passes 0.66 cfs of 28.48 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.66 cfs @ 7.57 fps)
  - **3=Orifice/Grate** (Controls 0.00 cfs)
  - **4=Orifice/Grate** (Controls 0.00 cfs)
- **5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 10P: NORTH POND



Summary for Pond 12P: PR NORTH KETTLE

[79] Warning: Submerged Pond 10P Primary device # 1 INLET by 1.77'

Inflow Area = 160.900 ac, 16.37% Impervious, Inflow Depth > 0.54" for 2-YEAR event
Inflow = 47.54 cfs @ 12.71 hrs, Volume= 7.188 af
Outflow = 4.72 cfs @ 16.96 hrs, Volume= 2.912 af, Atten= 90%, Lag= 254.9 min
Discarded = 4.72 cfs @ 16.96 hrs, Volume= 2.912 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 930.77' @ 16.96 hrs Surf.Area= 3.445 ac Storage= 4.418 af

Plug-Flow detention time= 213.6 min calculated for 2.903 af (40% of inflow)
Center-of-Mass det. time= 116.4 min (975.2 - 858.8)

Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	53.781 af	**Custom Stage Data (Conic)** Listed below (Recalc)

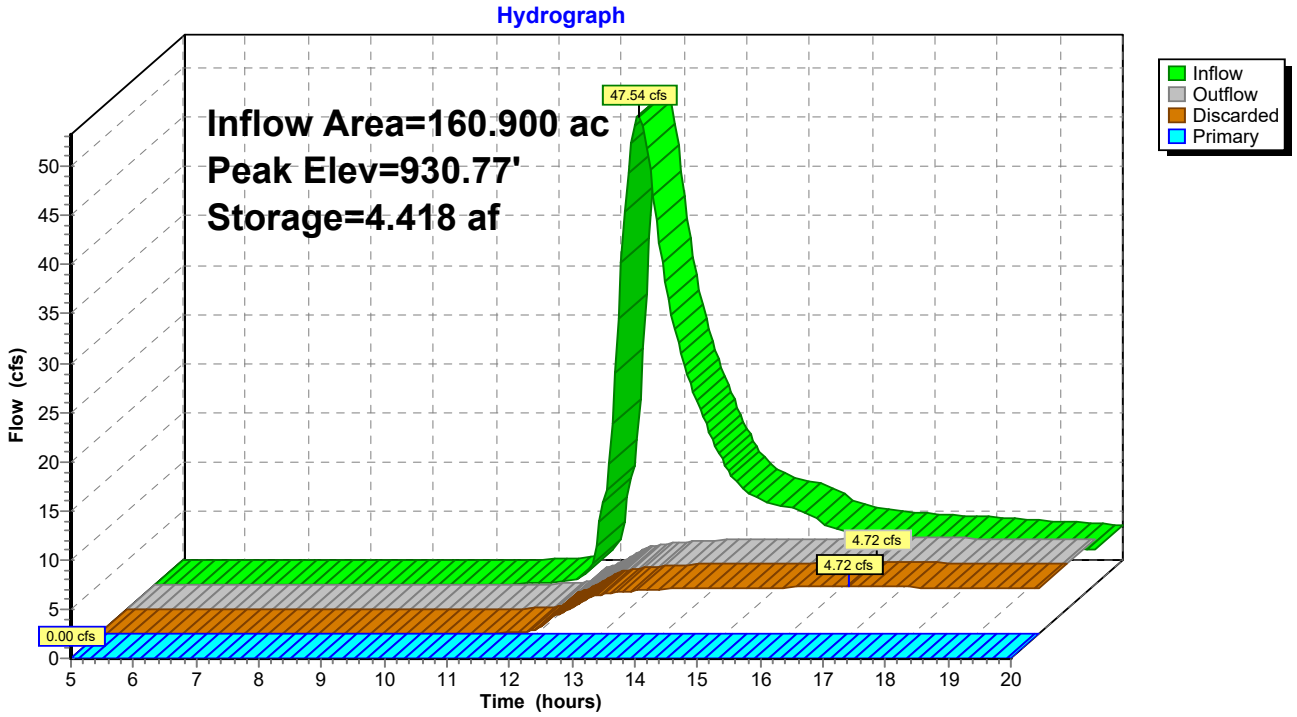
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
929.00	1.200	0.000	0.000	1.200
930.00	2.900	1.988	1.988	2.900
938.00	10.900	51.793	53.781	10.907

Device	Routing	Invert	Outlet Devices
#1	Discarded	929.00'	**1.630 in/hr Exfiltration X 0.80 over Horizontal area** Conductivity to Groundwater Elevation = 900.00'
#2	Primary	931.00'	**48.0" Round Culvert** L= 1,400.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 931.00' / 928.20' S= 0.0020 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf

Discarded OutFlow Max=4.72 cfs @ 16.96 hrs HW=930.77' (Free Discharge)
↑**1=Exfiltration** (Controls 4.72 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=929.00' (Free Discharge)
↑**2=Culvert** (Controls 0.00 cfs)

Pond 12P: PR NORTH KETTLE

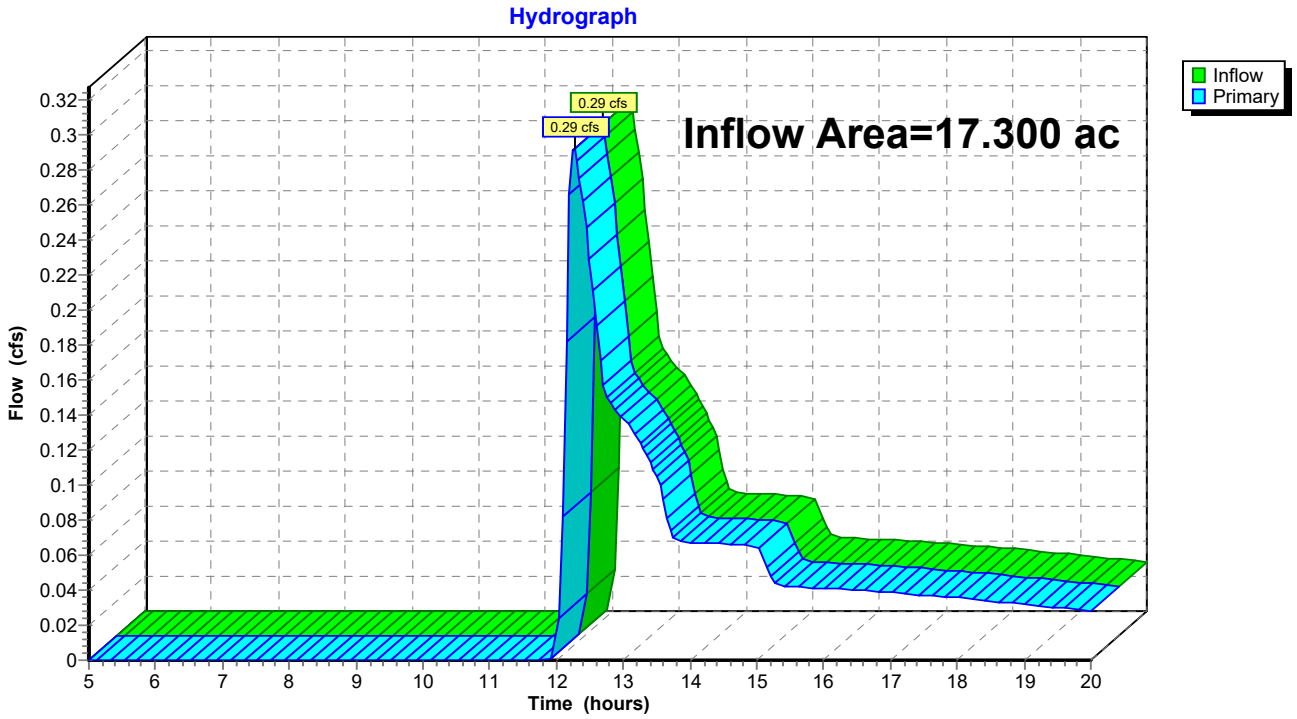


Summary for Link 6L: PROP SE DISCHARGE

Inflow Area = 17.300 ac, 49.51% Impervious, Inflow Depth > 0.03" for 2-YEAR event
Inflow = 0.29 cfs @ 12.26 hrs, Volume= 0.044 af
Primary = 0.29 cfs @ 12.26 hrs, Volume= 0.044 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 6L: PROP SE DISCHARGE

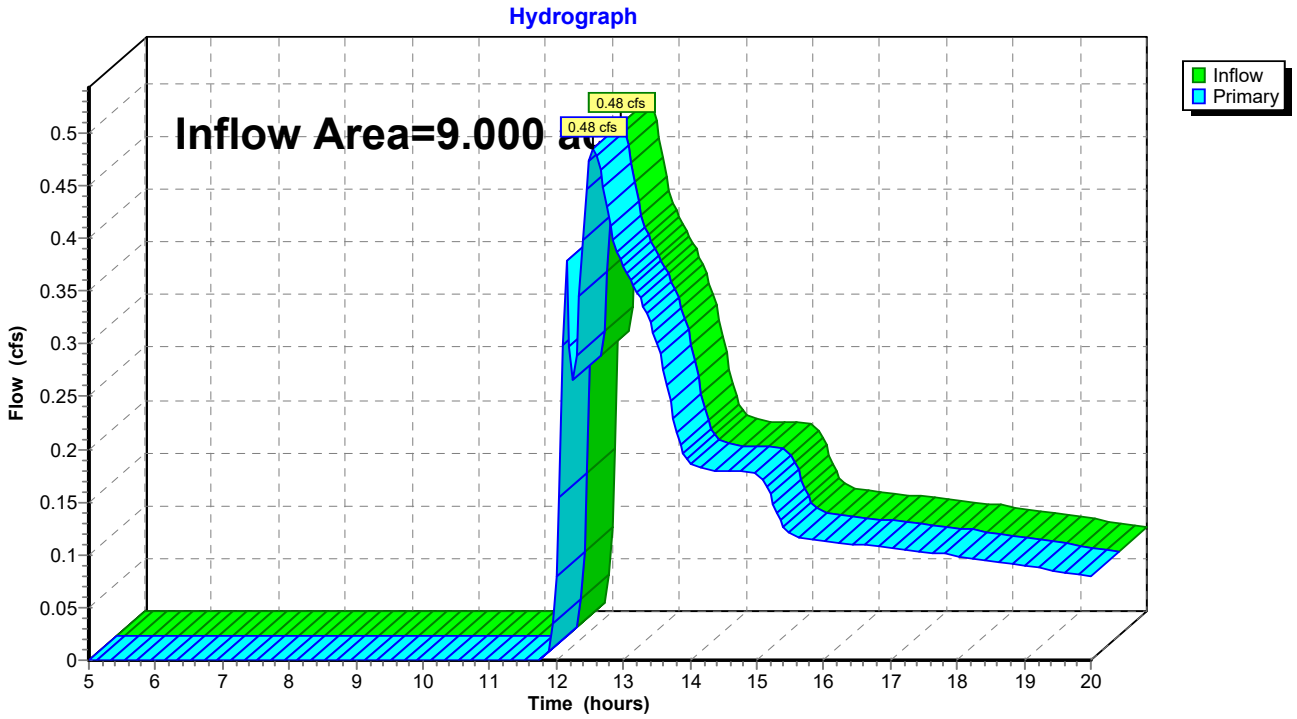


Summary for Link 16L: PROPOSED SOUTH DISCHARGE

Inflow Area = 9.000 ac, 1.11% Impervious, Inflow Depth > 0.15" for 2-YEAR event
Inflow = 0.48 cfs @ 12.56 hrs, Volume= 0.113 af
Primary = 0.48 cfs @ 12.56 hrs, Volume= 0.113 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 16L: PROPOSED SOUTH DISCHARGE



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment4S: PROP AREA TO Runoff Area=14.300 ac 59.55% Impervious Runoff Depth>1.72"
Tc=6.0 min CN=83 Runoff=40.61 cfs 2.051 af

Subcatchment5S: UNDET AREA TO SE Runoff Area=0.600 ac 8.33% Impervious Runoff Depth>0.62"
Flow Length=300' Tc=10.3 min CN=64 Runoff=0.46 cfs 0.031 af

Subcatchment8S: PROP UNDETAINED Runoff Area=0.500 ac 20.00% Impervious Runoff Depth>0.81"
Tc=6.0 min CN=68 Runoff=0.65 cfs 0.034 af

Subcatchment10S: REMAINING EXIST Runoff Area=138.800 ac 12.75% Impervious Runoff Depth>0.89"
Flow Length=3,150' Tc=45.5 min CN=70 Runoff=77.92 cfs 10.306 af

Subcatchment11S: PROP AREA TO Runoff Area=11.400 ac 65.00% Impervious Runoff Depth>1.87"
Tc=6.0 min CN=85 Runoff=34.96 cfs 1.780 af

Subcatchment12S: OFFSITE AREA TO Runoff Area=8.800 ac 0.00% Impervious Runoff Depth>0.80"
Flow Length=600' Tc=13.9 min CN=68 Runoff=8.20 cfs 0.590 af

Subcatchment13S: PROP UNDETAINED Runoff Area=1.900 ac 65.00% Impervious Runoff Depth>1.87"
Tc=6.0 min CN=85 Runoff=5.83 cfs 0.297 af

Subcatchment15S: UNDEVELOPED Runoff Area=2.400 ac 0.00% Impervious Runoff Depth>0.29"
Tc=10.0 min CN=55 Runoff=0.51 cfs 0.058 af

Subcatchment17S: UNDEVELOPED Runoff Area=8.500 ac 0.00% Impervious Runoff Depth>0.29"
Tc=20.0 min CN=55 Runoff=1.41 cfs 0.205 af

Pond 7P: SOUTH PONDS Peak Elev=929.67' Storage=84,578 cf Inflow=40.61 cfs 2.051 af
Discarded=0.17 cfs 0.108 af Primary=0.00 cfs 0.000 af Outflow=0.17 cfs 0.108 af

Pond 10P: NORTH POND Peak Elev=932.38' Storage=73,918 cf Inflow=40.27 cfs 2.370 af
Outflow=1.40 cfs 0.834 af

Pond 12P: PR NORTH KETTLE Peak Elev=931.58' Storage=7.461 af Inflow=79.39 cfs 11.437 af
Discarded=5.68 cfs 3.514 af Primary=1.60 cfs 0.706 af Outflow=7.28 cfs 4.220 af

Link 6L: PROP SE DISCHARGE Inflow=0.97 cfs 0.089 af
Primary=0.97 cfs 0.089 af

Link 16L: PROPOSED SOUTH DISCHARGE Inflow=1.60 cfs 0.238 af
Primary=1.60 cfs 0.238 af

Total Runoff Area = 187.200 ac Runoff Volume = 15.351 af Average Runoff Depth = 0.98"
81.30% Pervious = 152.190 ac 18.70% Impervious = 35.010 ac

Summary for Subcatchment 4S: PROP AREA TO SOUTH PONDS

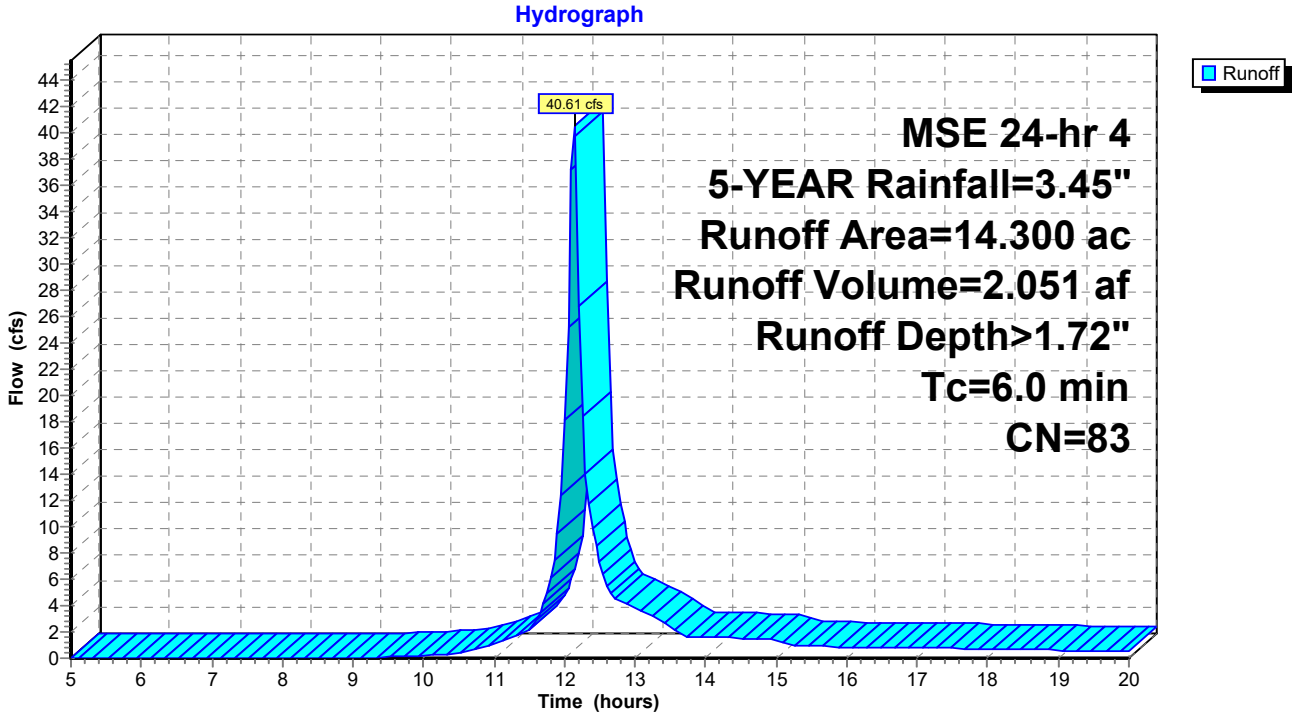
Runoff = 40.61 cfs @ 12.13 hrs, Volume= 2.051 af, Depth> 1.72"
Routed to Pond 7P : SOUTH PONDS

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 5-YEAR Rainfall=3.45"

	Area (ac)	CN	Description
	13.100	85	1/8 acre lots, 65% imp, HSG B
*	1.200	61	POND AREA >75% Grass cover, Good, HSG B
	14.300	83	Weighted Average
	5.785		40.45% Pervious Area
	8.515		59.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 4S: PROP AREA TO SOUTH PONDS



Summary for Subcatchment 5S: UNDET AREA TO SE

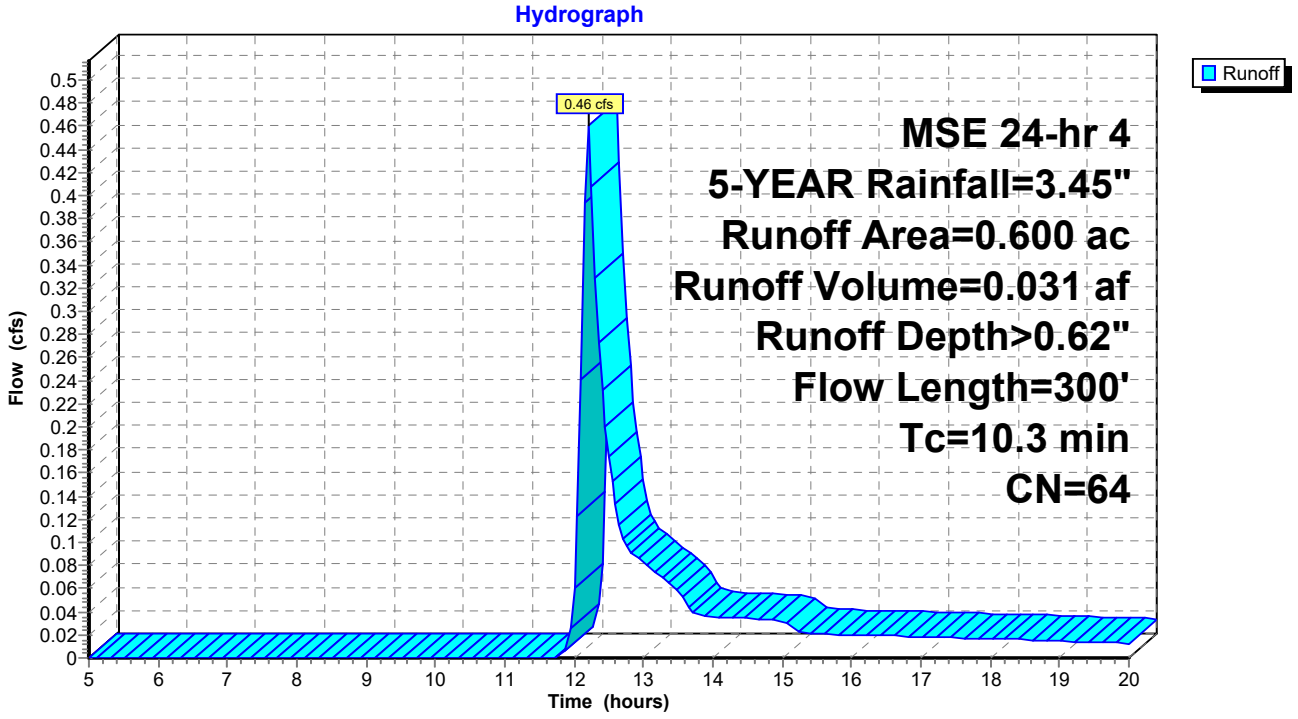
Runoff = 0.46 cfs @ 12.20 hrs, Volume= 0.031 af, Depth> 0.62"
Routed to Link 6L : PROP SE DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 5-YEAR Rainfall=3.45"

	Area (ac)	CN	Description
*	0.050	98	IMPERVIOUS
*	0.550	61	GRASS
	0.600	64	Weighted Average
	0.550		91.67% Pervious Area
	0.050		8.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.4	50	0.2000	0.35		**Sheet Flow, SHEET** Grass: Short n= 0.150 P2= 2.84"
6.6	50	0.0400	0.13		**Sheet Flow, SHEET** Grass: Dense n= 0.240 P2= 2.84"
1.3	200	0.0300	2.60		**Shallow Concentrated Flow, SCF** Grassed Waterway Kv= 15.0 fps
10.3	300	Total			

Subcatchment 5S: UNDET AREA TO SE



Summary for Subcatchment 8S: PROP UNDETAINED AREA TO SOUTH

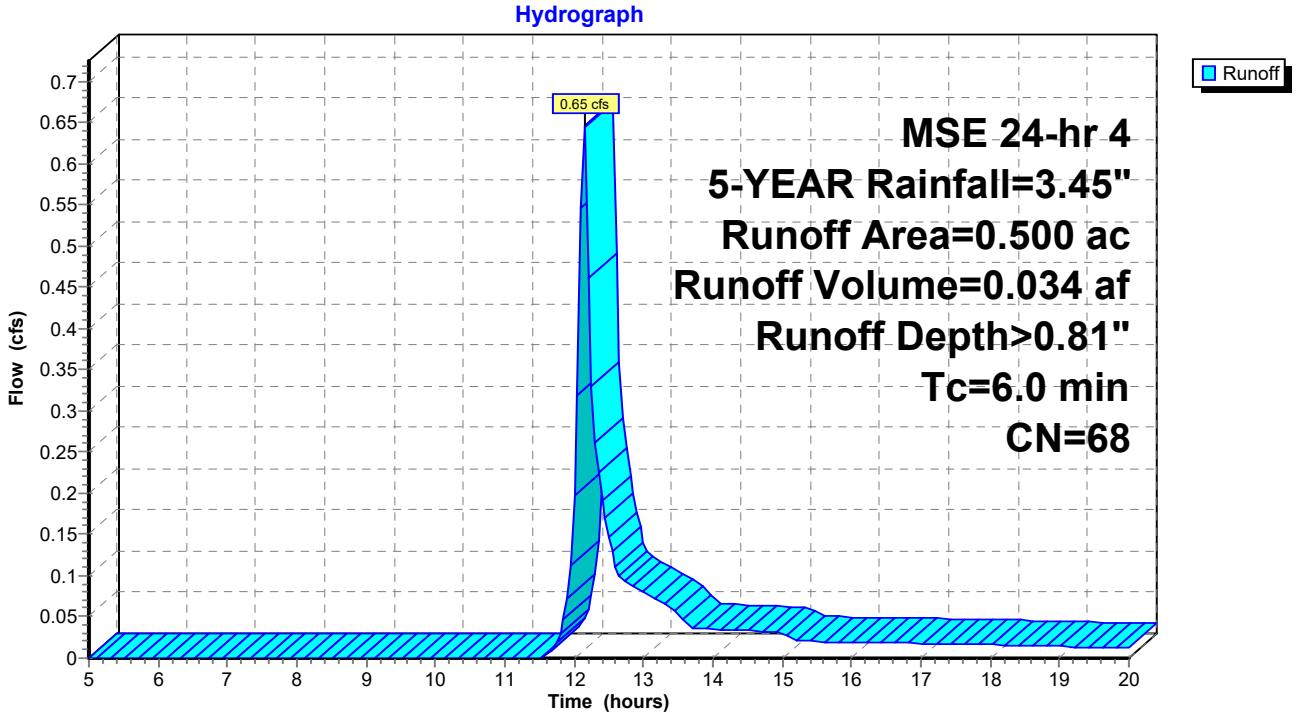
Runoff = 0.65 cfs @ 12.14 hrs, Volume= 0.034 af, Depth> 0.81"
Routed to Link 16L : PROPOSED SOUTH DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 5-YEAR Rainfall=3.45"

	Area (ac)	CN	Description
*	0.400	61	GRASS
*	0.100	98	IMPERVIOUS
	0.500	68	Weighted Average
	0.400		80.00% Pervious Area
	0.100		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN PER TR-55**

Subcatchment 8S: PROP UNDETAINED AREA TO SOUTH



Summary for Subcatchment 10S: REMAINING EXIST AREA TO NORTH KETTLE

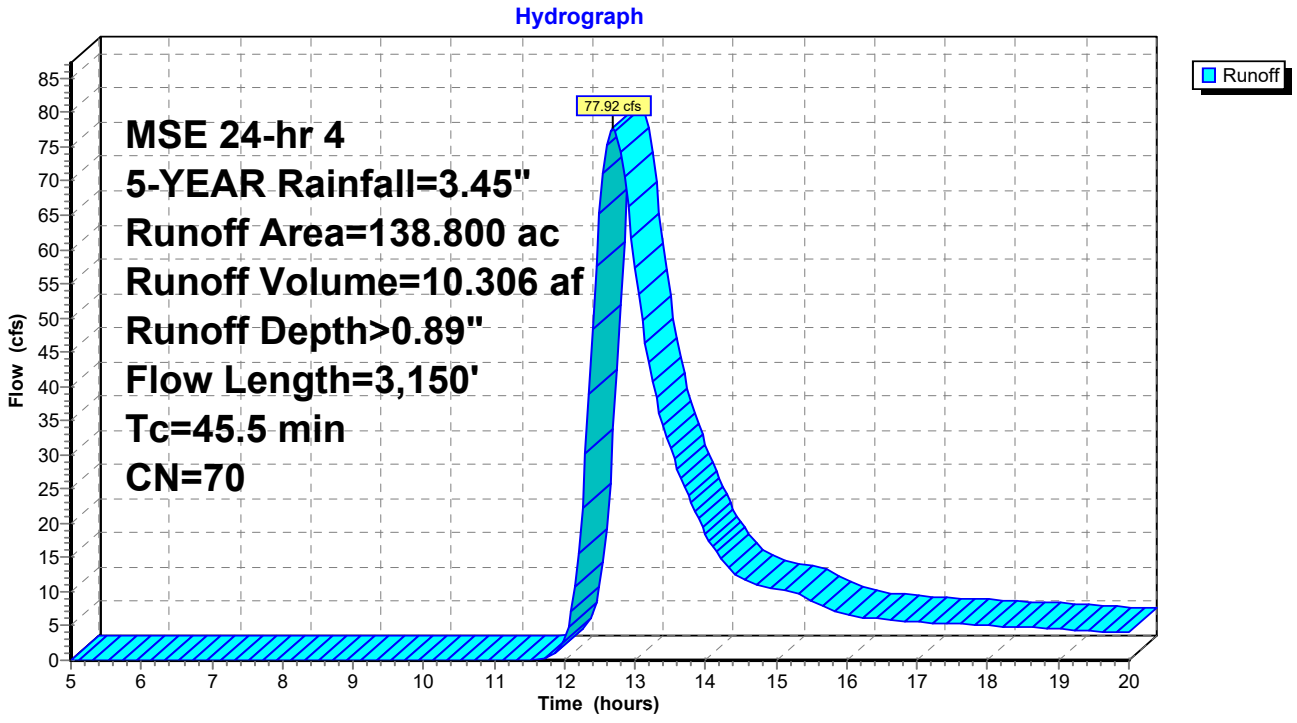
Runoff = 77.92 cfs @ 12.69 hrs, Volume= 10.306 af, Depth> 0.89"
Routed to Pond 12P : PR NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 5-YEAR Rainfall=3.45"

	Area (ac)	CN	Description
*	79.800	68	CROPLAND PER CITY ORDINANCE B SOIL
	59.000	72	1/3 acre lots, 30% imp, HSG B
	138.800	70	Weighted Average
	121.100		87.25% Pervious Area
	17.700		12.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	100	0.0300	0.17		**Sheet Flow, Sheet** Cultivated: Residue>20% n= 0.170 P2= 2.84"
35.7	3,050	0.0250	1.42		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
45.5	3,150	Total			

Subcatchment 10S: REMAINING EXIST AREA TO NORTH KETTLE



Summary for Subcatchment 11S: PROP AREA TO NORTH POND

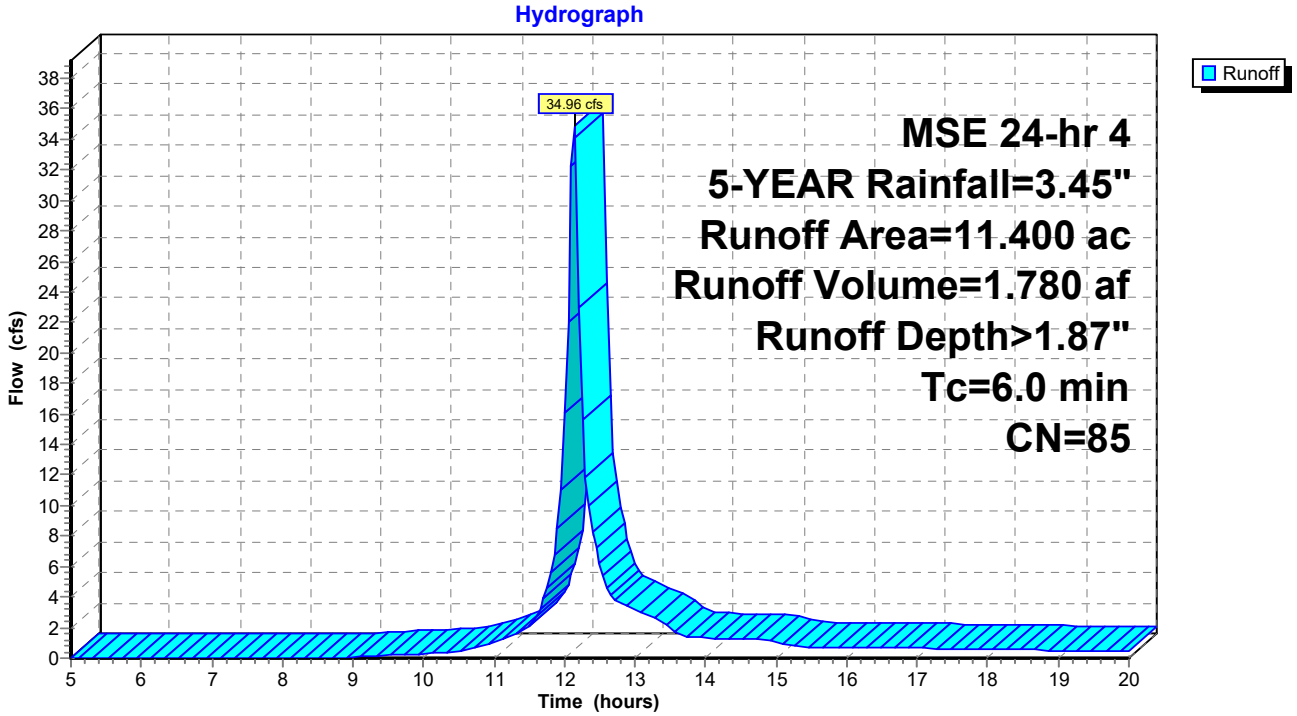
Runoff = 34.96 cfs @ 12.13 hrs, Volume= 1.780 af, Depth> 1.87"
Routed to Pond 10P : NORTH POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 5-YEAR Rainfall=3.45"

Area (ac)	CN	Description
11.400	85	1/8 acre lots, 65% imp, HSG B
3.990		35.00% Pervious Area
7.410		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 11S: PROP AREA TO NORTH POND



Summary for Subcatchment 12S: OFFSITE AREA TO NORTH POND

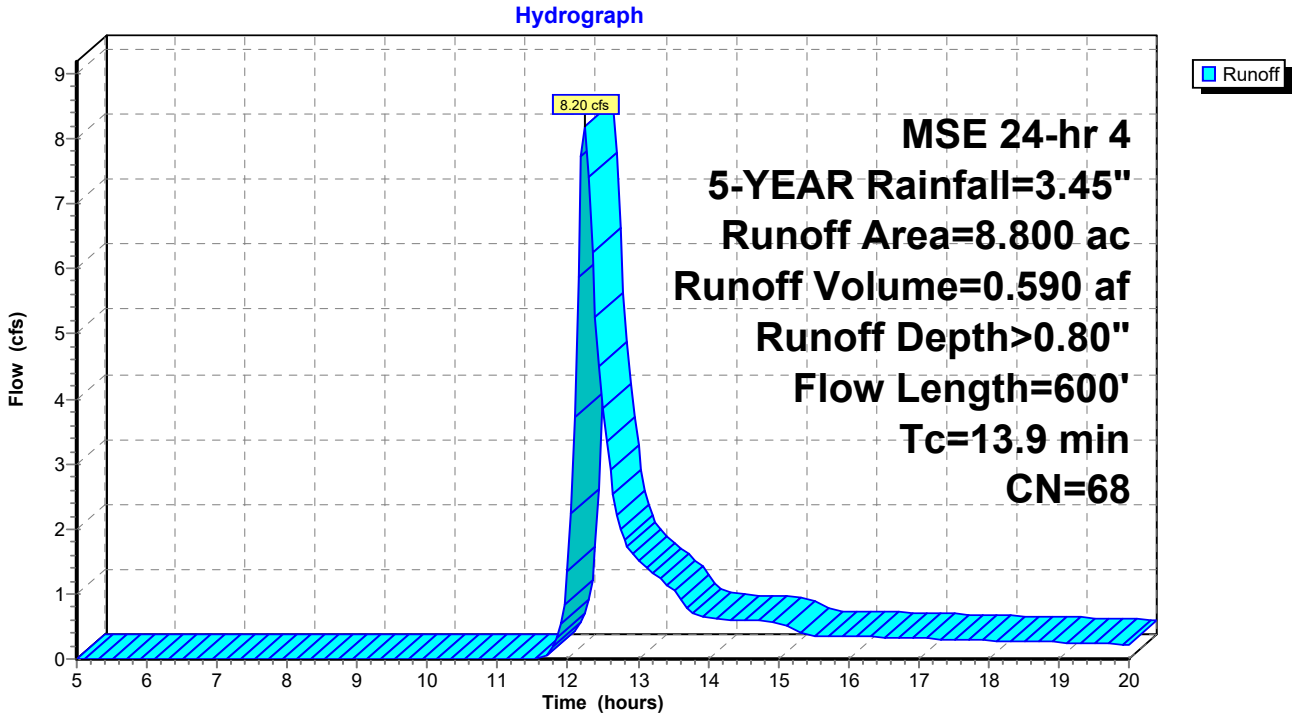
Runoff = 8.20 cfs @ 12.24 hrs, Volume= 0.590 af, Depth> 0.80"
Routed to Pond 10P : NORTH POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 5-YEAR Rainfall=3.45"

	Area (ac)	CN	Description
*	8.800	68	CROPLAND PER CITY ORDINANCE B SOIL
	8.800		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	100	0.0600	0.22		**Sheet Flow, SHEET** Cultivated: Residue>20% n= 0.170 P2= 2.84"
6.5	500	0.0200	1.27		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
13.9	600	Total			

Subcatchment 12S: OFFSITE AREA TO NORTH POND



Summary for Subcatchment 13S: PROP UNDETAINED TO NOTH KETTLE

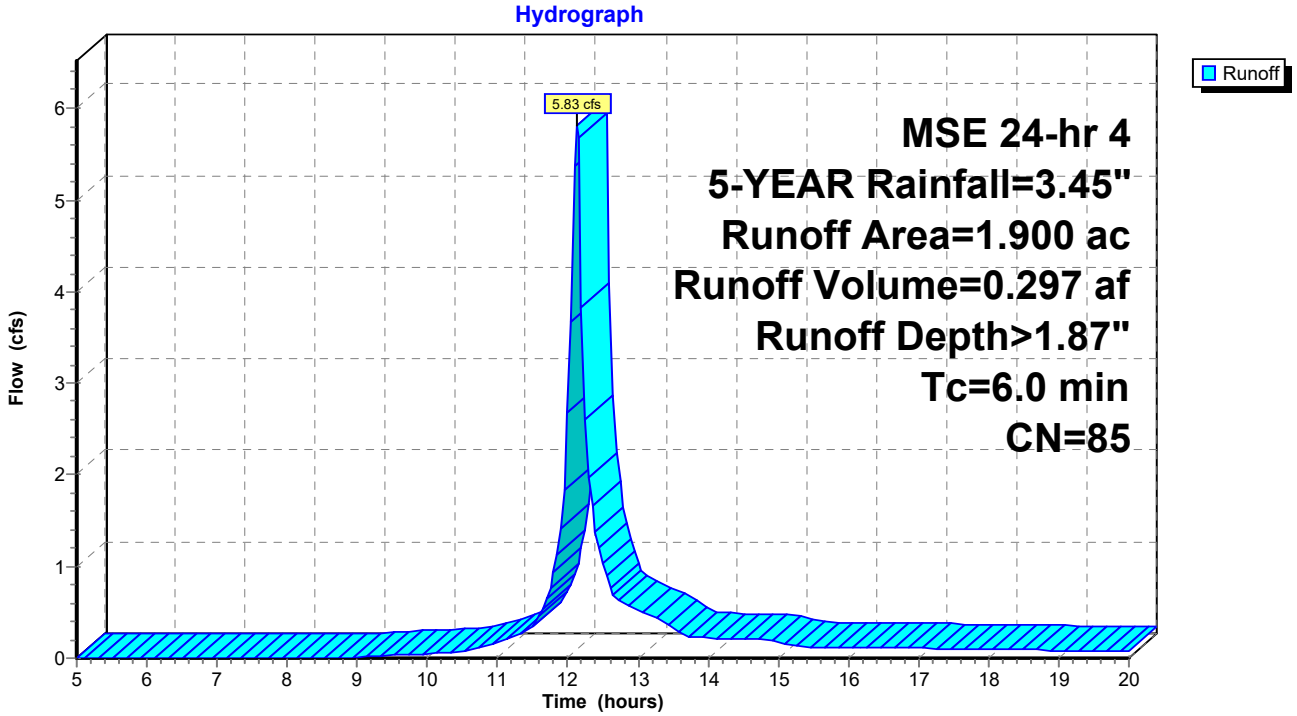
Runoff = 5.83 cfs @ 12.13 hrs, Volume= 0.297 af, Depth> 1.87"
Routed to Pond 12P : PR NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 5-YEAR Rainfall=3.45"

Area (ac)	CN	Description
1.900	85	1/8 acre lots, 65% imp, HSG B
0.665		35.00% Pervious Area
1.235		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 13S: PROP UNDETAINED TO NOTH KETTLE



Summary for Subcatchment 15S: UNDEVELOPED WOODS TO SE

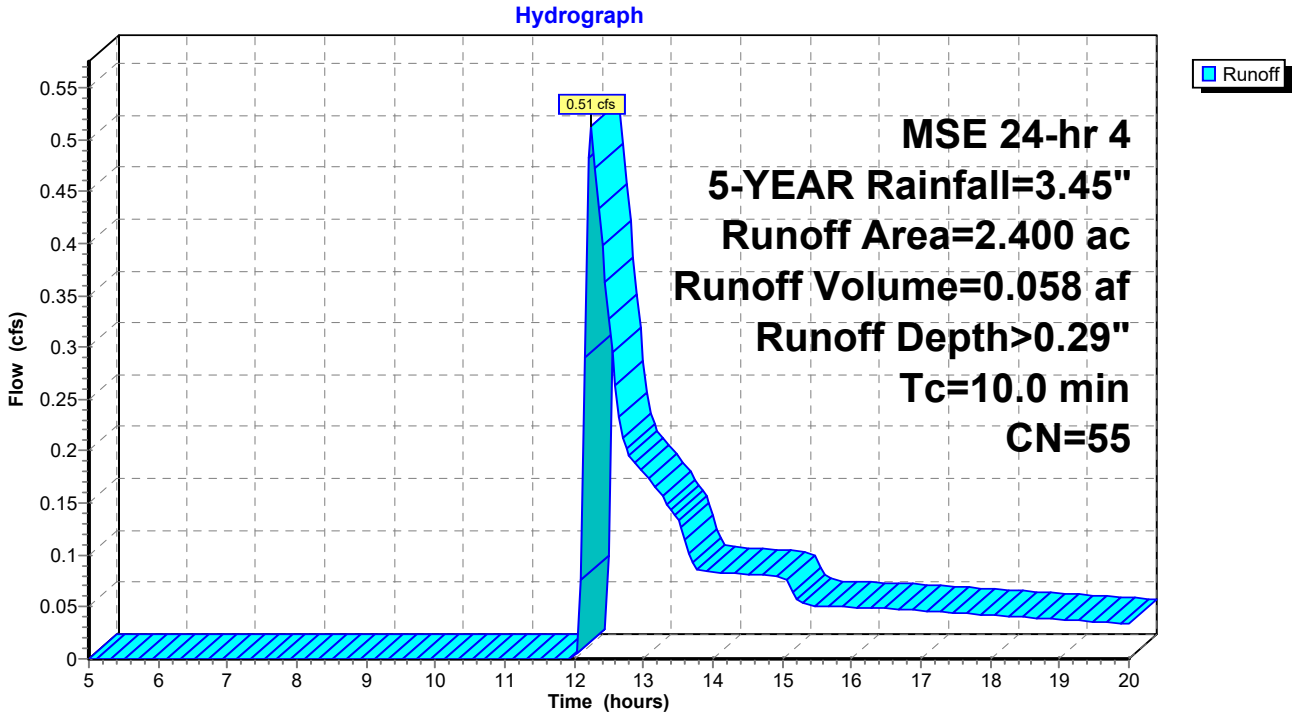
Runoff = 0.51 cfs @ 12.25 hrs, Volume= 0.058 af, Depth> 0.29"
Routed to Link 6L : PROP SE DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 5-YEAR Rainfall=3.45"

	Area (ac)	CN	Description
*	2.400	55	WOODLAND PER CITY ORDINANCE GROUP B
	2.400		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, ASSUMED**

Subcatchment 15S: UNDEVELOPED WOODS TO SE



Summary for Subcatchment 17S: UNDEVELOPED WOODS TO SOUTH

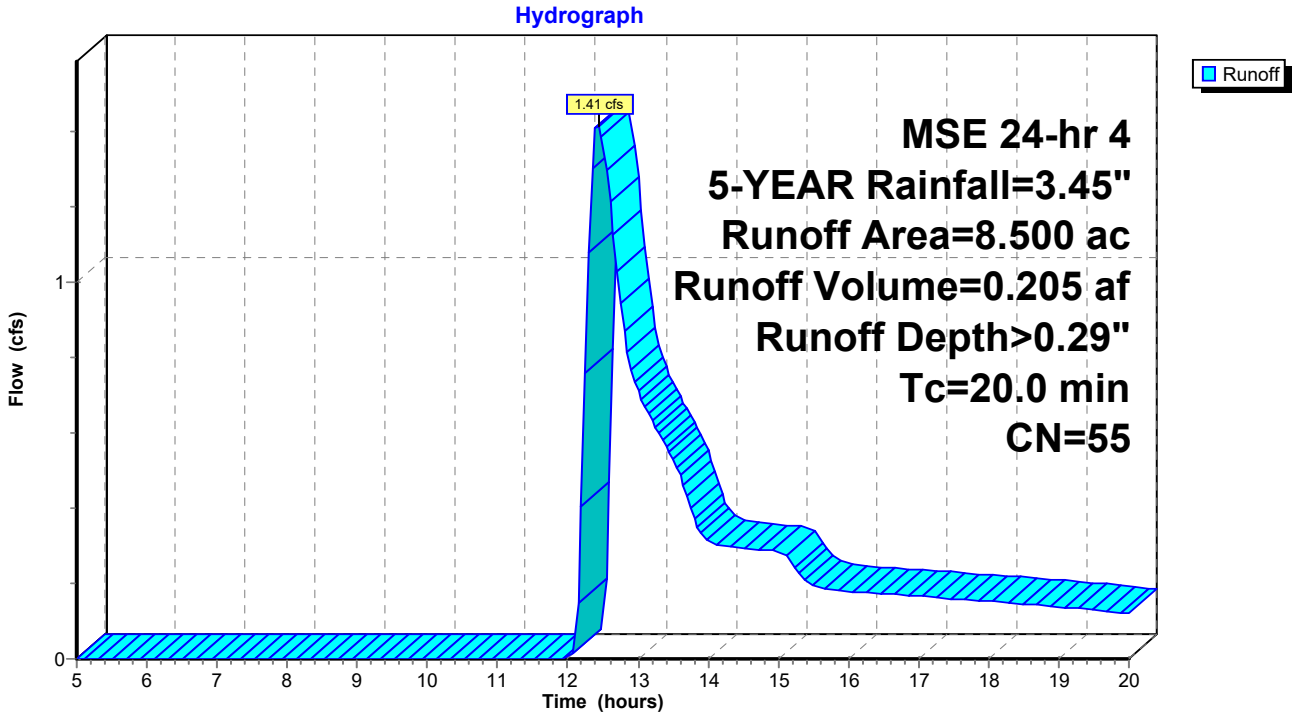
Runoff = 1.41 cfs @ 12.43 hrs, Volume= 0.205 af, Depth> 0.29"
Routed to Link 16L : PROPOSED SOUTH DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 5-YEAR Rainfall=3.45"

	Area (ac)	CN	Description
*	8.500	55	WOODLAND PER CITY ORDINANCE GROUP B
	8.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry, ASSUMED**

Subcatchment 17S: UNDEVELOPED WOODS TO SOUTH



Summary for Pond 7P: SOUTH PONDS

Inflow Area = 14.300 ac, 59.55% Impervious, Inflow Depth > 1.72" for 5-YEAR event
Inflow = 40.61 cfs @ 12.13 hrs, Volume= 2.051 af
Outflow = 0.17 cfs @ 20.00 hrs, Volume= 0.108 af, Atten= 100%, Lag= 472.0 min
Discarded = 0.17 cfs @ 20.00 hrs, Volume= 0.108 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Link 6L : PROP SE DISCHARGE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 929.67' @ 20.00 hrs Surf.Area= 37,756 sf Storage= 84,578 cf

Plug-Flow detention time= 306.7 min calculated for 0.108 af (5% of inflow)
Center-of-Mass det. time= 172.8 min (961.5 - 788.7)

Volume	Invert	Avail.Storage	Storage Description
#1	927.00'	235,500 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

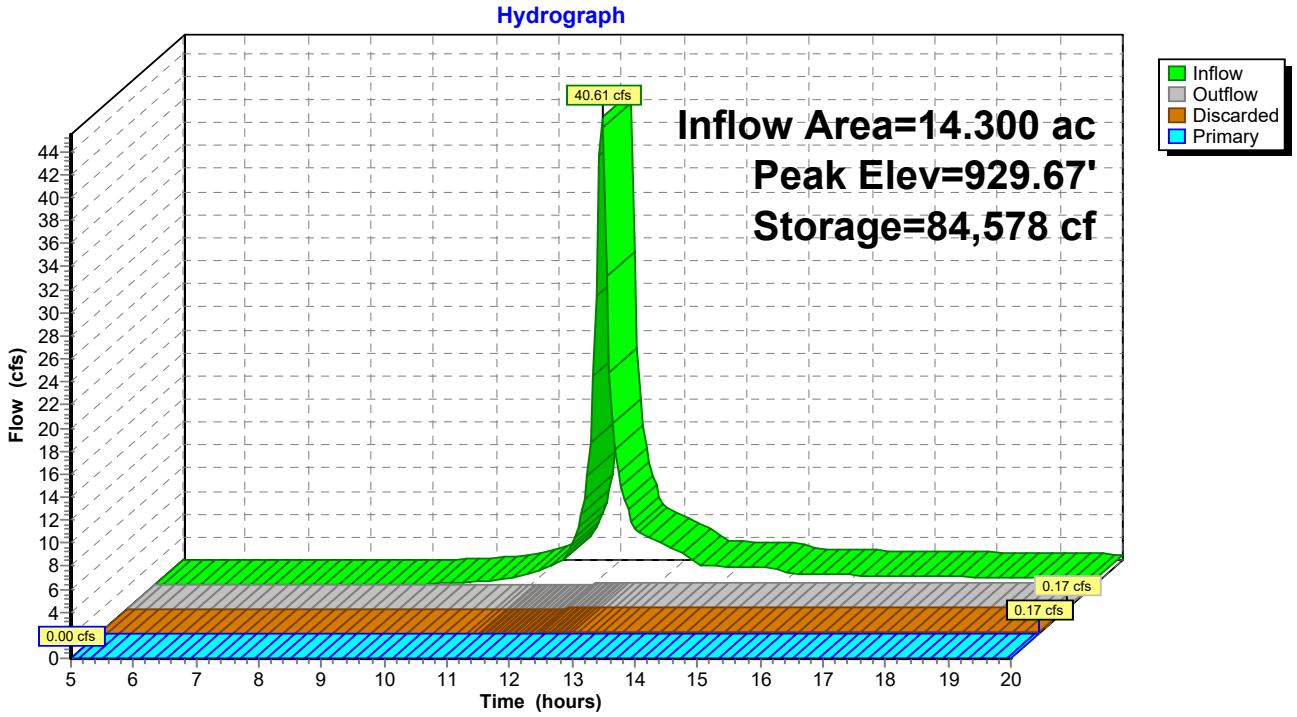
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
927.00	25,500	0	0
933.00	53,000	235,500	235,500

Device	Routing	Invert	Outlet Devices
#1	Discarded	927.00'	**3.600 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 900.00'
#2	Primary	927.00'	**18.0" Round Culvert** L= 80.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 927.00' / 923.80' S= 0.0400 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#3	Device 1	927.00'	**2.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 2	930.50'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Primary	932.00'	**10.0' long + 4.0 '/' SideZ x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Discarded OutFlow Max=0.17 cfs @ 20.00 hrs HW=929.67' (Free Discharge)
└**1=Exfiltration** (Passes 0.17 cfs of 3.40 cfs potential flow)
└**3=Orifice/Grate** (Orifice Controls 0.17 cfs @ 7.75 fps)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=927.00' (Free Discharge)
├**2=Culvert** (Controls 0.00 cfs)
└**4=Orifice/Grate** (Controls 0.00 cfs)
└**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 7P: SOUTH PONDS



Summary for Pond 10P: NORTH POND

Inflow Area = 20.200 ac, 36.68% Impervious, Inflow Depth > 1.41" for 5-YEAR event
Inflow = 40.27 cfs @ 12.14 hrs, Volume= 2.370 af
Outflow = 1.40 cfs @ 15.12 hrs, Volume= 0.834 af, Atten= 97%, Lag= 178.8 min
Primary = 1.40 cfs @ 15.12 hrs, Volume= 0.834 af
Routed to Pond 12P : PR NORTH KETTLE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 932.38' @ 15.12 hrs Surf.Area= 26,790 sf Storage= 73,918 cf

Plug-Flow detention time= 255.2 min calculated for 0.834 af (35% of inflow)
Center-of-Mass det. time= 170.9 min (965.4 - 794.5)

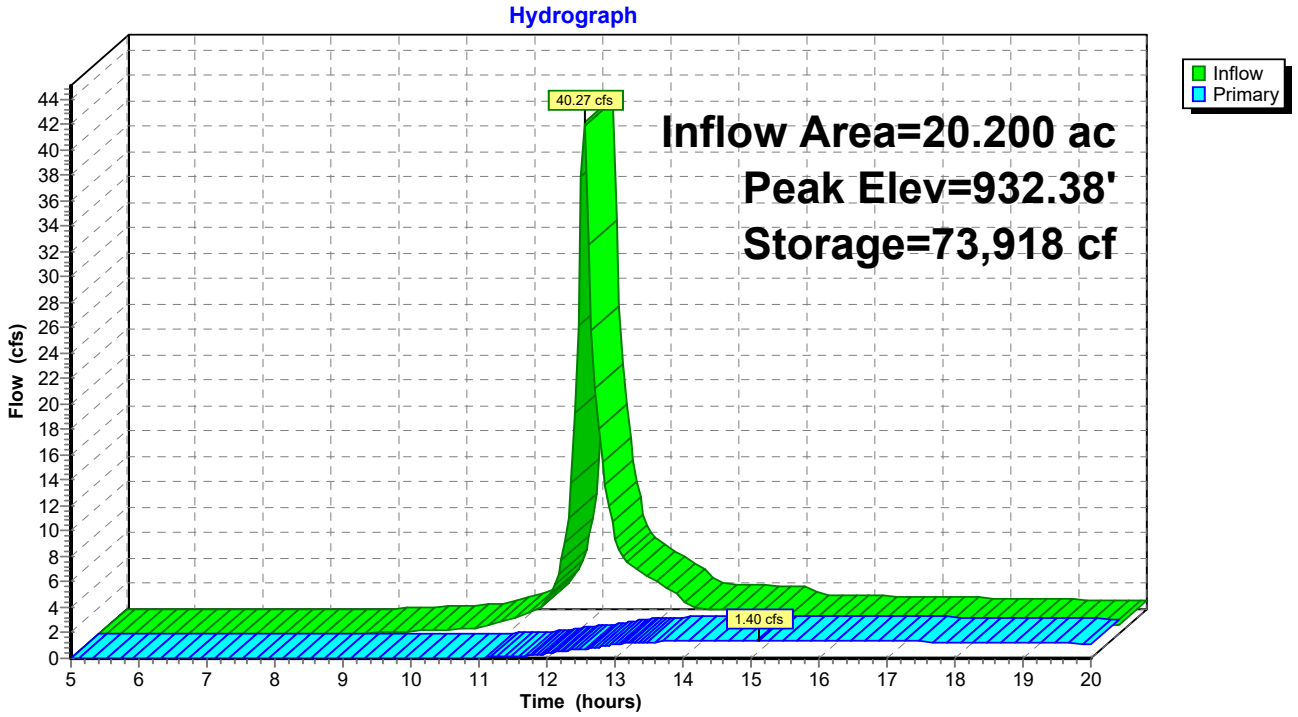
Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	172,925 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
929.00	17,000	0	0
934.00	31,500	121,250	121,250
935.00	35,500	33,500	154,750
935.50	37,200	18,175	172,925

Device	Routing	Invert	Outlet Devices
#1	Primary	929.00'	**36.0" Round Culvert** L= 60.0' Ke= 0.500 Inlet / Outlet Invert= 929.00' / 928.70' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 7.07 sf
#2	Device 1	929.00'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	931.65'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	933.00'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Primary	934.50'	**10.0' long + 4.0 '/' SideZ x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=1.40 cfs @ 15.12 hrs HW=932.38' (Free Discharge)
- **1=Culvert** (Passes 1.40 cfs of 40.31 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.75 cfs @ 8.63 fps)
  - **3=Orifice/Grate** (Orifice Controls 0.65 cfs @ 3.32 fps)
  - **4=Orifice/Grate** (Controls 0.00 cfs)
- **5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 10P: NORTH POND



Summary for Pond 12P: PR NORTH KETTLE

[79] Warning: Submerged Pond 10P Primary device # 1 INLET by 2.58'

Inflow Area = 160.900 ac, 16.37% Impervious, Inflow Depth > 0.85" for 5-YEAR event
Inflow = 79.39 cfs @ 12.69 hrs, Volume= 11.437 af
Outflow = 7.28 cfs @ 16.69 hrs, Volume= 4.220 af, Atten= 91%, Lag= 239.8 min
Discarded = 5.68 cfs @ 16.69 hrs, Volume= 3.514 af
Primary = 1.60 cfs @ 16.69 hrs, Volume= 0.706 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 931.58' @ 16.69 hrs Surf.Area= 4.073 ac Storage= 7.461 af

Plug-Flow detention time= 226.7 min calculated for 4.206 af (37% of inflow)
Center-of-Mass det. time= 130.2 min (982.5 - 852.2)

Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	53.781 af	**Custom Stage Data (Conic)** Listed below (Recalc)

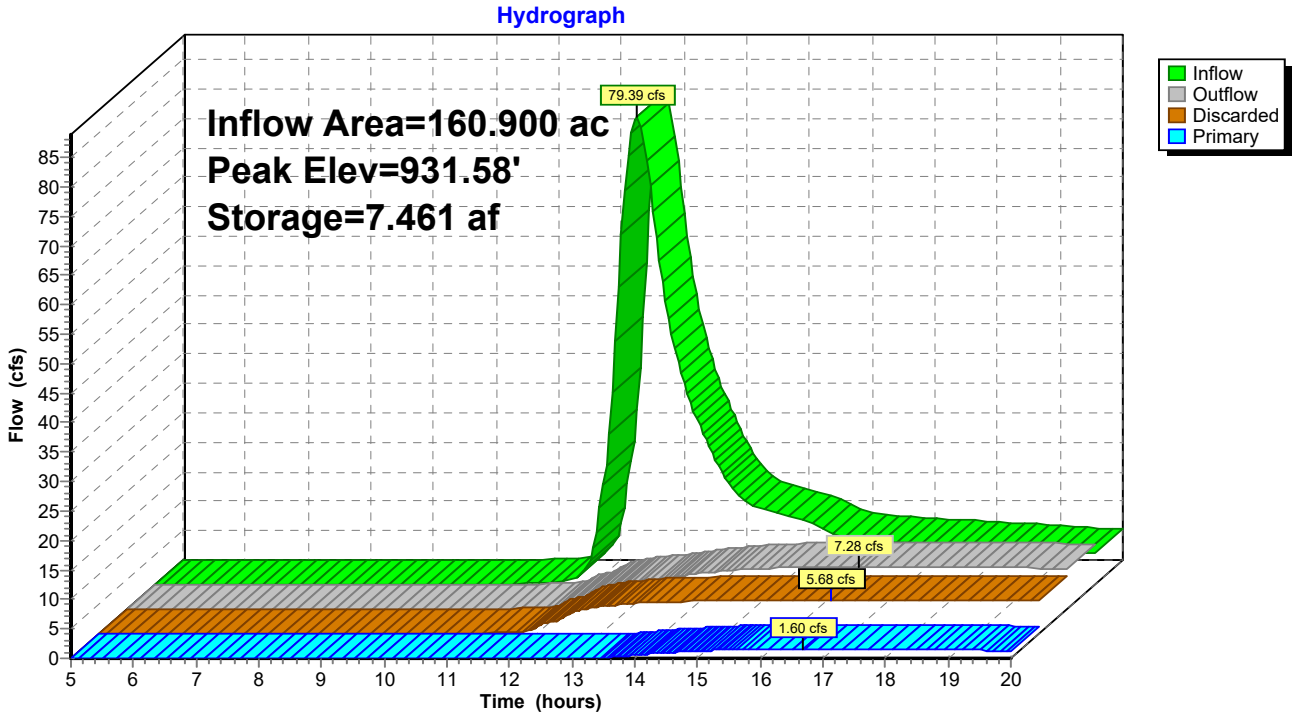
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
929.00	1.200	0.000	0.000	1.200
930.00	2.900	1.988	1.988	2.900
938.00	10.900	51.793	53.781	10.907

Device	Routing	Invert	Outlet Devices
#1	Discarded	929.00'	**1.630 in/hr Exfiltration X 0.80 over Horizontal area** Conductivity to Groundwater Elevation = 900.00'
#2	Primary	931.00'	**48.0" Round Culvert** L= 1,400.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 931.00' / 928.20' S= 0.0020 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf

Discarded OutFlow Max=5.68 cfs @ 16.69 hrs HW=931.58' (Free Discharge)
1=Exfiltration (Controls 5.68 cfs)

Primary OutFlow Max=1.59 cfs @ 16.69 hrs HW=931.58' (Free Discharge)
2=Culvert (Barrel Controls 1.59 cfs @ 2.17 fps)

Pond 12P: PR NORTH KETTLE

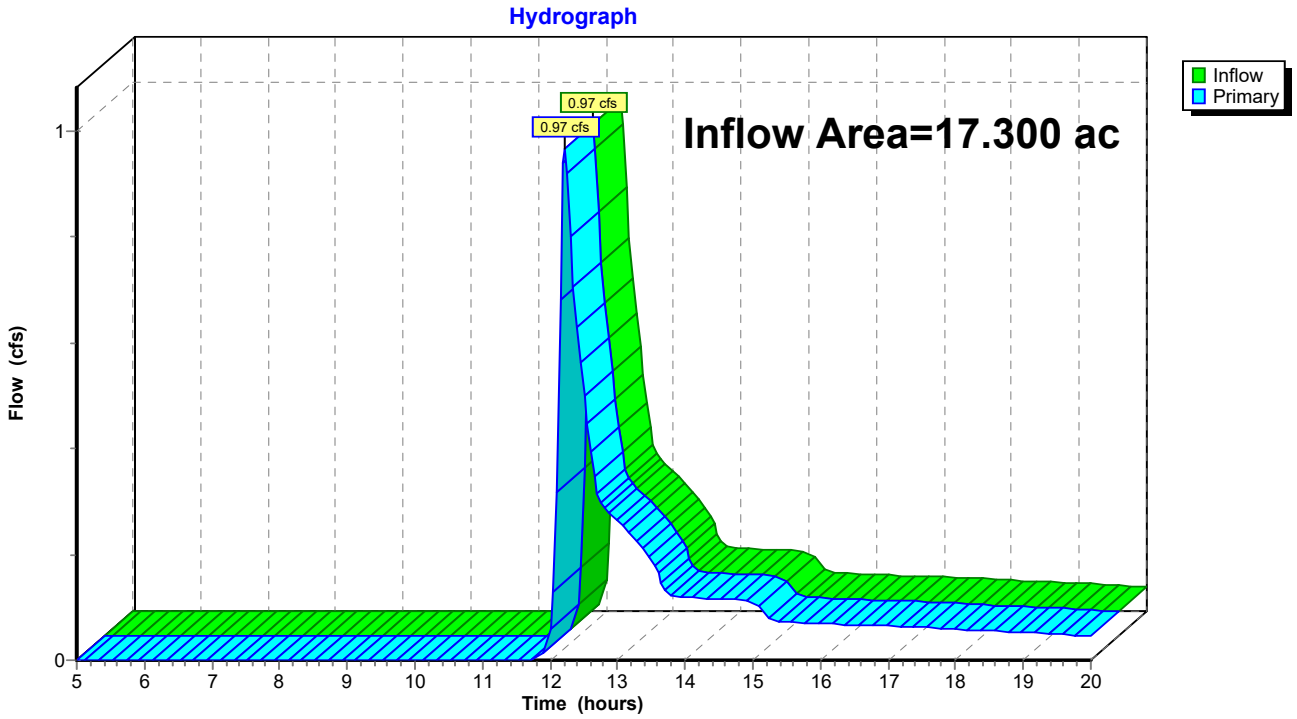


Summary for Link 6L: PROP SE DISCHARGE

Inflow Area = 17.300 ac, 49.51% Impervious, Inflow Depth > 0.06" for 5-YEAR event
Inflow = 0.97 cfs @ 12.22 hrs, Volume= 0.089 af
Primary = 0.97 cfs @ 12.22 hrs, Volume= 0.089 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 6L: PROP SE DISCHARGE

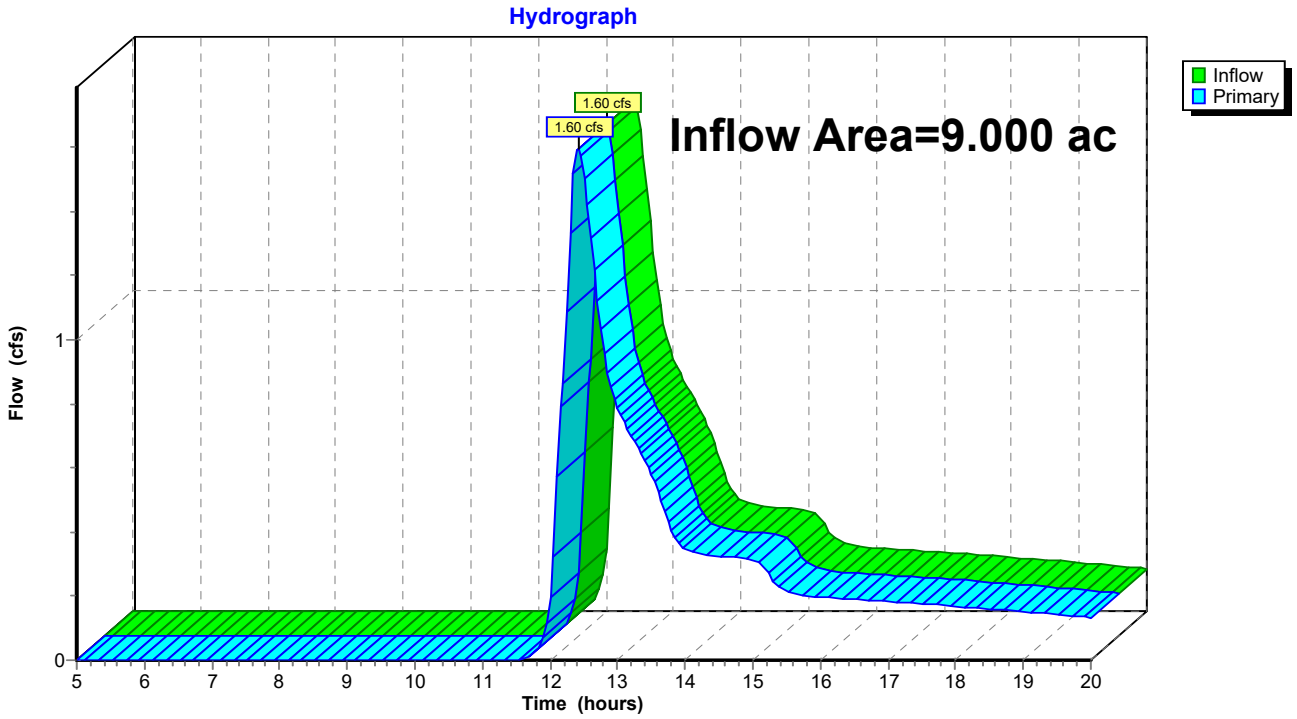


Summary for Link 16L: PROPOSED SOUTH DISCHARGE

Inflow Area = 9.000 ac, 1.11% Impervious, Inflow Depth > 0.32" for 5-YEAR event
Inflow = 1.60 cfs @ 12.42 hrs, Volume= 0.238 af
Primary = 1.60 cfs @ 12.42 hrs, Volume= 0.238 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 16L: PROPOSED SOUTH DISCHARGE



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment4S: PROP AREA TO Runoff Area=14.300 ac 59.55% Impervious Runoff Depth>2.25"
Tc=6.0 min CN=83 Runoff=52.51 cfs 2.677 af

Subcatchment5S: UNDET AREA TO SE Runoff Area=0.600 ac 8.33% Impervious Runoff Depth>0.94"
Flow Length=300' Tc=10.3 min CN=64 Runoff=0.75 cfs 0.047 af

Subcatchment8S: PROP UNDETAINED Runoff Area=0.500 ac 20.00% Impervious Runoff Depth>1.18"
Tc=6.0 min CN=68 Runoff=0.97 cfs 0.049 af

Subcatchment10S: REMAINING EXIST Runoff Area=138.800 ac 12.75% Impervious Runoff Depth>1.28"
Flow Length=3,150' Tc=45.5 min CN=70 Runoff=115.14 cfs 14.769 af

Subcatchment11S: PROP AREA TO Runoff Area=11.400 ac 65.00% Impervious Runoff Depth>2.42"
Tc=6.0 min CN=85 Runoff=44.59 cfs 2.296 af

Subcatchment12S: OFFSITE AREA TO Runoff Area=8.800 ac 0.00% Impervious Runoff Depth>1.17"
Flow Length=600' Tc=13.9 min CN=68 Runoff=12.41 cfs 0.859 af

Subcatchment13S: PROP UNDETAINED Runoff Area=1.900 ac 65.00% Impervious Runoff Depth>2.42"
Tc=6.0 min CN=85 Runoff=7.43 cfs 0.383 af

Subcatchment15S: UNDEVELOPED Runoff Area=2.400 ac 0.00% Impervious Runoff Depth>0.51"
Tc=10.0 min CN=55 Runoff=1.28 cfs 0.102 af

Subcatchment17S: UNDEVELOPED Runoff Area=8.500 ac 0.00% Impervious Runoff Depth>0.51"
Tc=20.0 min CN=55 Runoff=3.24 cfs 0.359 af

Pond 7P: SOUTH PONDS Peak Elev=930.35' Storage=111,158 cf Inflow=52.51 cfs 2.677 af
Discarded=0.19 cfs 0.124 af Primary=0.00 cfs 0.000 af Outflow=0.19 cfs 0.124 af

Pond 10P: NORTH POND Peak Elev=933.09' Storage=93,704 cf Inflow=53.13 cfs 3.155 af
Outflow=2.95 cfs 1.282 af

Pond 12P: PR NORTH KETTLE Peak Elev=932.22' Storage=10.268 af Inflow=117.57 cfs 16.434 af
Discarded=6.51 cfs 4.037 af Primary=7.46 cfs 3.385 af Outflow=13.97 cfs 7.421 af

Link 6L: PROP SE DISCHARGE Inflow=2.03 cfs 0.149 af
Primary=2.03 cfs 0.149 af

Link 16L: PROPOSED SOUTH DISCHARGE Inflow=3.54 cfs 0.408 af
Primary=3.54 cfs 0.408 af

Total Runoff Area = 187.200 ac Runoff Volume = 21.541 af Average Runoff Depth = 1.38"
81.30% Pervious = 152.190 ac 18.70% Impervious = 35.010 ac

Summary for Subcatchment 4S: PROP AREA TO SOUTH PONDS

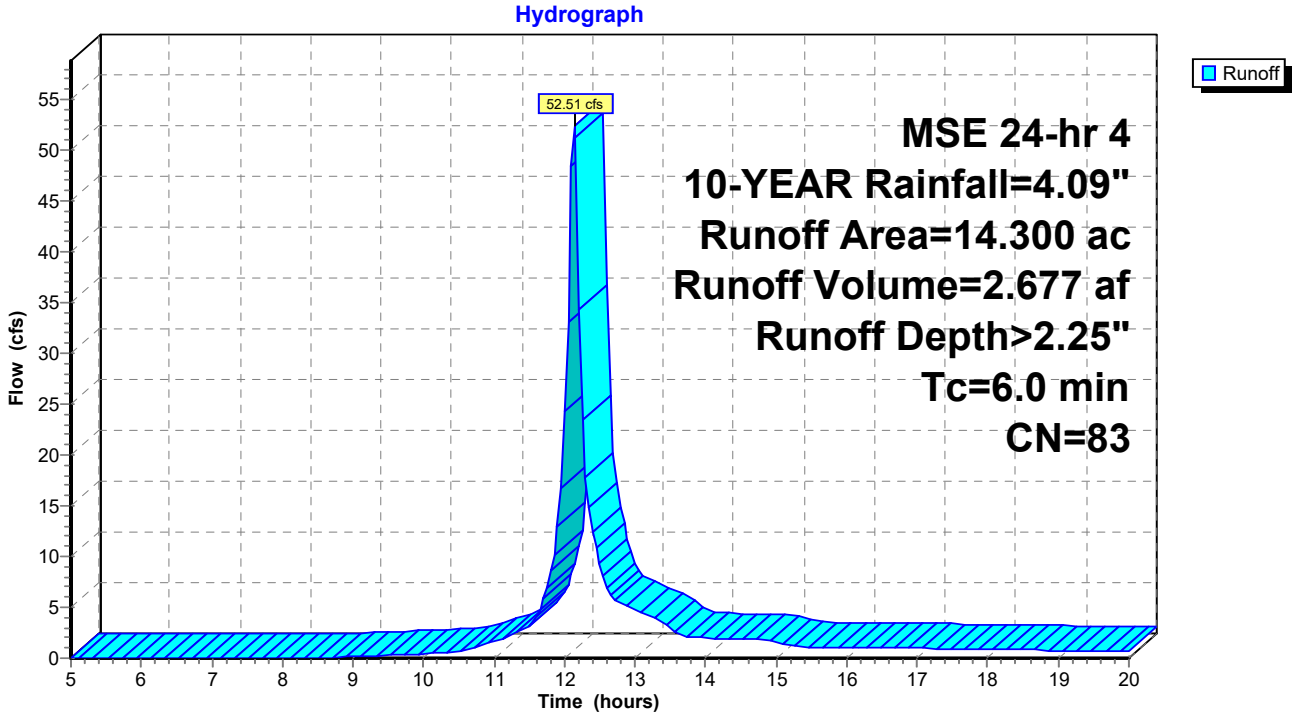
Runoff = 52.51 cfs @ 12.13 hrs, Volume= 2.677 af, Depth> 2.25"
Routed to Pond 7P : SOUTH PONDS

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-YEAR Rainfall=4.09"

	Area (ac)	CN	Description
	13.100	85	1/8 acre lots, 65% imp, HSG B
*	1.200	61	POND AREA >75% Grass cover, Good, HSG B
	14.300	83	Weighted Average
	5.785		40.45% Pervious Area
	8.515		59.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 4S: PROP AREA TO SOUTH PONDS



Summary for Subcatchment 5S: UNDET AREA TO SE

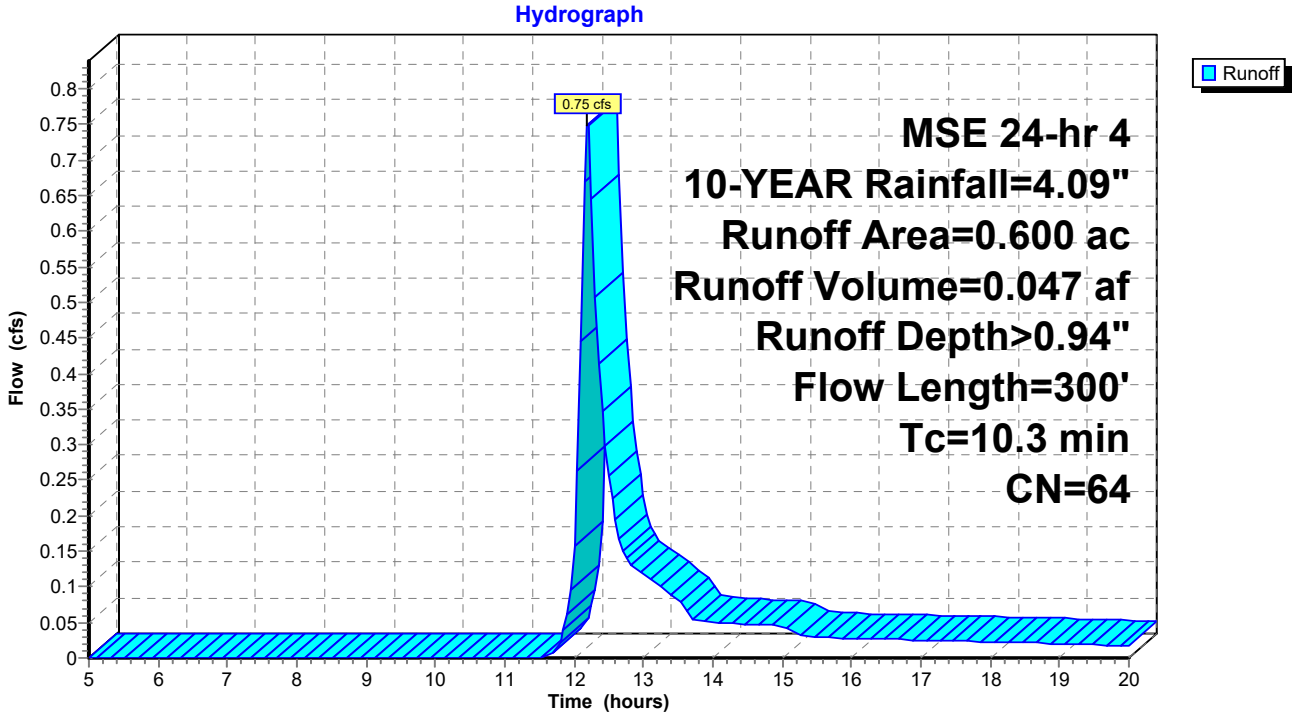
Runoff = 0.75 cfs @ 12.20 hrs, Volume= 0.047 af, Depth> 0.94"
Routed to Link 6L : PROP SE DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-YEAR Rainfall=4.09"

	Area (ac)	CN	Description
*	0.050	98	IMPERVIOUS
*	0.550	61	GRASS
	0.600	64	Weighted Average
	0.550		91.67% Pervious Area
	0.050		8.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.4	50	0.2000	0.35		**Sheet Flow, SHEET** Grass: Short n= 0.150 P2= 2.84"
6.6	50	0.0400	0.13		**Sheet Flow, SHEET** Grass: Dense n= 0.240 P2= 2.84"
1.3	200	0.0300	2.60		**Shallow Concentrated Flow, SCF** Grassed Waterway Kv= 15.0 fps
10.3	300	Total			

Subcatchment 5S: UNDET AREA TO SE



Summary for Subcatchment 8S: PROP UNDETAINED AREA TO SOUTH

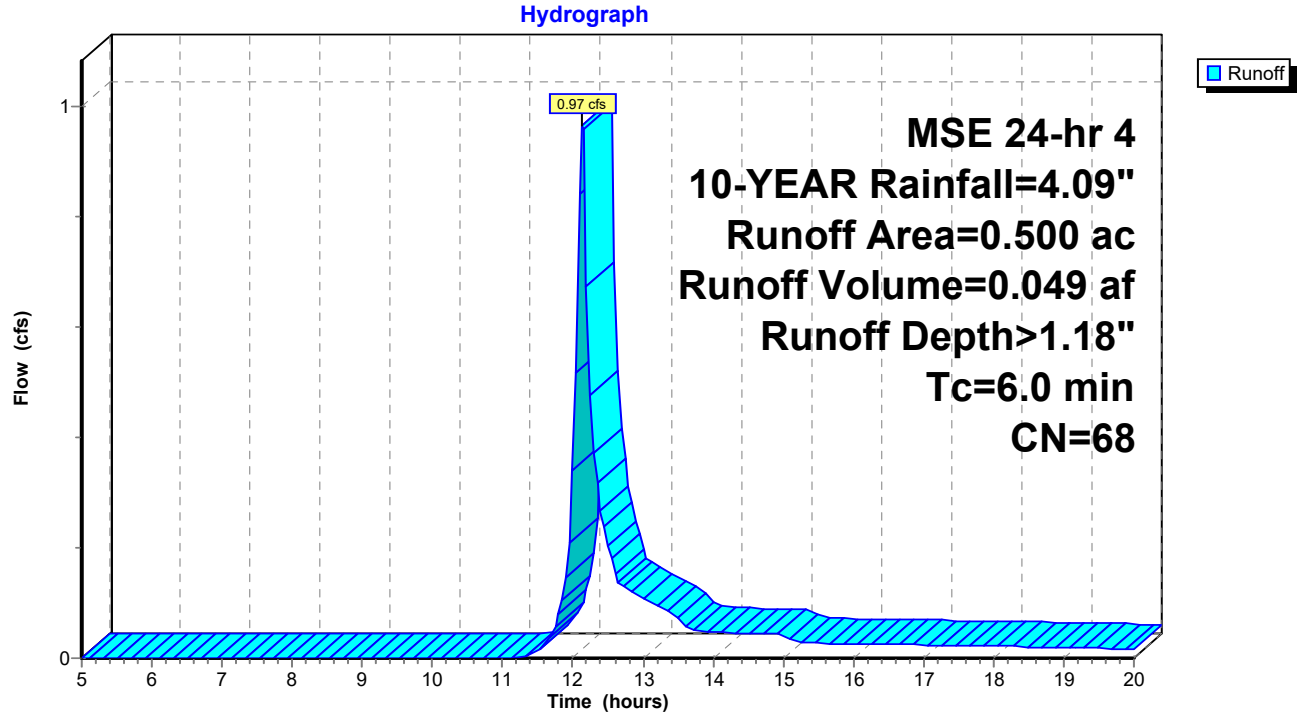
Runoff = 0.97 cfs @ 12.14 hrs, Volume= 0.049 af, Depth> 1.18"
Routed to Link 16L : PROPOSED SOUTH DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-YEAR Rainfall=4.09"

	Area (ac)	CN	Description
*	0.400	61	GRASS
*	0.100	98	IMPERVIOUS
	0.500	68	Weighted Average
	0.400		80.00% Pervious Area
	0.100		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN PER TR-55**

Subcatchment 8S: PROP UNDETAINED AREA TO SOUTH



Summary for Subcatchment 10S: REMAINING EXIST AREA TO NORTH KETTLE

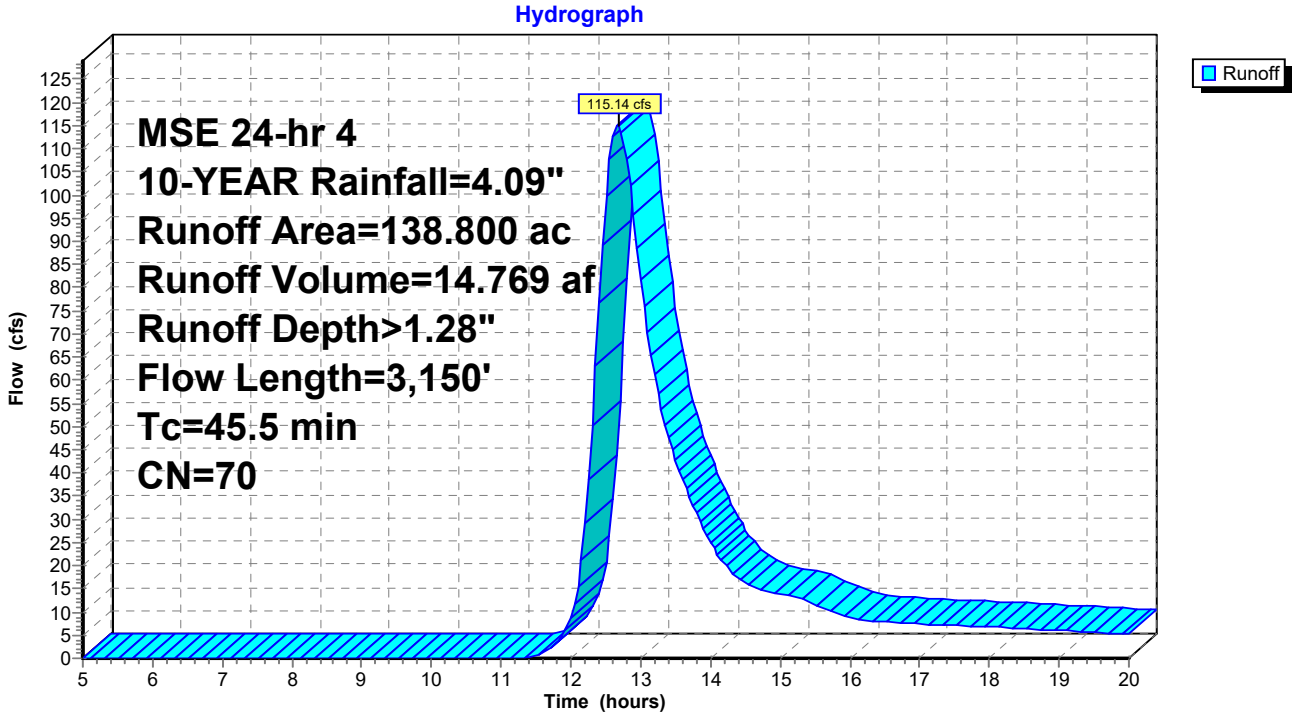
Runoff = 115.14 cfs @ 12.67 hrs, Volume= 14.769 af, Depth> 1.28"
Routed to Pond 12P : PR NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-YEAR Rainfall=4.09"

	Area (ac)	CN	Description
*	79.800	68	CROPLAND PER CITY ORDINANCE B SOIL
	59.000	72	1/3 acre lots, 30% imp, HSG B
	138.800	70	Weighted Average
	121.100		87.25% Pervious Area
	17.700		12.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	100	0.0300	0.17		**Sheet Flow, Sheet** Cultivated: Residue>20% n= 0.170 P2= 2.84"
35.7	3,050	0.0250	1.42		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
45.5	3,150	Total			

Subcatchment 10S: REMAINING EXIST AREA TO NORTH KETTLE



Summary for Subcatchment 11S: PROP AREA TO NORTH POND

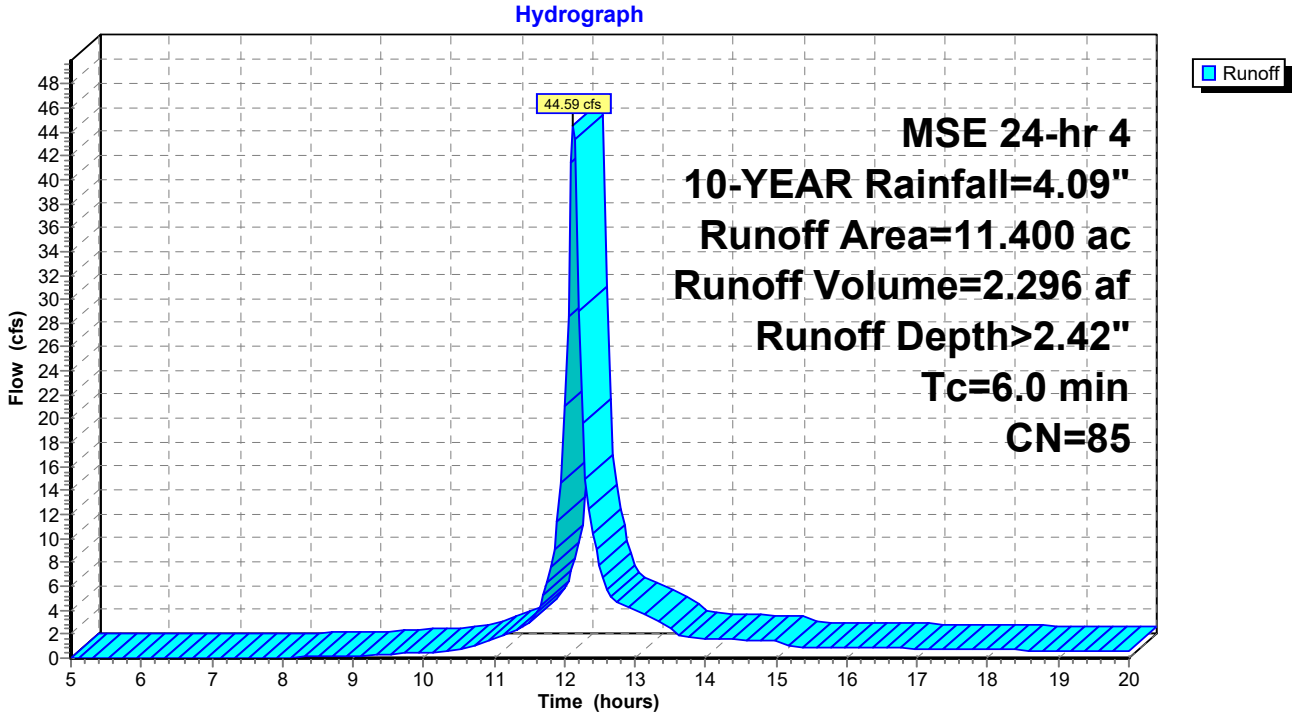
Runoff = 44.59 cfs @ 12.13 hrs, Volume= 2.296 af, Depth> 2.42"
Routed to Pond 10P : NORTH POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-YEAR Rainfall=4.09"

Area (ac)	CN	Description
11.400	85	1/8 acre lots, 65% imp, HSG B
3.990		35.00% Pervious Area
7.410		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 11S: PROP AREA TO NORTH POND



Summary for Subcatchment 12S: OFFSITE AREA TO NORTH POND

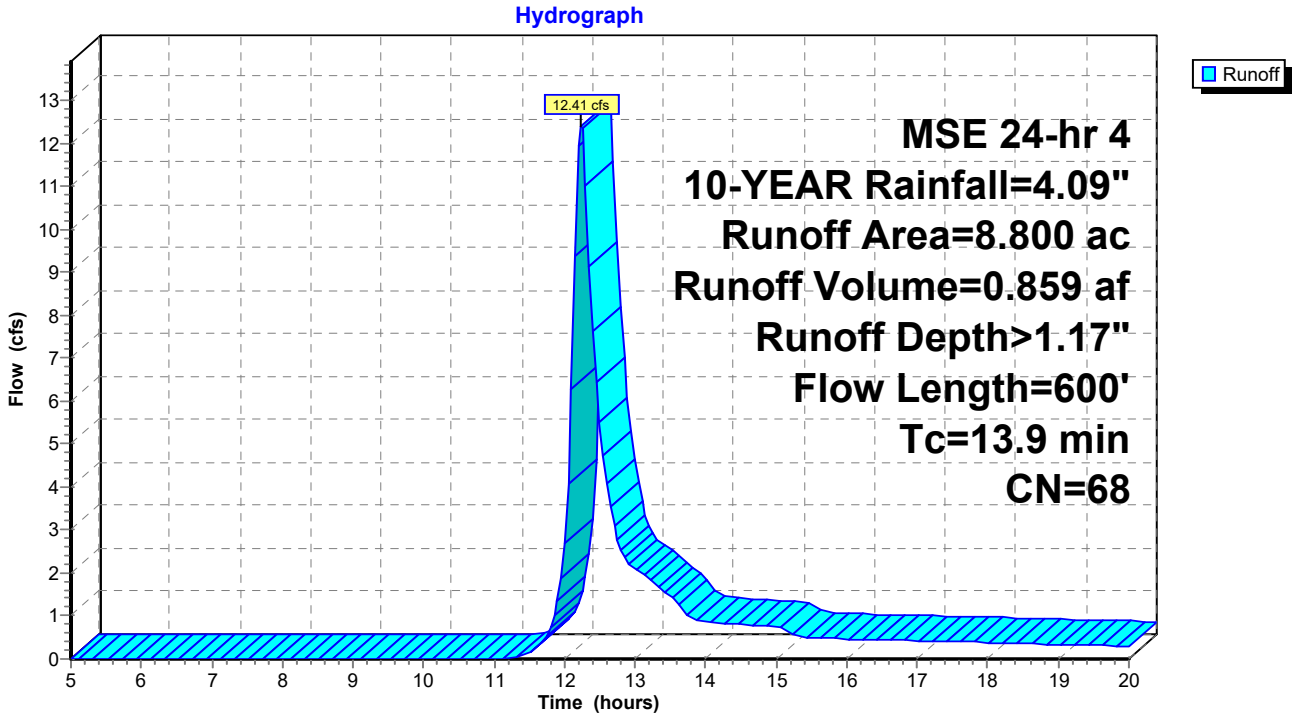
Runoff = 12.41 cfs @ 12.24 hrs, Volume= 0.859 af, Depth> 1.17"
Routed to Pond 10P : NORTH POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-YEAR Rainfall=4.09"

	Area (ac)	CN	Description
*	8.800	68	CROPLAND PER CITY ORDINANCE B SOIL
	8.800		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	100	0.0600	0.22		**Sheet Flow, SHEET** Cultivated: Residue>20% n= 0.170 P2= 2.84"
6.5	500	0.0200	1.27		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
13.9	600	Total			

Subcatchment 12S: OFFSITE AREA TO NORTH POND



Summary for Subcatchment 13S: PROP UNDETAINED TO NOTH KETTLE

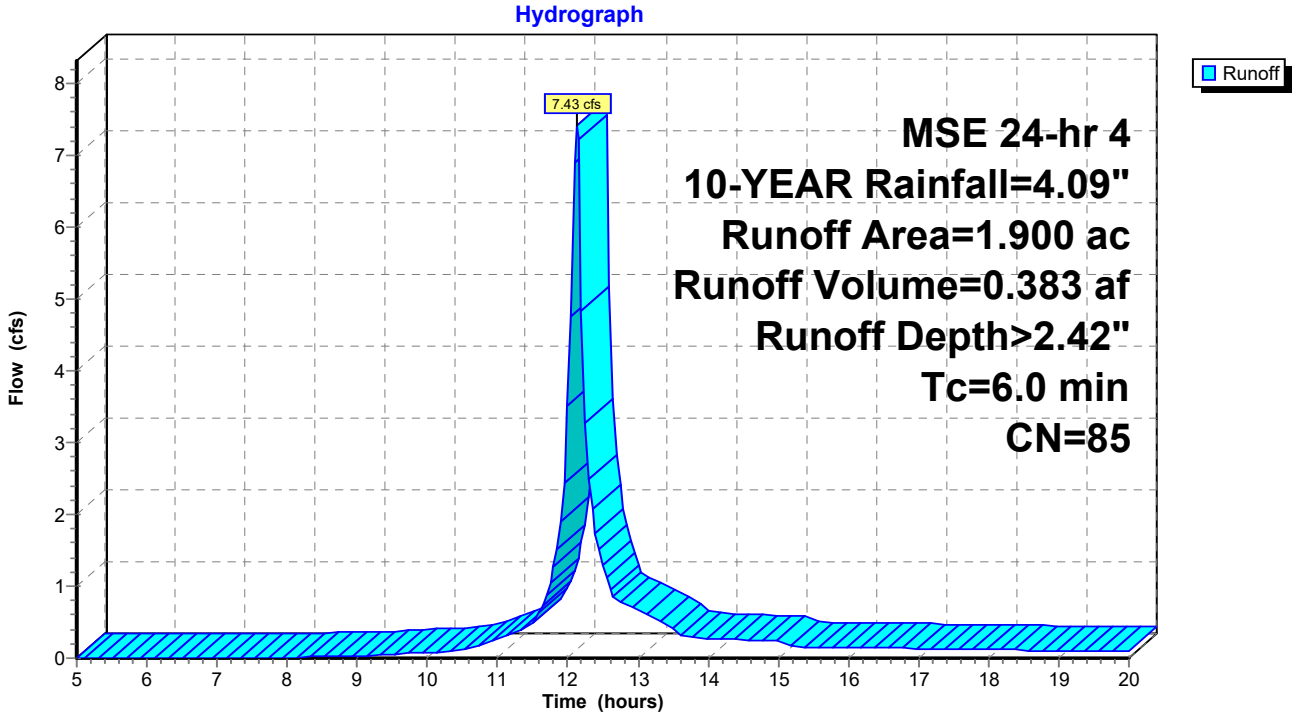
Runoff = 7.43 cfs @ 12.13 hrs, Volume= 0.383 af, Depth> 2.42"
Routed to Pond 12P : PR NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-YEAR Rainfall=4.09"

Area (ac)	CN	Description
1.900	85	1/8 acre lots, 65% imp, HSG B
0.665		35.00% Pervious Area
1.235		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 13S: PROP UNDETAINED TO NOTH KETTLE



Summary for Subcatchment 15S: UNDEVELOPED WOODS TO SE

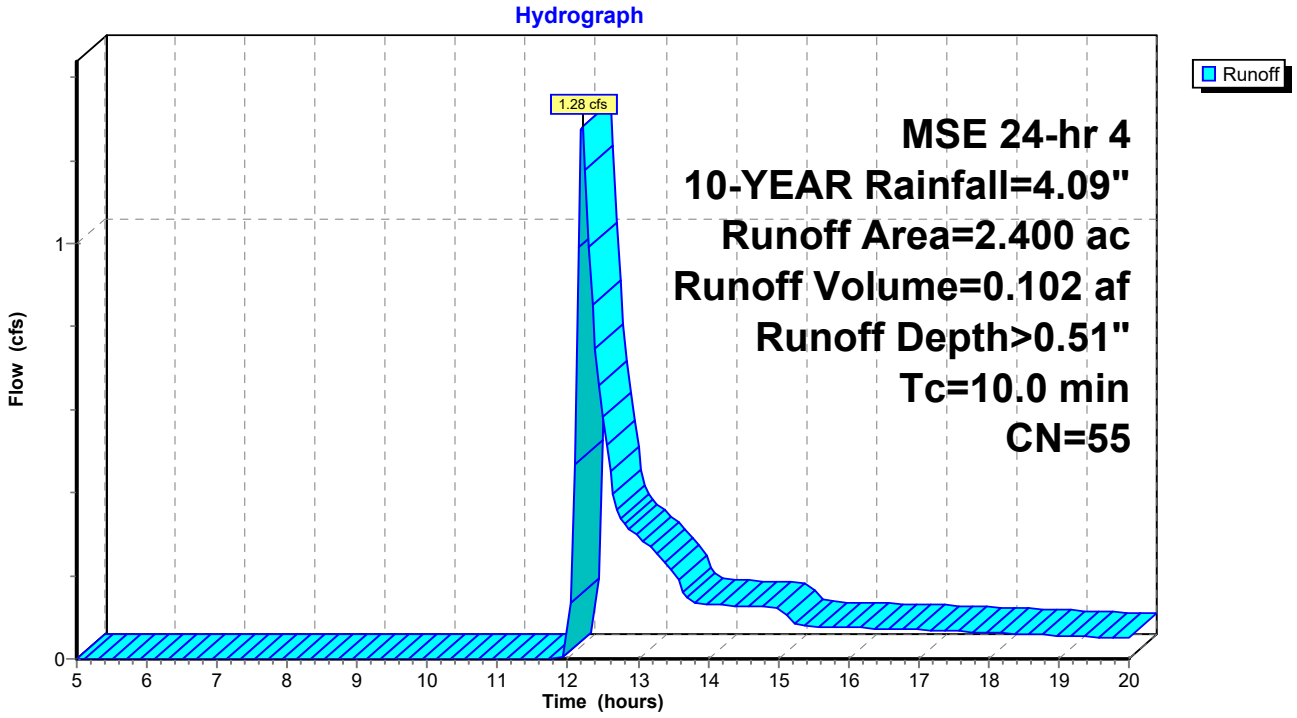
Runoff = 1.28 cfs @ 12.21 hrs, Volume= 0.102 af, Depth> 0.51"
Routed to Link 6L : PROP SE DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-YEAR Rainfall=4.09"

	Area (ac)	CN	Description
*	2.400	55	WOODLAND PER CITY ORDINANCE GROUP B
	2.400		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, ASSUMED**

Subcatchment 15S: UNDEVELOPED WOODS TO SE



Summary for Subcatchment 17S: UNDEVELOPED WOODS TO SOUTH

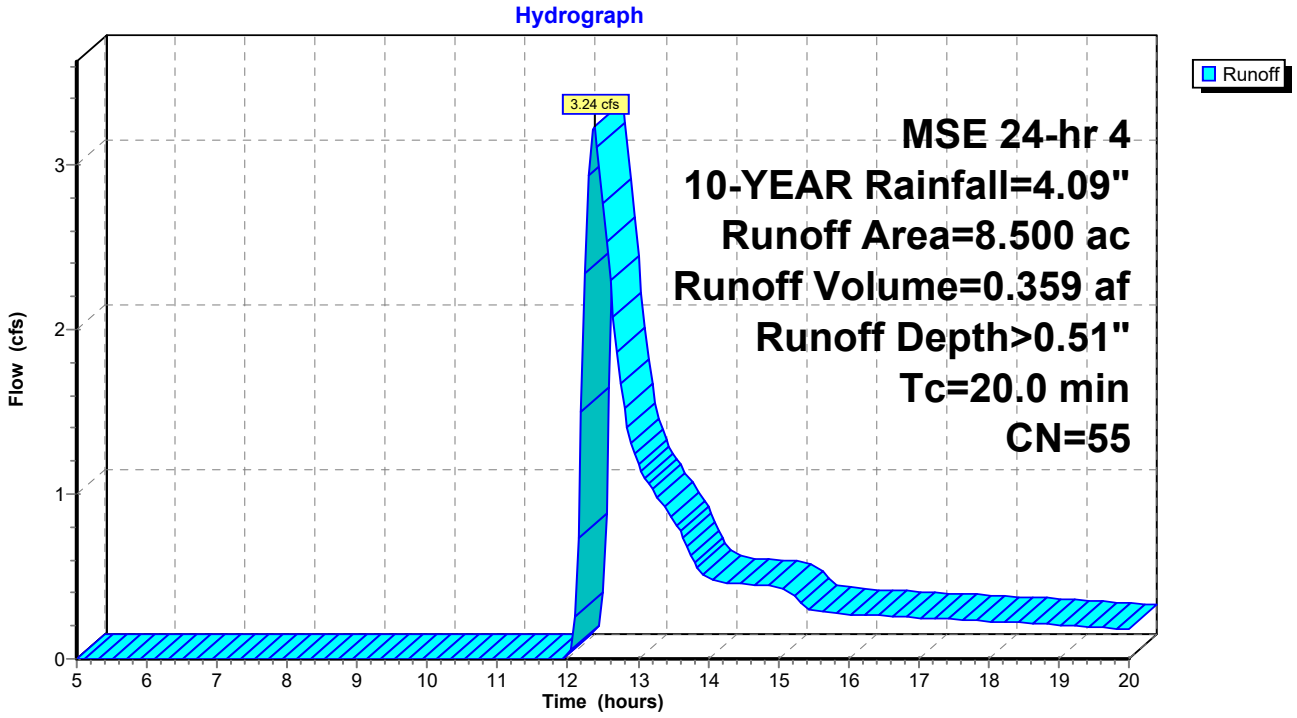
Runoff = 3.24 cfs @ 12.37 hrs, Volume= 0.359 af, Depth> 0.51"
Routed to Link 16L : PROPOSED SOUTH DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 10-YEAR Rainfall=4.09"

	Area (ac)	CN	Description
*	8.500	55	WOODLAND PER CITY ORDINANCE GROUP B
	8.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry, ASSUMED**

Subcatchment 17S: UNDEVELOPED WOODS TO SOUTH



Summary for Pond 7P: SOUTH PONDS

Inflow Area = 14.300 ac, 59.55% Impervious, Inflow Depth > 2.25" for 10-YEAR event
Inflow = 52.51 cfs @ 12.13 hrs, Volume= 2.677 af
Outflow = 0.19 cfs @ 20.00 hrs, Volume= 0.124 af, Atten= 100%, Lag= 472.1 min
Discarded = 0.19 cfs @ 20.00 hrs, Volume= 0.124 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af
Routed to Link 6L : PROP SE DISCHARGE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 930.35' @ 20.00 hrs Surf.Area= 40,856 sf Storage= 111,158 cf

Plug-Flow detention time= 325.6 min calculated for 0.123 af (5% of inflow)
Center-of-Mass det. time= 172.8 min (956.4 - 783.6)

Volume	Invert	Avail.Storage	Storage Description
#1	927.00'	235,500 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

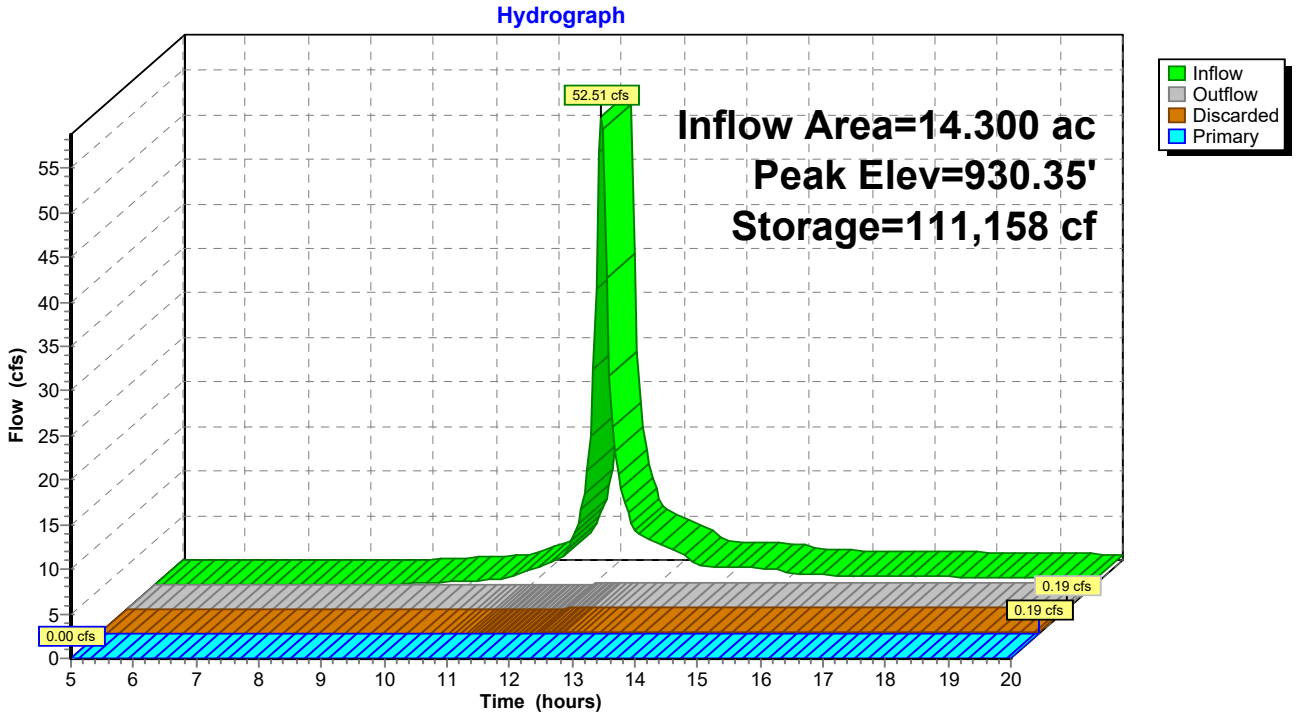
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
927.00	25,500	0	0
933.00	53,000	235,500	235,500

Device	Routing	Invert	Outlet Devices
#1	Discarded	927.00'	**3.600 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 900.00'
#2	Primary	927.00'	**18.0" Round Culvert** L= 80.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 927.00' / 923.80' S= 0.0400 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#3	Device 1	927.00'	**2.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 2	930.50'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Primary	932.00'	**10.0' long + 4.0 '/' SideZ x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Discarded OutFlow Max=0.19 cfs @ 20.00 hrs HW=930.35' (Free Discharge)
└**1=Exfiltration** (Passes 0.19 cfs of 3.74 cfs potential flow)
└**3=Orifice/Grate** (Orifice Controls 0.19 cfs @ 8.70 fps)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=927.00' (Free Discharge)
├**2=Culvert** (Controls 0.00 cfs)
└**4=Orifice/Grate** (Controls 0.00 cfs)
└**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 7P: SOUTH PONDS



Summary for Pond 10P: NORTH POND

Inflow Area = 20.200 ac, 36.68% Impervious, Inflow Depth > 1.87" for 10-YEAR event
Inflow = 53.13 cfs @ 12.14 hrs, Volume= 3.155 af
Outflow = 2.95 cfs @ 13.66 hrs, Volume= 1.282 af, Atten= 94%, Lag= 91.4 min
Primary = 2.95 cfs @ 13.66 hrs, Volume= 1.282 af
Routed to Pond 12P : PR NORTH KETTLE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 933.09' @ 13.66 hrs Surf.Area= 28,853 sf Storage= 93,704 cf

Plug-Flow detention time= 239.0 min calculated for 1.282 af (41% of inflow)
Center-of-Mass det. time= 158.6 min (948.4 - 789.8)

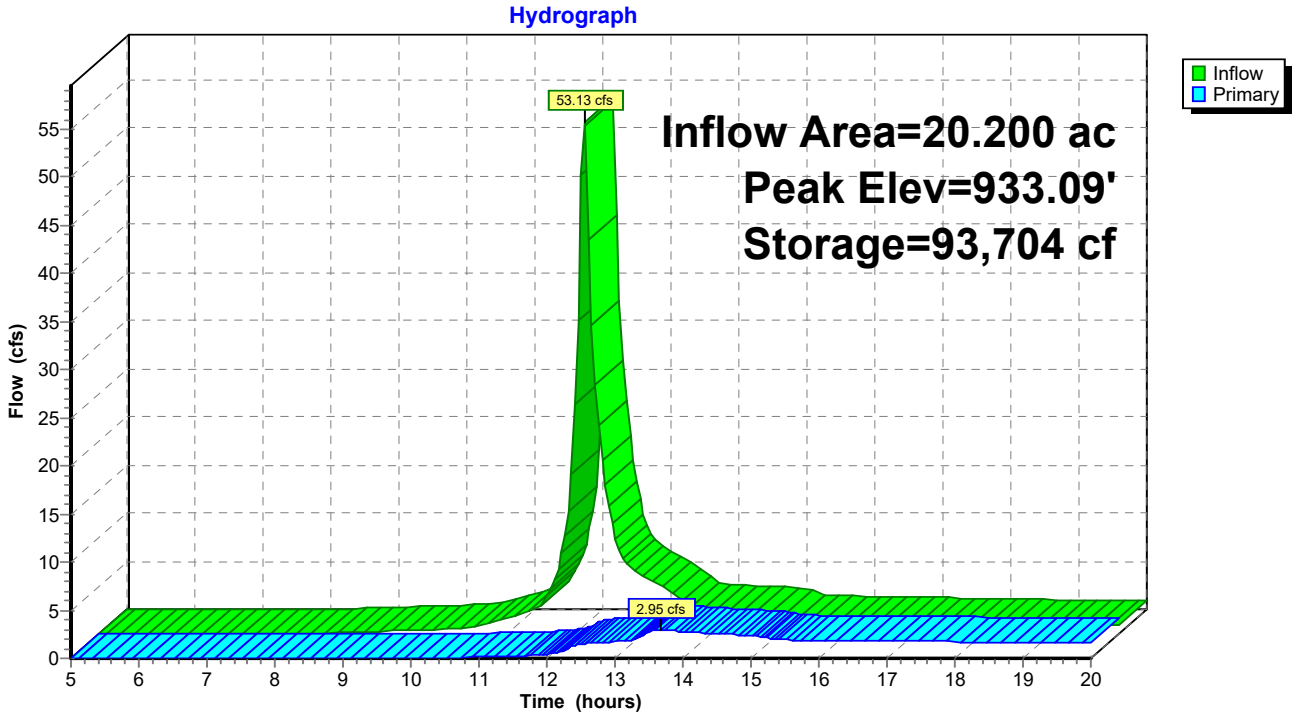
Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	172,925 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
929.00	17,000	0	0
934.00	31,500	121,250	121,250
935.00	35,500	33,500	154,750
935.50	37,200	18,175	172,925

Device	Routing	Invert	Outlet Devices
#1	Primary	929.00'	**36.0" Round Culvert** L= 60.0' Ke= 0.500 Inlet / Outlet Invert= 929.00' / 928.70' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 7.07 sf
#2	Device 1	929.00'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	931.65'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	933.00'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Primary	934.50'	**10.0' long + 4.0 '/' SideZ x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=2.92 cfs @ 13.66 hrs HW=933.09' (Free Discharge)
- **1=Culvert** (Passes 2.92 cfs of 48.02 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.83 cfs @ 9.53 fps)
  - **3=Orifice/Grate** (Orifice Controls 1.03 cfs @ 5.25 fps)
  - **4=Orifice/Grate** (Weir Controls 1.05 cfs @ 0.96 fps)
- **5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 10P: NORTH POND



Summary for Pond 12P: PR NORTH KETTLE

[79] Warning: Submerged Pond 10P Primary device # 1 INLET by 3.22'

Inflow Area = 160.900 ac, 16.37% Impervious, Inflow Depth > 1.23" for 10-YEAR event
Inflow = 117.57 cfs @ 12.67 hrs, Volume= 16.434 af
Outflow = 13.97 cfs @ 15.47 hrs, Volume= 7.421 af, Atten= 88%, Lag= 168.1 min
Discarded = 6.51 cfs @ 15.47 hrs, Volume= 4.037 af
Primary = 7.46 cfs @ 15.47 hrs, Volume= 3.385 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 932.22' @ 15.47 hrs Surf.Area= 4.611 ac Storage= 10.268 af

Plug-Flow detention time= 221.7 min calculated for 7.421 af (45% of inflow)
Center-of-Mass det. time= 133.3 min (978.8 - 845.5)

Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	53.781 af	**Custom Stage Data (Conic)** Listed below (Recalc)

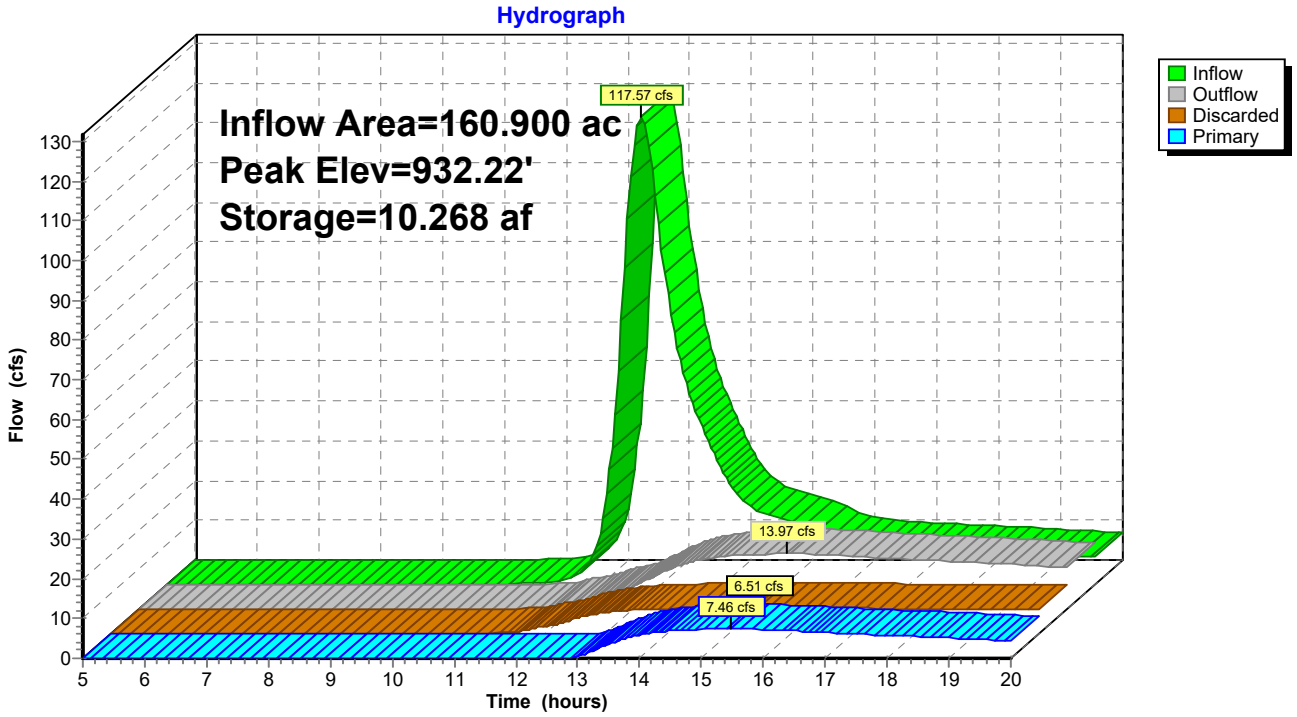
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
929.00	1.200	0.000	0.000	1.200
930.00	2.900	1.988	1.988	2.900
938.00	10.900	51.793	53.781	10.907

Device	Routing	Invert	Outlet Devices
#1	Discarded	929.00'	**1.630 in/hr Exfiltration X 0.80 over Horizontal area** Conductivity to Groundwater Elevation = 900.00'
#2	Primary	931.00'	**48.0" Round Culvert** L= 1,400.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 931.00' / 928.20' S= 0.0020 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf

Discarded OutFlow Max=6.51 cfs @ 15.47 hrs HW=932.22' (Free Discharge)
1=Exfiltration (Controls 6.51 cfs)

Primary OutFlow Max=7.45 cfs @ 15.47 hrs HW=932.22' (Free Discharge)
2=Culvert (Barrel Controls 7.45 cfs @ 3.42 fps)

Pond 12P: PR NORTH KETTLE

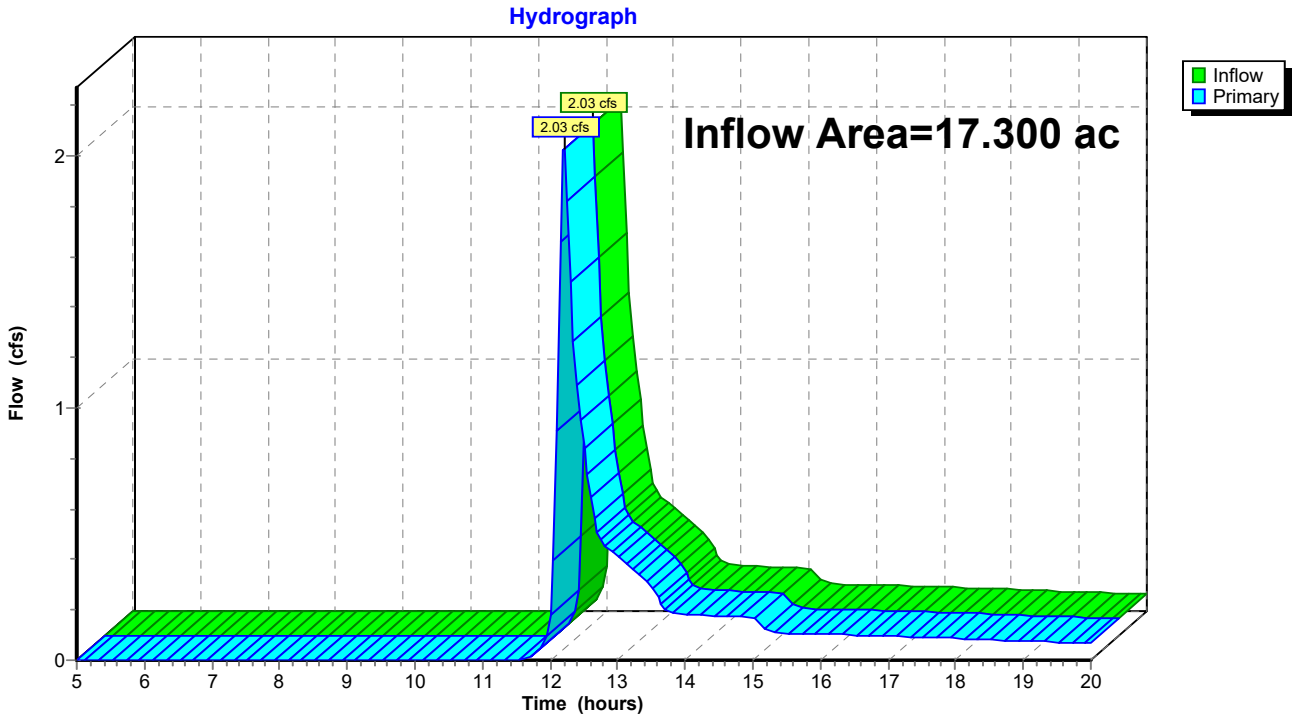


Summary for Link 6L: PROP SE DISCHARGE

Inflow Area = 17.300 ac, 49.51% Impervious, Inflow Depth > 0.10" for 10-YEAR event
Inflow = 2.03 cfs @ 12.21 hrs, Volume= 0.149 af
Primary = 2.03 cfs @ 12.21 hrs, Volume= 0.149 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 6L: PROP SE DISCHARGE

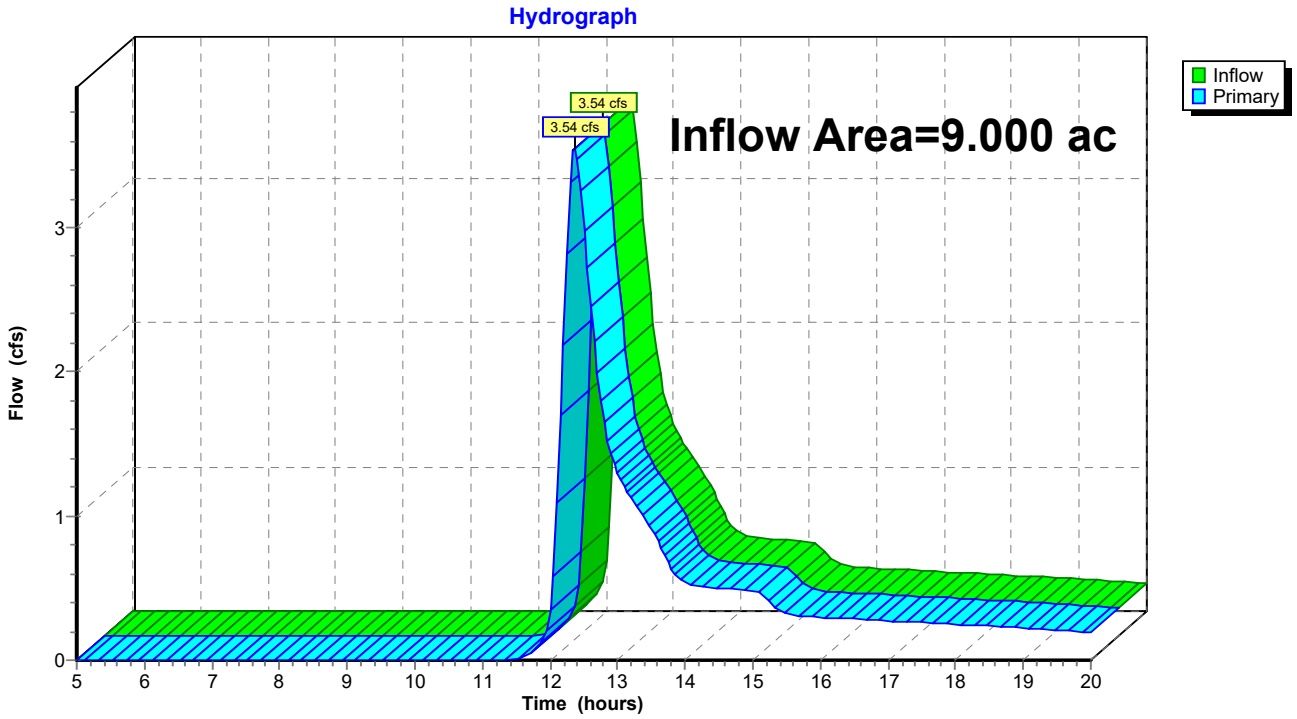


Summary for Link 16L: PROPOSED SOUTH DISCHARGE

Inflow Area = 9.000 ac, 1.11% Impervious, Inflow Depth > 0.54" for 10-YEAR event
Inflow = 3.54 cfs @ 12.36 hrs, Volume= 0.408 af
Primary = 3.54 cfs @ 12.36 hrs, Volume= 0.408 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 16L: PROPOSED SOUTH DISCHARGE



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment4S: PROP AREA TO Runoff Area=14.300 ac 59.55% Impervious Runoff Depth>3.04"
Tc=6.0 min CN=83 Runoff=70.11 cfs 3.624 af

Subcatchment5S: UNDET AREA TO SE Runoff Area=0.600 ac 8.33% Impervious Runoff Depth>1.48"
Flow Length=300' Tc=10.3 min CN=64 Runoff=1.22 cfs 0.074 af

Subcatchment8S: PROP UNDETAINED Runoff Area=0.500 ac 20.00% Impervious Runoff Depth>1.78"
Tc=6.0 min CN=68 Runoff=1.48 cfs 0.074 af

Subcatchment10S: REMAINING EXIST Runoff Area=138.800 ac 12.75% Impervious Runoff Depth>1.90"
Flow Length=3,150' Tc=45.5 min CN=70 Runoff=174.69 cfs 21.953 af

Subcatchment11S: PROP AREA TO Runoff Area=11.400 ac 65.00% Impervious Runoff Depth>3.23"
Tc=6.0 min CN=85 Runoff=58.72 cfs 3.071 af

Subcatchment12S: OFFSITE AREA TO Runoff Area=8.800 ac 0.00% Impervious Runoff Depth>1.77"
Flow Length=600' Tc=13.9 min CN=68 Runoff=19.17 cfs 1.298 af

Subcatchment13S: PROP UNDETAINED Runoff Area=1.900 ac 65.00% Impervious Runoff Depth>3.23"
Tc=6.0 min CN=85 Runoff=9.79 cfs 0.512 af

Subcatchment15S: UNDEVELOPED Runoff Area=2.400 ac 0.00% Impervious Runoff Depth>0.91"
Tc=10.0 min CN=55 Runoff=2.72 cfs 0.181 af

Subcatchment17S: UNDEVELOPED Runoff Area=8.500 ac 0.00% Impervious Runoff Depth>0.90"
Tc=20.0 min CN=55 Runoff=6.86 cfs 0.638 af

Pond 7P: SOUTH PONDS Peak Elev=930.71' Storage=125,948 cf Inflow=70.11 cfs 3.624 af
Discarded=0.20 cfs 0.139 af Primary=1.92 cfs 0.686 af Outflow=2.12 cfs 0.825 af

Pond 10P: NORTH POND Peak Elev=933.45' Storage=104,273 cf Inflow=72.53 cfs 4.369 af
Outflow=14.35 cfs 2.387 af

Pond 12P: PR NORTH KETTLE Peak Elev=933.13' Storage=14.807 af Inflow=189.68 cfs 24.852 af
Discarded=7.77 cfs 4.746 af Primary=21.68 cfs 9.261 af Outflow=29.45 cfs 14.006 af

Link 6L: PROP SE DISCHARGE Inflow=3.94 cfs 0.941 af
Primary=3.94 cfs 0.941 af

Link 16L: PROPOSED SOUTH DISCHARGE Inflow=7.34 cfs 0.712 af
Primary=7.34 cfs 0.712 af

Total Runoff Area = 187.200 ac Runoff Volume = 31.425 af Average Runoff Depth = 2.01"
81.30% Pervious = 152.190 ac 18.70% Impervious = 35.010 ac

Summary for Subcatchment 4S: PROP AREA TO SOUTH PONDS

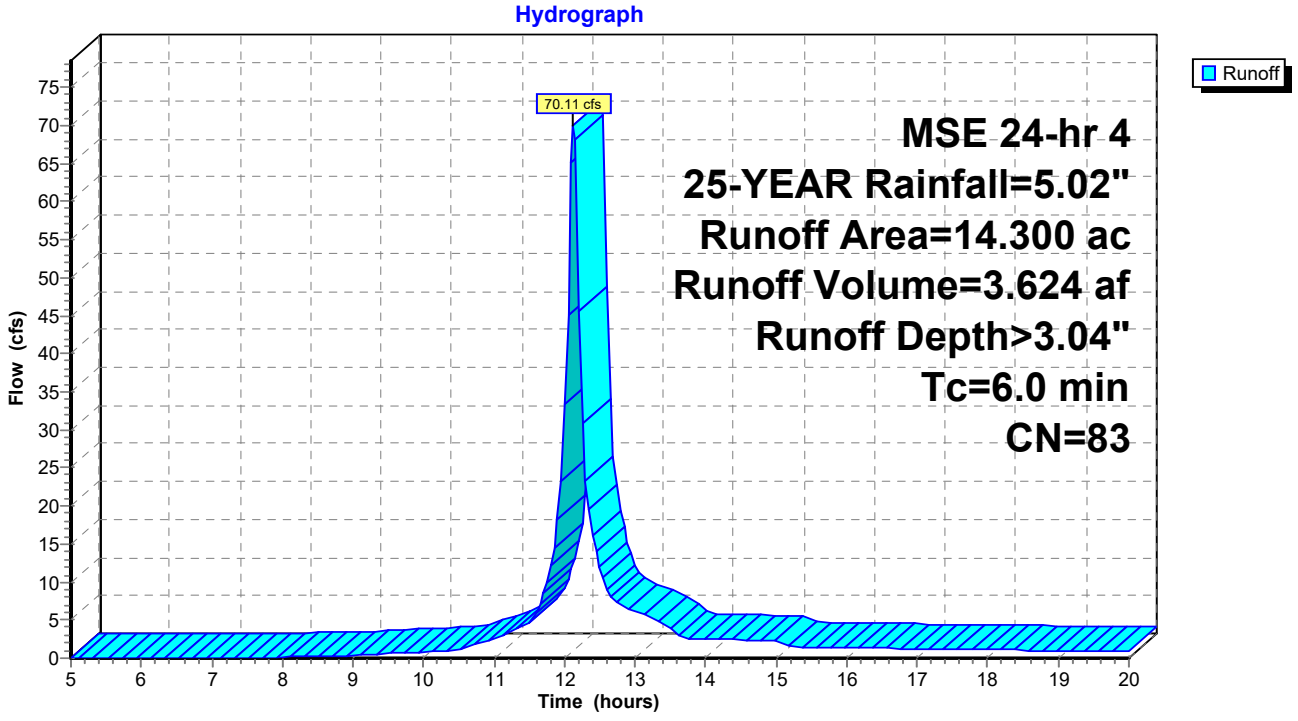
Runoff = 70.11 cfs @ 12.13 hrs, Volume= 3.624 af, Depth> 3.04"
Routed to Pond 7P : SOUTH PONDS

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-YEAR Rainfall=5.02"

	Area (ac)	CN	Description
	13.100	85	1/8 acre lots, 65% imp, HSG B
*	1.200	61	POND AREA >75% Grass cover, Good, HSG B
	14.300	83	Weighted Average
	5.785		40.45% Pervious Area
	8.515		59.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 4S: PROP AREA TO SOUTH PONDS



Summary for Subcatchment 5S: UNDET AREA TO SE

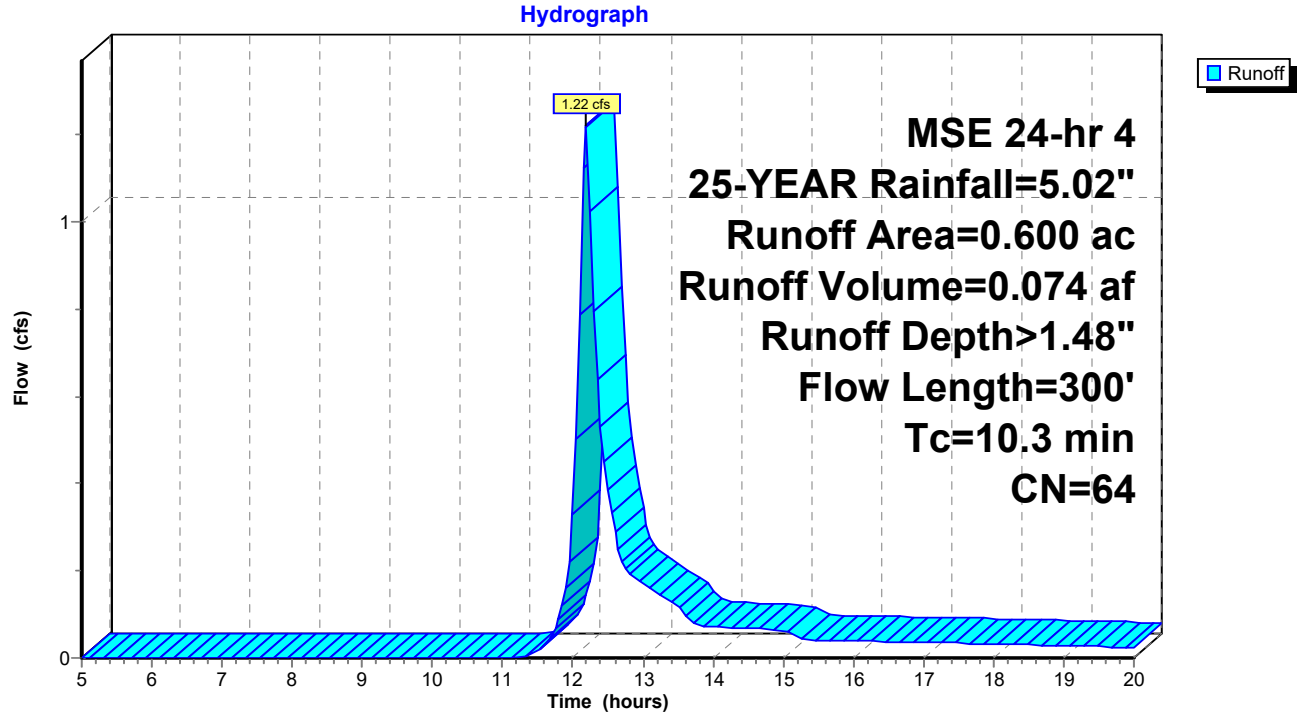
Runoff = 1.22 cfs @ 12.19 hrs, Volume= 0.074 af, Depth> 1.48"
Routed to Link 6L : PROP SE DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-YEAR Rainfall=5.02"

	Area (ac)	CN	Description
*	0.050	98	IMPERVIOUS
*	0.550	61	GRASS
	0.600	64	Weighted Average
	0.550		91.67% Pervious Area
	0.050		8.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.4	50	0.2000	0.35		**Sheet Flow, SHEET** Grass: Short n= 0.150 P2= 2.84"
6.6	50	0.0400	0.13		**Sheet Flow, SHEET** Grass: Dense n= 0.240 P2= 2.84"
1.3	200	0.0300	2.60		**Shallow Concentrated Flow, SCF** Grassed Waterway Kv= 15.0 fps
10.3	300	Total			

Subcatchment 5S: UNDET AREA TO SE



Summary for Subcatchment 8S: PROP UNDETAINED AREA TO SOUTH

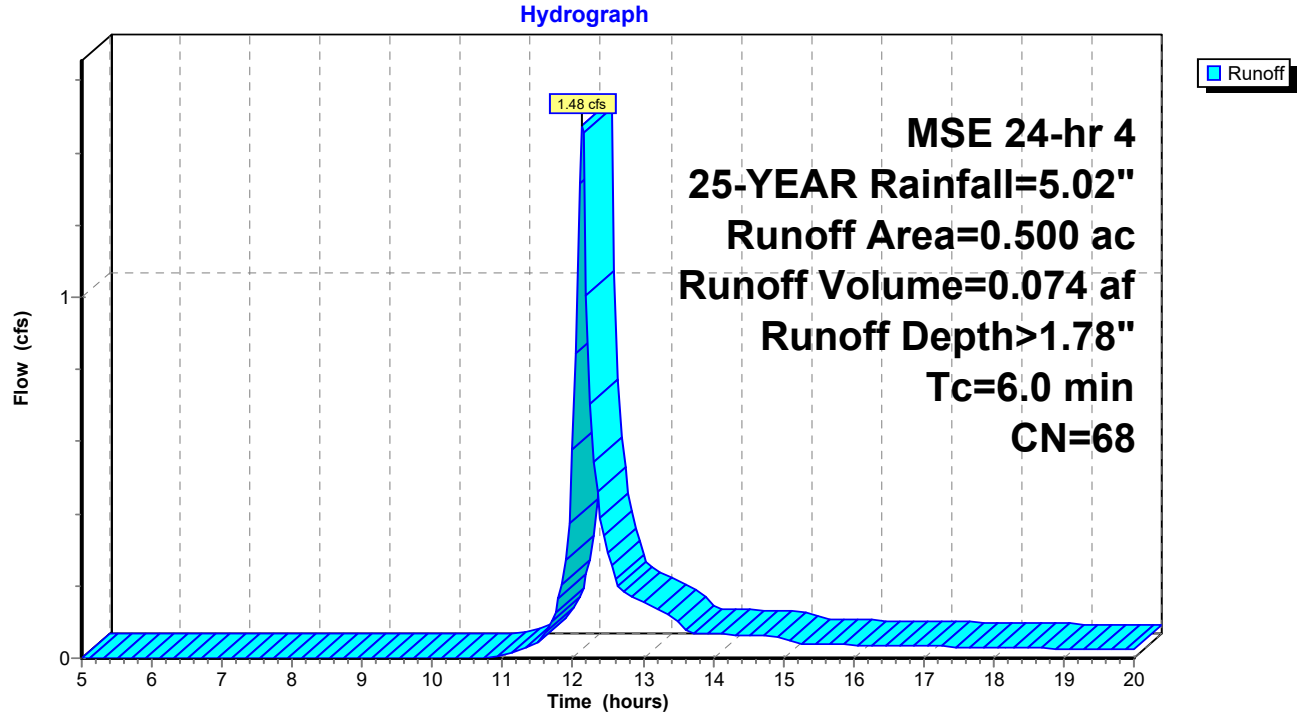
Runoff = 1.48 cfs @ 12.14 hrs, Volume= 0.074 af, Depth> 1.78"
Routed to Link 16L : PROPOSED SOUTH DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-YEAR Rainfall=5.02"

	Area (ac)	CN	Description
*	0.400	61	GRASS
*	0.100	98	IMPERVIOUS
	0.500	68	Weighted Average
	0.400		80.00% Pervious Area
	0.100		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN PER TR-55**

Subcatchment 8S: PROP UNDETAINED AREA TO SOUTH



Summary for Subcatchment 10S: REMAINING EXIST AREA TO NORTH KETTLE

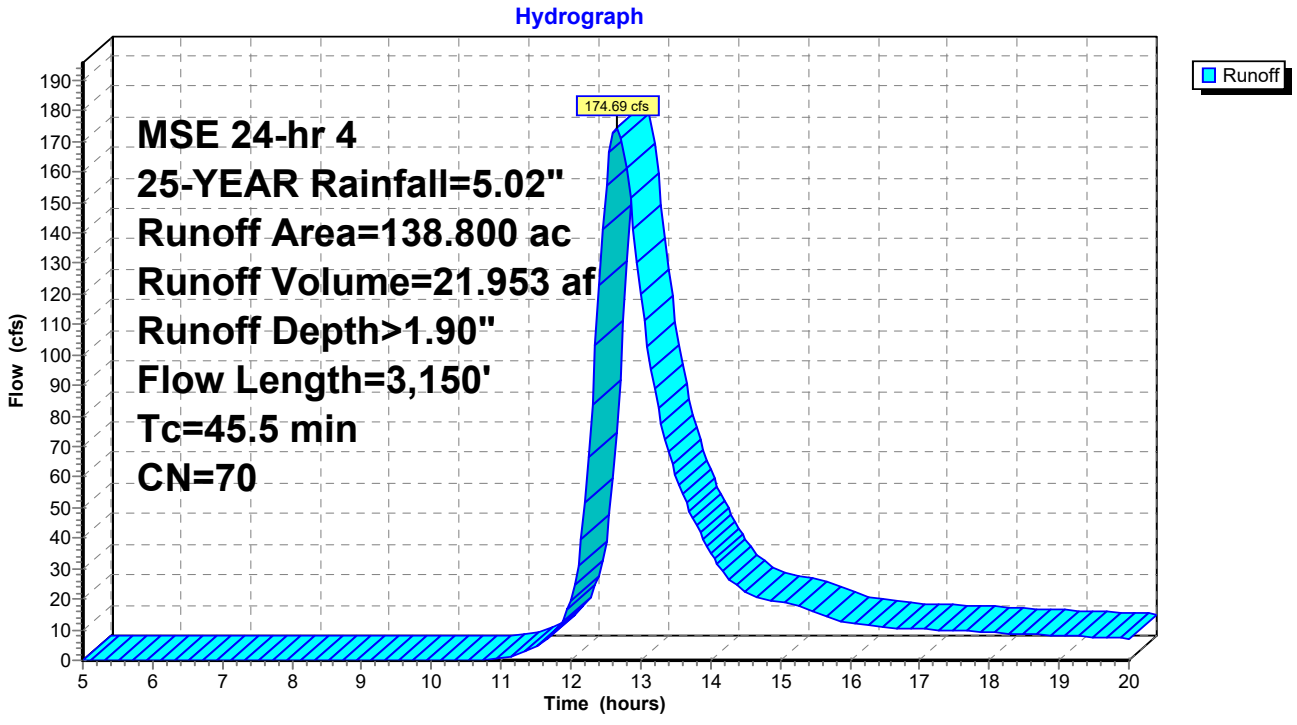
Runoff = 174.69 cfs @ 12.66 hrs, Volume= 21.953 af, Depth> 1.90"
Routed to Pond 12P : PR NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-YEAR Rainfall=5.02"

	Area (ac)	CN	Description
*	79.800	68	CROPLAND PER CITY ORDINANCE B SOIL
	59.000	72	1/3 acre lots, 30% imp, HSG B
	138.800	70	Weighted Average
	121.100		87.25% Pervious Area
	17.700		12.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	100	0.0300	0.17		**Sheet Flow, Sheet** Cultivated: Residue>20% n= 0.170 P2= 2.84"
35.7	3,050	0.0250	1.42		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
45.5	3,150	Total			

Subcatchment 10S: REMAINING EXIST AREA TO NORTH KETTLE



Summary for Subcatchment 11S: PROP AREA TO NORTH POND

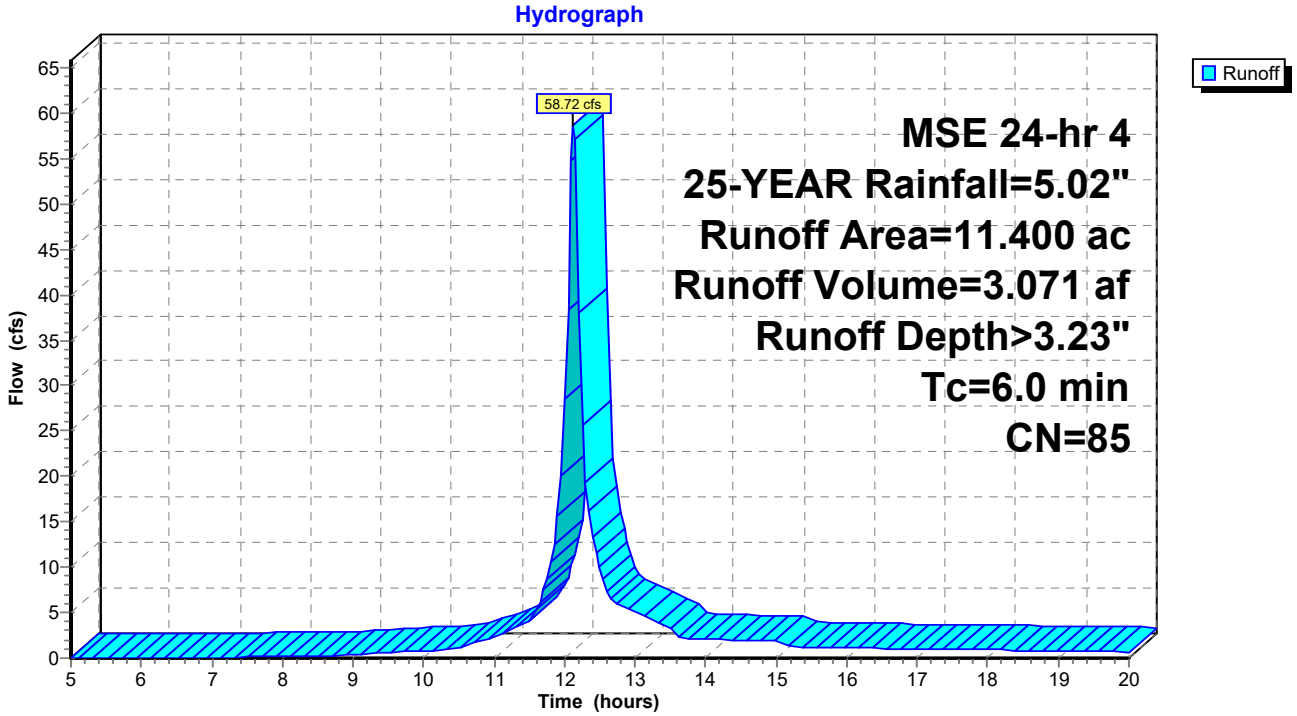
Runoff = 58.72 cfs @ 12.13 hrs, Volume= 3.071 af, Depth> 3.23"
Routed to Pond 10P : NORTH POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-YEAR Rainfall=5.02"

Area (ac)	CN	Description
11.400	85	1/8 acre lots, 65% imp, HSG B
3.990		35.00% Pervious Area
7.410		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 11S: PROP AREA TO NORTH POND



Summary for Subcatchment 12S: OFFSITE AREA TO NORTH POND

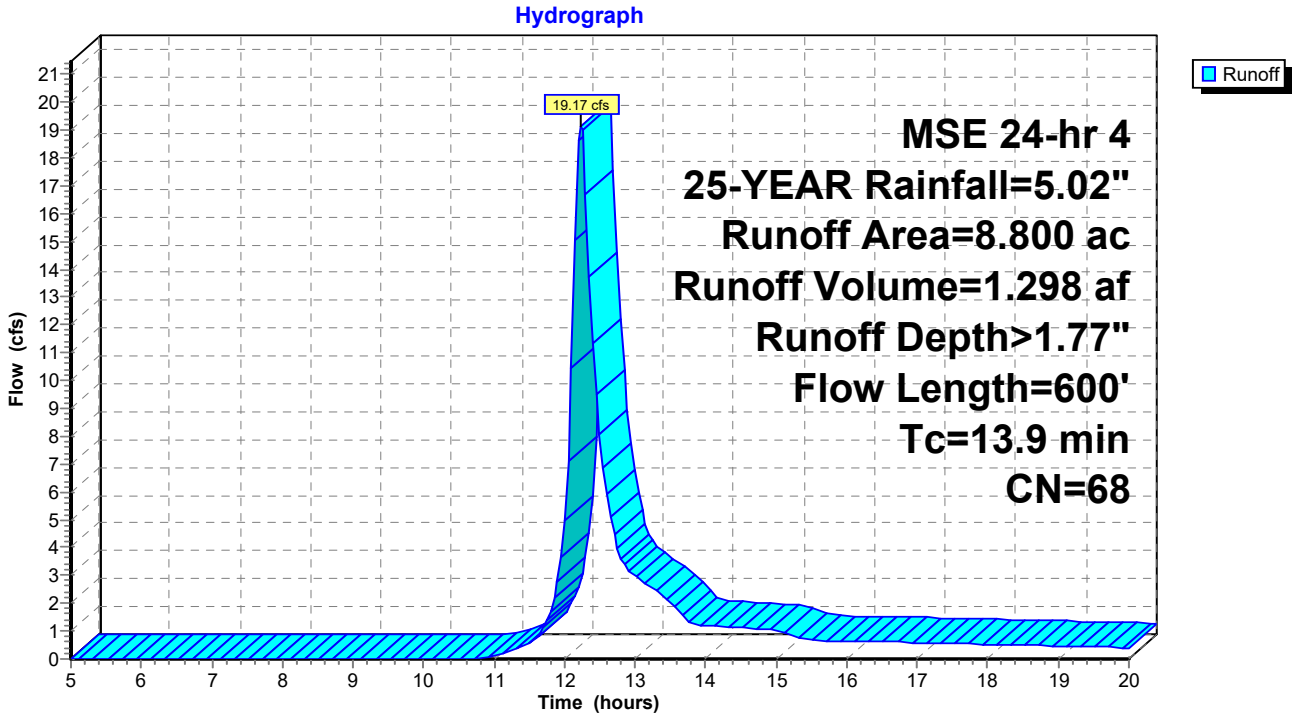
Runoff = 19.17 cfs @ 12.23 hrs, Volume= 1.298 af, Depth> 1.77"
Routed to Pond 10P : NORTH POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-YEAR Rainfall=5.02"

	Area (ac)	CN	Description
*	8.800	68	CROPLAND PER CITY ORDINANCE B SOIL
	8.800		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	100	0.0600	0.22		**Sheet Flow, SHEET** Cultivated: Residue>20% n= 0.170 P2= 2.84"
6.5	500	0.0200	1.27		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
13.9	600	Total			

Subcatchment 12S: OFFSITE AREA TO NORTH POND



Summary for Subcatchment 13S: PROP UNDETAINED TO NOTH KETTLE

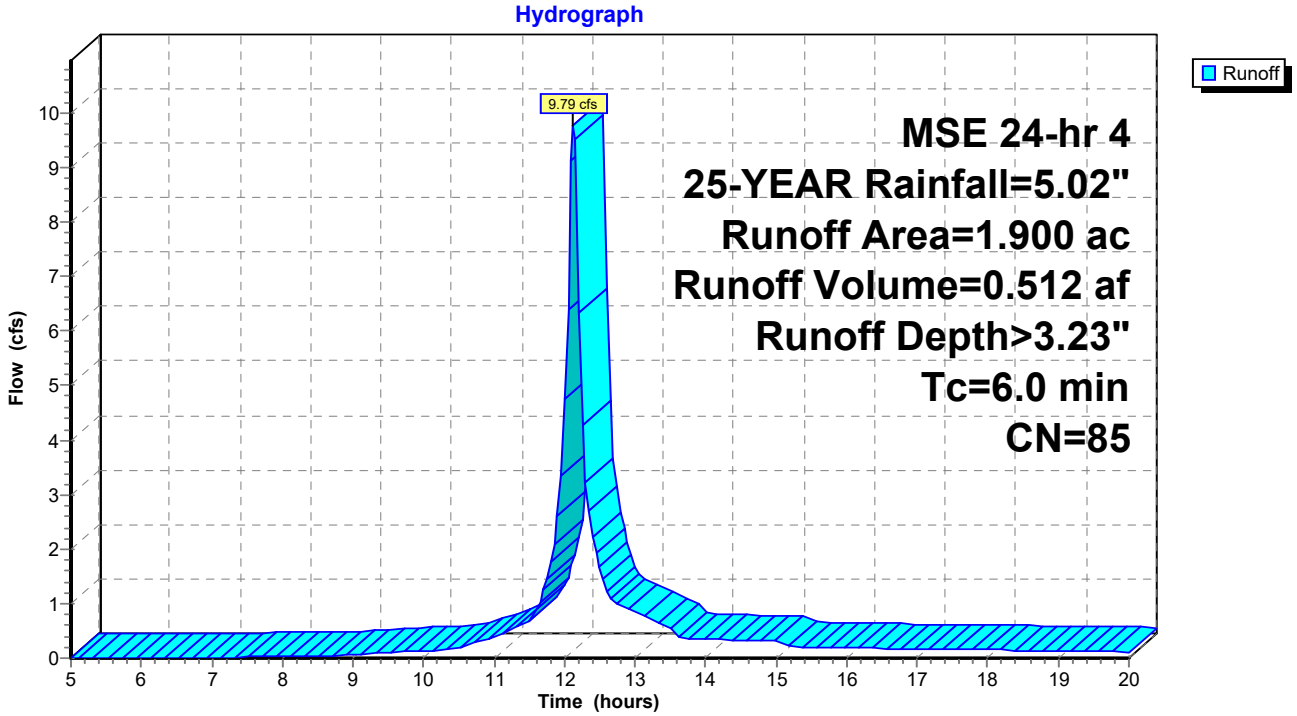
Runoff = 9.79 cfs @ 12.13 hrs, Volume= 0.512 af, Depth> 3.23"
Routed to Pond 12P : PR NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-YEAR Rainfall=5.02"

Area (ac)	CN	Description
1.900	85	1/8 acre lots, 65% imp, HSG B
0.665		35.00% Pervious Area
1.235		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 13S: PROP UNDETAINED TO NOTH KETTLE



Summary for Subcatchment 15S: UNDEVELOPED WOODS TO SE

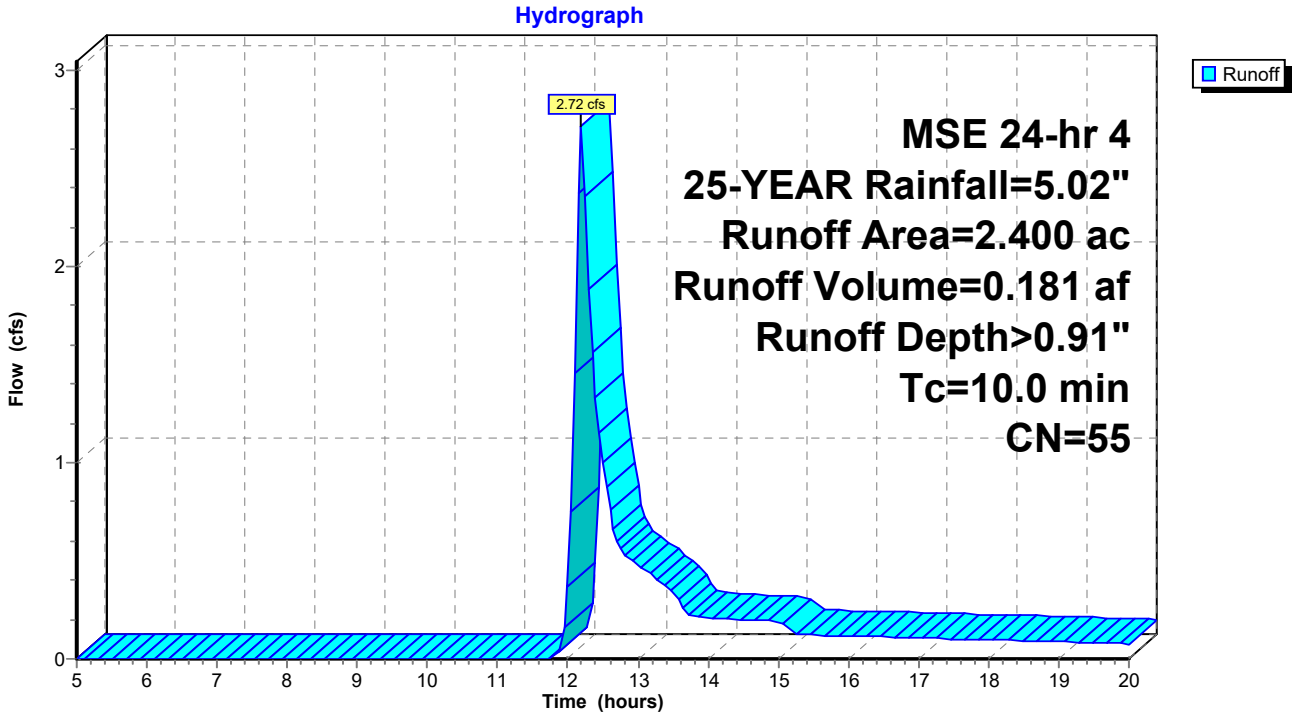
Runoff = 2.72 cfs @ 12.20 hrs, Volume= 0.181 af, Depth> 0.91"
Routed to Link 6L : PROP SE DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-YEAR Rainfall=5.02"

	Area (ac)	CN	Description
*	2.400	55	WOODLAND PER CITY ORDINANCE GROUP B
	2.400		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, ASSUMED**

Subcatchment 15S: UNDEVELOPED WOODS TO SE



Summary for Subcatchment 17S: UNDEVELOPED WOODS TO SOUTH

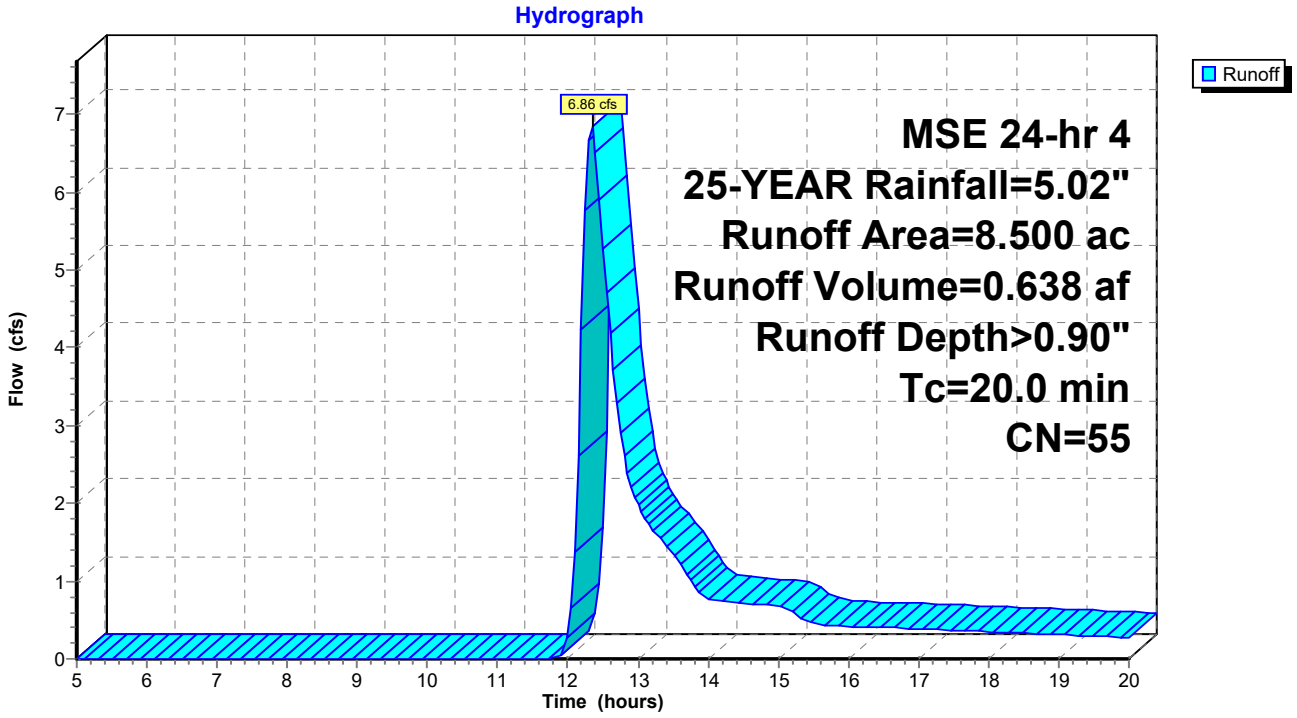
Runoff = 6.86 cfs @ 12.34 hrs, Volume= 0.638 af, Depth> 0.90"
Routed to Link 16L : PROPOSED SOUTH DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 25-YEAR Rainfall=5.02"

	Area (ac)	CN	Description
*	8.500	55	WOODLAND PER CITY ORDINANCE GROUP B
	8.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry, ASSUMED**

Subcatchment 17S: UNDEVELOPED WOODS TO SOUTH



Summary for Pond 7P: SOUTH PONDS

Inflow Area = 14.300 ac, 59.55% Impervious, Inflow Depth > 3.04" for 25-YEAR event
Inflow = 70.11 cfs @ 12.13 hrs, Volume= 3.624 af
Outflow = 2.12 cfs @ 15.04 hrs, Volume= 0.825 af, Atten= 97%, Lag= 174.6 min
Discarded = 0.20 cfs @ 15.04 hrs, Volume= 0.139 af
Primary = 1.92 cfs @ 15.04 hrs, Volume= 0.686 af
Routed to Link 6L : PROP SE DISCHARGE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 930.71' @ 15.04 hrs Surf.Area= 42,483 sf Storage= 125,948 cf

Plug-Flow detention time= 294.0 min calculated for 0.825 af (23% of inflow)
Center-of-Mass det. time= 197.8 min (975.5 - 777.6)

Volume	Invert	Avail.Storage	Storage Description
#1	927.00'	235,500 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

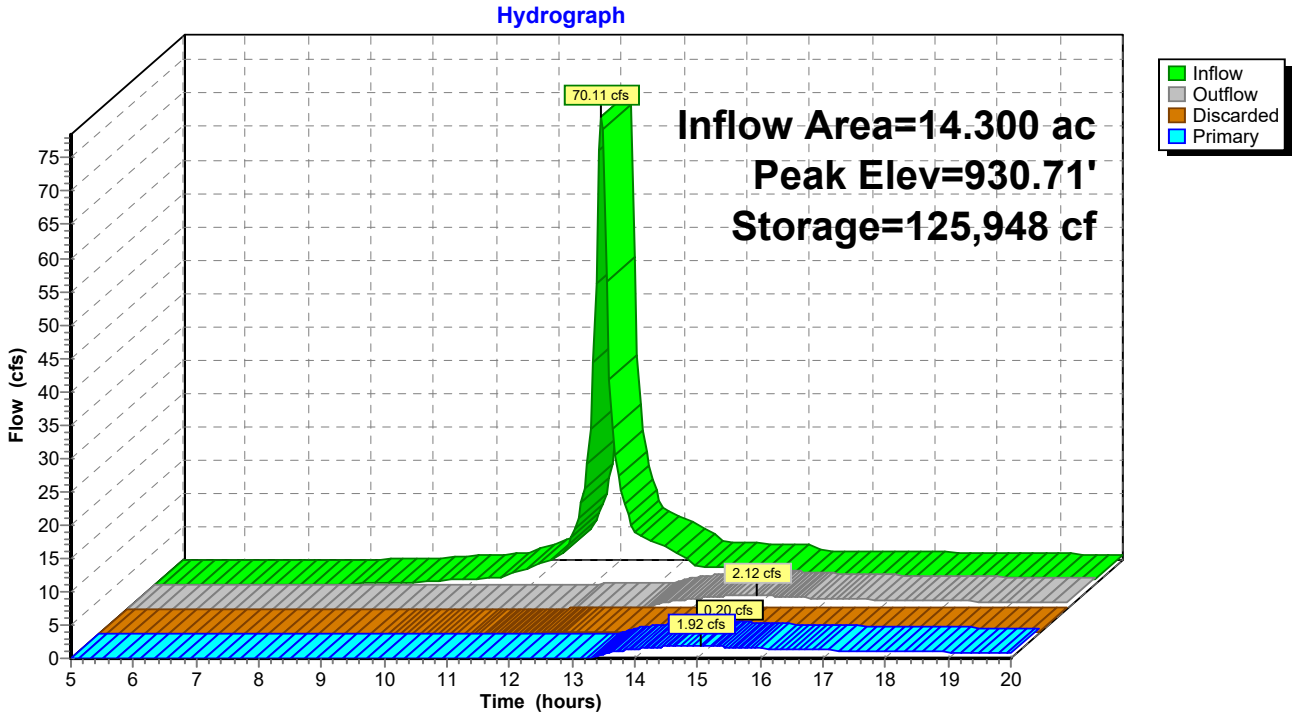
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
927.00	25,500	0	0
933.00	53,000	235,500	235,500

Device	Routing	Invert	Outlet Devices
#1	Discarded	927.00'	**3.600 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 900.00'
#2	Primary	927.00'	**18.0" Round Culvert** L= 80.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 927.00' / 923.80' S= 0.0400 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#3	Device 1	927.00'	**2.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 2	930.50'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Primary	932.00'	**10.0' long + 4.0 '/' SideZ x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Discarded OutFlow Max=0.20 cfs @ 15.04 hrs HW=930.71' (Free Discharge)
└**1=Exfiltration** (Passes 0.20 cfs of 3.92 cfs potential flow)
└**3=Orifice/Grate** (Orifice Controls 0.20 cfs @ 9.16 fps)

Primary OutFlow Max=1.91 cfs @ 15.04 hrs HW=930.71' (Free Discharge)
└**2=Culvert** (Passes 1.91 cfs of 14.63 cfs potential flow)
└**4=Orifice/Grate** (Weir Controls 1.91 cfs @ 1.48 fps)
└**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 7P: SOUTH PONDS



Summary for Pond 10P: NORTH POND

Inflow Area = 20.200 ac, 36.68% Impervious, Inflow Depth > 2.60" for 25-YEAR event
Inflow = 72.53 cfs @ 12.14 hrs, Volume= 4.369 af
Outflow = 14.35 cfs @ 12.58 hrs, Volume= 2.387 af, Atten= 80%, Lag= 26.3 min
Primary = 14.35 cfs @ 12.58 hrs, Volume= 2.387 af
Routed to Pond 12P : PR NORTH KETTLE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 933.45' @ 12.58 hrs Surf.Area= 29,896 sf Storage= 104,273 cf

Plug-Flow detention time= 164.0 min calculated for 2.387 af (55% of inflow)
Center-of-Mass det. time= 92.4 min (876.7 - 784.3)

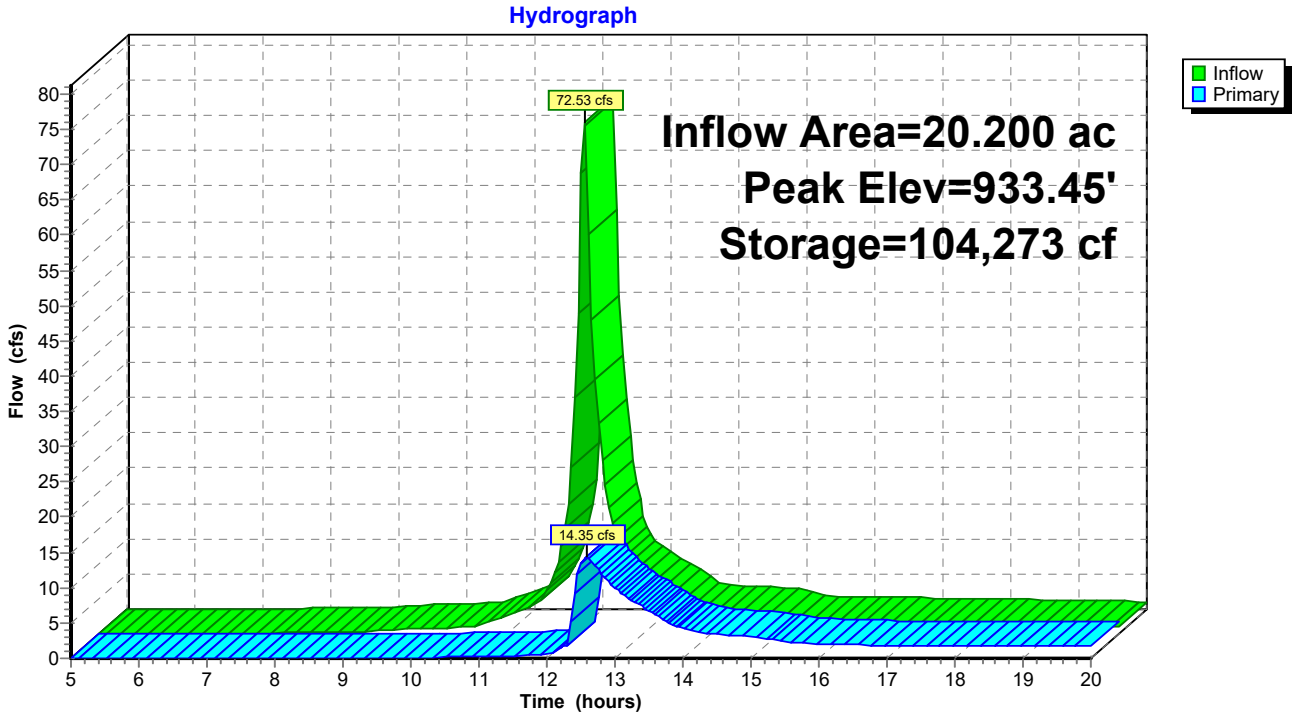
Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	172,925 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
929.00	17,000	0	0
934.00	31,500	121,250	121,250
935.00	35,500	33,500	154,750
935.50	37,200	18,175	172,925

Device	Routing	Invert	Outlet Devices
#1	Primary	929.00'	**36.0" Round Culvert** L= 60.0' Ke= 0.500 Inlet / Outlet Invert= 929.00' / 928.70' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 7.07 sf
#2	Device 1	929.00'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	931.65'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	933.00'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Primary	934.50'	**10.0' long + 4.0 '/' SideZ x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=14.27 cfs @ 12.58 hrs HW=933.45' (Free Discharge)
- **1=Culvert** (Passes 14.27 cfs of 53.87 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.87 cfs @ 9.96 fps)
  - **3=Orifice/Grate** (Orifice Controls 1.18 cfs @ 5.99 fps)
  - **4=Orifice/Grate** (Weir Controls 12.23 cfs @ 2.18 fps)
- **5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 10P: NORTH POND



Summary for Pond 12P: PR NORTH KETTLE

[81] Warning: Exceeded Pond 10P by 0.01' @ 14.50 hrs

Inflow Area = 160.900 ac, 16.37% Impervious, Inflow Depth > 1.85" for 25-YEAR event
Inflow = 189.68 cfs @ 12.65 hrs, Volume= 24.852 af
Outflow = 29.45 cfs @ 14.32 hrs, Volume= 14.006 af, Atten= 84%, Lag= 100.3 min
Discarded = 7.77 cfs @ 14.32 hrs, Volume= 4.746 af
Primary = 21.68 cfs @ 14.32 hrs, Volume= 9.261 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 933.13' @ 14.32 hrs Surf.Area= 5.421 ac Storage= 14.807 af

Plug-Flow detention time= 201.4 min calculated for 13.960 af (56% of inflow)
Center-of-Mass det. time= 127.5 min (961.8 - 834.3)

Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	53.781 af	**Custom Stage Data (Conic)** Listed below (Recalc)

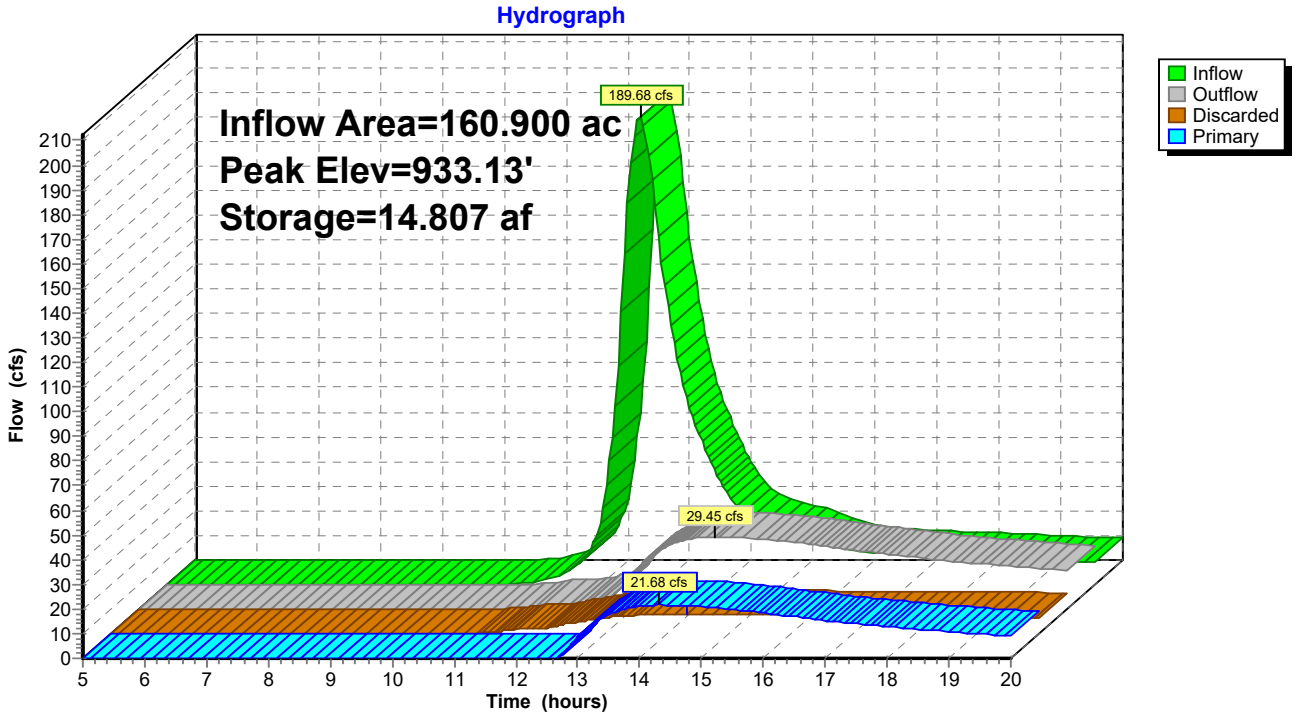
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
929.00	1.200	0.000	0.000	1.200
930.00	2.900	1.988	1.988	2.900
938.00	10.900	51.793	53.781	10.907

Device	Routing	Invert	Outlet Devices
#1	Discarded	929.00'	**1.630 in/hr Exfiltration X 0.80 over Horizontal area** Conductivity to Groundwater Elevation = 900.00'
#2	Primary	931.00'	**48.0" Round Culvert** L= 1,400.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 931.00' / 928.20' S= 0.0020 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf

Discarded OutFlow Max=7.77 cfs @ 14.32 hrs HW=933.13' (Free Discharge)
1=Exfiltration (Controls 7.77 cfs)

Primary OutFlow Max=21.67 cfs @ 14.32 hrs HW=933.13' (Free Discharge)
2=Culvert (Barrel Controls 21.67 cfs @ 4.63 fps)

Pond 12P: PR NORTH KETTLE

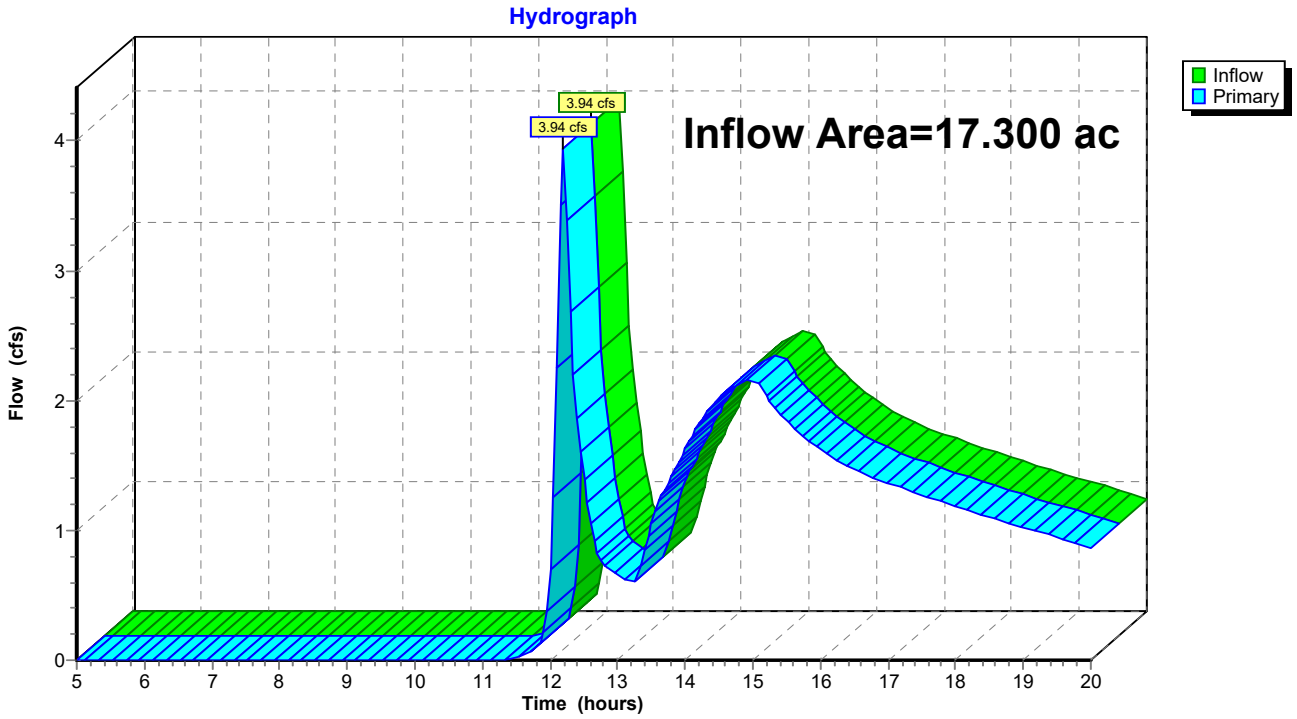


Summary for Link 6L: PROP SE DISCHARGE

Inflow Area = 17.300 ac, 49.51% Impervious, Inflow Depth > 0.65" for 25-YEAR event
Inflow = 3.94 cfs @ 12.20 hrs, Volume= 0.941 af
Primary = 3.94 cfs @ 12.20 hrs, Volume= 0.941 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 6L: PROP SE DISCHARGE

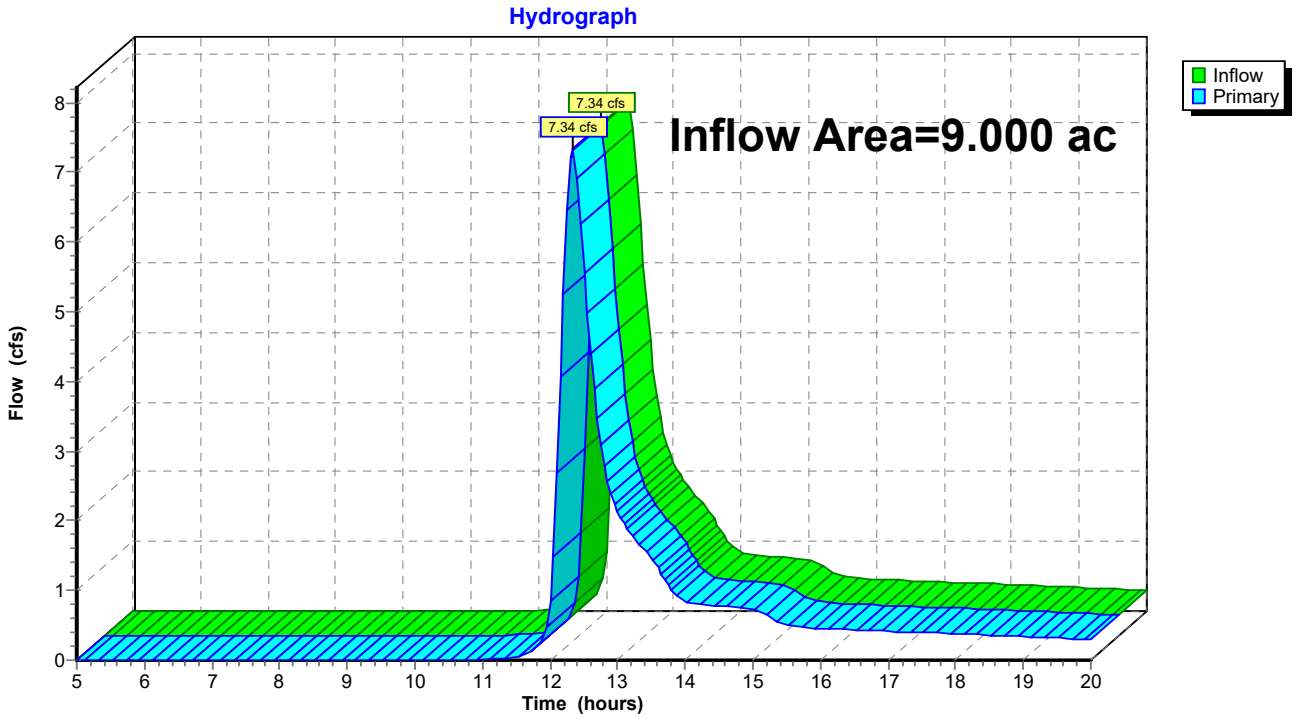


Summary for Link 16L: PROPOSED SOUTH DISCHARGE

Inflow Area = 9.000 ac, 1.11% Impervious, Inflow Depth > 0.95" for 25-YEAR event
Inflow = 7.34 cfs @ 12.34 hrs, Volume= 0.712 af
Primary = 7.34 cfs @ 12.34 hrs, Volume= 0.712 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 16L: PROPOSED SOUTH DISCHARGE



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment4S: PROP AREA TO Runoff Area=14.300 ac 59.55% Impervious Runoff Depth>4.50"
Tc=6.0 min CN=83 Runoff=101.43 cfs 5.362 af

Subcatchment5S: UNDET AREA TO SE Runoff Area=0.600 ac 8.33% Impervious Runoff Depth>2.58"
Flow Length=300' Tc=10.3 min CN=64 Runoff=2.17 cfs 0.129 af

Subcatchment8S: PROP UNDETAINED Runoff Area=0.500 ac 20.00% Impervious Runoff Depth>2.96"
Tc=6.0 min CN=68 Runoff=2.46 cfs 0.123 af

Subcatchment10S: REMAINING EXIST Runoff Area=138.800 ac 12.75% Impervious Runoff Depth>3.11"
Flow Length=3,150' Tc=45.5 min CN=70 Runoff=289.62 cfs 36.005 af

Subcatchment11S: PROP AREA TO Runoff Area=11.400 ac 65.00% Impervious Runoff Depth>4.72"
Tc=6.0 min CN=85 Runoff=83.70 cfs 4.481 af

Subcatchment12S: OFFSITE AREA TO Runoff Area=8.800 ac 0.00% Impervious Runoff Depth>2.95"
Flow Length=600' Tc=13.9 min CN=68 Runoff=32.28 cfs 2.166 af

Subcatchment13S: PROP UNDETAINED Runoff Area=1.900 ac 65.00% Impervious Runoff Depth>4.72"
Tc=6.0 min CN=85 Runoff=13.95 cfs 0.747 af

Subcatchment15S: UNDEVELOPED Runoff Area=2.400 ac 0.00% Impervious Runoff Depth>1.77"
Tc=10.0 min CN=55 Runoff=5.83 cfs 0.355 af

Subcatchment17S: UNDEVELOPED Runoff Area=8.500 ac 0.00% Impervious Runoff Depth>1.76"
Tc=20.0 min CN=55 Runoff=15.01 cfs 1.250 af

Pond 7P: SOUTH PONDS Peak Elev=931.17' Storage=146,086 cf Inflow=101.43 cfs 5.362 af
Discarded=0.21 cfs 0.151 af Primary=11.22 cfs 2.381 af Outflow=11.43 cfs 2.532 af

Pond 10P: NORTH POND Peak Elev=934.13' Storage=125,305 cf Inflow=107.90 cfs 6.647 af
Outflow=51.56 cfs 4.561 af

Pond 12P: PR NORTH KETTLE Peak Elev=934.60' Storage=23.811 af Inflow=321.27 cfs 41.314 af
Discarded=10.07 cfs 5.971 af Primary=52.17 cfs 21.720 af Outflow=62.24 cfs 27.691 af

Link 6L: PROP SE DISCHARGE Inflow=13.09 cfs 2.864 af
Primary=13.09 cfs 2.864 af

Link 16L: PROPOSED SOUTH DISCHARGE Inflow=15.81 cfs 1.373 af
Primary=15.81 cfs 1.373 af

Total Runoff Area = 187.200 ac Runoff Volume = 50.619 af Average Runoff Depth = 3.24"
81.30% Pervious = 152.190 ac 18.70% Impervious = 35.010 ac

Summary for Subcatchment 4S: PROP AREA TO SOUTH PONDS

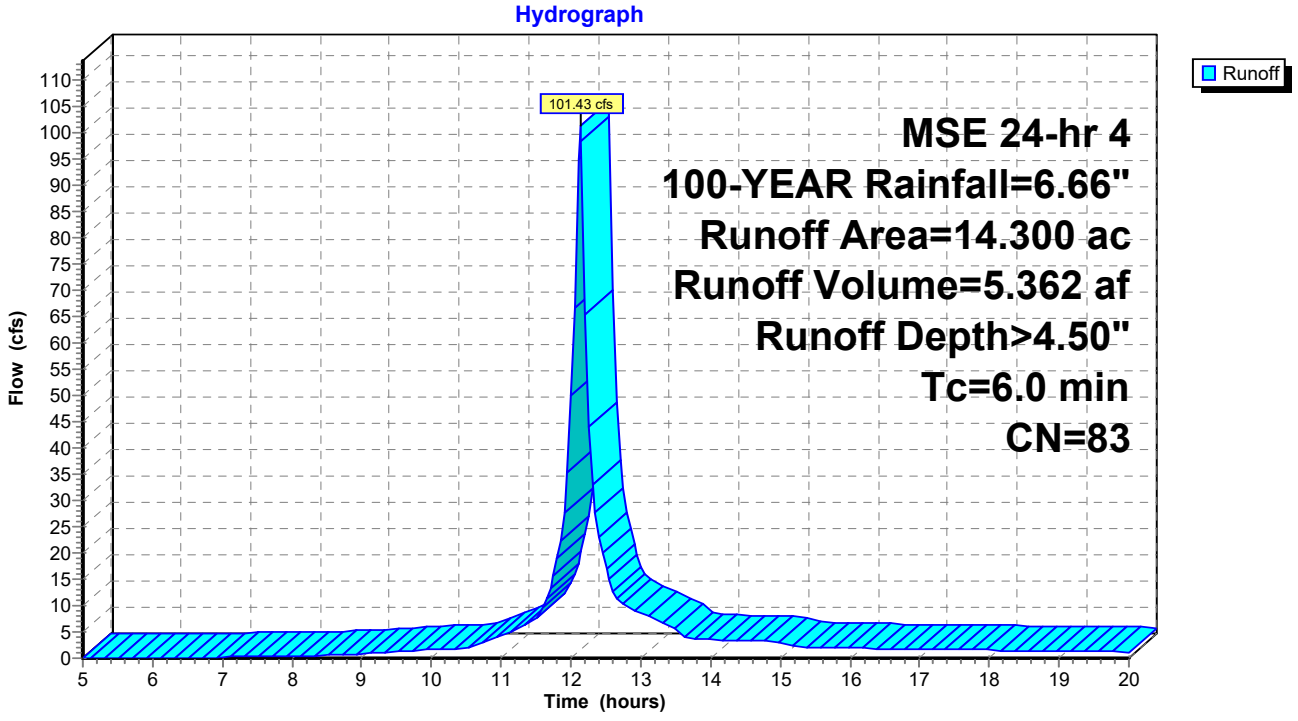
Runoff = 101.43 cfs @ 12.13 hrs, Volume= 5.362 af, Depth> 4.50"
Routed to Pond 7P : SOUTH PONDS

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-YEAR Rainfall=6.66"

	Area (ac)	CN	Description
	13.100	85	1/8 acre lots, 65% imp, HSG B
*	1.200	61	POND AREA >75% Grass cover, Good, HSG B
	14.300	83	Weighted Average
	5.785		40.45% Pervious Area
	8.515		59.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 4S: PROP AREA TO SOUTH PONDS



Summary for Subcatchment 5S: UNDET AREA TO SE

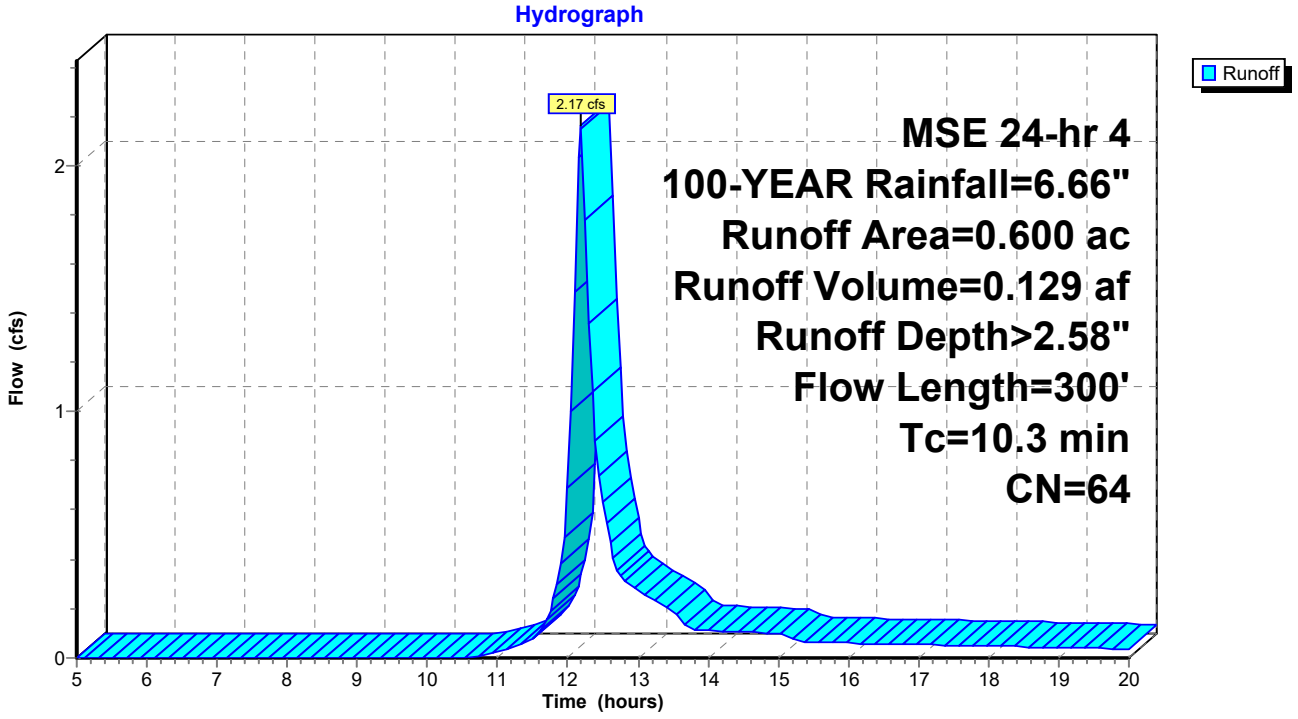
Runoff = 2.17 cfs @ 12.19 hrs, Volume= 0.129 af, Depth> 2.58"
Routed to Link 6L : PROP SE DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-YEAR Rainfall=6.66"

	Area (ac)	CN	Description
*	0.050	98	IMPERVIOUS
*	0.550	61	GRASS
	0.600	64	Weighted Average
	0.550		91.67% Pervious Area
	0.050		8.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.4	50	0.2000	0.35		**Sheet Flow, SHEET** Grass: Short n= 0.150 P2= 2.84"
6.6	50	0.0400	0.13		**Sheet Flow, SHEET** Grass: Dense n= 0.240 P2= 2.84"
1.3	200	0.0300	2.60		**Shallow Concentrated Flow, SCF** Grassed Waterway Kv= 15.0 fps
10.3	300	Total			

Subcatchment 5S: UNDET AREA TO SE



Summary for Subcatchment 8S: PROP UNDETAINED AREA TO SOUTH

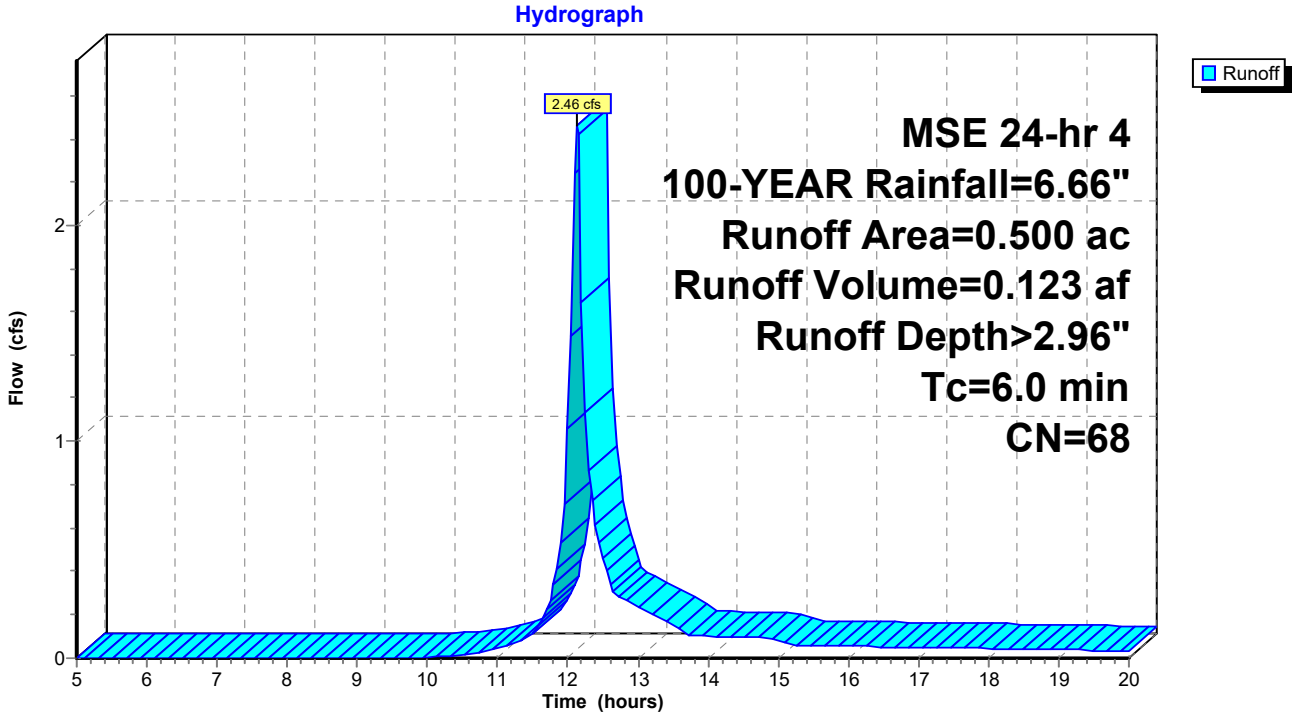
Runoff = 2.46 cfs @ 12.13 hrs, Volume= 0.123 af, Depth> 2.96"
Routed to Link 16L : PROPOSED SOUTH DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-YEAR Rainfall=6.66"

	Area (ac)	CN	Description
*	0.400	61	GRASS
*	0.100	98	IMPERVIOUS
	0.500	68	Weighted Average
	0.400		80.00% Pervious Area
	0.100		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN PER TR-55**

Subcatchment 8S: PROP UNDETAINED AREA TO SOUTH



Summary for Subcatchment 10S: REMAINING EXIST AREA TO NORTH KETTLE

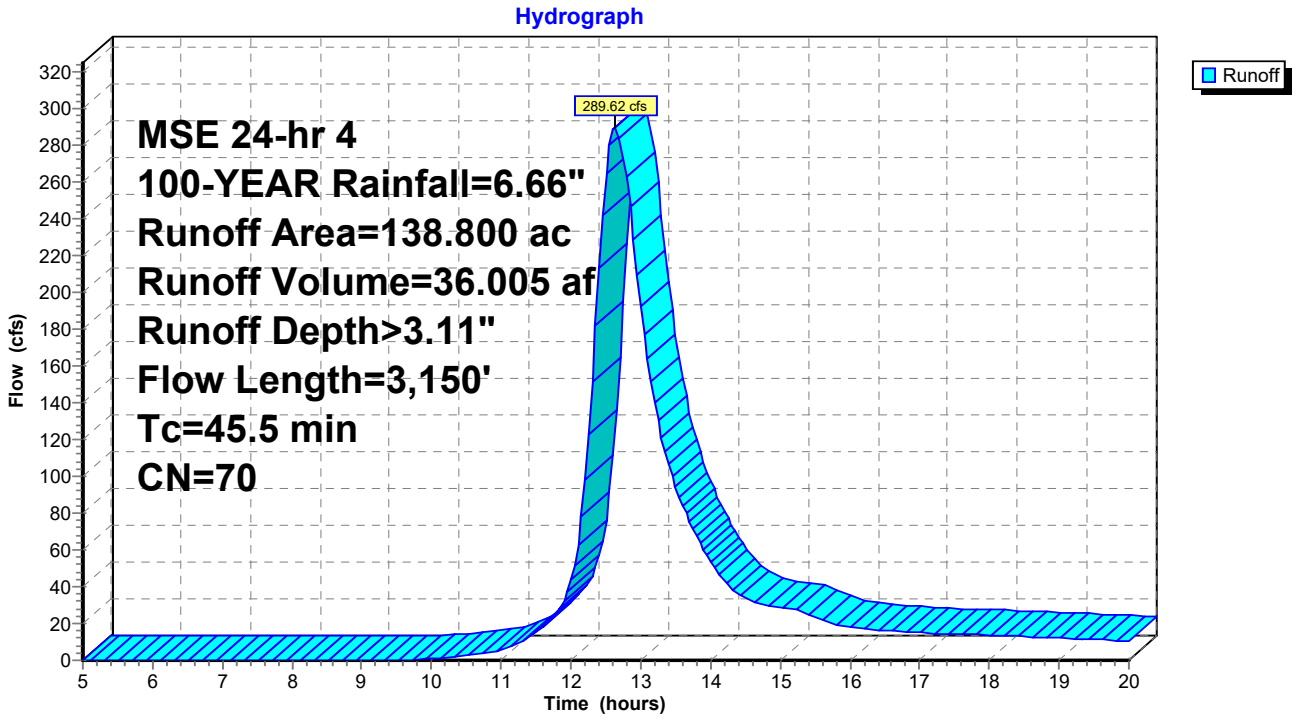
Runoff = 289.62 cfs @ 12.64 hrs, Volume= 36.005 af, Depth> 3.11"
Routed to Pond 12P : PR NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-YEAR Rainfall=6.66"

	Area (ac)	CN	Description
*	79.800	68	CROPLAND PER CITY ORDINANCE B SOIL
	59.000	72	1/3 acre lots, 30% imp, HSG B
	138.800	70	Weighted Average
	121.100		87.25% Pervious Area
	17.700		12.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	100	0.0300	0.17		**Sheet Flow, Sheet** Cultivated: Residue>20% n= 0.170 P2= 2.84"
35.7	3,050	0.0250	1.42		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
45.5	3,150	Total			

Subcatchment 10S: REMAINING EXIST AREA TO NORTH KETTLE



Summary for Subcatchment 11S: PROP AREA TO NORTH POND

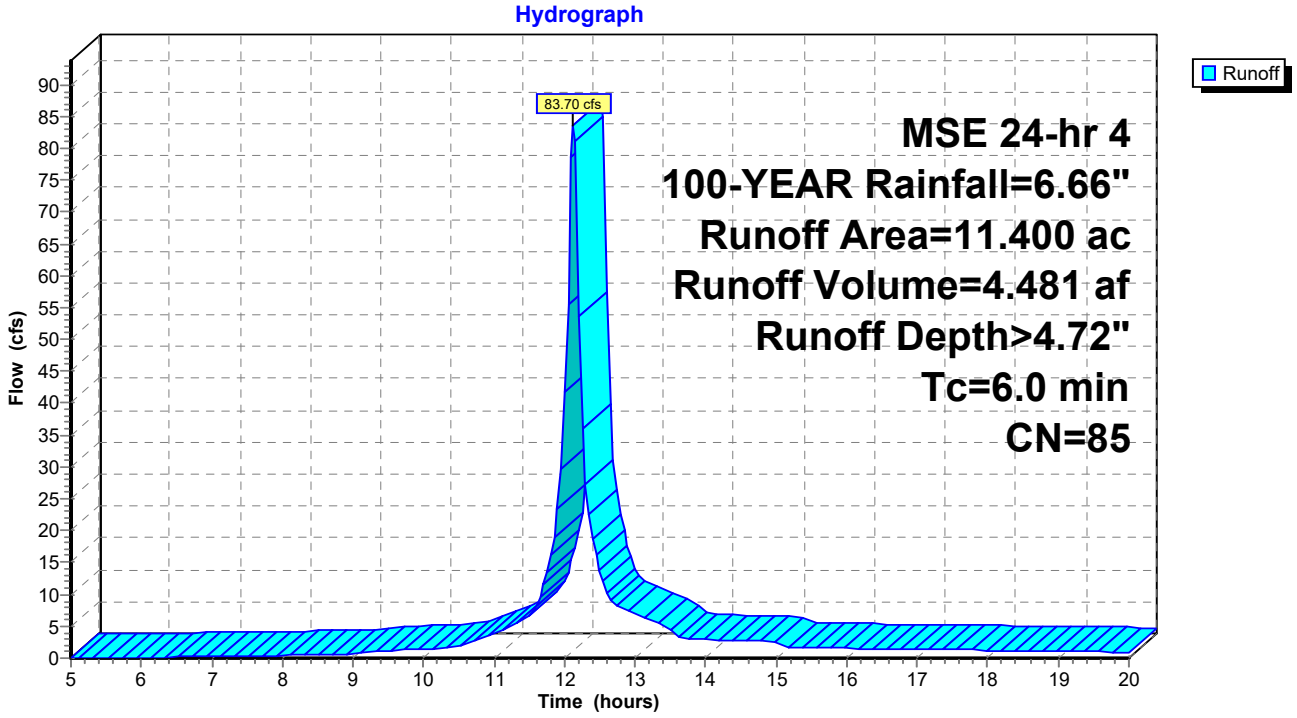
Runoff = 83.70 cfs @ 12.13 hrs, Volume= 4.481 af, Depth> 4.72"
Routed to Pond 10P : NORTH POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-YEAR Rainfall=6.66"

Area (ac)	CN	Description
11.400	85	1/8 acre lots, 65% imp, HSG B
3.990		35.00% Pervious Area
7.410		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 11S: PROP AREA TO NORTH POND



Summary for Subcatchment 12S: OFFSITE AREA TO NORTH POND

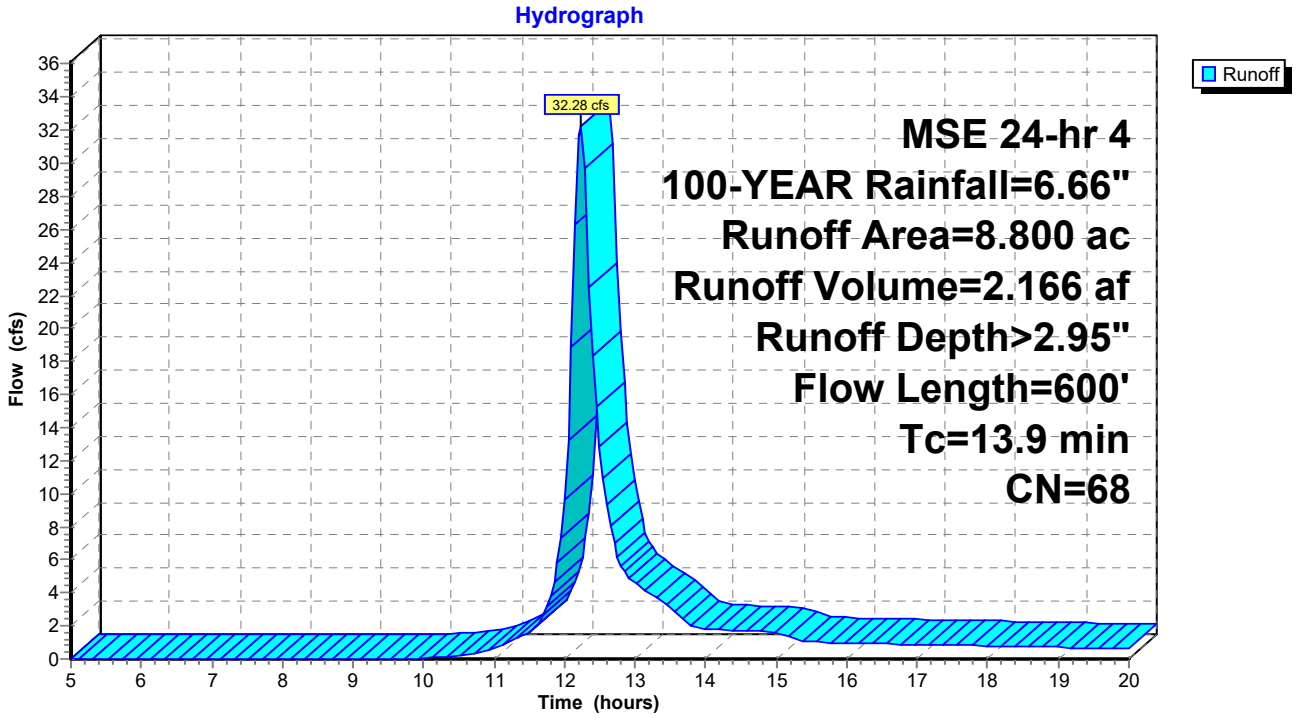
Runoff = 32.28 cfs @ 12.23 hrs, Volume= 2.166 af, Depth> 2.95"
Routed to Pond 10P : NORTH POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-YEAR Rainfall=6.66"

	Area (ac)	CN	Description
*	8.800	68	CROPLAND PER CITY ORDINANCE B SOIL
	8.800		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	100	0.0600	0.22		**Sheet Flow, SHEET** Cultivated: Residue>20% n= 0.170 P2= 2.84"
6.5	500	0.0200	1.27		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
13.9	600	Total			

Subcatchment 12S: OFFSITE AREA TO NORTH POND



Summary for Subcatchment 13S: PROP UNDETAINED TO NOTH KETTLE

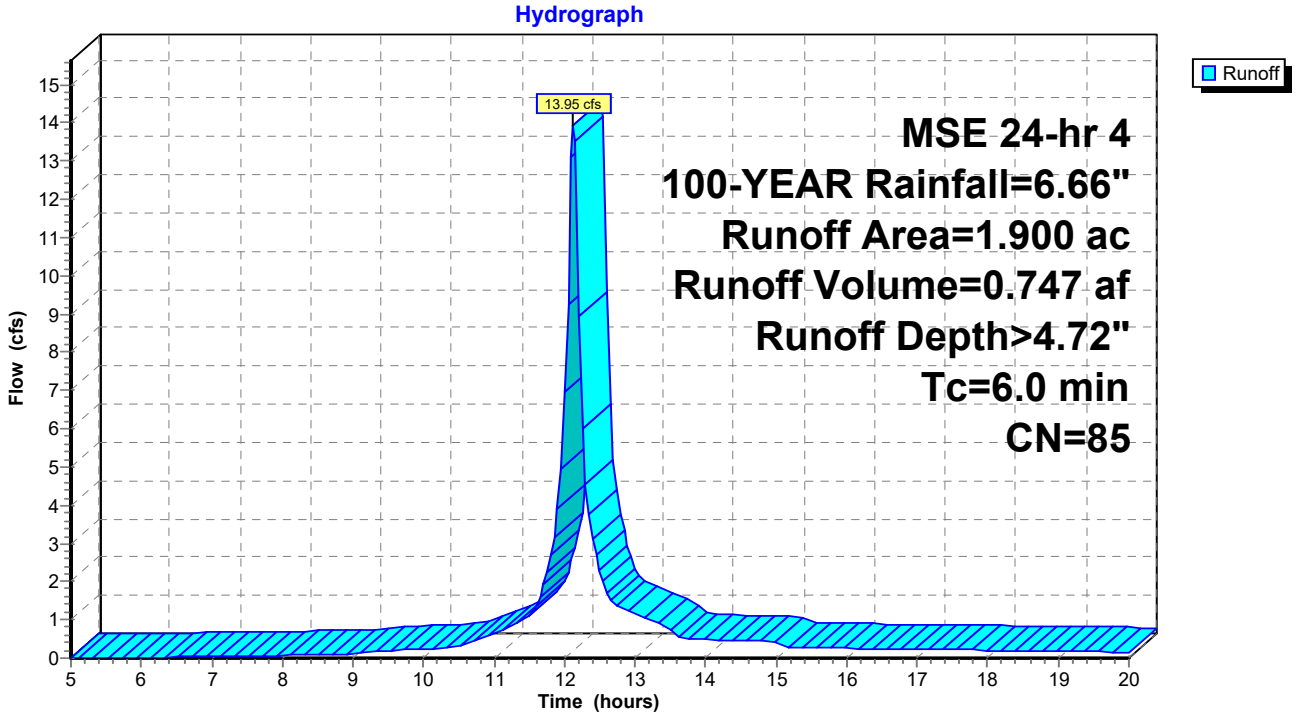
Runoff = 13.95 cfs @ 12.13 hrs, Volume= 0.747 af, Depth> 4.72"
Routed to Pond 12P : PR NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-YEAR Rainfall=6.66"

Area (ac)	CN	Description
1.900	85	1/8 acre lots, 65% imp, HSG B
0.665		35.00% Pervious Area
1.235		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 13S: PROP UNDETAINED TO NOTH KETTLE



Summary for Subcatchment 15S: UNDEVELOPED WOODS TO SE

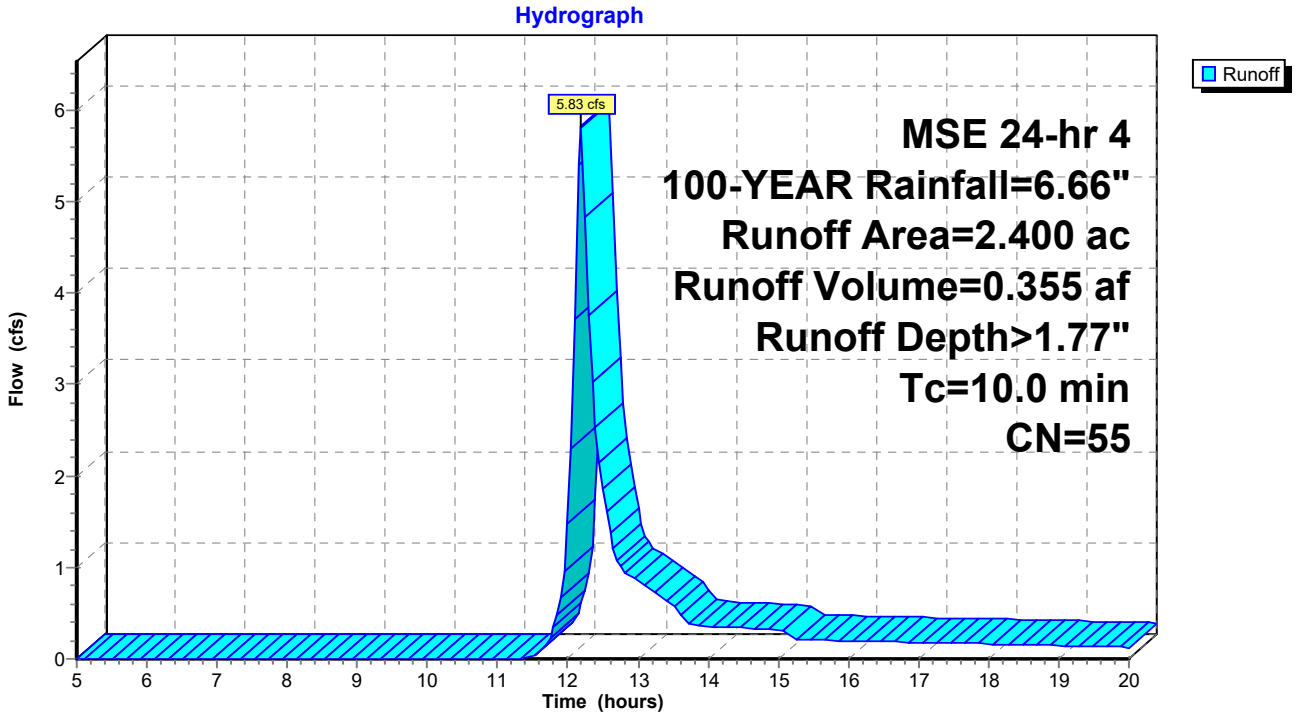
Runoff = 5.83 cfs @ 12.19 hrs, Volume= 0.355 af, Depth> 1.77"
Routed to Link 6L : PROP SE DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-YEAR Rainfall=6.66"

	Area (ac)	CN	Description
*	2.400	55	WOODLAND PER CITY ORDINANCE GROUP B
	2.400		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, ASSUMED**

Subcatchment 15S: UNDEVELOPED WOODS TO SE



Summary for Subcatchment 17S: UNDEVELOPED WOODS TO SOUTH

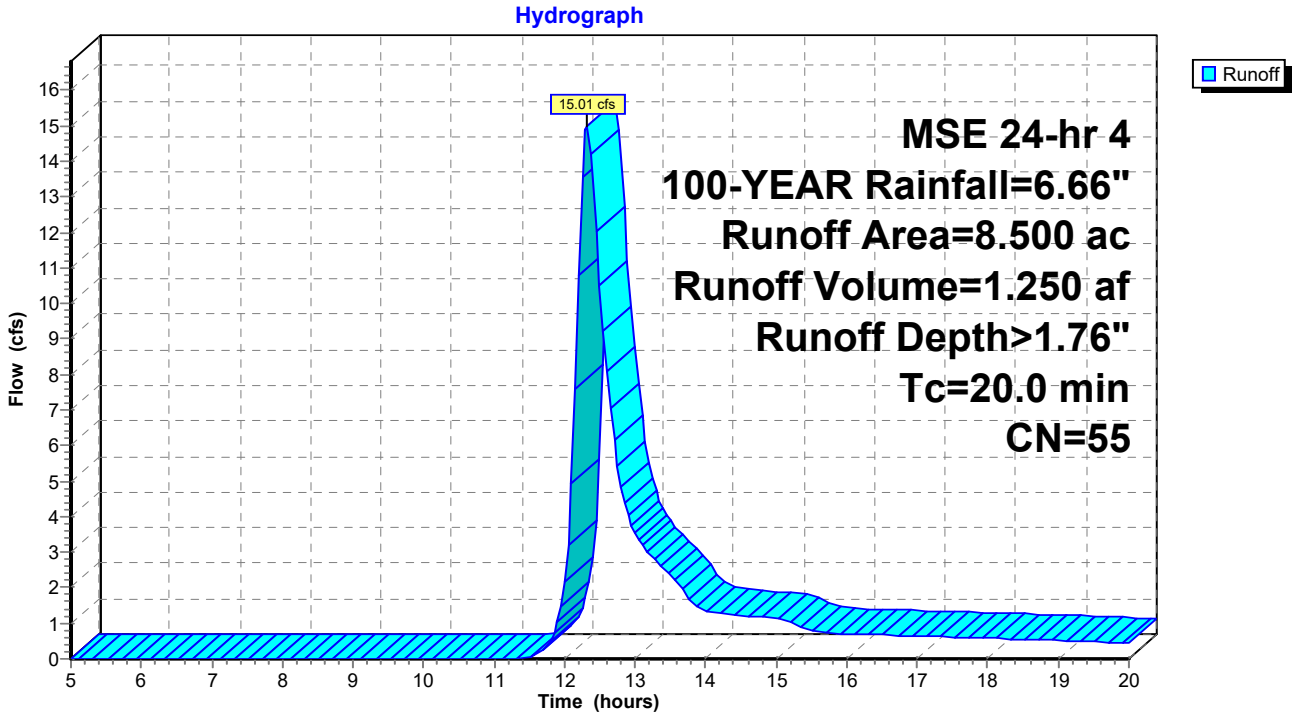
Runoff = 15.01 cfs @ 12.32 hrs, Volume= 1.250 af, Depth> 1.76"
Routed to Link 16L : PROPOSED SOUTH DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 100-YEAR Rainfall=6.66"

	Area (ac)	CN	Description
*	8.500	55	WOODLAND PER CITY ORDINANCE GROUP B
	8.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry, ASSUMED**

Subcatchment 17S: UNDEVELOPED WOODS TO SOUTH



Summary for Pond 7P: SOUTH PONDS

Inflow Area = 14.300 ac, 59.55% Impervious, Inflow Depth > 4.50" for 100-YEAR event
Inflow = 101.43 cfs @ 12.13 hrs, Volume= 5.362 af
Outflow = 11.43 cfs @ 12.65 hrs, Volume= 2.532 af, Atten= 89%, Lag= 31.1 min
Discarded = 0.21 cfs @ 12.65 hrs, Volume= 0.151 af
Primary = 11.22 cfs @ 12.65 hrs, Volume= 2.381 af
Routed to Link 6L : PROP SE DISCHARGE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 931.17' @ 12.65 hrs Surf.Area= 44,602 sf Storage= 146,086 cf

Plug-Flow detention time= 179.9 min calculated for 2.532 af (47% of inflow)
Center-of-Mass det. time= 106.2 min (875.9 - 769.7)

Volume	Invert	Avail.Storage	Storage Description
#1	927.00'	235,500 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

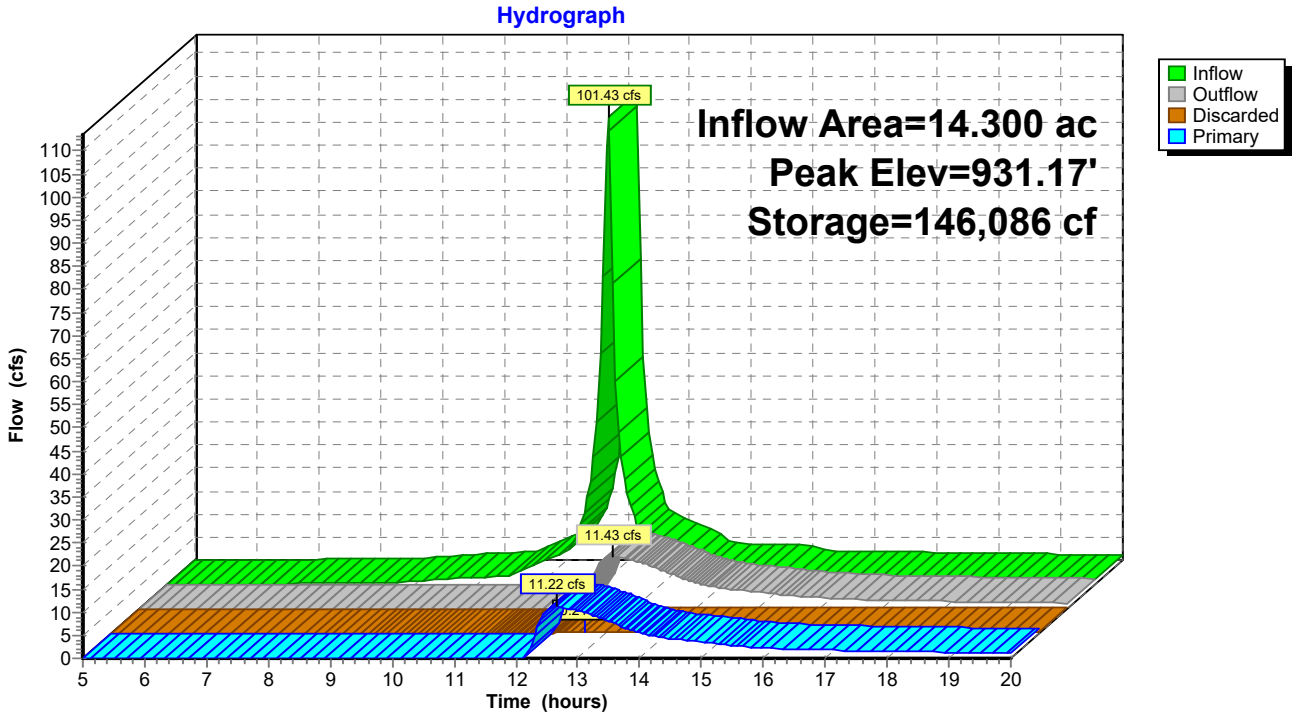
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
927.00	25,500	0	0
933.00	53,000	235,500	235,500

Device	Routing	Invert	Outlet Devices
#1	Discarded	927.00'	**3.600 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 900.00'
#2	Primary	927.00'	**18.0" Round Culvert** L= 80.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 927.00' / 923.80' S= 0.0400 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#3	Device 1	927.00'	**2.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 2	930.50'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Primary	932.00'	**10.0' long + 4.0 '/' SideZ x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Discarded OutFlow Max=0.21 cfs @ 12.65 hrs HW=931.17' (Free Discharge)
└**1=Exfiltration** (Passes 0.21 cfs of 4.16 cfs potential flow)
└**3=Orifice/Grate** (Orifice Controls 0.21 cfs @ 9.73 fps)

Primary OutFlow Max=11.21 cfs @ 12.65 hrs HW=931.17' (Free Discharge)
└**2=Culvert** (Passes 11.21 cfs of 15.73 cfs potential flow)
└**4=Orifice/Grate** (Weir Controls 11.21 cfs @ 2.67 fps)
└**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 7P: SOUTH PONDS



Summary for Pond 10P: NORTH POND

Inflow Area = 20.200 ac, 36.68% Impervious, Inflow Depth > 3.95" for 100-YEAR event
Inflow = 107.90 cfs @ 12.14 hrs, Volume= 6.647 af
Outflow = 51.56 cfs @ 12.32 hrs, Volume= 4.561 af, Atten= 52%, Lag= 10.8 min
Primary = 51.56 cfs @ 12.32 hrs, Volume= 4.561 af
Routed to Pond 12P : PR NORTH KETTLE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 934.13' @ 12.32 hrs Surf.Area= 32,011 sf Storage= 125,305 cf

Plug-Flow detention time= 113.8 min calculated for 4.546 af (68% of inflow)
Center-of-Mass det. time= 53.3 min (830.4 - 777.0)

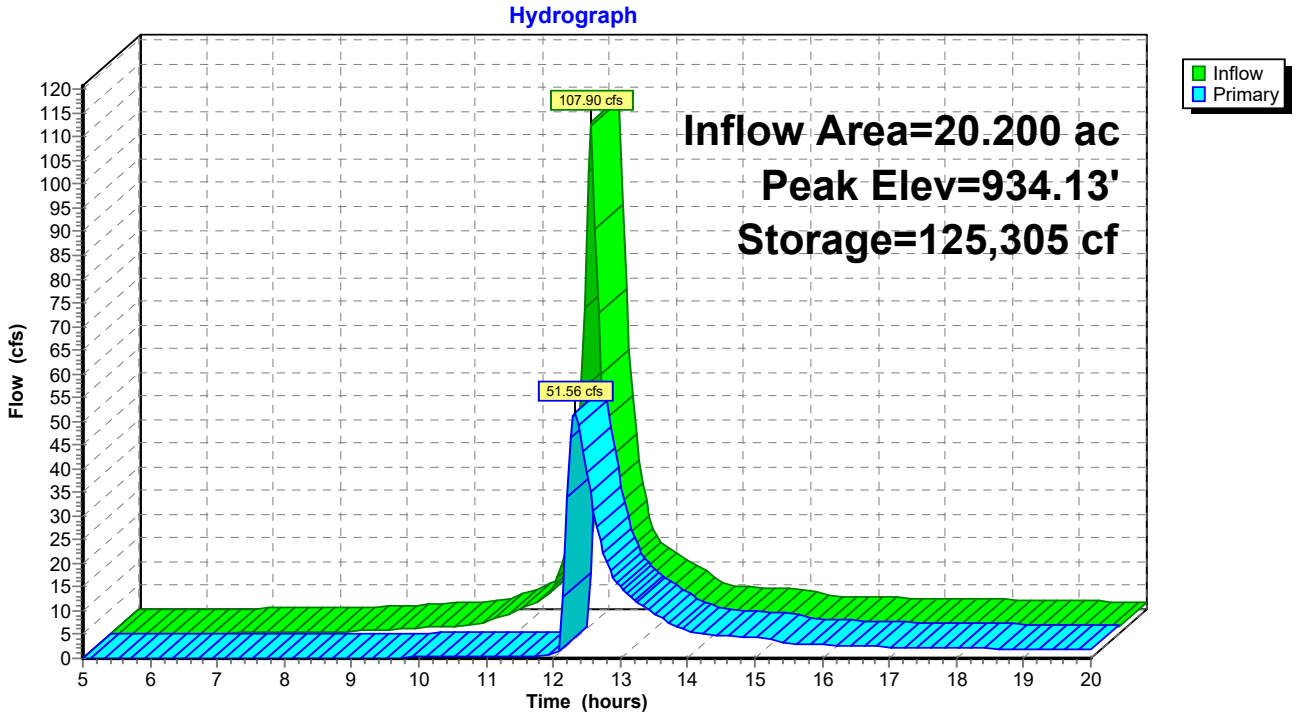
Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	172,925 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
929.00	17,000	0	0
934.00	31,500	121,250	121,250
935.00	35,500	33,500	154,750
935.50	37,200	18,175	172,925

Device	Routing	Invert	Outlet Devices
#1	Primary	929.00'	**36.0" Round Culvert** L= 60.0' Ke= 0.500 Inlet / Outlet Invert= 929.00' / 928.70' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 7.07 sf
#2	Device 1	929.00'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	931.65'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	933.00'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Primary	934.50'	**10.0' long + 4.0 '/' SideZ x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=50.95 cfs @ 12.32 hrs HW=934.12' (Free Discharge)
- **1=Culvert** (Passes 50.95 cfs of 63.41 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.94 cfs @ 10.71 fps)
  - **3=Orifice/Grate** (Orifice Controls 1.41 cfs @ 7.17 fps)
  - **4=Orifice/Grate** (Weir Controls 48.60 cfs @ 3.46 fps)
- **5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 10P: NORTH POND



Summary for Pond 12P: PR NORTH KETTLE

[81] Warning: Exceeded Pond 10P by 1.40' @ 14.10 hrs

Inflow Area = 160.900 ac, 16.37% Impervious, Inflow Depth > 3.08" for 100-YEAR event
Inflow = 321.27 cfs @ 12.61 hrs, Volume= 41.314 af
Outflow = 62.24 cfs @ 13.96 hrs, Volume= 27.691 af, Atten= 81%, Lag= 81.4 min
Discarded = 10.07 cfs @ 13.96 hrs, Volume= 5.971 af
Primary = 52.17 cfs @ 13.96 hrs, Volume= 21.720 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 934.60' @ 13.96 hrs Surf.Area= 6.873 ac Storage= 23.811 af

Plug-Flow detention time= 185.1 min calculated for 27.599 af (67% of inflow)
Center-of-Mass det. time= 123.4 min (945.5 - 822.1)

Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	53.781 af	**Custom Stage Data (Conic)** Listed below (Recalc)

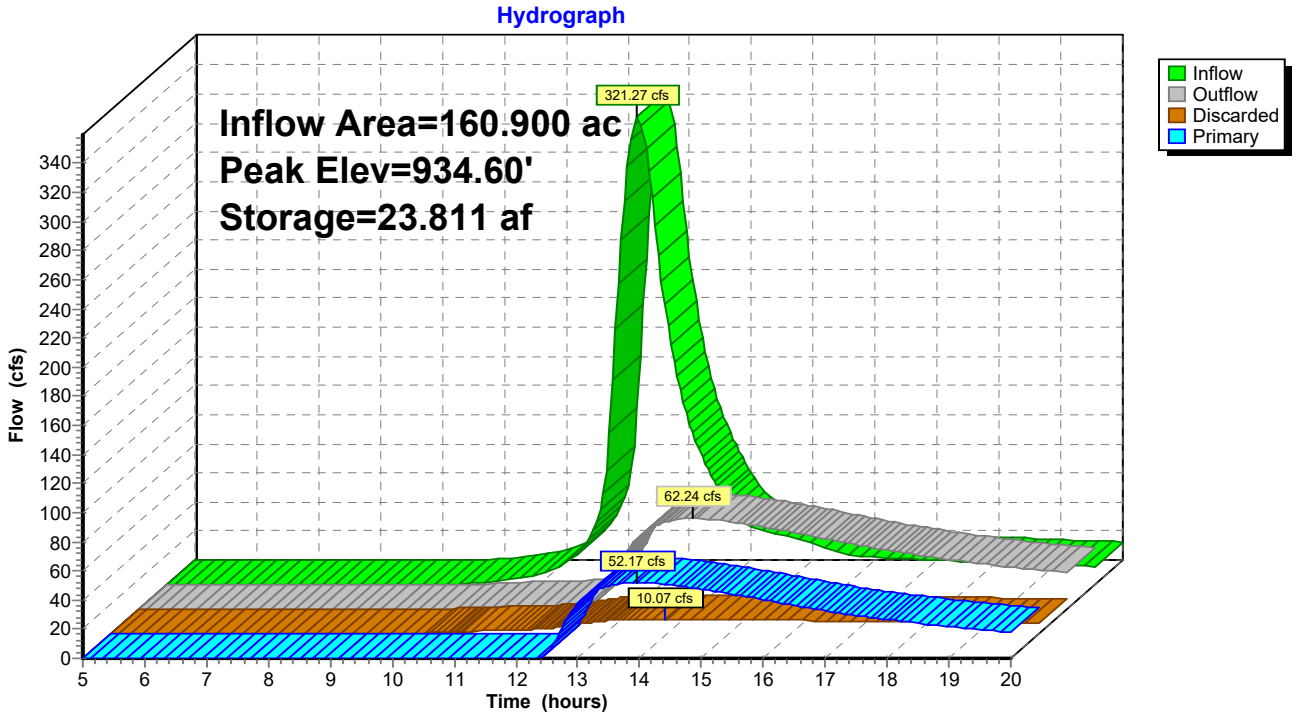
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
929.00	1.200	0.000	0.000	1.200
930.00	2.900	1.988	1.988	2.900
938.00	10.900	51.793	53.781	10.907

Device	Routing	Invert	Outlet Devices
#1	Discarded	929.00'	**1.630 in/hr Exfiltration X 0.80 over Horizontal area** Conductivity to Groundwater Elevation = 900.00'
#2	Primary	931.00'	**48.0" Round Culvert** L= 1,400.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 931.00' / 928.20' S= 0.0020 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf

Discarded OutFlow Max=10.07 cfs @ 13.96 hrs HW=934.60' (Free Discharge)
↑**1=Exfiltration** (Controls 10.07 cfs)

Primary OutFlow Max=52.17 cfs @ 13.96 hrs HW=934.60' (Free Discharge)
↑**2=Culvert** (Barrel Controls 52.17 cfs @ 5.78 fps)

Pond 12P: PR NORTH KETTLE

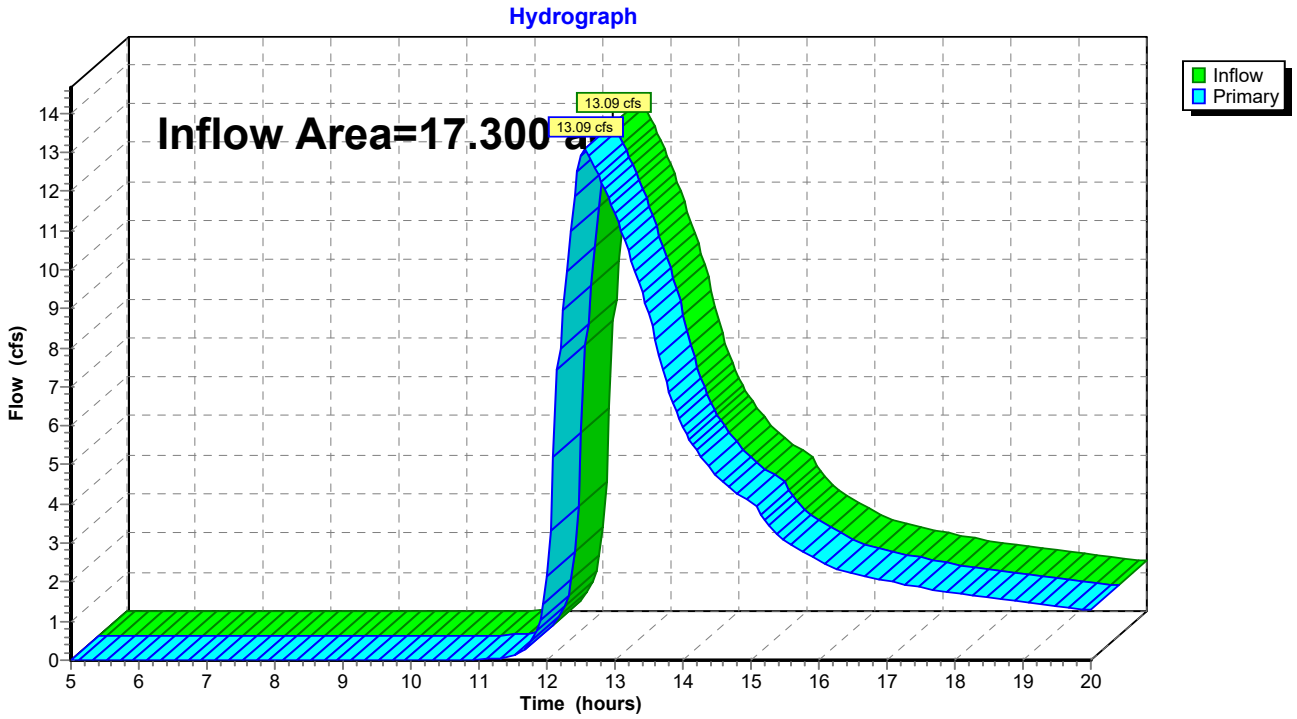


Summary for Link 6L: PROP SE DISCHARGE

Inflow Area = 17.300 ac, 49.51% Impervious, Inflow Depth > 1.99" for 100-YEAR event
Inflow = 13.09 cfs @ 12.56 hrs, Volume= 2.864 af
Primary = 13.09 cfs @ 12.56 hrs, Volume= 2.864 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 6L: PROP SE DISCHARGE

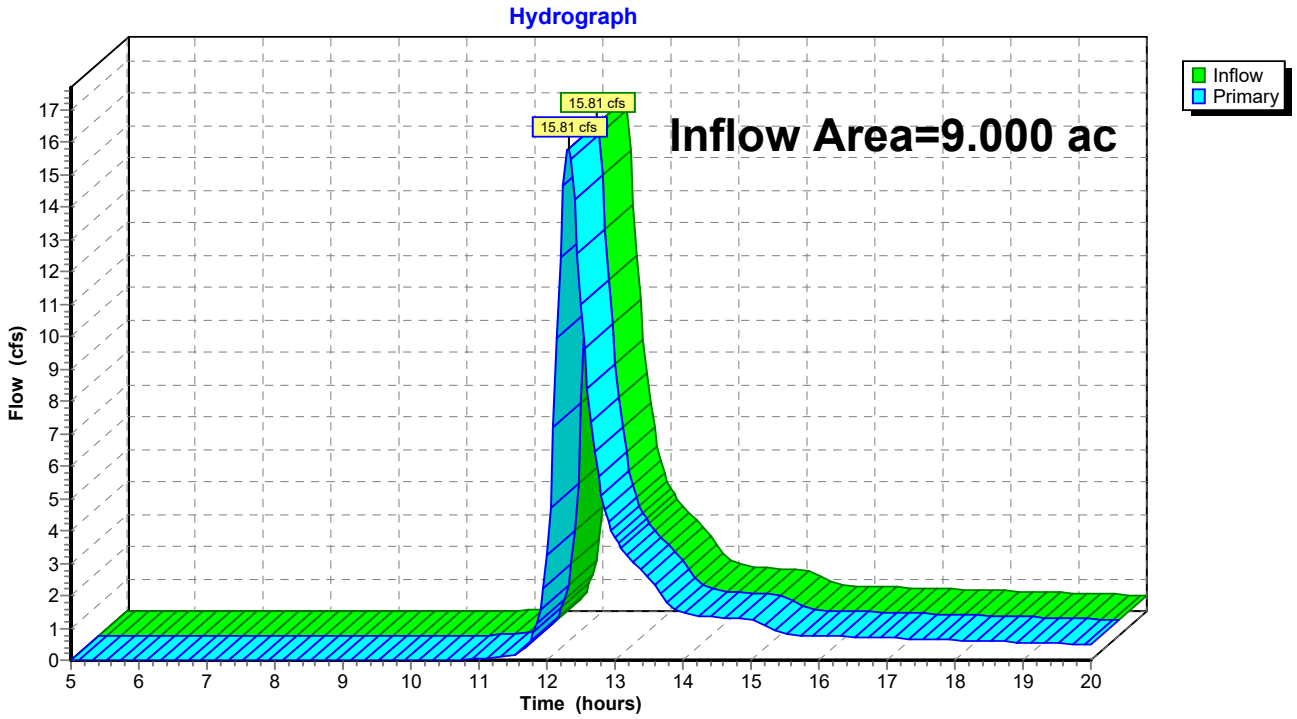


Summary for Link 16L: PROPOSED SOUTH DISCHARGE

Inflow Area = 9.000 ac, 1.11% Impervious, Inflow Depth > 1.83" for 100-YEAR event
Inflow = 15.81 cfs @ 12.32 hrs, Volume= 1.373 af
Primary = 15.81 cfs @ 12.32 hrs, Volume= 1.373 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 16L: PROPOSED SOUTH DISCHARGE



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment4S: PROP AREA TO Runoff Area=14.300 ac 59.55% Impervious Runoff Depth>5.29"
Tc=6.0 min CN=83 Runoff=118.05 cfs 6.306 af

Subcatchment5S: UNDET AREA TO SE Runoff Area=0.600 ac 8.33% Impervious Runoff Depth>3.21"
Flow Length=300' Tc=10.3 min CN=64 Runoff=2.70 cfs 0.161 af

Subcatchment8S: PROP UNDETAINED Runoff Area=0.500 ac 20.00% Impervious Runoff Depth>3.64"
Tc=6.0 min CN=68 Runoff=3.01 cfs 0.152 af

Subcatchment10S: REMAINING EXIST Runoff Area=138.800 ac 12.75% Impervious Runoff Depth>3.80"
Flow Length=3,150' Tc=45.5 min CN=70 Runoff=353.78 cfs 43.955 af

Subcatchment11S: PROP AREA TO Runoff Area=11.400 ac 65.00% Impervious Runoff Depth>5.52"
Tc=6.0 min CN=85 Runoff=96.91 cfs 5.244 af

Subcatchment12S: OFFSITE AREA TO Runoff Area=8.800 ac 0.00% Impervious Runoff Depth>3.63"
Flow Length=600' Tc=13.9 min CN=68 Runoff=39.83 cfs 2.660 af

Subcatchment13S: PROP UNDETAINED Runoff Area=1.900 ac 65.00% Impervious Runoff Depth>5.52"
Tc=6.0 min CN=85 Runoff=16.15 cfs 0.874 af

Subcatchment15S: UNDEVELOPED Runoff Area=2.400 ac 0.00% Impervious Runoff Depth>2.30"
Tc=10.0 min CN=55 Runoff=7.69 cfs 0.460 af

Subcatchment17S: UNDEVELOPED Runoff Area=8.500 ac 0.00% Impervious Runoff Depth>2.29"
Tc=20.0 min CN=55 Runoff=19.91 cfs 1.622 af

Pond 7P: SOUTH PONDS Peak Elev=931.57' Storage=164,625 cf Inflow=118.05 cfs 6.306 af
Discarded=0.22 cfs 0.157 af Primary=15.68 cfs 3.304 af Outflow=15.90 cfs 3.461 af

Pond 10P: NORTH POND Peak Elev=934.49' Storage=137,017 cf Inflow=127.00 cfs 7.904 af
Outflow=67.95 cfs 5.799 af

Pond 12P: PR NORTH KETTLE Peak Elev=935.33' Storage=29.144 af Inflow=392.96 cfs 50.628 af
Discarded=11.33 cfs 6.666 af Primary=66.14 cfs 28.724 af Outflow=77.47 cfs 35.390 af

Link 6L: PROP SE DISCHARGE Inflow=21.64 cfs 3.925 af
Primary=21.64 cfs 3.925 af

Link 16L: PROPOSED SOUTH DISCHARGE Inflow=20.90 cfs 1.773 af
Primary=20.90 cfs 1.773 af

Total Runoff Area = 187.200 ac Runoff Volume = 61.434 af Average Runoff Depth = 3.94"
81.30% Pervious = 152.190 ac 18.70% Impervious = 35.010 ac

Summary for Subcatchment 4S: PROP AREA TO SOUTH PONDS

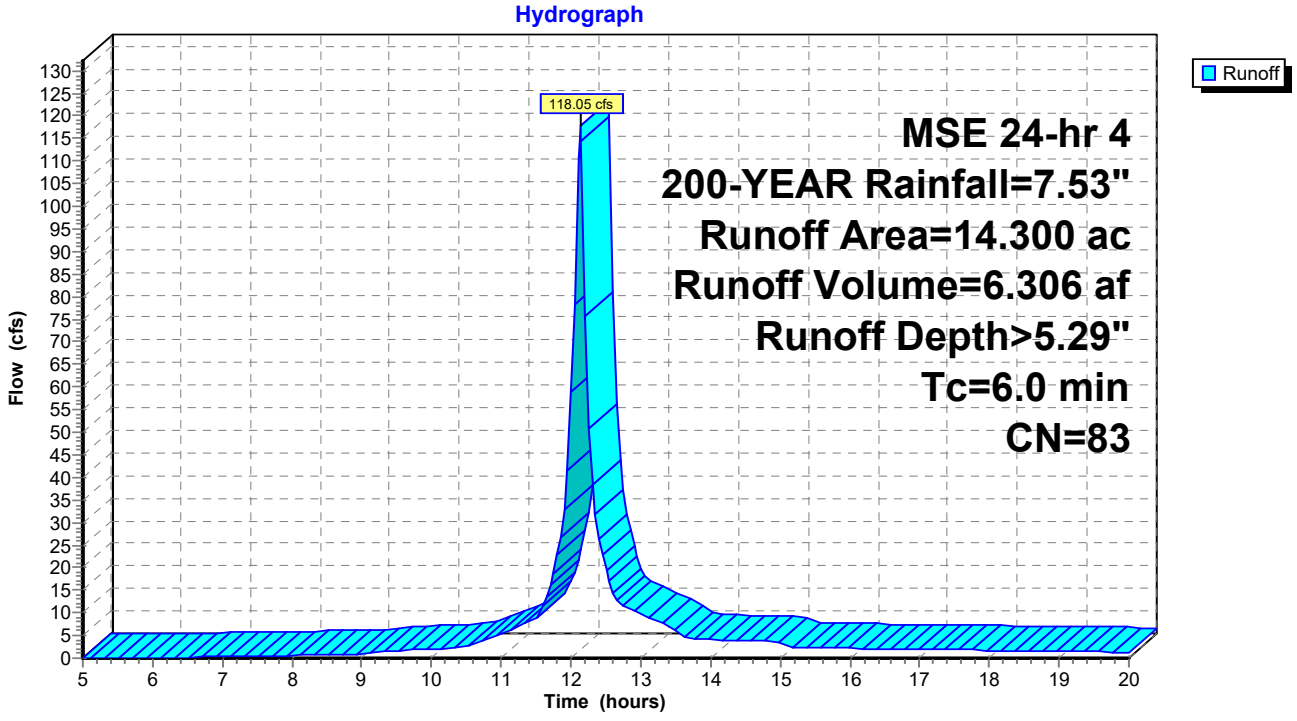
Runoff = 118.05 cfs @ 12.13 hrs, Volume= 6.306 af, Depth> 5.29"
Routed to Pond 7P : SOUTH PONDS

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 200-YEAR Rainfall=7.53"

	Area (ac)	CN	Description
	13.100	85	1/8 acre lots, 65% imp, HSG B
*	1.200	61	POND AREA >75% Grass cover, Good, HSG B
	14.300	83	Weighted Average
	5.785		40.45% Pervious Area
	8.515		59.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 4S: PROP AREA TO SOUTH PONDS



Summary for Subcatchment 5S: UNDET AREA TO SE

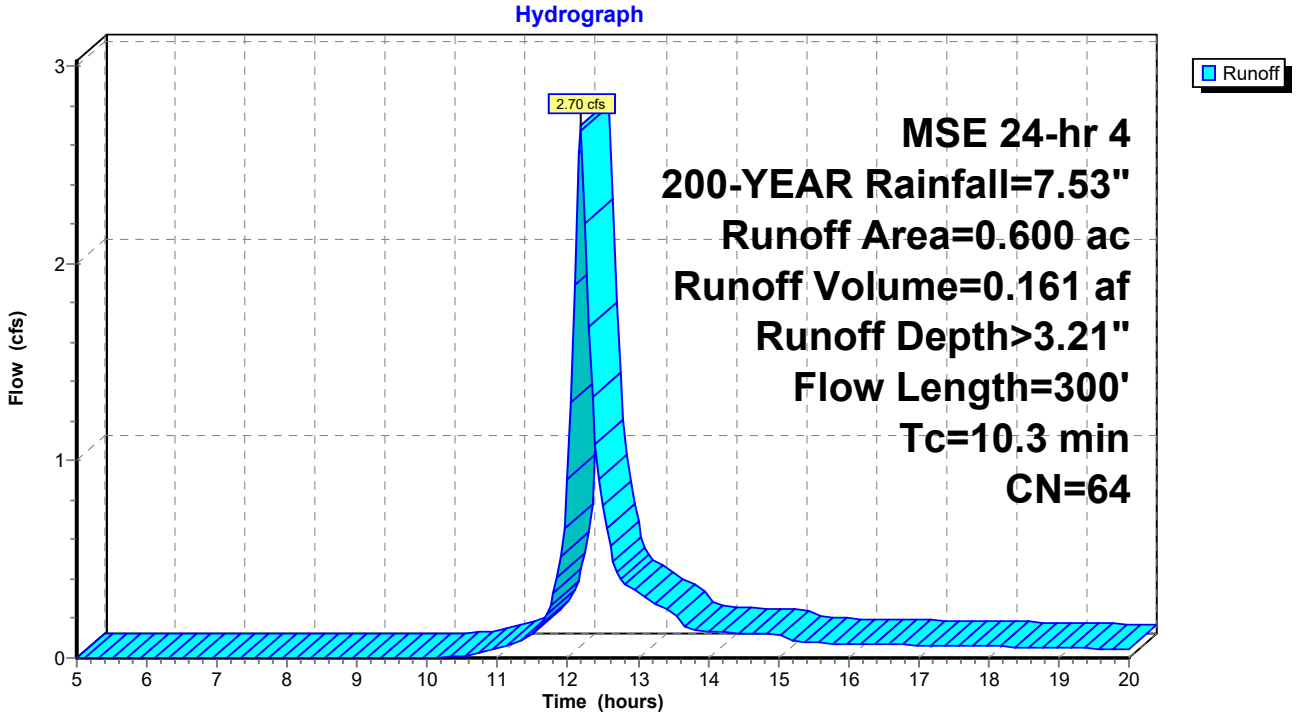
Runoff = 2.70 cfs @ 12.18 hrs, Volume= 0.161 af, Depth> 3.21"
Routed to Link 6L : PROP SE DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 200-YEAR Rainfall=7.53"

	Area (ac)	CN	Description
*	0.050	98	IMPERVIOUS
*	0.550	61	GRASS
	0.600	64	Weighted Average
	0.550		91.67% Pervious Area
	0.050		8.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.4	50	0.2000	0.35		**Sheet Flow, SHEET** Grass: Short n= 0.150 P2= 2.84"
6.6	50	0.0400	0.13		**Sheet Flow, SHEET** Grass: Dense n= 0.240 P2= 2.84"
1.3	200	0.0300	2.60		**Shallow Concentrated Flow, SCF** Grassed Waterway Kv= 15.0 fps
10.3	300	Total			

Subcatchment 5S: UNDET AREA TO SE



Summary for Subcatchment 8S: PROP UNDETAINED AREA TO SOUTH

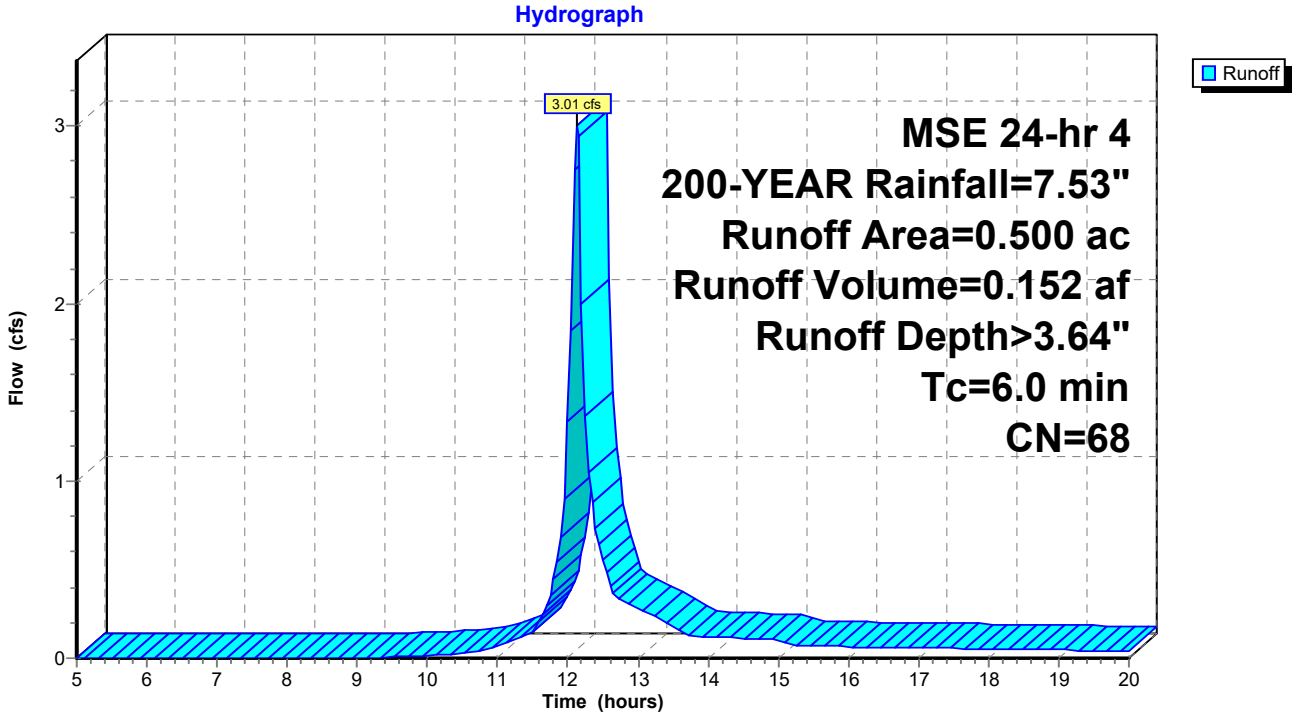
Runoff = 3.01 cfs @ 12.13 hrs, Volume= 0.152 af, Depth> 3.64"
Routed to Link 16L : PROPOSED SOUTH DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 200-YEAR Rainfall=7.53"

	Area (ac)	CN	Description
*	0.400	61	GRASS
*	0.100	98	IMPERVIOUS
	0.500	68	Weighted Average
	0.400		80.00% Pervious Area
	0.100		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN PER TR-55**

Subcatchment 8S: PROP UNDETAINED AREA TO SOUTH



Summary for Subcatchment 10S: REMAINING EXIST AREA TO NORTH KETTLE

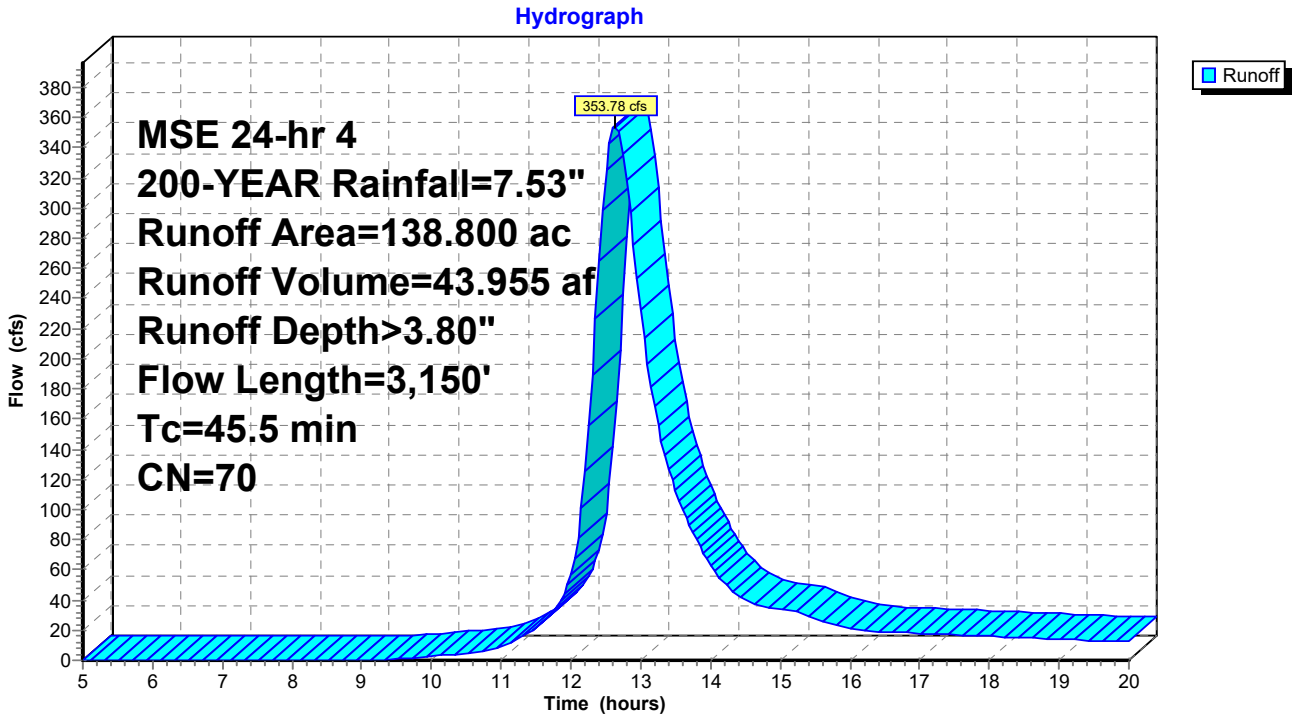
Runoff = 353.78 cfs @ 12.63 hrs, Volume= 43.955 af, Depth> 3.80"
Routed to Pond 12P : PR NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 200-YEAR Rainfall=7.53"

	Area (ac)	CN	Description
*	79.800	68	CROPLAND PER CITY ORDINANCE B SOIL
	59.000	72	1/3 acre lots, 30% imp, HSG B
	138.800	70	Weighted Average
	121.100		87.25% Pervious Area
	17.700		12.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	100	0.0300	0.17		**Sheet Flow, Sheet** Cultivated: Residue>20% n= 0.170 P2= 2.84"
35.7	3,050	0.0250	1.42		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
45.5	3,150	Total			

Subcatchment 10S: REMAINING EXIST AREA TO NORTH KETTLE



Summary for Subcatchment 11S: PROP AREA TO NORTH POND

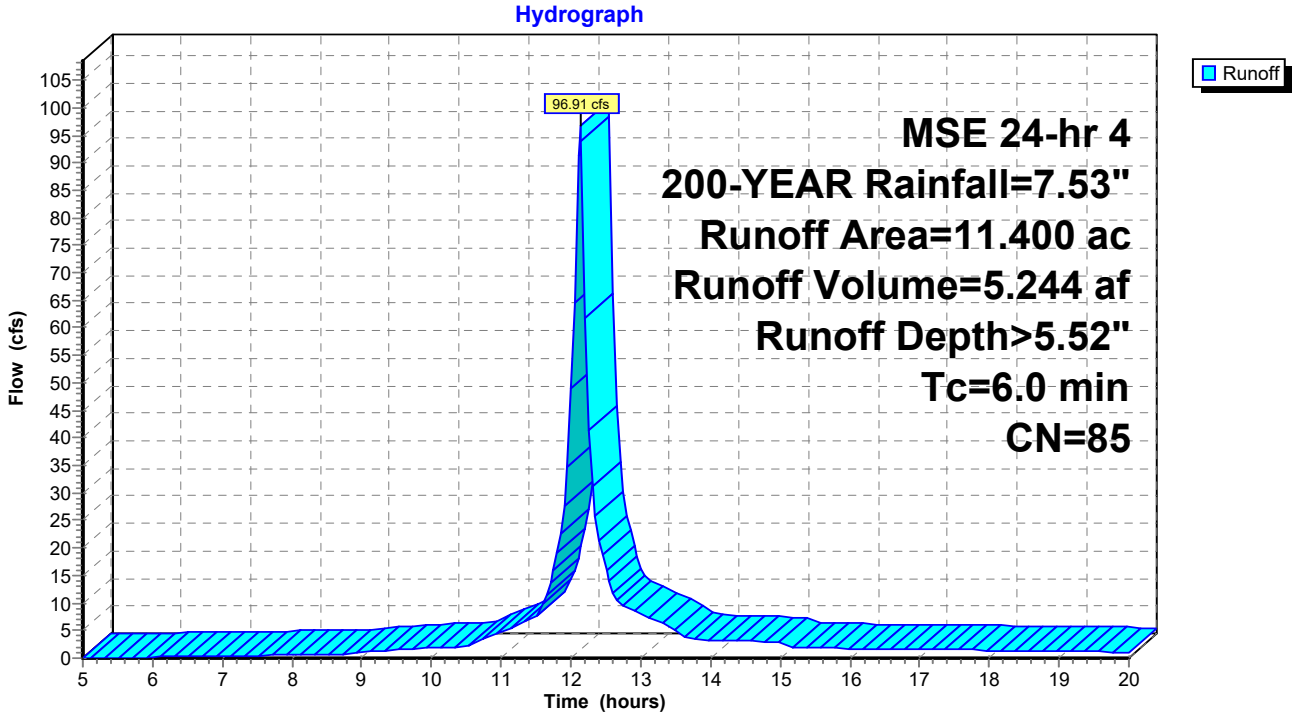
Runoff = 96.91 cfs @ 12.13 hrs, Volume= 5.244 af, Depth> 5.52"
Routed to Pond 10P : NORTH POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 200-YEAR Rainfall=7.53"

Area (ac)	CN	Description
11.400	85	1/8 acre lots, 65% imp, HSG B
3.990		35.00% Pervious Area
7.410		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 11S: PROP AREA TO NORTH POND



Summary for Subcatchment 12S: OFFSITE AREA TO NORTH POND

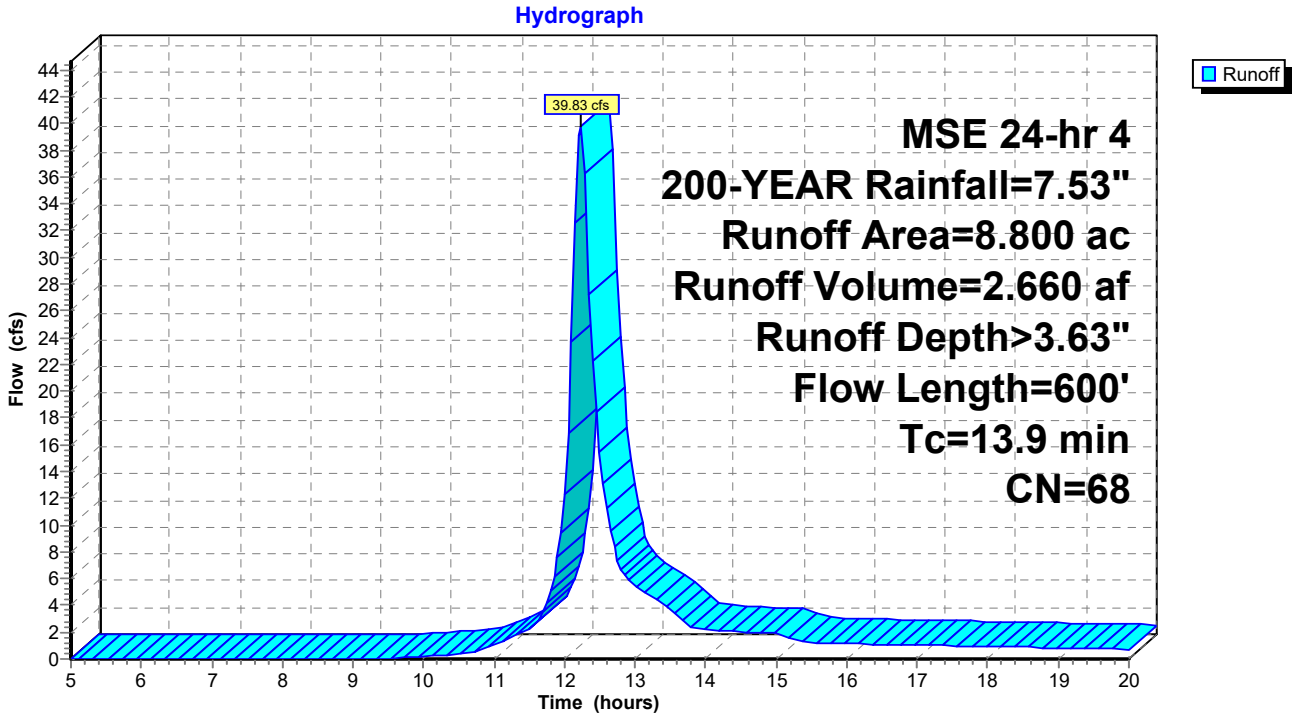
Runoff = 39.83 cfs @ 12.22 hrs, Volume= 2.660 af, Depth> 3.63"
Routed to Pond 10P : NORTH POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 200-YEAR Rainfall=7.53"

	Area (ac)	CN	Description
*	8.800	68	CROPLAND PER CITY ORDINANCE B SOIL
	8.800		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	100	0.0600	0.22		**Sheet Flow, SHEET** Cultivated: Residue>20% n= 0.170 P2= 2.84"
6.5	500	0.0200	1.27		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
13.9	600	Total			

Subcatchment 12S: OFFSITE AREA TO NORTH POND



Summary for Subcatchment 13S: PROP UNDETAINED TO NOTH KETTLE

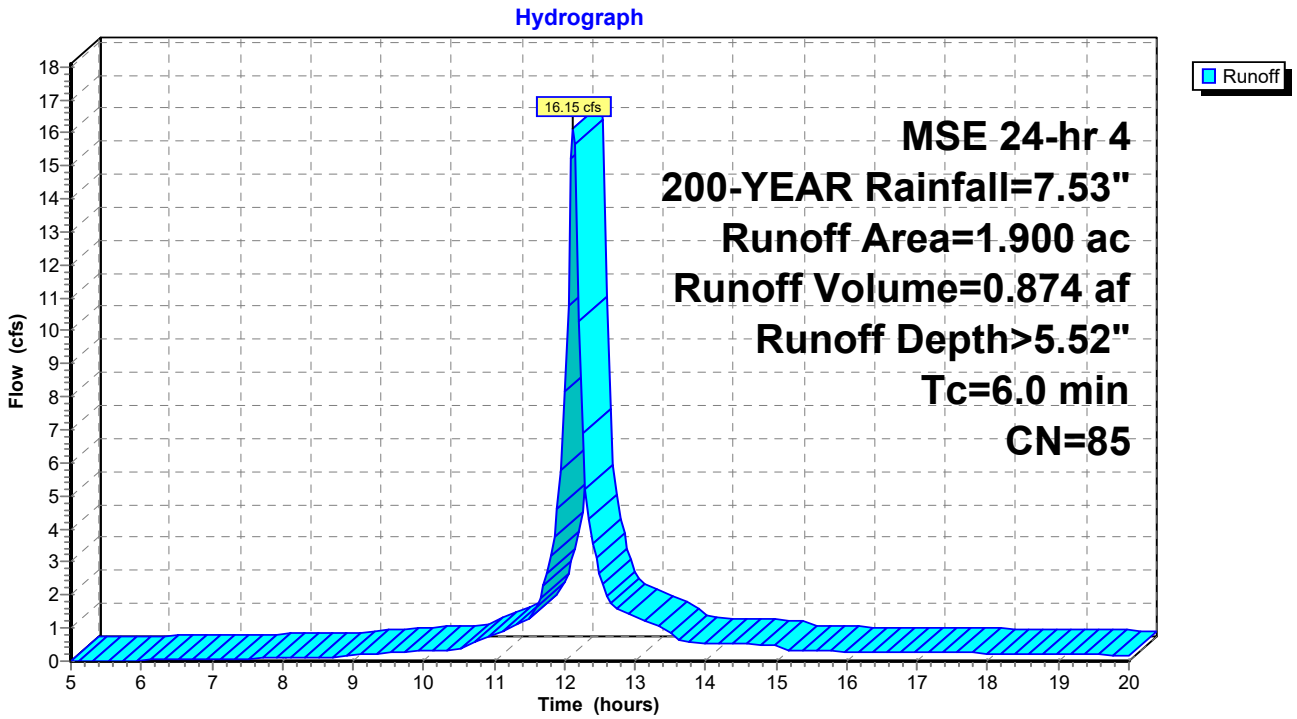
Runoff = 16.15 cfs @ 12.13 hrs, Volume= 0.874 af, Depth> 5.52"
Routed to Pond 12P : PR NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 200-YEAR Rainfall=7.53"

Area (ac)	CN	Description
1.900	85	1/8 acre lots, 65% imp, HSG B
0.665		35.00% Pervious Area
1.235		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 13S: PROP UNDETAINED TO NOTH KETTLE



Summary for Subcatchment 15S: UNDEVELOPED WOODS TO SE

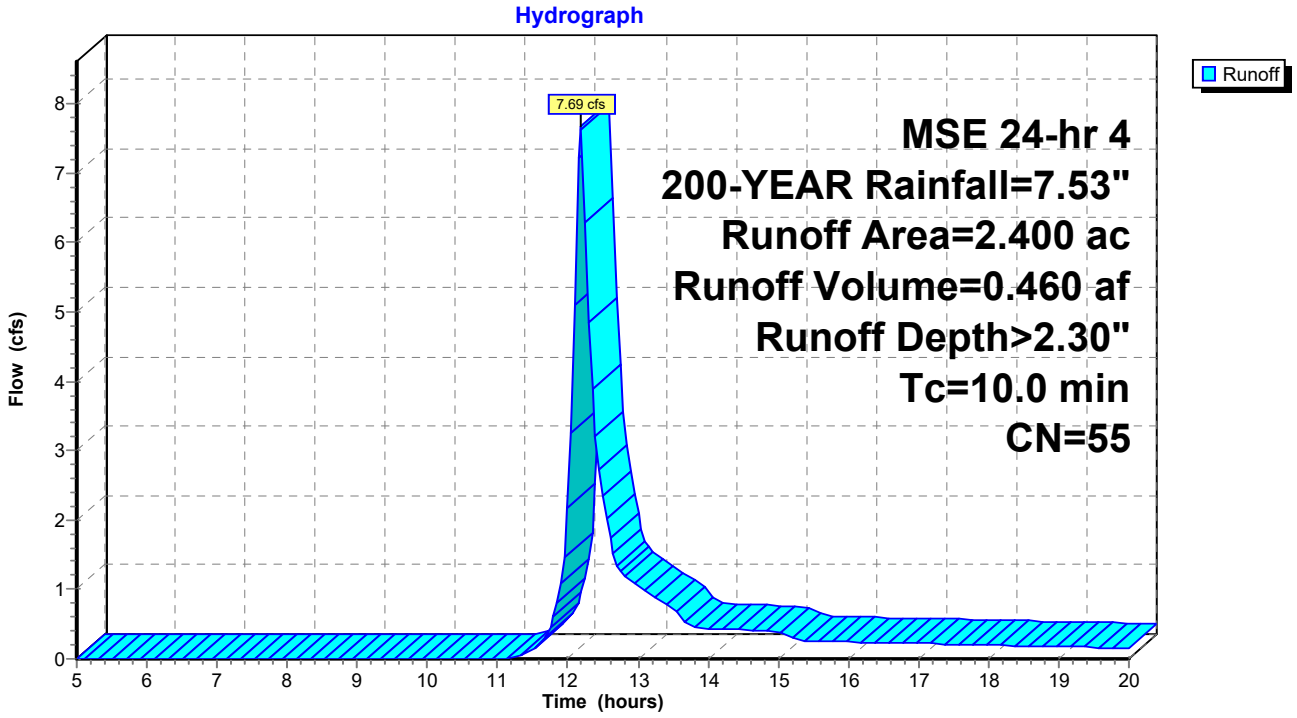
Runoff = 7.69 cfs @ 12.19 hrs, Volume= 0.460 af, Depth> 2.30"
Routed to Link 6L : PROP SE DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 200-YEAR Rainfall=7.53"

	Area (ac)	CN	Description
*	2.400	55	WOODLAND PER CITY ORDINANCE GROUP B
	2.400		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, ASSUMED**

Subcatchment 15S: UNDEVELOPED WOODS TO SE



Summary for Subcatchment 17S: UNDEVELOPED WOODS TO SOUTH

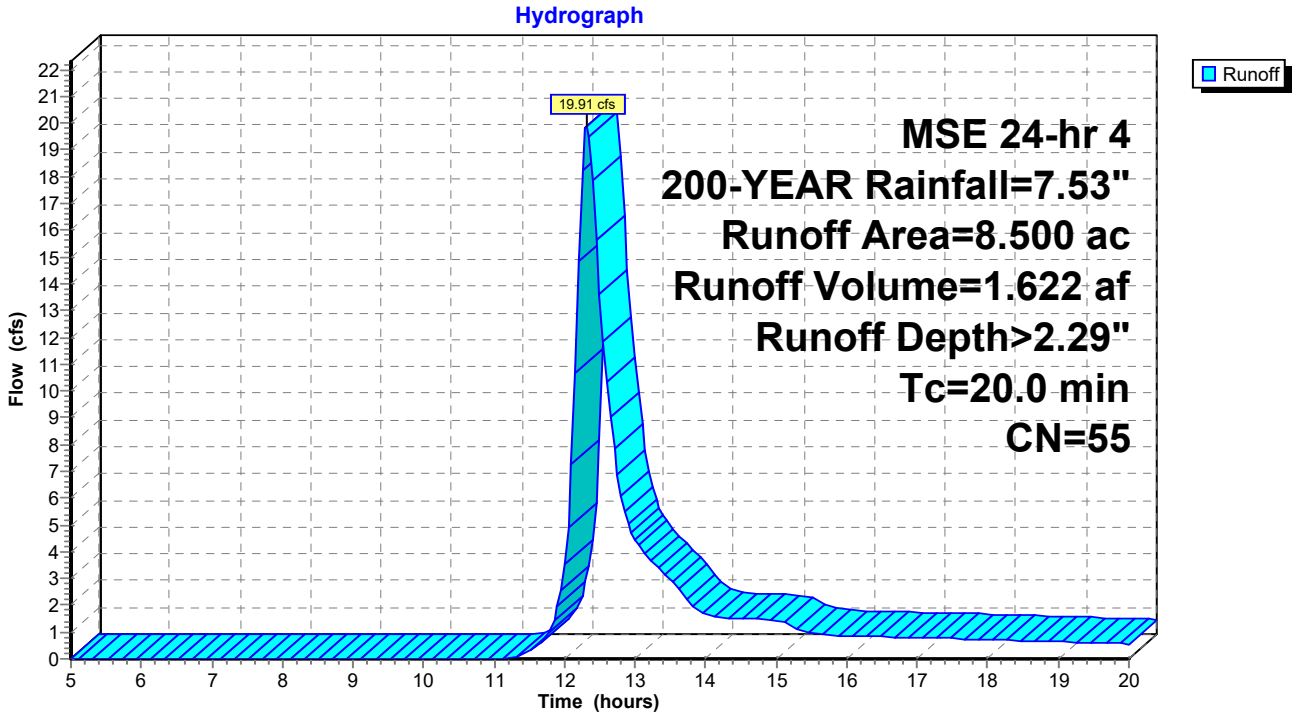
Runoff = 19.91 cfs @ 12.32 hrs, Volume= 1.622 af, Depth> 2.29"
Routed to Link 16L : PROPOSED SOUTH DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 200-YEAR Rainfall=7.53"

	Area (ac)	CN	Description
*	8.500	55	WOODLAND PER CITY ORDINANCE GROUP B
	8.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry, ASSUMED**

Subcatchment 17S: UNDEVELOPED WOODS TO SOUTH



Summary for Pond 7P: SOUTH PONDS

Inflow Area = 14.300 ac, 59.55% Impervious, Inflow Depth > 5.29" for 200-YEAR event
Inflow = 118.05 cfs @ 12.13 hrs, Volume= 6.306 af
Outflow = 15.90 cfs @ 12.57 hrs, Volume= 3.461 af, Atten= 87%, Lag= 26.6 min
Discarded = 0.22 cfs @ 12.57 hrs, Volume= 0.157 af
Primary = 15.68 cfs @ 12.57 hrs, Volume= 3.304 af
Routed to Link 6L : PROP SE DISCHARGE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 931.57' @ 12.57 hrs Surf.Area= 46,468 sf Storage= 164,625 cf

Plug-Flow detention time= 162.1 min calculated for 3.461 af (55% of inflow)
Center-of-Mass det. time= 93.2 min (859.6 - 766.4)

Volume	Invert	Avail.Storage	Storage Description
#1	927.00'	235,500 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

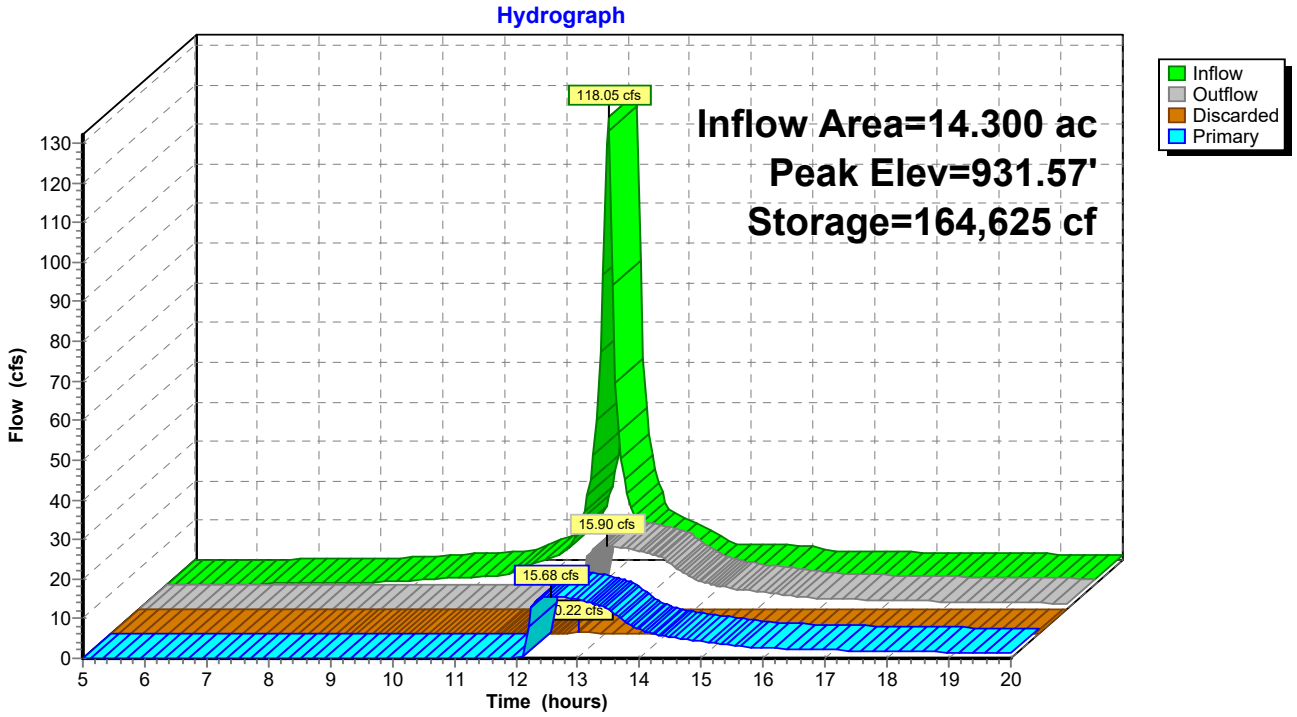
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
927.00	25,500	0	0
933.00	53,000	235,500	235,500

Device	Routing	Invert	Outlet Devices
#1	Discarded	927.00'	**3.600 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 900.00'
#2	Primary	927.00'	**18.0" Round Culvert** L= 80.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 927.00' / 923.80' S= 0.0400 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#3	Device 1	927.00'	**2.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 2	930.50'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Primary	932.00'	**10.0' long + 4.0 '/' SideZ x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Discarded OutFlow Max=0.22 cfs @ 12.57 hrs HW=931.57' (Free Discharge)
└**1=Exfiltration** (Passes 0.22 cfs of 4.37 cfs potential flow)
└**3=Orifice/Grate** (Orifice Controls 0.22 cfs @ 10.20 fps)

Primary OutFlow Max=15.67 cfs @ 12.57 hrs HW=931.57' (Free Discharge)
└**2=Culvert** (Passes 15.67 cfs of 16.64 cfs potential flow)
└**4=Orifice/Grate** (Orifice Controls 15.67 cfs @ 4.99 fps)
└**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 7P: SOUTH PONDS



Summary for Pond 10P: NORTH POND

Inflow Area = 20.200 ac, 36.68% Impervious, Inflow Depth > 4.70" for 200-YEAR event
Inflow = 127.00 cfs @ 12.14 hrs, Volume= 7.904 af
Outflow = 67.95 cfs @ 12.29 hrs, Volume= 5.799 af, Atten= 46%, Lag= 9.0 min
Primary = 67.95 cfs @ 12.29 hrs, Volume= 5.799 af
Routed to Pond 12P : PR NORTH KETTLE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 934.49' @ 12.29 hrs Surf.Area= 33,442 sf Storage= 137,017 cf

Plug-Flow detention time= 103.5 min calculated for 5.799 af (73% of inflow)
Center-of-Mass det. time= 46.4 min (820.3 - 774.0)

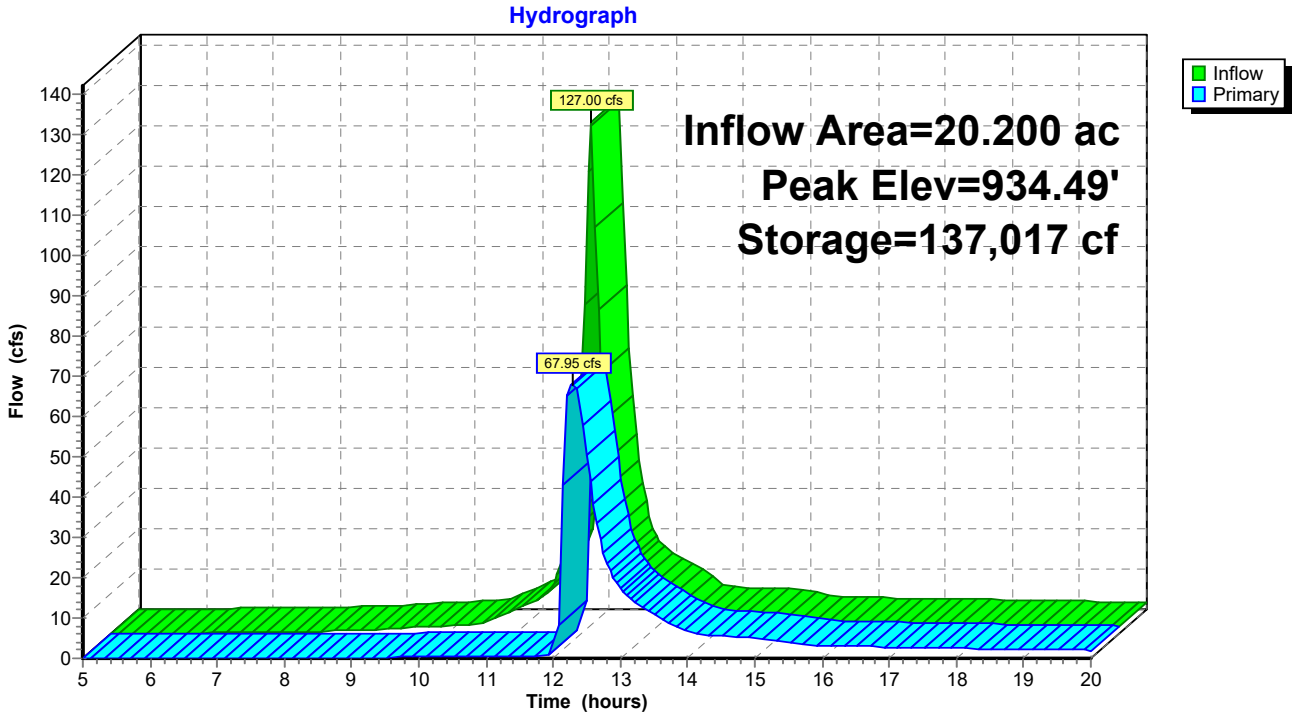
Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	172,925 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
929.00	17,000	0	0
934.00	31,500	121,250	121,250
935.00	35,500	33,500	154,750
935.50	37,200	18,175	172,925

Device	Routing	Invert	Outlet Devices
#1	Primary	929.00'	**36.0" Round Culvert** L= 60.0' Ke= 0.500 Inlet / Outlet Invert= 929.00' / 928.70' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 7.07 sf
#2	Device 1	929.00'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	931.65'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	933.00'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Primary	934.50'	**10.0' long + 4.0 '/' SideZ x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=67.90 cfs @ 12.29 hrs HW=934.48' (Free Discharge)
- **1=Culvert** (Inlet Controls 67.90 cfs @ 9.61 fps)
  - **2=Orifice/Grate** (Passes < 0.97 cfs potential flow)
  - **3=Orifice/Grate** (Passes < 1.52 cfs potential flow)
  - **4=Orifice/Grate** (Passes < 73.61 cfs potential flow)
- **5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 10P: NORTH POND



Summary for Pond 12P: PR NORTH KETTLE

[81] Warning: Exceeded Pond 10P by 2.10' @ 14.05 hrs

Inflow Area = 160.900 ac, 16.37% Impervious, Inflow Depth > 3.78" for 200-YEAR event
Inflow = 392.96 cfs @ 12.60 hrs, Volume= 50.628 af
Outflow = 77.47 cfs @ 13.92 hrs, Volume= 35.390 af, Atten= 80%, Lag= 79.2 min
Discarded = 11.33 cfs @ 13.92 hrs, Volume= 6.666 af
Primary = 66.14 cfs @ 13.92 hrs, Volume= 28.724 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 935.33' @ 13.92 hrs Surf.Area= 7.664 ac Storage= 29.144 af

Plug-Flow detention time= 183.8 min calculated for 35.273 af (70% of inflow)
Center-of-Mass det. time= 125.5 min (943.3 - 817.8)

Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	53.781 af	**Custom Stage Data (Conic)** Listed below (Recalc)

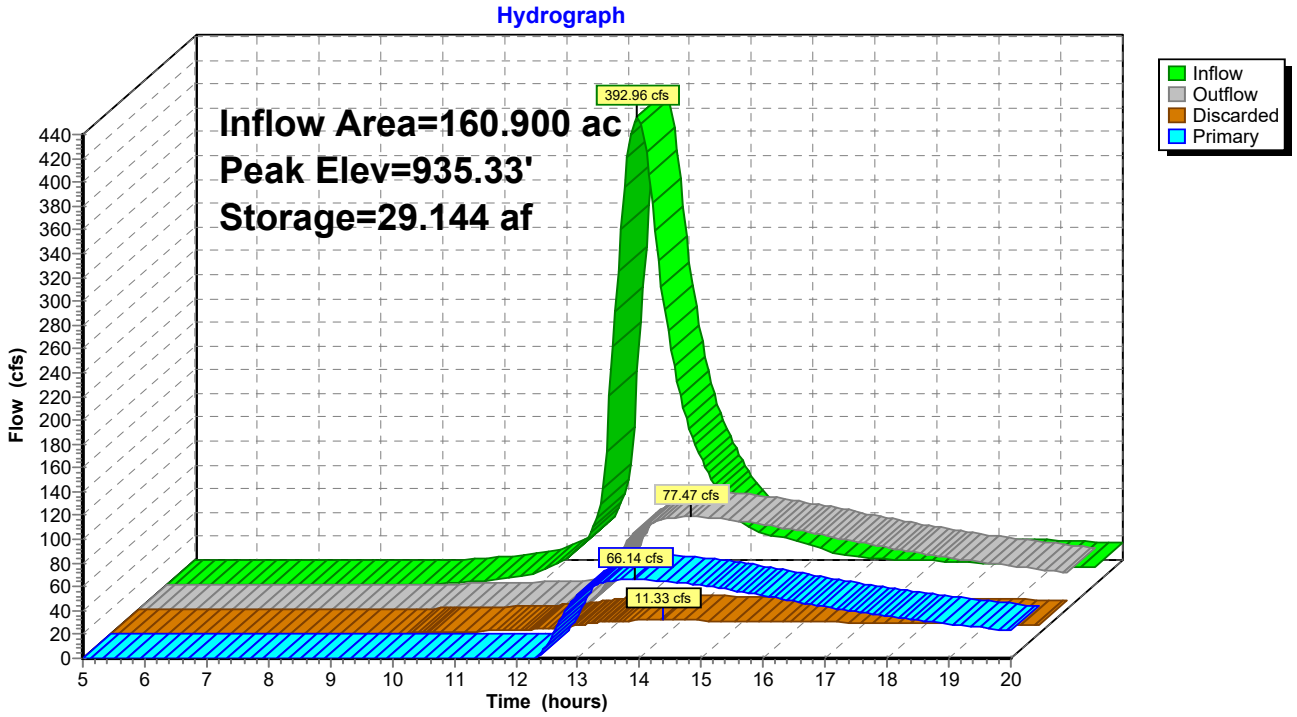
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
929.00	1.200	0.000	0.000	1.200
930.00	2.900	1.988	1.988	2.900
938.00	10.900	51.793	53.781	10.907

Device	Routing	Invert	Outlet Devices
#1	Discarded	929.00'	**1.630 in/hr Exfiltration X 0.80 over Horizontal area** Conductivity to Groundwater Elevation = 900.00'
#2	Primary	931.00'	**48.0" Round Culvert** L= 1,400.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 931.00' / 928.20' S= 0.0020 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf

Discarded OutFlow Max=11.33 cfs @ 13.92 hrs HW=935.33' (Free Discharge)
1=Exfiltration (Controls 11.33 cfs)

Primary OutFlow Max=66.15 cfs @ 13.92 hrs HW=935.33' (Free Discharge)
2=Culvert (Barrel Controls 66.15 cfs @ 6.05 fps)

Pond 12P: PR NORTH KETTLE

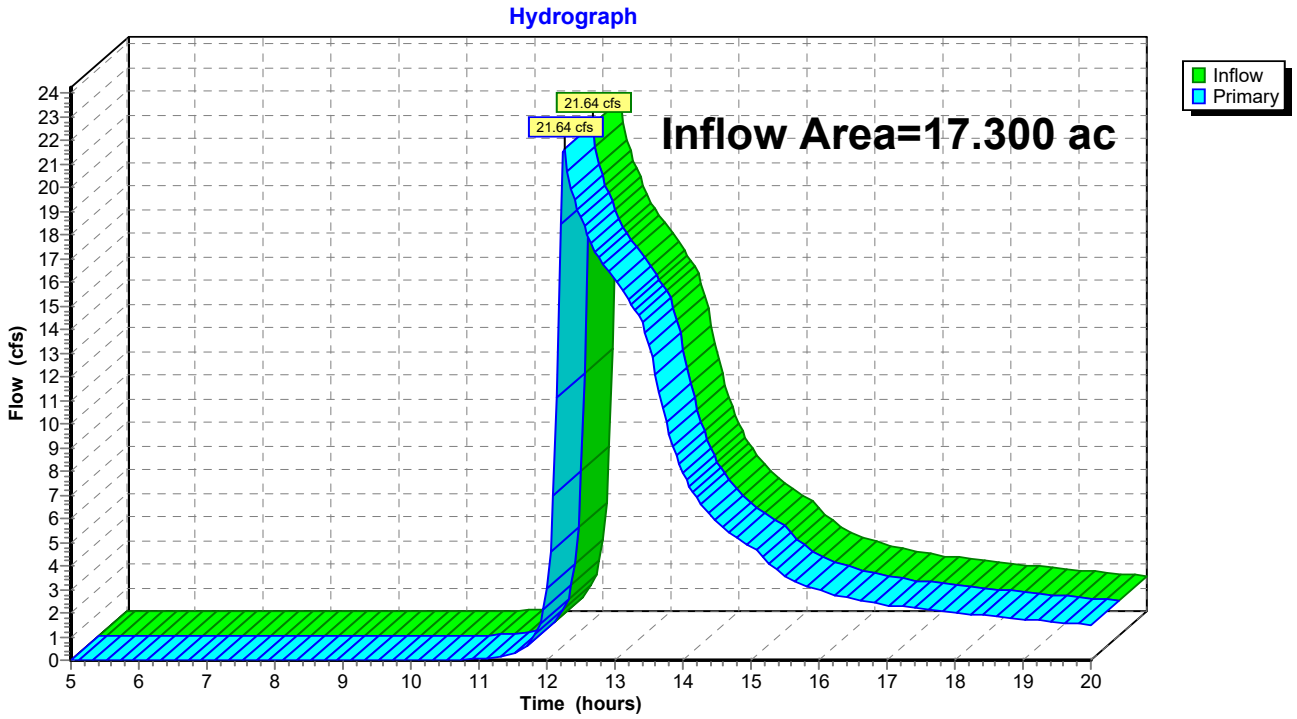


Summary for Link 6L: PROP SE DISCHARGE

Inflow Area = 17.300 ac, 49.51% Impervious, Inflow Depth > 2.72" for 200-YEAR event
Inflow = 21.64 cfs @ 12.26 hrs, Volume= 3.925 af
Primary = 21.64 cfs @ 12.26 hrs, Volume= 3.925 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 6L: PROP SE DISCHARGE

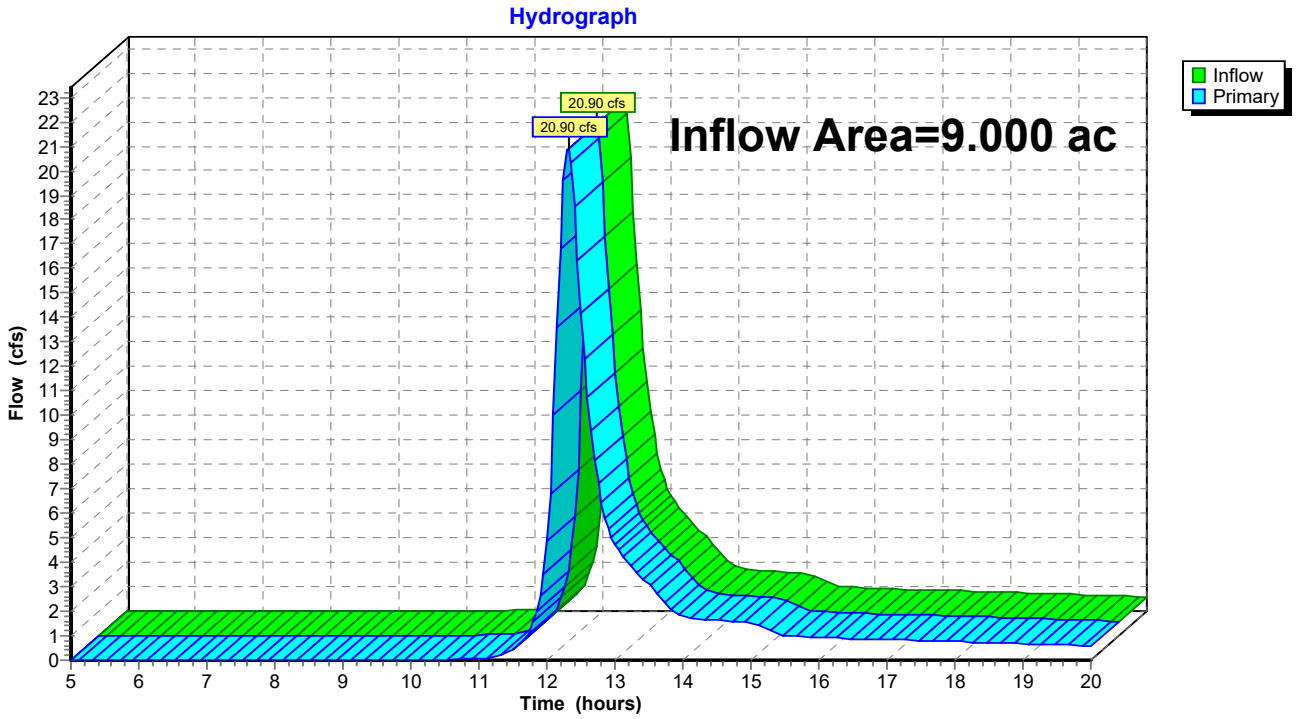


Summary for Link 16L: PROPOSED SOUTH DISCHARGE

Inflow Area = 9.000 ac, 1.11% Impervious, Inflow Depth > 2.36" for 200-YEAR event
Inflow = 20.90 cfs @ 12.31 hrs, Volume= 1.773 af
Primary = 20.90 cfs @ 12.31 hrs, Volume= 1.773 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 16L: PROPOSED SOUTH DISCHARGE



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment4S: PROP AREA TO Runoff Area=14.300 ac 59.55% Impervious Runoff Depth>6.59"
Tc=6.0 min CN=83 Runoff=144.90 cfs 7.856 af

Subcatchment5S: UNDET AREA TO SE Runoff Area=0.600 ac 8.33% Impervious Runoff Depth>4.29"
Flow Length=300' Tc=10.3 min CN=64 Runoff=3.61 cfs 0.215 af

Subcatchment8S: PROP UNDETAINED Runoff Area=0.500 ac 20.00% Impervious Runoff Depth>4.78"
Tc=6.0 min CN=68 Runoff=3.92 cfs 0.199 af

Subcatchment10S: REMAINING EXIST Runoff Area=138.800 ac 12.75% Impervious Runoff Depth>4.96"
Flow Length=3,150' Tc=45.5 min CN=70 Runoff=461.09 cfs 57.340 af

Subcatchment11S: PROP AREA TO Runoff Area=11.400 ac 65.00% Impervious Runoff Depth>6.83"
Tc=6.0 min CN=85 Runoff=118.22 cfs 6.492 af

Subcatchment12S: OFFSITE AREA TO Runoff Area=8.800 ac 0.00% Impervious Runoff Depth>4.77"
Flow Length=600' Tc=13.9 min CN=68 Runoff=52.15 cfs 3.497 af

Subcatchment13S: PROP UNDETAINED Runoff Area=1.900 ac 65.00% Impervious Runoff Depth>6.83"
Tc=6.0 min CN=85 Runoff=19.70 cfs 1.082 af

Subcatchment15S: UNDEVELOPED Runoff Area=2.400 ac 0.00% Impervious Runoff Depth>3.23"
Tc=10.0 min CN=55 Runoff=10.93 cfs 0.645 af

Subcatchment17S: UNDEVELOPED Runoff Area=8.500 ac 0.00% Impervious Runoff Depth>3.21"
Tc=20.0 min CN=55 Runoff=28.47 cfs 2.277 af

Pond 7P: SOUTH PONDS Peak Elev=932.32' Storage=200,472 cf Inflow=144.90 cfs 7.856 af
Discarded=0.24 cfs 0.168 af Primary=23.56 cfs 4.822 af Outflow=23.80 cfs 4.989 af

Pond 10P: NORTH POND Peak Elev=935.16' Storage=160,302 cf Inflow=158.19 cfs 9.988 af
Outflow=90.66 cfs 7.865 af

Pond 12P: PR NORTH KETTLE Peak Elev=936.56' Storage=39.392 af Inflow=525.00 cfs 66.287 af
Discarded=12.76 cfs 7.890 af Primary=74.02 cfs 39.229 af Outflow=86.77 cfs 47.120 af

Link 6L: PROP SE DISCHARGE Inflow=31.53 cfs 5.682 af
Primary=31.53 cfs 5.682 af

Link 16L: PROPOSED SOUTH DISCHARGE Inflow=29.76 cfs 2.476 af
Primary=29.76 cfs 2.476 af

Total Runoff Area = 187.200 ac Runoff Volume = 79.603 af Average Runoff Depth = 5.10"
81.30% Pervious = 152.190 ac 18.70% Impervious = 35.010 ac

Summary for Subcatchment 4S: PROP AREA TO SOUTH PONDS

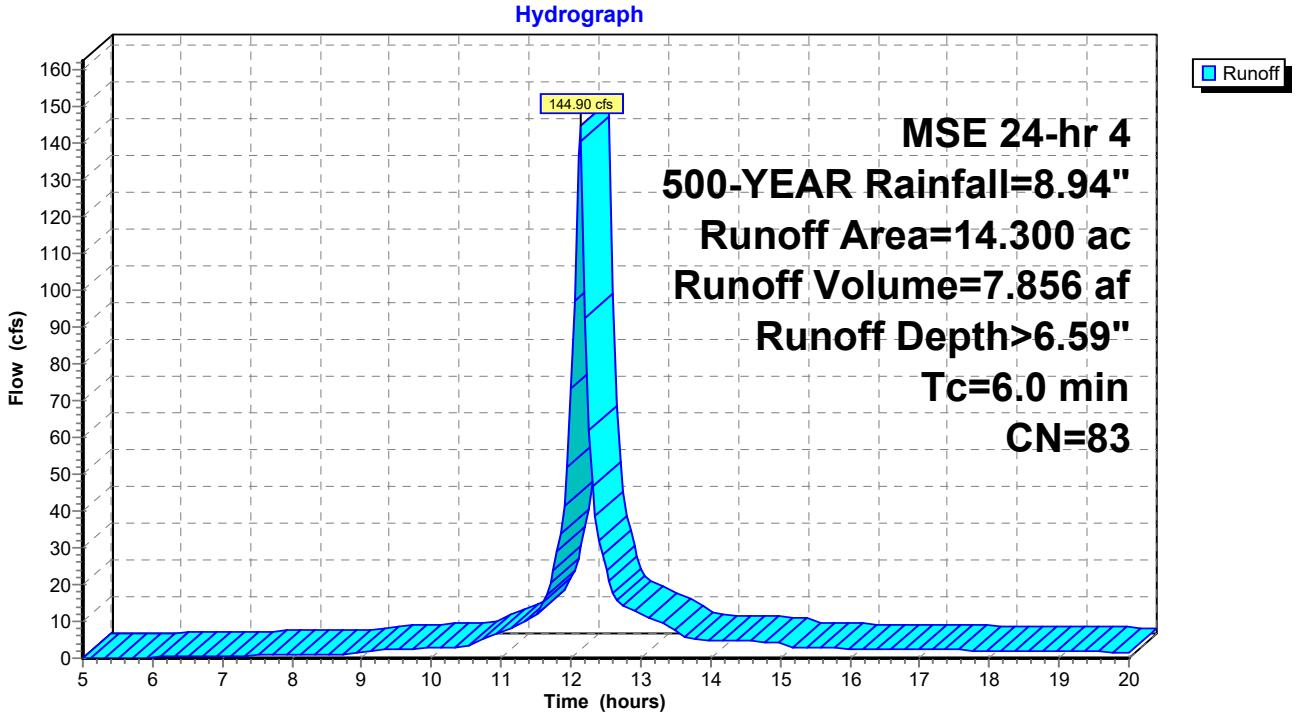
Runoff = 144.90 cfs @ 12.13 hrs, Volume= 7.856 af, Depth> 6.59"
Routed to Pond 7P : SOUTH PONDS

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 500-YEAR Rainfall=8.94"

	Area (ac)	CN	Description
	13.100	85	1/8 acre lots, 65% imp, HSG B
*	1.200	61	POND AREA >75% Grass cover, Good, HSG B
	14.300	83	Weighted Average
	5.785		40.45% Pervious Area
	8.515		59.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 4S: PROP AREA TO SOUTH PONDS



Summary for Subcatchment 5S: UNDET AREA TO SE

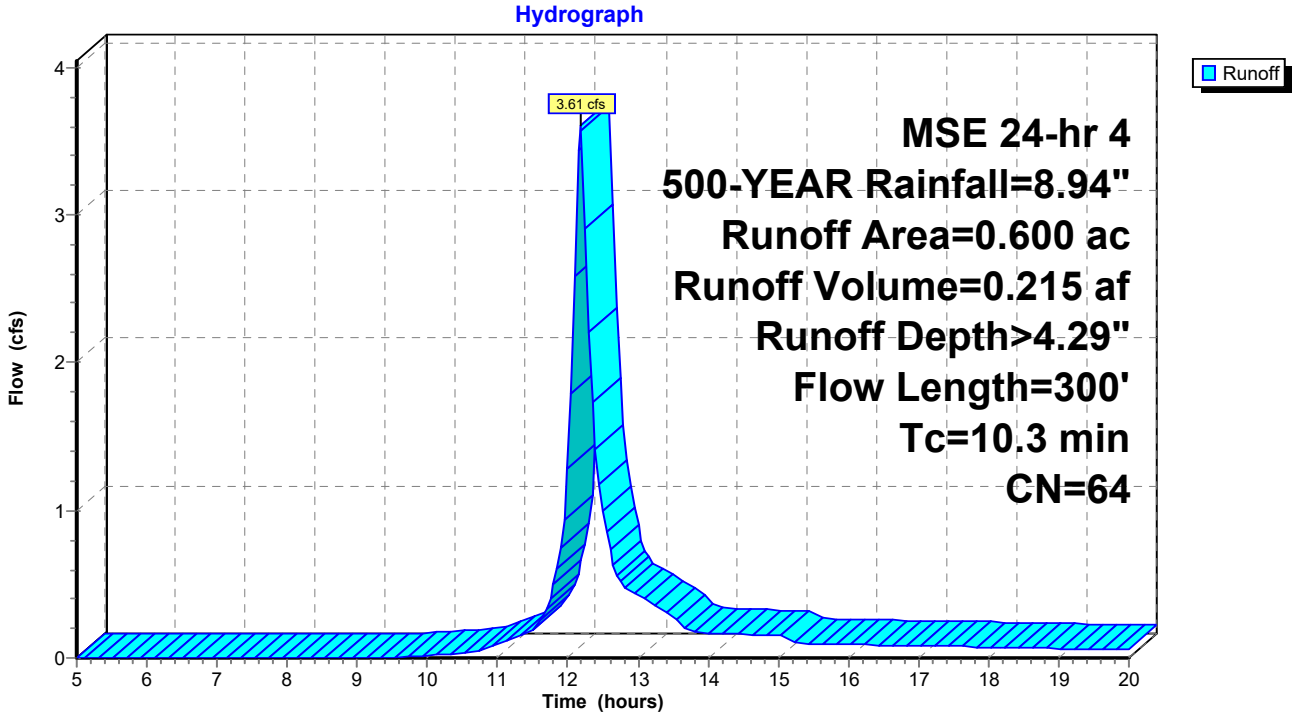
Runoff = 3.61 cfs @ 12.18 hrs, Volume= 0.215 af, Depth> 4.29"
Routed to Link 6L : PROP SE DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 500-YEAR Rainfall=8.94"

	Area (ac)	CN	Description
*	0.050	98	IMPERVIOUS
*	0.550	61	GRASS
	0.600	64	Weighted Average
	0.550		91.67% Pervious Area
	0.050		8.33% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.4	50	0.2000	0.35		**Sheet Flow, SHEET** Grass: Short n= 0.150 P2= 2.84"
6.6	50	0.0400	0.13		**Sheet Flow, SHEET** Grass: Dense n= 0.240 P2= 2.84"
1.3	200	0.0300	2.60		**Shallow Concentrated Flow, SCF** Grassed Waterway Kv= 15.0 fps
10.3	300	Total			

Subcatchment 5S: UNDET AREA TO SE



Summary for Subcatchment 8S: PROP UNDETAINED AREA TO SOUTH

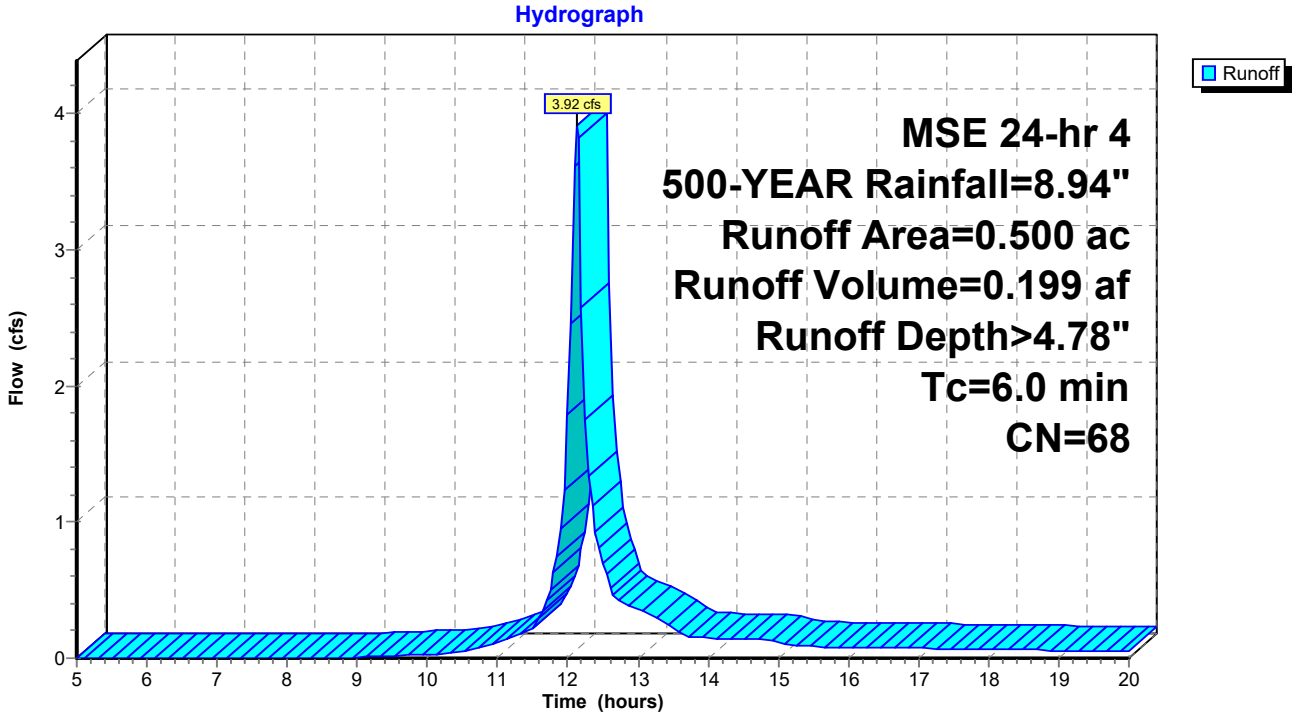
Runoff = 3.92 cfs @ 12.13 hrs, Volume= 0.199 af, Depth> 4.78"
Routed to Link 16L : PROPOSED SOUTH DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 500-YEAR Rainfall=8.94"

	Area (ac)	CN	Description
*	0.400	61	GRASS
*	0.100	98	IMPERVIOUS
	0.500	68	Weighted Average
	0.400		80.00% Pervious Area
	0.100		20.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, MIN PER TR-55**

Subcatchment 8S: PROP UNDETAINED AREA TO SOUTH



Summary for Subcatchment 10S: REMAINING EXIST AREA TO NORTH KETTLE

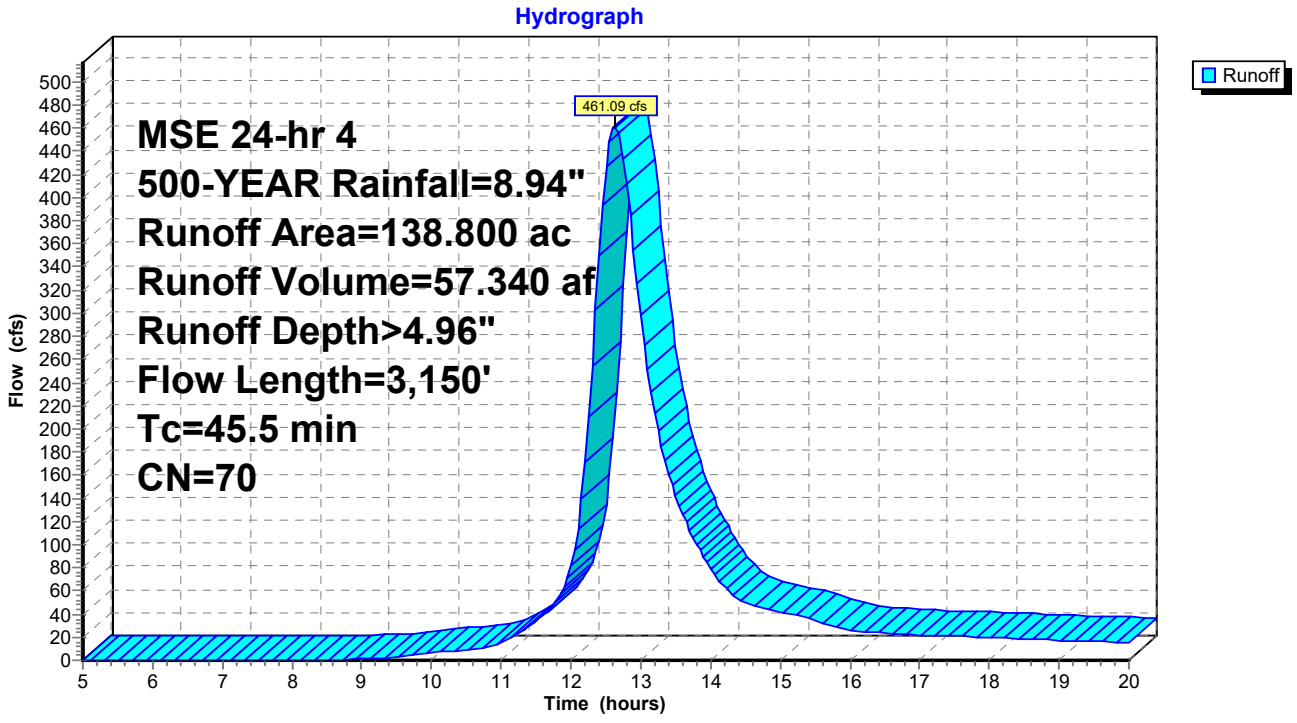
Runoff = 461.09 cfs @ 12.62 hrs, Volume= 57.340 af, Depth> 4.96"
Routed to Pond 12P : PR NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 500-YEAR Rainfall=8.94"

	Area (ac)	CN	Description
*	79.800	68	CROPLAND PER CITY ORDINANCE B SOIL
	59.000	72	1/3 acre lots, 30% imp, HSG B
	138.800	70	Weighted Average
	121.100		87.25% Pervious Area
	17.700		12.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.8	100	0.0300	0.17		**Sheet Flow, Sheet** Cultivated: Residue>20% n= 0.170 P2= 2.84"
35.7	3,050	0.0250	1.42		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
45.5	3,150	Total			

Subcatchment 10S: REMAINING EXIST AREA TO NORTH KETTLE



Summary for Subcatchment 11S: PROP AREA TO NORTH POND

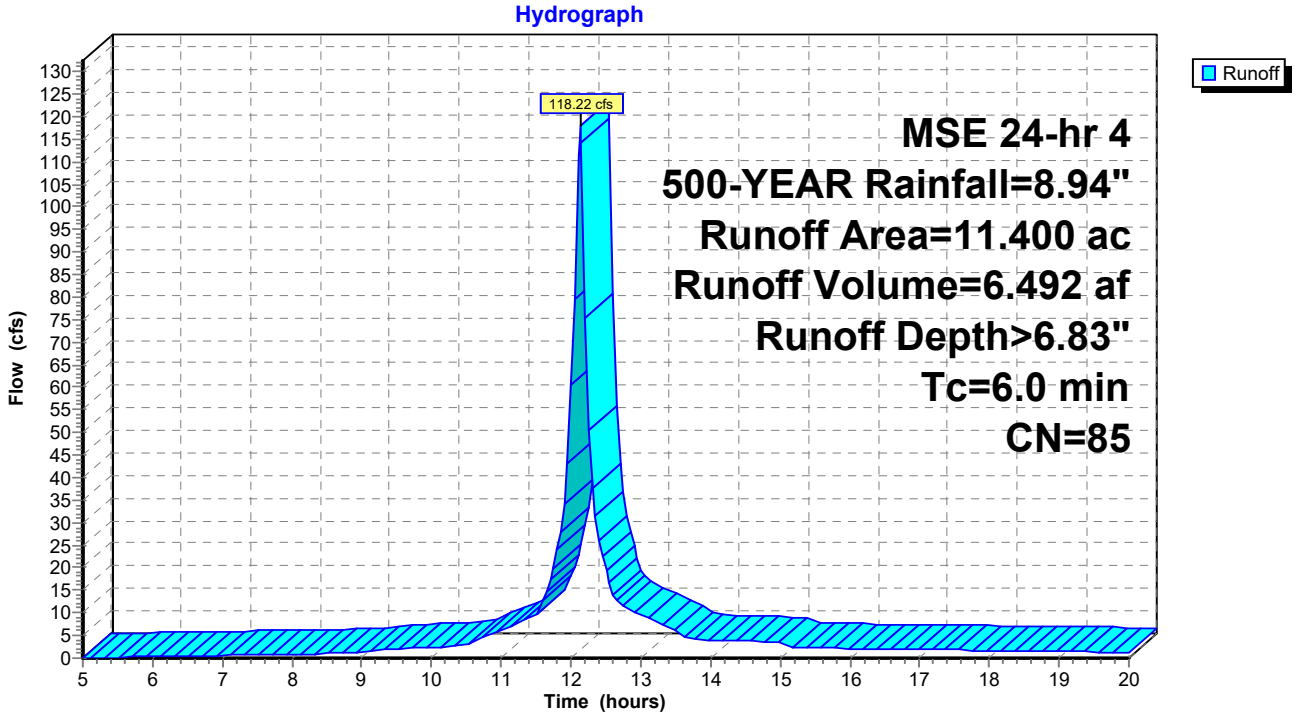
Runoff = 118.22 cfs @ 12.13 hrs, Volume= 6.492 af, Depth> 6.83"
Routed to Pond 10P : NORTH POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 500-YEAR Rainfall=8.94"

Area (ac)	CN	Description
11.400	85	1/8 acre lots, 65% imp, HSG B
3.990		35.00% Pervious Area
7.410		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 11S: PROP AREA TO NORTH POND



Summary for Subcatchment 12S: OFFSITE AREA TO NORTH POND

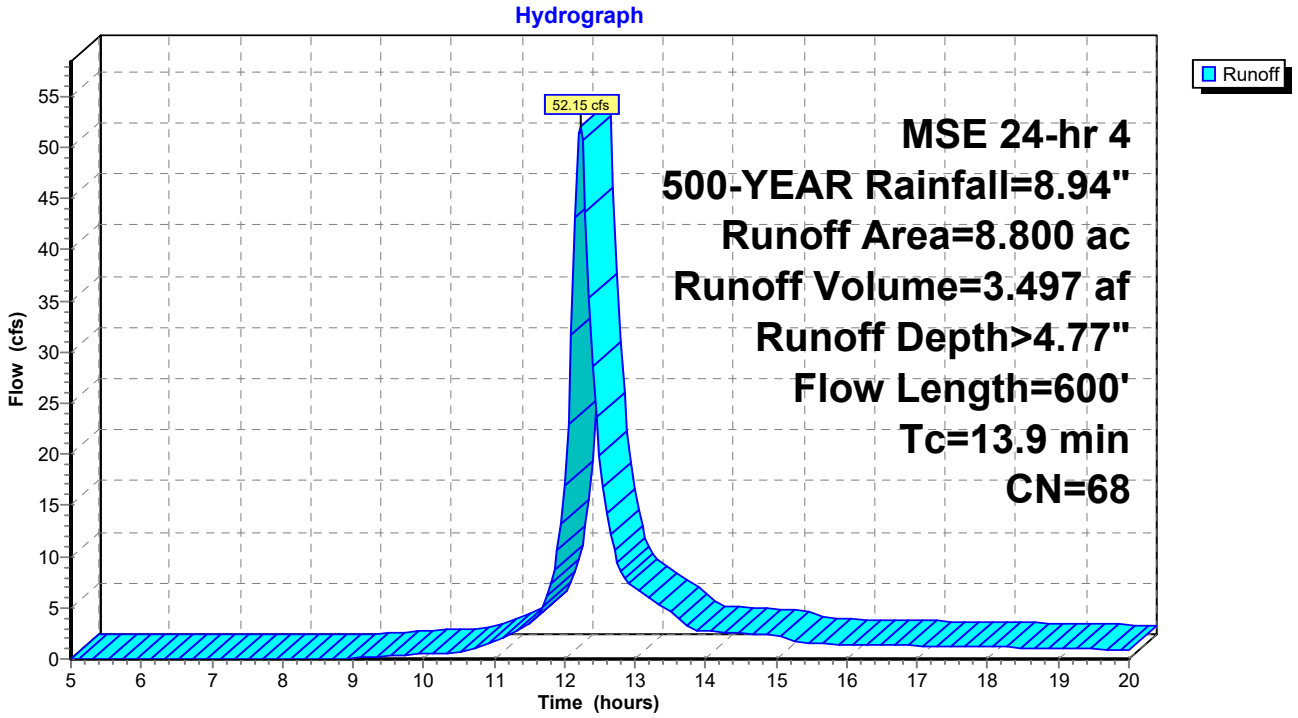
Runoff = 52.15 cfs @ 12.22 hrs, Volume= 3.497 af, Depth> 4.77"
Routed to Pond 10P : NORTH POND

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 500-YEAR Rainfall=8.94"

	Area (ac)	CN	Description
*	8.800	68	CROPLAND PER CITY ORDINANCE B SOIL
	8.800		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.4	100	0.0600	0.22		**Sheet Flow, SHEET** Cultivated: Residue>20% n= 0.170 P2= 2.84"
6.5	500	0.0200	1.27		**Shallow Concentrated Flow, SCF** Cultivated Straight Rows Kv= 9.0 fps
13.9	600	Total			

Subcatchment 12S: OFFSITE AREA TO NORTH POND



Summary for Subcatchment 13S: PROP UNDETAINED TO NOTH KETTLE

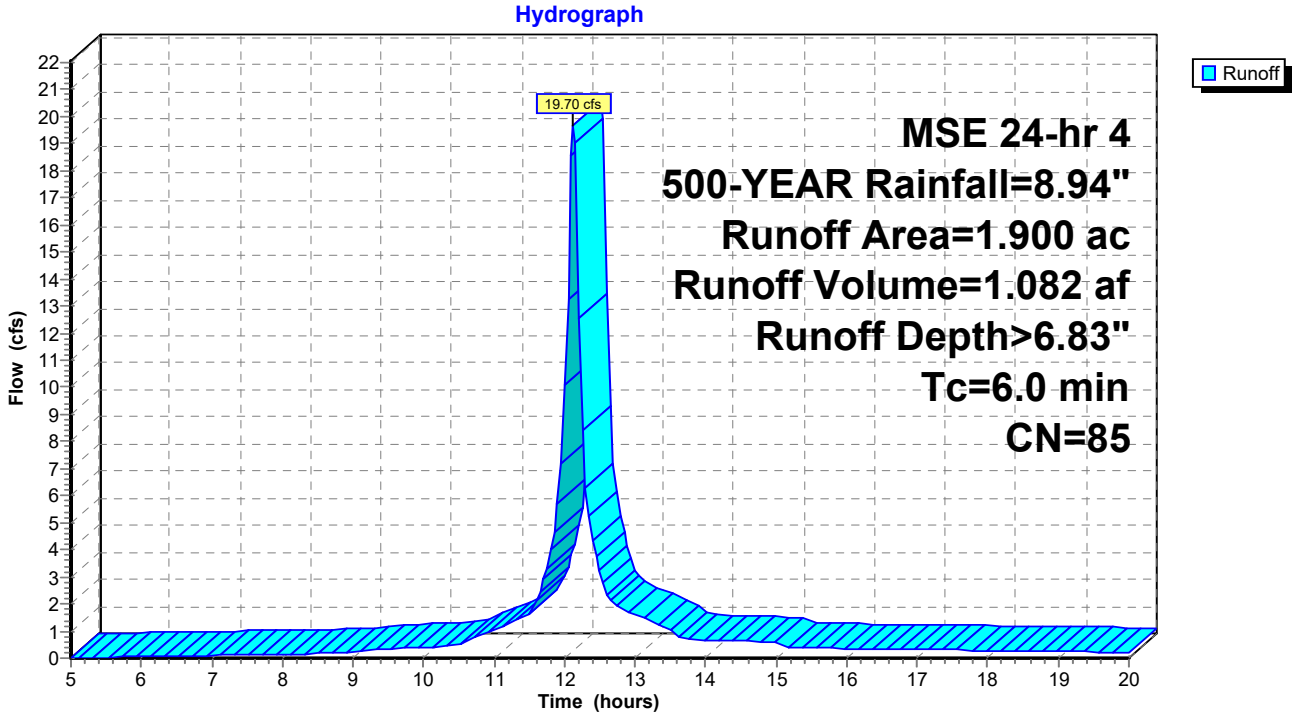
Runoff = 19.70 cfs @ 12.13 hrs, Volume= 1.082 af, Depth> 6.83"
Routed to Pond 12P : PR NORTH KETTLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 500-YEAR Rainfall=8.94"

Area (ac)	CN	Description
1.900	85	1/8 acre lots, 65% imp, HSG B
0.665		35.00% Pervious Area
1.235		65.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, ASSUMED**

Subcatchment 13S: PROP UNDETAINED TO NOTH KETTLE



Summary for Subcatchment 15S: UNDEVELOPED WOODS TO SE

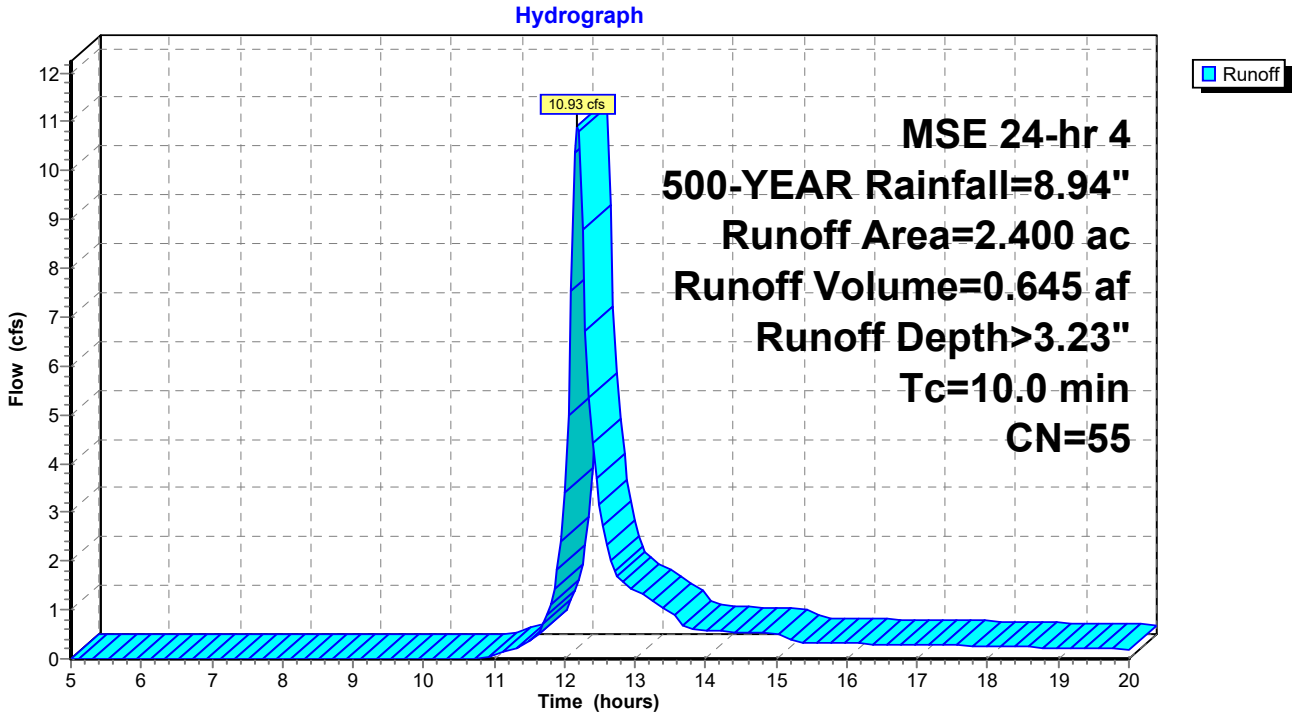
Runoff = 10.93 cfs @ 12.18 hrs, Volume= 0.645 af, Depth> 3.23"
Routed to Link 6L : PROP SE DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 500-YEAR Rainfall=8.94"

	Area (ac)	CN	Description
*	2.400	55	WOODLAND PER CITY ORDINANCE GROUP B
	2.400		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					**Direct Entry, ASSUMED**

Subcatchment 15S: UNDEVELOPED WOODS TO SE



Summary for Subcatchment 17S: UNDEVELOPED WOODS TO SOUTH

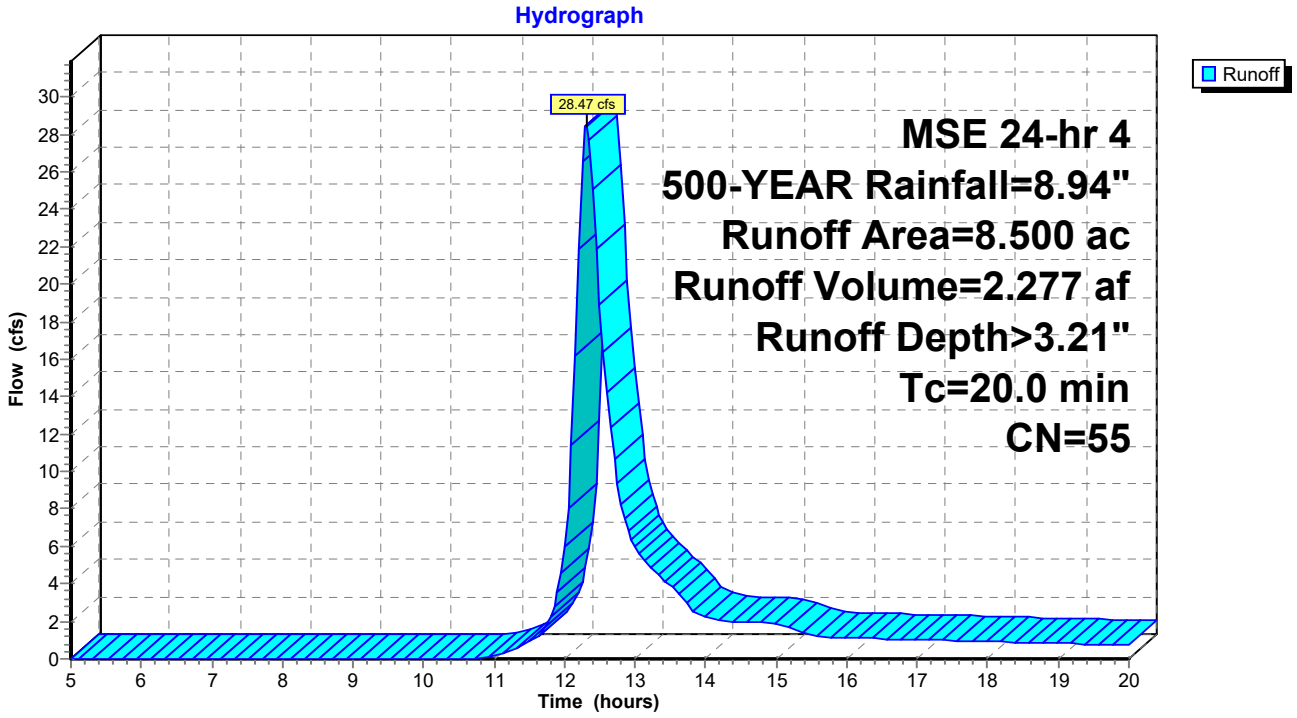
Runoff = 28.47 cfs @ 12.31 hrs, Volume= 2.277 af, Depth> 3.21"
Routed to Link 16L : PROPOSED SOUTH DISCHARGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 4 500-YEAR Rainfall=8.94"

	Area (ac)	CN	Description
*	8.500	55	WOODLAND PER CITY ORDINANCE GROUP B
	8.500		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.0					**Direct Entry, ASSUMED**

Subcatchment 17S: UNDEVELOPED WOODS TO SOUTH



Summary for Pond 7P: SOUTH PONDS

Inflow Area = 14.300 ac, 59.55% Impervious, Inflow Depth > 6.59" for 500-YEAR event
Inflow = 144.90 cfs @ 12.13 hrs, Volume= 7.856 af
Outflow = 23.80 cfs @ 12.50 hrs, Volume= 4.989 af, Atten= 84%, Lag= 22.6 min
Discarded = 0.24 cfs @ 12.50 hrs, Volume= 0.168 af
Primary = 23.56 cfs @ 12.50 hrs, Volume= 4.822 af
Routed to Link 6L : PROP SE DISCHARGE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 932.32' @ 12.50 hrs Surf.Area= 49,879 sf Storage= 200,472 cf

Plug-Flow detention time= 153.1 min calculated for 4.989 af (64% of inflow)
Center-of-Mass det. time= 89.7 min (851.6 - 761.9)

Volume	Invert	Avail.Storage	Storage Description
#1	927.00'	235,500 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

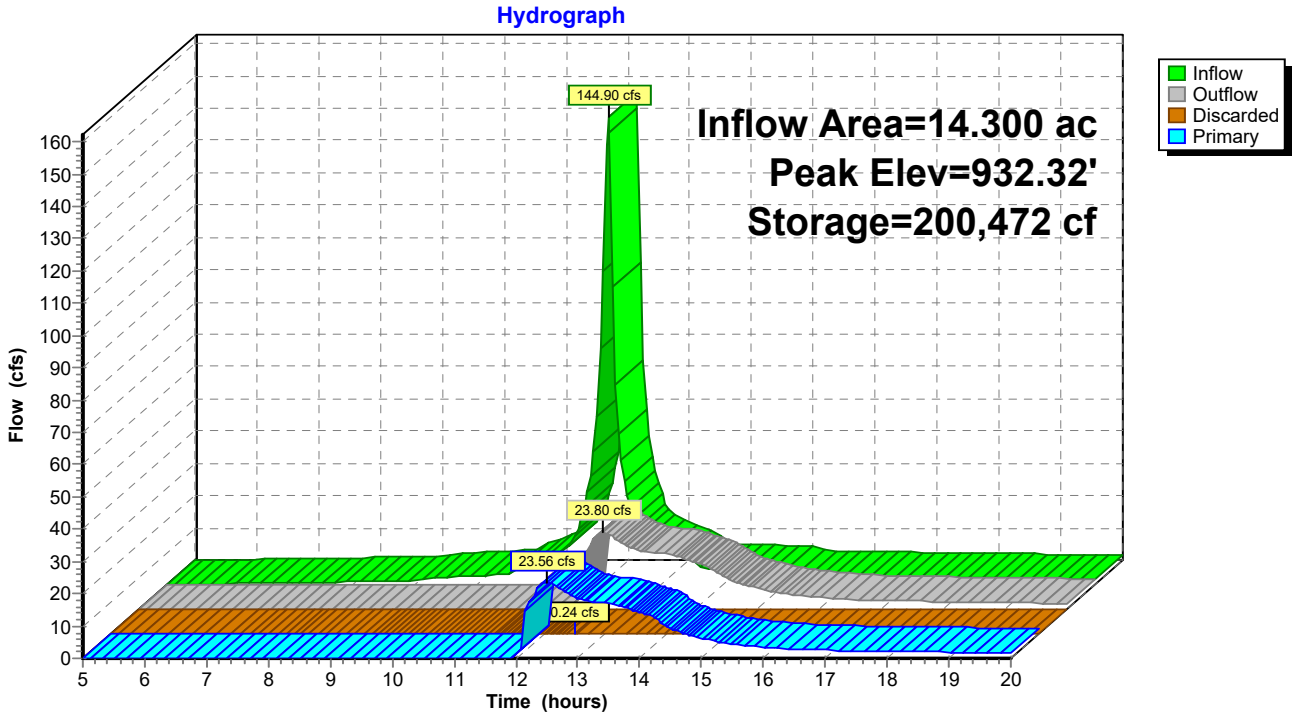
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
927.00	25,500	0	0
933.00	53,000	235,500	235,500

Device	Routing	Invert	Outlet Devices
#1	Discarded	927.00'	**3.600 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 900.00'
#2	Primary	927.00'	**18.0" Round Culvert** L= 80.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 927.00' / 923.80' S= 0.0400 '/' Cc= 0.900 n= 0.013, Flow Area= 1.77 sf
#3	Device 1	927.00'	**2.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 2	930.50'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Primary	932.00'	**10.0' long + 4.0 '/' SideZ x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Discarded OutFlow Max=0.24 cfs @ 12.50 hrs HW=932.32' (Free Discharge)
└**1=Exfiltration** (Passes 0.24 cfs of 4.76 cfs potential flow)
└**3=Orifice/Grate** (Orifice Controls 0.24 cfs @ 11.02 fps)

Primary OutFlow Max=23.52 cfs @ 12.50 hrs HW=932.32' (Free Discharge)
└**2=Culvert** (Inlet Controls 18.19 cfs @ 10.29 fps)
└**4=Orifice/Grate** (Passes 18.19 cfs of 20.40 cfs potential flow)
└**5=Broad-Crested Rectangular Weir** (Weir Controls 5.33 cfs @ 1.48 fps)

Pond 7P: SOUTH PONDS



Summary for Pond 10P: NORTH POND

Inflow Area = 20.200 ac, 36.68% Impervious, Inflow Depth > 5.93" for 500-YEAR event
Inflow = 158.19 cfs @ 12.14 hrs, Volume= 9.988 af
Outflow = 90.66 cfs @ 12.28 hrs, Volume= 7.865 af, Atten= 43%, Lag= 8.3 min
Primary = 90.66 cfs @ 12.28 hrs, Volume= 7.865 af
Routed to Pond 12P : PR NORTH KETTLE

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 935.16' @ 12.28 hrs Surf.Area= 36,028 sf Storage= 160,302 cf

Plug-Flow detention time= 92.5 min calculated for 7.864 af (79% of inflow)
Center-of-Mass det. time= 41.3 min (811.0 - 769.8)

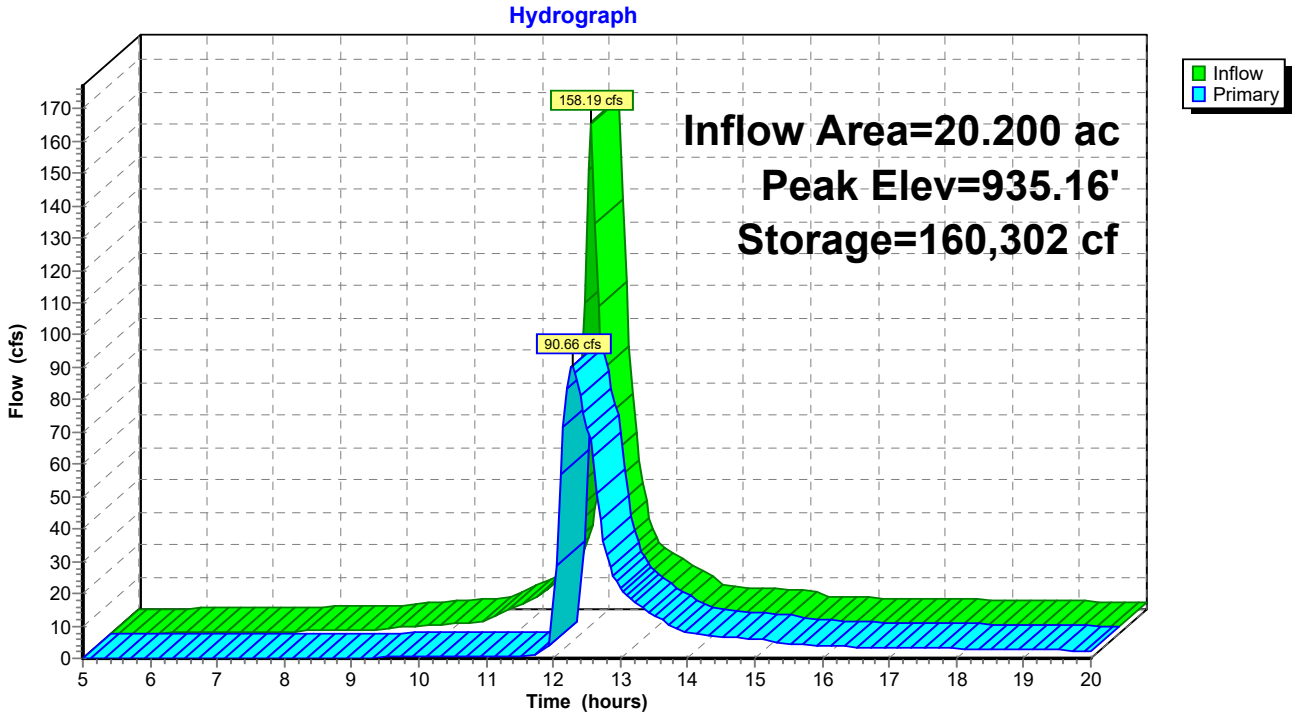
Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	172,925 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
929.00	17,000	0	0
934.00	31,500	121,250	121,250
935.00	35,500	33,500	154,750
935.50	37,200	18,175	172,925

Device	Routing	Invert	Outlet Devices
#1	Primary	929.00'	**36.0" Round Culvert** L= 60.0' Ke= 0.500 Inlet / Outlet Invert= 929.00' / 928.70' S= 0.0050 '/' Cc= 0.900 n= 0.013, Flow Area= 7.07 sf
#2	Device 1	929.00'	**4.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	931.65'	**6.0" Vert. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#4	Device 1	933.00'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Primary	934.50'	**10.0' long + 4.0 '/' SideZ x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=90.17 cfs @ 12.28 hrs HW=935.15' (Free Discharge)
- **1=Culvert** (Inlet Controls 73.36 cfs @ 10.38 fps)
  - **2=Orifice/Grate** (Passes < 1.03 cfs potential flow)
  - **3=Orifice/Grate** (Passes < 1.70 cfs potential flow)
  - **4=Orifice/Grate** (Passes < 88.63 cfs potential flow)
- **5=Broad-Crested Rectangular Weir** (Weir Controls 16.82 cfs @ 2.07 fps)

Pond 10P: NORTH POND



Summary for Pond 12P: PR NORTH KETTLE

[81] Warning: Exceeded Pond 10P by 3.29' @ 14.15 hrs

Inflow Area = 160.900 ac, 16.37% Impervious, Inflow Depth > 4.94" for 500-YEAR event
Inflow = 525.00 cfs @ 12.59 hrs, Volume= 66.287 af
Outflow = 86.77 cfs @ 15.54 hrs, Volume= 47.120 af, Atten= 83%, Lag= 176.7 min
Discarded = 12.76 cfs @ 15.54 hrs, Volume= 7.890 af
Primary = 74.02 cfs @ 15.54 hrs, Volume= 39.229 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 936.56' @ 14.02 hrs Surf.Area= 9.080 ac Storage= 39.392 af

Plug-Flow detention time= 195.8 min calculated for 46.963 af (71% of inflow)
Center-of-Mass det. time= 139.5 min (952.0 - 812.5)

Volume	Invert	Avail.Storage	Storage Description
#1	929.00'	53.781 af	**Custom Stage Data (Conic)** Listed below (Recalc)

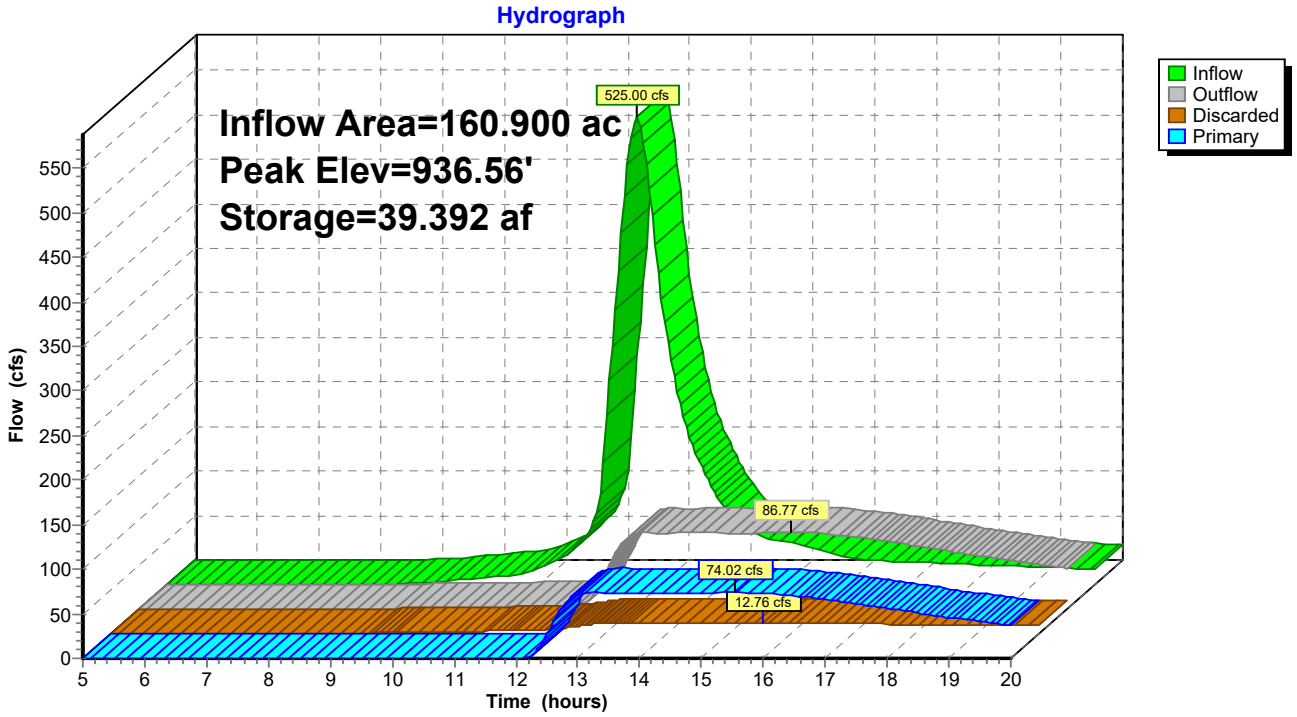
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)	Wet.Area (acres)
929.00	1.200	0.000	0.000	1.200
930.00	2.900	1.988	1.988	2.900
938.00	10.900	51.793	53.781	10.907

Device	Routing	Invert	Outlet Devices
#1	Discarded	929.00'	**1.630 in/hr Exfiltration X 0.80 over Horizontal area** Conductivity to Groundwater Elevation = 900.00'
#2	Primary	931.00'	**48.0" Round Culvert** L= 1,400.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 931.00' / 928.20' S= 0.0020 '/' Cc= 0.900 n= 0.013, Flow Area= 12.57 sf

Discarded OutFlow Max=12.77 cfs @ 15.54 hrs HW=936.12' (Free Discharge)
↑**1=Exfiltration** (Controls 12.77 cfs)

Primary OutFlow Max=74.01 cfs @ 15.54 hrs HW=936.12' (Free Discharge)
↑**2=Culvert** (Barrel Controls 74.01 cfs @ 5.97 fps)

Pond 12P: PR NORTH KETTLE

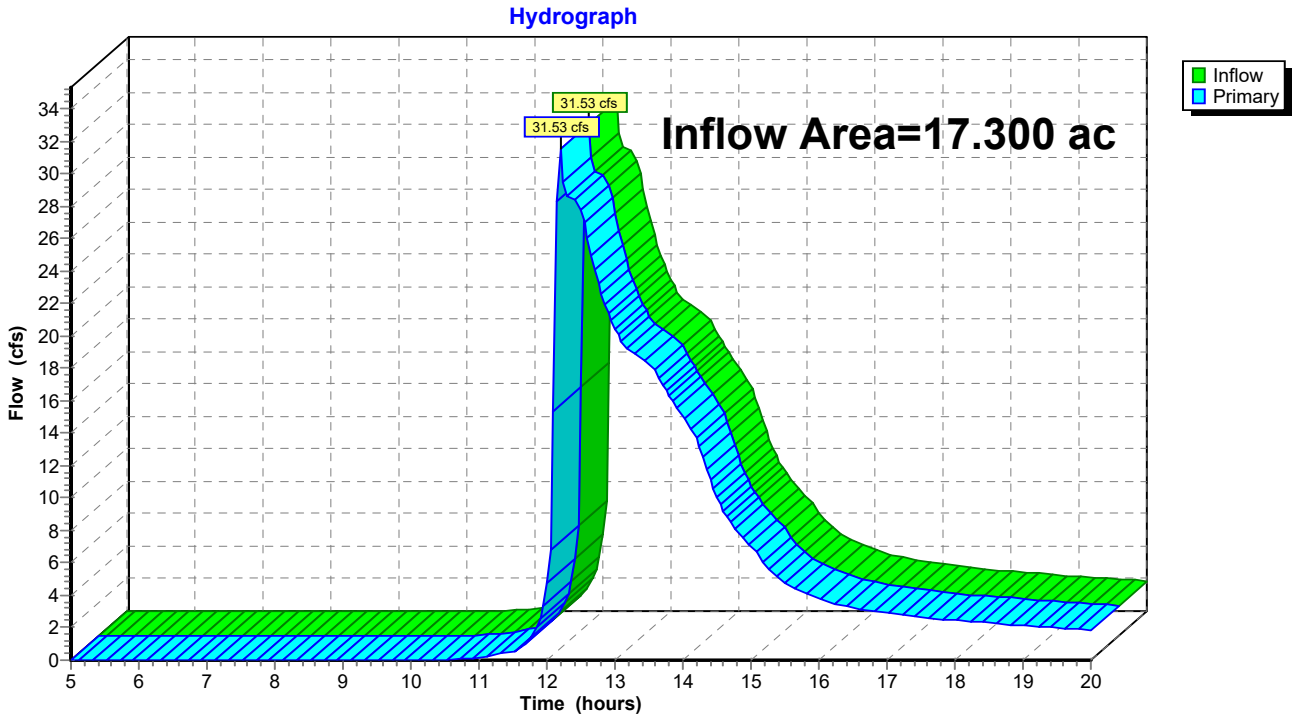


Summary for Link 6L: PROP SE DISCHARGE

Inflow Area = 17.300 ac, 49.51% Impervious, Inflow Depth > 3.94" for 500-YEAR event
Inflow = 31.53 cfs @ 12.21 hrs, Volume= 5.682 af
Primary = 31.53 cfs @ 12.21 hrs, Volume= 5.682 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 6L: PROP SE DISCHARGE

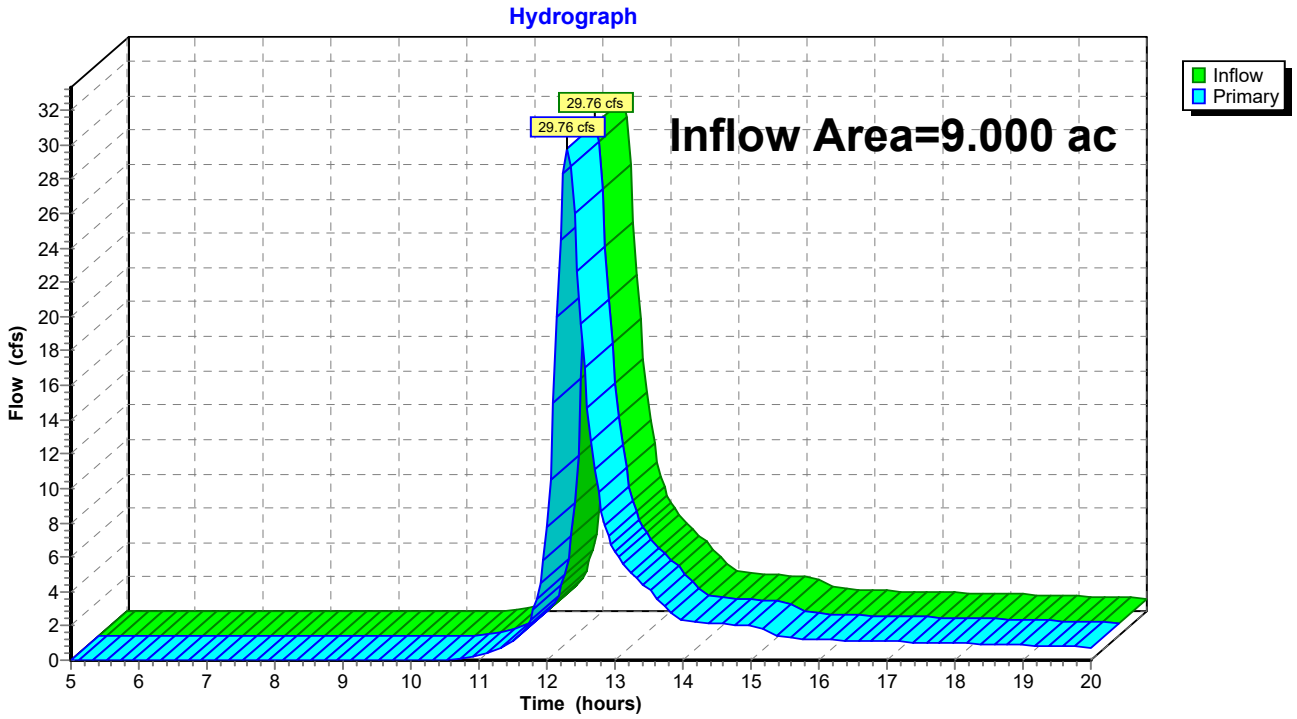


Summary for Link 16L: PROPOSED SOUTH DISCHARGE

Inflow Area = 9.000 ac, 1.11% Impervious, Inflow Depth > 3.30" for 500-YEAR event
Inflow = 29.76 cfs @ 12.30 hrs, Volume= 2.476 af
Primary = 29.76 cfs @ 12.30 hrs, Volume= 2.476 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 16L: PROPOSED SOUTH DISCHARGE



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Pumpkin Hollow Residential Traffic Impact Analysis

City of Madison
Dane County, Wisconsin

August 12, 2025



1228

TRAFFIC IMPACT ANALYSIS

DATE: August 12, 2025

TO: Aaron E. Koch, P.E.
Pinnacle Engineering Group

FROM: Don Lee, P.E.
John A Bieberitz, P.E., PTOE
Traffic Analysis & Design, Inc.

SUBJECT: **Pumpkin Hollow Residential Development**
Portage Road at Hoepker Road
City of Madison, Dane County, WI

INTRODUCTION

The Pumpkin Hollow residential development is being proposed to be located on a 27-acre parcel in the southeast corner of the Hoepker Road intersection with Portage Road in the City of Madison, Dane County, Wisconsin (Exhibit 1). Access to the site is proposed via a single full access roadway connection along Hoepker Road (Exhibit 2). This traffic impact analysis (TIA) report was prepared to address the weekday morning and weekday evening peak hour traffic impacts of the proposed development traffic on the adjacent transportation system.

STUDY AREA

Study Intersections

The study area for this TIA includes the following existing and proposed intersections:

- Hoepker Road with Portage Road (all-way stop control)
- Hoepker Road with proposed access drive (one-way stop control)

Each intersection is shown on the study area map on Exhibit 1. A transportation detail illustrating existing intersection lane configurations and speed limits is shown in Exhibit 3.

Study Area Roadways

Hoepker Road is a two-lane undivided east/west major collector with a posted speed limit of 35 miles per hour (mph) west of Portage Road and 45-mph to the east. There are currently no WisDOT annual average daily traffic (AADT) volumes on Hoepker Road; however, AADT volumes of approximately 8,500 vehicles per day (vpd) to the west of Portage Road and 7,900-vpd east of Portage Road were extrapolated from six hours (6 to 9 am and 3 to 6 pm) of peak hour turning movements collected as part of this study. Sidewalks and bicycle lanes are not currently provided along either side of Hoepker Road through the project limits.

Portage Road is a two-lane undivided north/south major collector with a posted speed limit of 45-mph. There are currently no WisDOT AADT volumes on Portage Road; however, AADT volumes of approximately 1,400-vpd to the north of Hoepker Road and 2,600-vpd south of Hoepker Road were extrapolated from six hours (6 to 9 am and 3 to 6 pm) of peak hour turning movements collected as part of this study. Sidewalks and bicycle lanes are not currently provided along either side of Portage Road through the project limits.

DATA COLLECTION

Existing Traffic Counts

Weekday morning (6:00 to 9:00 a.m.) and weekday evening (3:00 to 6:00 p.m.) turning movement traffic counts were conducted by TADI in mid-December of 2024 at the Hoepker Road intersection with Portage Road.

Based on the turning movement traffic counts, the peak traffic hours at the study intersections were determined to occur from 7:30-8:30 a.m. (AM peak hour) and from 4:15-5:15 p.m. (PM peak hour). The traffic volume counts were compiled for these peak hours and are shown on Exhibit 4 as the "Existing Traffic Volumes". The full traffic count data collected for this study, showing calculated peak hour factors and percent heavy trucks, is included in Appendix A.

PROPOSED DEVELOPMENT

Site Description

The proposed residential development is expected to include 210 single family attached units (combination of rental duplexes, townhouses, and cottages). A community pool is also proposed near the north end of the site and sidewalks are provided throughout the site. Access to the site is proposed via a single full access roadway connection along Hoepker Road. The residential development is planned to be constructed and operational in the next several years and is therefore included in the Full Build (with development) traffic volumes.

Trip Generation

To address any potential future traffic impacts at the study area intersections, it is necessary to identify the hourly volume of traffic generated by anticipated development. Traffic volumes expected to be generated are based on the size and type of the proposed uses and on trip rates and fitted curve equations as published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition*. Even though all units are rental units, to provide for a worst-case (highest traffic generation) scenario, ITE land use (LU) 215 was utilized for this study instead of LU220 (multi-family apartments). A trip generation comparison table is provided in Appendix B of this report to show the difference. Due to the nature of the land use type, the proposed development is not expected to include linked trips or pass-by trips. Linked trips occur when a motorist visits one or more tenants or land use within a development site. Pass-by trips occur when motorists already on the roadway system stop at the site prior to continuing on their intended route.

The trip generation table developed for the proposed residential development is shown on Exhibit 5A. As shown, the proposed development is expected to generate about 1,550 total

trips (775 in/775 out) over a typical weekday, with 105 new trips (35 in/70 out) expected during the weekday AM peak hour and 120 trips (70 in/50 out) expected during the weekday PM peak hour.

Pedestrians and bicyclists may use their respective modes to access the proposed residential development; however, to allow for a conservative (highest vehicular volume) analysis, these modes were assumed to make up a relatively small portion of the overall trips to/from the study area. For the purpose of this TIA, all trips to/from the proposed development site were assumed to occur via motor vehicle.

Trip Distribution

The trip distribution for the proposed development, listed below and shown in table format in Exhibit 5A and graphically in Exhibit 5B, was determined based on the existing traffic counts, the type of proposed land uses and the location of existing populations within the immediate study area.

- 5% to/from the north on Portage Road
- 15% to/from the south on Portage Road
- 35% to/from the east on Hoepker Road
- 45% to/from the west on Hoepker Road

Traffic Assignment

The proposed residential development new trips were assigned to the study intersections based on the above trip distributions. The traffic assignment is shown on Exhibit 6.

The new trips (Exhibit 6) were added to the Existing traffic volumes (Exhibit 4) to generate the "Full Build" traffic volumes. The "Full Build " traffic volumes are shown on Exhibit 7.

PEAK HOUR TRAFFIC OPERATIONS & QUEUES

The study intersections were analyzed using the Synchro 12 traffic analysis model (outputs based on the Highway Capacity Manual, 7th Edition) and the peak hour turning movement volumes estimated for the study area intersections. Intersection operation is defined by "level of service." Level of Service (LOS) is a quantitative measure that refers to the overall quality of flow at an intersection ranging from very good, represented by LOS 'A,' to very poor, represented by LOS 'F.' For the purposes of this study, LOS D or better was used to define acceptable peak hour operating conditions. The LOS descriptions for signalized and unsignalized intersections are in Table 1.

Table 1. LOS Descriptions

LOS	Signalized Intersections Control Delay/Vehicle (sec/veh)	Unsignalized Intersections Avg. Control Delay (sec/veh)	Relative Delay
A	≤10	≤10	Short Delays
	Free-flow traffic operations at avearge travel speeds. Vehicles completely unimpeded in ability to maneuver. Minimal delay at signalized intersections		
B	> 10 - 20	> 10 - 15	
	Reasonably unimpeded traffic operations at average travel speeds. Vehicle maneuverability slightly restricted. Low traffic delays.		
C	> 20 - 35	> 15 - 25	
	Stable traffic operations. Lane changes becoming more restricted. Travel speeds reduced to half of average free flow travel speeds. Longer		
D	> 35 - 55	> 25 - 35	Moderate Delays
	Small increases in traffic flow can cause increased delays. Delays likely attributable to increased traffic, reduced signal progression, and adverse		
E	> 55 - 80	> 35 - 50	
	Significant delays. Travel speeds reduced to one-third of average free flow travel speed.		
F	> 80	> 50	Long Delays
	Extremely low speeds. Intersection congestion. Long delays. Extensive traffic queues at intersections.		

Source: Highway Capacity Manual, Transportation Research Board, Washington, D.C., 2010

The capacity analysis tables in the following sections show the peak hour LOS, delays (in seconds per vehicle), and queues (in feet) for both the Existing traffic condition and for the Full Build traffic condition. The Synchro capacity analysis worksheets for all analysis scenarios are located in Appendix C.

Existing Traffic Operations

Table 2 shows the results of the weekday morning and weekday evening peak hour operational analysis at the existing study area intersection. The existing study intersection was evaluated using the existing geometrics and traffic control as shown on Exhibit 3, and the Existing traffic volumes shown in Exhibit 4.

Table 2. Existing Traffic Peak Hour Operations

Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach											
			Eastbound			Westbound			Northbound			Southbound		
			↗	→	↘	↙	←	↖	↖	↑	↗	↘	↓	↙
		Lanes->	*1*			*1*			*1*	*1*		*1*		*1*
Node 100: Portage Road & Hoepker Road *All-Way Stop Control*	AM	LOS	B			B			B	A		A		B
		Delay	10.9			12.4			10.0	9.2		9.6		10.0
		Queue	45'			70'			25'	25'		25'		25'
	PM	LOS	C			B			B	B		B		B
		Delay	23.9			14.3			11.7	11.0		10.7		10.3
		Queue	185'			75'			25'	25'		25'		25'

(-) indicates a movement that is prohibited or does not exist; (*) indicates a freeflow movement.
Delay is reported in seconds. Queue is the maximum of the 50th & 95th percentile queue, measured in feet.

As shown in Table 2, all turning movements at the existing study area intersection are currently operating acceptably at LOS C or better during the weekday morning and weekday evening peak hours under the Existing traffic volume conditions.

Full Build Traffic Operations

The proposed site access drive was evaluated with stop control on the development site approaches. Table 3 shows the results of the weekday morning and weekday evening peak hour operational analysis at the study area intersections with the proposed development fully built out with a full access drive onto Hoefker Road. The study intersections were evaluated using the Full Build traffic volumes as shown in Exhibit 7.

Table 3. Full Build Traffic Peak Hour Operations

Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach											
			Eastbound			Westbound			Northbound			Southbound		
			↗	→	↘	↙	←	↖	↖	↑	↗	↘	↓	↙
		Lanes->	*1*			*1*			*1*	*1*		*1*		*1*
Node 100: Portage Road & Hoepker Road *All-Way Stop Control*	AM	LOS	B			B			B	A		A		B
		Delay	11.8			14.7			10.3	9.6		9.9		10.4
		Queue	55'			95'			25'	25'		25'		25'
	PM	LOS	D			C			B	B		B		B
		Delay	30.9			16.6			12.1	11.7		11.1		10.7
		Queue	235'			95'			25'	25'		25'		25'
		Lanes->	-	*1*		*1*		-	*1*			-		
Node 300: Hoepker Road & North Drive *One-Way Stop Control*	AM	LOS	-	*		A		-	B			-		
		Delay	-	*		7.8		-	13.4			-		
		Queue	-	*		25'		-	25'			-		
	PM	LOS	-	*		A		-	C			-		
		Delay	-	*		8.7		-	16.2			-		
		Queue	-	*		25'		-	25'			-		

(-) indicates a movement that is prohibited or does not exist; (*) indicates a freeflow movement.
Delay is reported in seconds. Queue is the maximum of the 50th & 95th percentile queue, measured in feet.

As shown in Table 3, with the additional traffic from the proposed development, all turning movements at the study intersections are expected to continue to operate acceptably at LOS D or better during the weekday morning and weekday evening peak hours under the full build traffic volume conditions.

TURN LANE AND BYPASS LANE ANALYSIS

The need for a dedicated left- and/or right-turn lane along Hoepker Road at the proposed access drive was evaluated as part of this study.

Left-turn Lane Analysis - Facilities Development Manual

FDM Section 11-25-5, Table 5.2, provides guidance on warranting left-turn lanes at intersections on two-lane highways. Based on the volume criteria provided and using a design speed of 5-mph over the posted speed, or 50-mph, a dedicated westbound left-turn lane is not expected to be warranted along Hoepker Road under full build traffic volume conditions; however, it is close to being met. Advancing (eastbound through) volumes along Hoepker Road would need to increase by less than 5 vehicles during the peak hours for the warrant to be met. Therefore, a dedicated left-turn lane should be considered for westbound traffic along Hoepker Road.

Right-turn Lane Analysis - NCHRP Report 457

As referenced in the *FDM, NCHRP Report 457* provides guidance for inclusion of a right-turn lane on a high-speed roadway based on the expected peak hour right-turn volume in relation to the major road peak hour through volume as well as the 85th percentile speed limit. Since the posted speed limit on Hoepker Road is 45-mph, a 50-mph speed was assumed for the 85th percentile speed. As shown in the graph in Appendix D, the right-turn warrant along Hoepker Road is expected to be met. For the hourly advancing volumes along Hoepker Road of 550 vehicles and a maximum of about 45 right-turn movements expected during the highest peak hour, a dedicated right-turn lane along Hoepker Road is warranted at the proposed access roadway connection. Therefore, a dedicated right-turn lane should be constructed for eastbound traffic along Hoepker Road.

Full Build Traffic Operations – With Modifications

Turn lane modifications are recommended at the proposed full access drive onto Hoefker Road. Table 4 shows the results of the weekday morning and weekday evening peak hour operational analysis at the study area intersections with the proposed development fully built out with a full access drive onto Hoefker Road including turn lane modifications. The study intersections were evaluated using the Full Build traffic volumes as shown in Exhibit 7 and the recommended modifications as shown in Exhibit 8.

Table 4. Full Build (with Modifications) Traffic Peak Hour Operations

Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach											
			Eastbound			Westbound			Northbound			Southbound		
			↗	→	↘	↙	←	↖	↖	↑	↗	↘	↓	↙
Node 100: Portage Road & Hoepker Road *All-Way Stop Control*		*Lanes->*	*1*			*1*			*1*	*1*		*1*		*1*
	AM	LOS	B			B			B	A		A		B
		Delay	11.8			14.7			10.3	9.6		9.9		10.4
		Queue	55'			95'			25'	25'		25'		25'
	PM	LOS	D			C			B	B		B		B
		Delay	30.9			16.6			12.1	11.7		11.1		10.7
		Queue	235'			95'			25'	25'		25'		25'
Node 300: Hoepker Road & North Drive *One-Way Stop Control*		*Lanes->*	-	*1*	*1*	*1*	*1*	-	*1*			-		
	AM	LOS	-	*	*	A	*	-	B			-		
		Delay	-	*	*	7.8	*	-	13.2			-		
		Queue	-	*	*	25'	*	-	25'			-		
	PM	LOS	-	*	*	A	*	-	C			-		
		Delay	-	*	*	8.8	*	-	17.5			-		
		Queue	-	*	*	25'	*	-	25'			-		

(-) indicates a movement that is prohibited or does not exist; (*) indicates a freeflow movement.
Delay is reported in seconds. Queue is the maximum of the 50th & 95th percentile queue, measured in feet.

As shown in Table 4, with the additional traffic from the proposed development and the recommended turn lane modifications, all turning movements at the study intersections are expected to continue to operate acceptably at LOS D or better during the weekday morning and weekday evening peak hours under the full build traffic volume conditions. Delays for any specific movement at the Portage Road intersection with Hoepker Road are expected to increase by 7 seconds or less and queues for any movement at the Portage Road intersection with Hoepker Road are expected to increase by 2 vehicles or less.

RECOMMENDATION MODIFICATONS

Recommended modifications are expected to be necessary at the study area intersections to allow for acceptable and safe operations under the Full Build traffic volume conditions. *Modifications are for jurisdictional consideration and are not legally binding. The City of Madison reserves the right to determine alternative solutions.*

Node 100: Hoepker Road with Portage Road

- *Existing Traffic:* No modifications
- *Full Build Traffic:* No modifications

Node 300: Hoepker Road with Proposed Access Drive

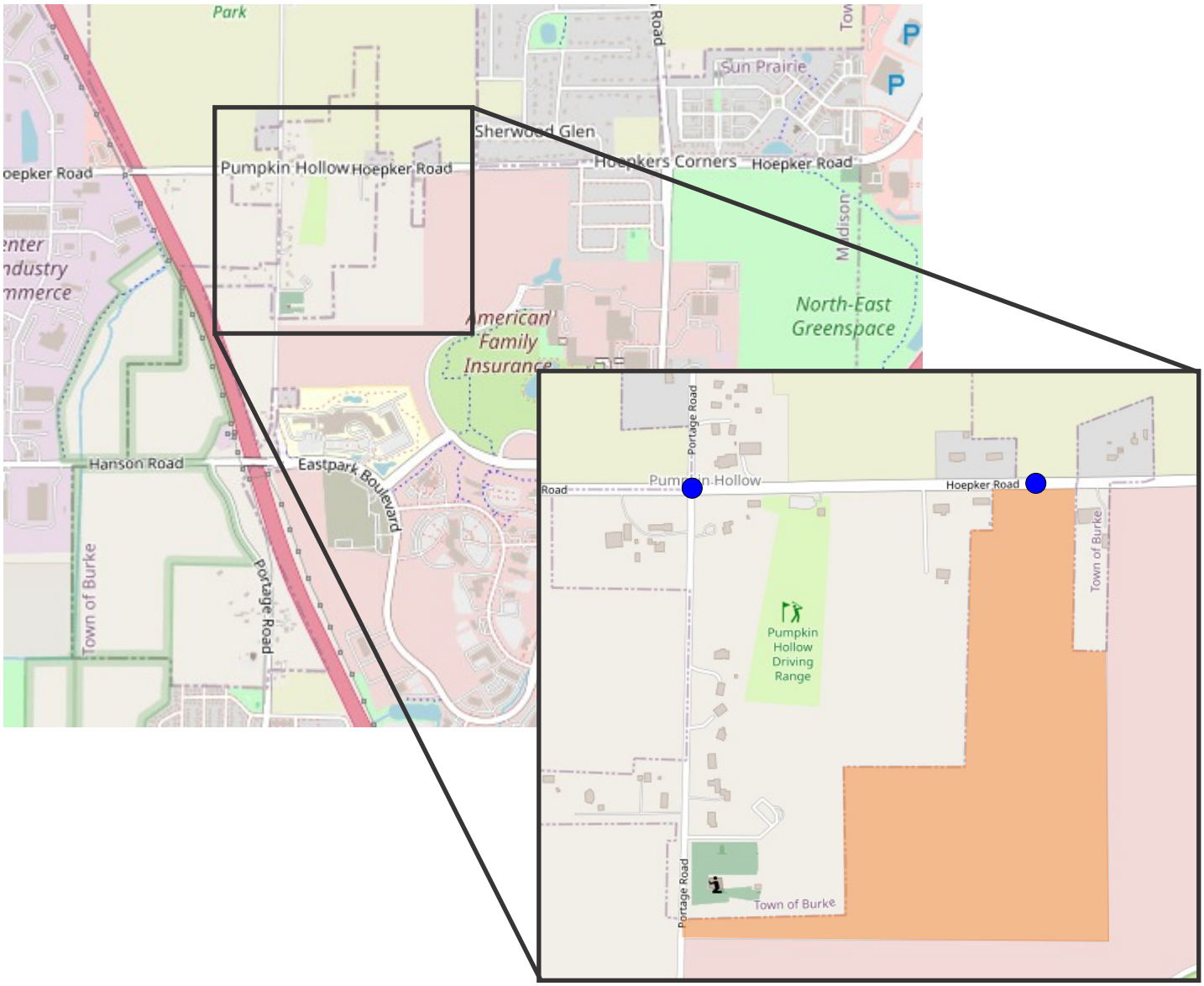
- *Existing Traffic:* No modifications
- *Full Build Traffic:*
    - Provide a full access roadway connection onto Hoepker Road as shown on the conceptual site plan.
    - Provide a dedicated westbound left-turn lane at the new access drive.
    - Provide a dedicated eastbound right-turn lane at the new access drive.
- Provide stop sign control on the south access drive approach.

CONCLUSION

Based on the projected traffic volumes and with the recommended modifications as shown on Exhibit 8, a single access drive connection is expected to operate acceptably with stop control on the development site approach under full build conditions with the recommended modifications recommended in this study. All movements at the study area intersections are expected to operate safely and efficiently with the planned geometric and traffic control conditions depicted in this TIA through the opening year and with full buildout and full occupancy of the proposed development.

Appendices

Appendix A - Traffic Counts
Appendix B – Trip Generation Comparison Table
Appendix C – Existing & Full Build Traffic Synchro Analysis
Appendix D – Turn Lane Warrant Calculations & Graphs





LEGEND

- Study Area Intersection
- Proposed Site Location

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EXHIBIT 1
PROJECT OVERVIEW MAP

MADISON, WISCONSIN



LEO AT PUMPKIN HOLLOW, WI

SITE PLAN - 08/08/2025
SCALE 1" = 100'

TRAFFIC ANALYSIS & DESIGN, INC.
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EXHIBIT 2
CONCEPTUAL SITE PLAN

MADISON, WISCONSIN

LEGEND

- Stop Sign Control
- Existing Lane Configuration
- XX' Existing Turn Bay Length (in Feet)

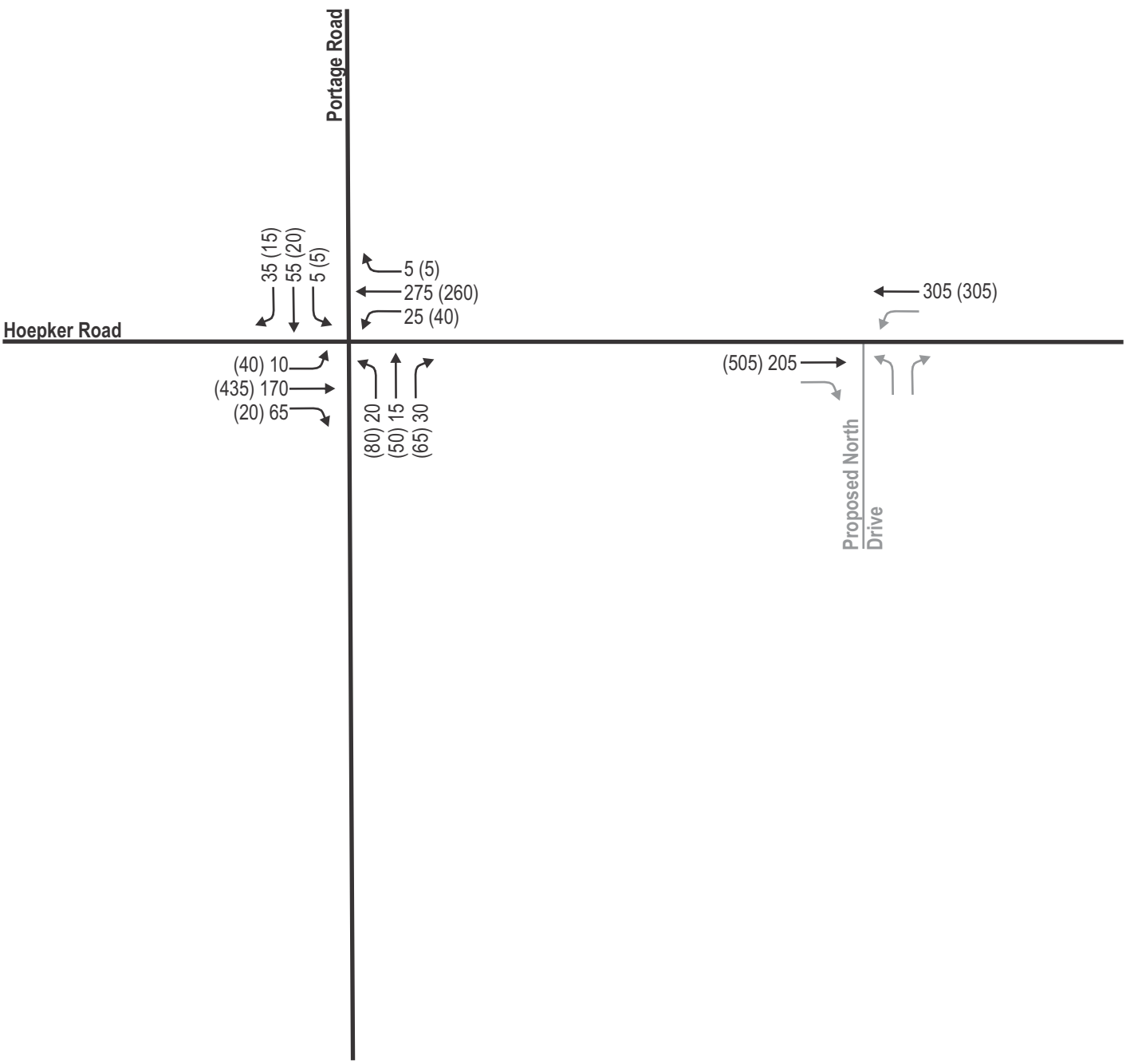


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EXHIBIT 3
EXISTING TRANSPORTATION DETAIL

MADISON, WISCONSIN



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EXHIBIT 4
EXISTING TRAFFIC VOLUMES

MADISON, WISCONSIN

Exhibit 5A

On-Site Trip Generation Table[1]

Land Use	ITE Code	Proposed Size	Weekday Daily	AM Peak In	AM Peak Out	AM Peak Total	PM Peak In	PM Peak Out	PM Peak Total
Single-Family Attached Housing	215	210 Units	1,550 FCE	35 (31%)	70 (69%)	105 FCE	70 (57%)	50 (43%)	120 FCE
Total New Trips			**1,550**	**35**	**70**	**105**	**70**	**50**	**120**

[1] *ITE Trip Rates (X.XX) and/or Fitted Curve Equations (FCE) are from the ITE Trip Generation Manual, 11th Edition.*

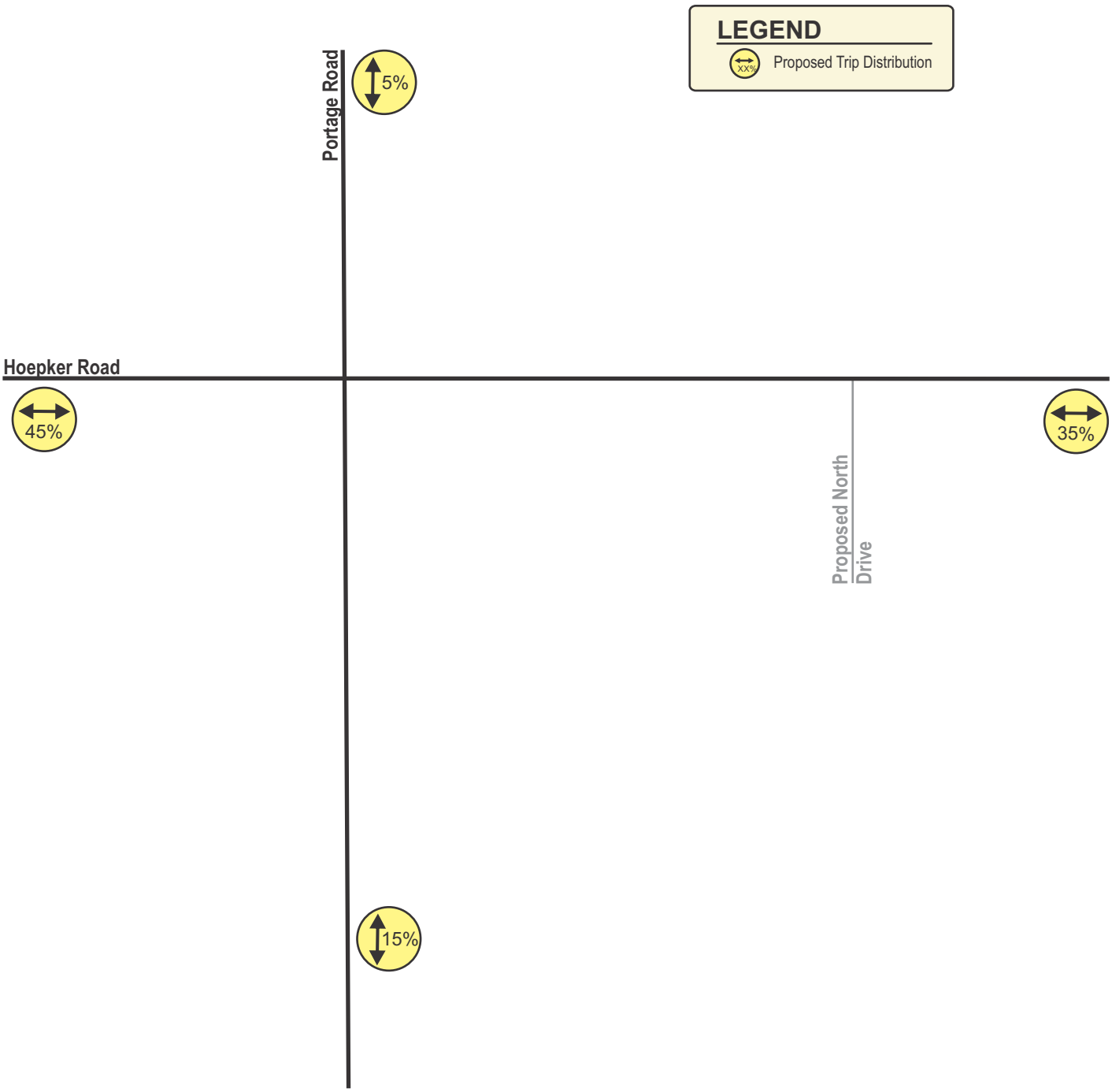
TRIP DISTRIBUTION (New Trips)

North on Portage Road	5%	75	5	5		5	0
South on Portage Road	15%	230	5	10		10	10
East on Hoepker Road	35%	545	10	25		25	15
West on Hoepker Road	45%	700	15	30		30	25
	100%	***1550***	***35***	***70***		***70***	***50***

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EXHIBIT 5A
ON-SITE DEVELOPMENT
TRIP GENERATION AND DISTRIBUTION TABLES

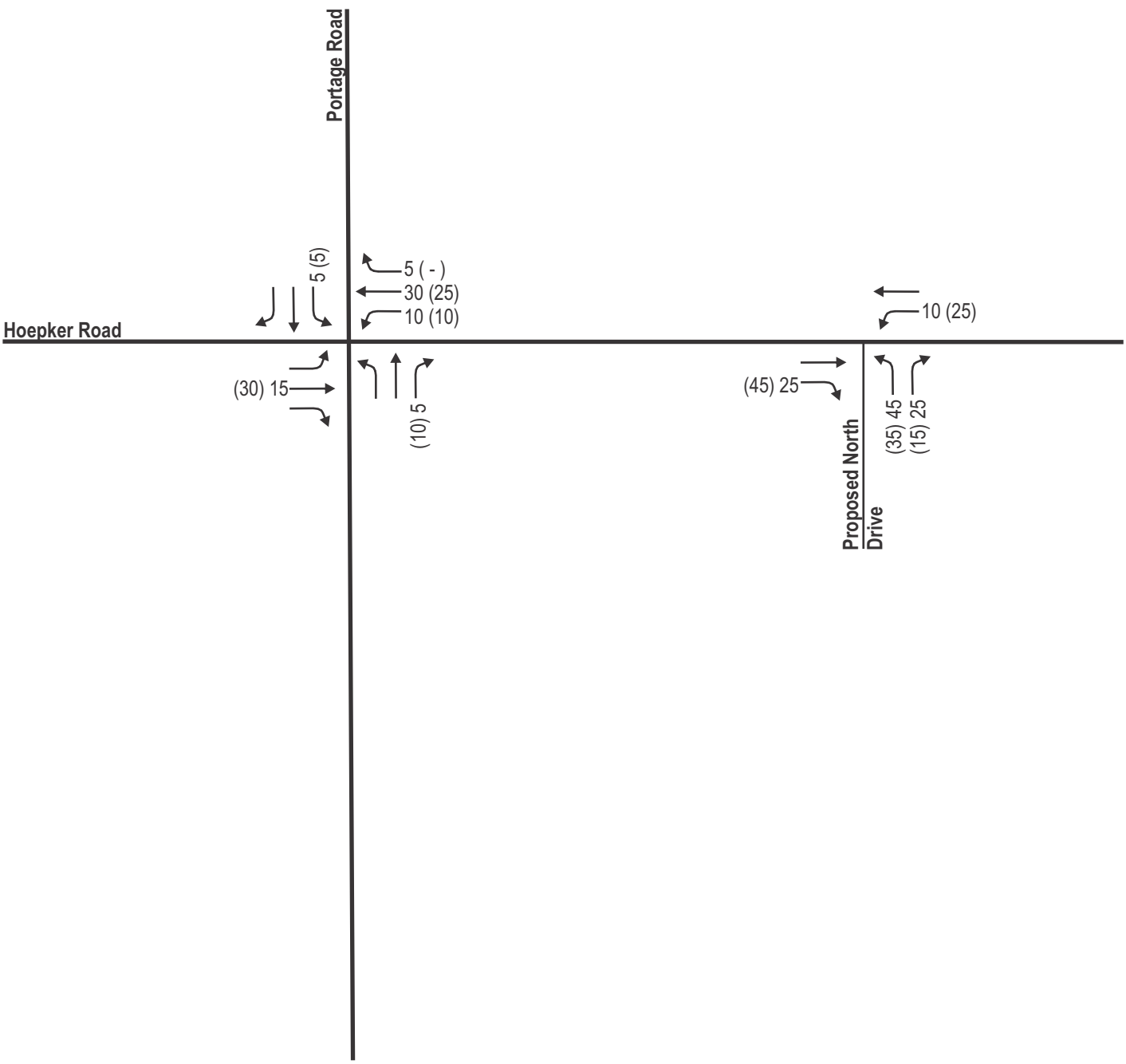
MADISON, WISCONSIN



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EXHIBIT 5B
TRIP DISTRIBUTION DIAGRAM

MADISON, WISCONSIN



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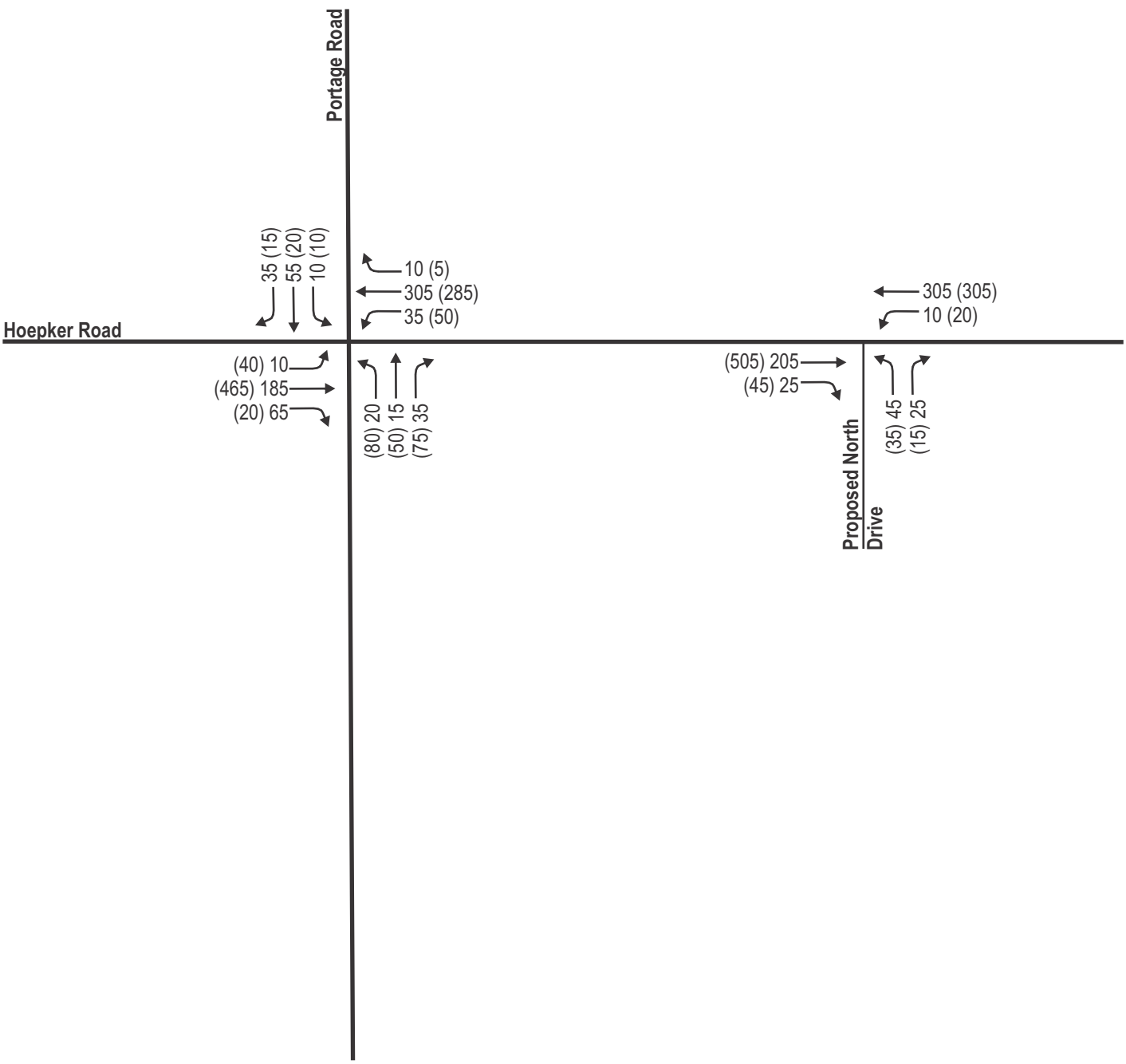
3393 ~ 8/12/25

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NOT TO SCALE

EXHIBIT 6
ON-SITE DEVELOPMENT NEW TRIPS
SCENARIO 1 - BOTH ACCESS DRIVES

MADISON, WISCONSIN

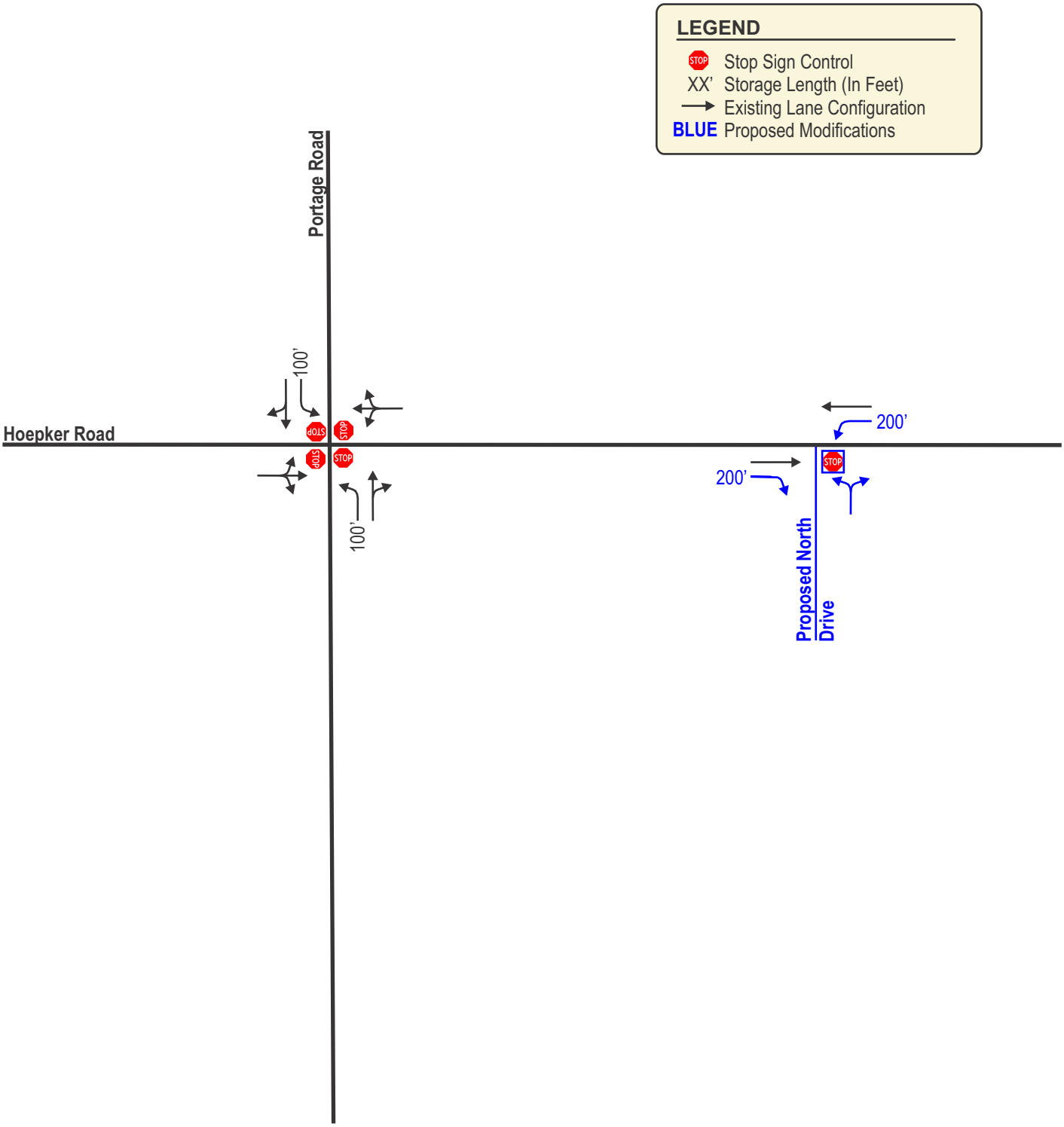


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EXHIBIT 7
FULL BUILD TRAFFIC VOLUMES
SCENARIO 1 - BOTH ACCESS DRIVES

MADISON, WISCONSIN



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EXHIBIT 8
RECOMMENDED MODIFICATIONS

MADISON, WISCONSIN

Appendix

Trip Generation Comparison Table[1]

Land Use	ITE Code	Proposed Size	Weekday Daily	AM Peak In	AM Peak Out	AM Peak Total	PM Peak In	PM Peak Out	PM Peak Total
Single-Family Attached Housing	215	210 Units	1,550 FCE	35 (31%)	70 (69%)	105 FCE	70 (57%)	50 (43%)	120 FCE
Multifamily Housing (Low-Rise) (Not Close to Rail Transit)	220	210 Units	1,420 FCE	20 (24%)	70 (76%)	90 FCE	70 (63%)	40 (37%)	110 FCE
Total New Trips			**130**	**15**	**0**	**15**	**0**	**10**	**10**

[1] *ITE Trip Rates (X.XX) and/or Fitted Curve Equations (FCE) are from the ITE Trip Generation Manual, 11th Edition.*

Appendix A
Traffic

Existing Turning Movement Counts

Intersection Traffic Volume Report

Count Basics	Version 2024.10		Page 1 of 13
Start Date:	Monday, December 9, 2024	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

Base Information, Observed (6) Hour and Estimated (24) Hour Volume Summaries

Major St: **Hoepker Road**
Minor St: **Portage Road**
Intersection of: ***Hoepker Road & Portage Road*** **IX_ID:** **0**

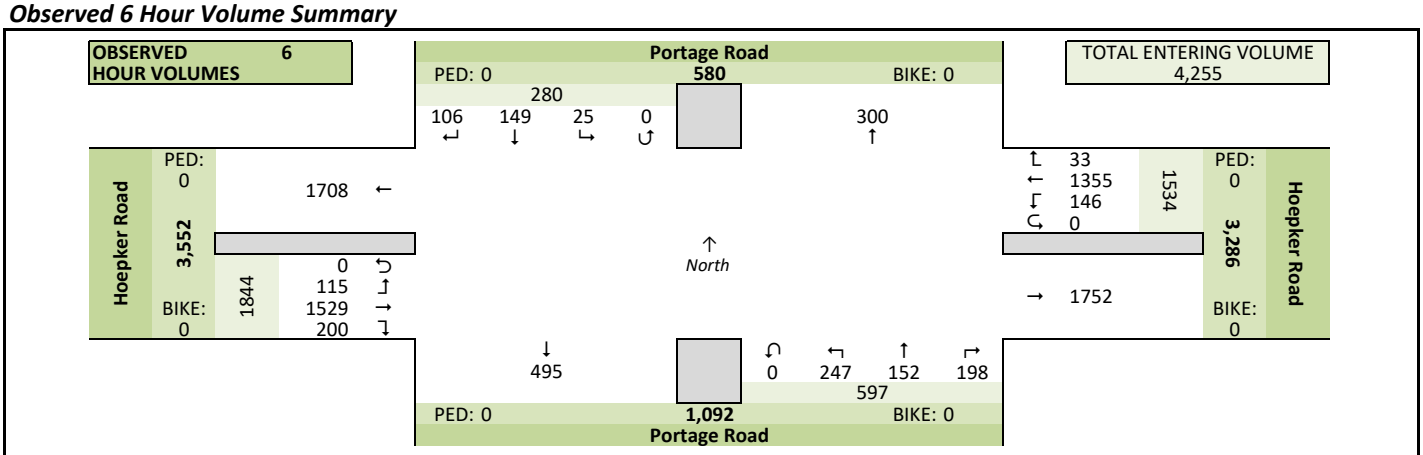
Site Information

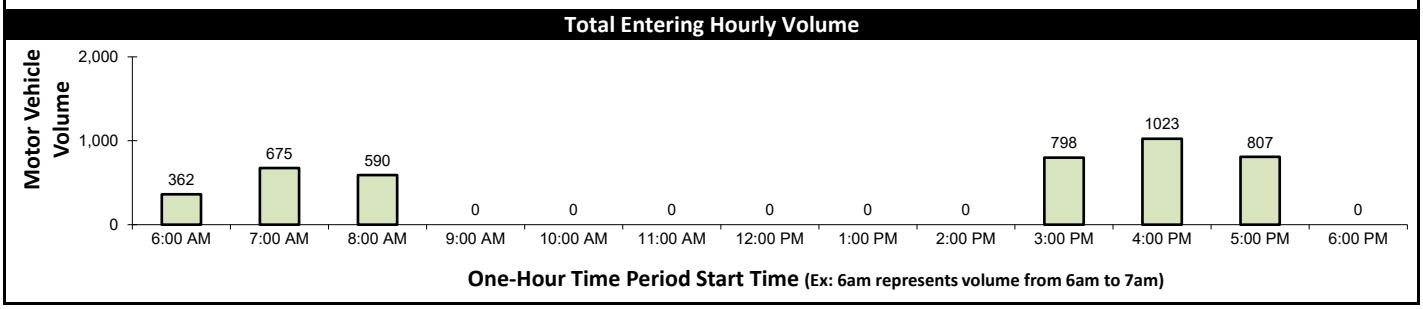
Municipality	City of Madison		
County	13 - Dane	WisDOT Region	SW-M
Traffic Control	All-Way Stop		
Roadway Names		North Direction	↑
North Leg	Portage Road		
East Leg	Hoepker Road		
South Leg	Portage Road		
West Leg	Hoepker Road		
Special Considerations			
Schools	In Session		
Holidays	None		
Special Events	None		
Special Pedestrians Observed			
Pre-school children	None		
Elementry school age children	None		
Visually impaired (white cane/helper dog)	None		
Elderly/disabled (except wheelchairs)	None		
Wheelchairs/electric scooters	None		
Other (describe)	None	None	

Count Information

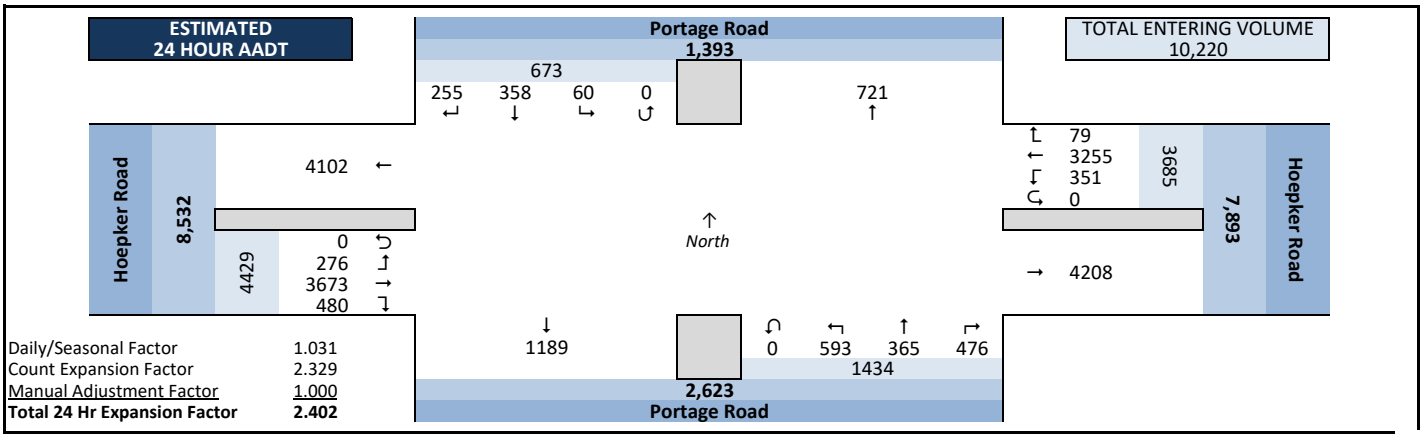
Hrs Counted:	06:00 AM-09:00 AM and 03:00 PM-06:00 PM				
1st Day of Count	Monday, December 9, 2024			Weather	
AM Peak Period	Wednesday, December 11, 2024			Clear and Dry	
Midday Peak Period	Wednesday, December 11, 2024			Clear and Dry	
PM Peak Period	Monday, December 9, 2024			Clear and Dry	
Calculated Peak Hours					
AM	7:30-8:30am	MD		PM	4:15-5:15pm
Peak Hours Selected for Analysis					
AM	7:30-8:30am	MD		PM	4:15-5:15pm
Daily/Seasonal Adjustment Group	(1) Non-Interstate Low Truck %				
Count Expansion Group	(1) Non-Interstate Low Truck %				
Daily/Seasonal Adjustment Factor	1.031	Count Expansion Factor	2.329		
Company Name	TADI			Manual Adj.	1.000
Observers	AM Peak Period	Amy Scheuerlein			
	Midday Peak Period	None			
	PM Peak Period	Amy Scheuerlein			
Comments	Wis DOT Daily & Seasonal Factors are final for 2012 through 2023, and 2024 uses 2023 final factors.				

Observed 6 Hour Volume Summary





Estimated 24 Hour AADT



Intersection Traffic Volume Report

Peak Hour Volume Graphical Summary

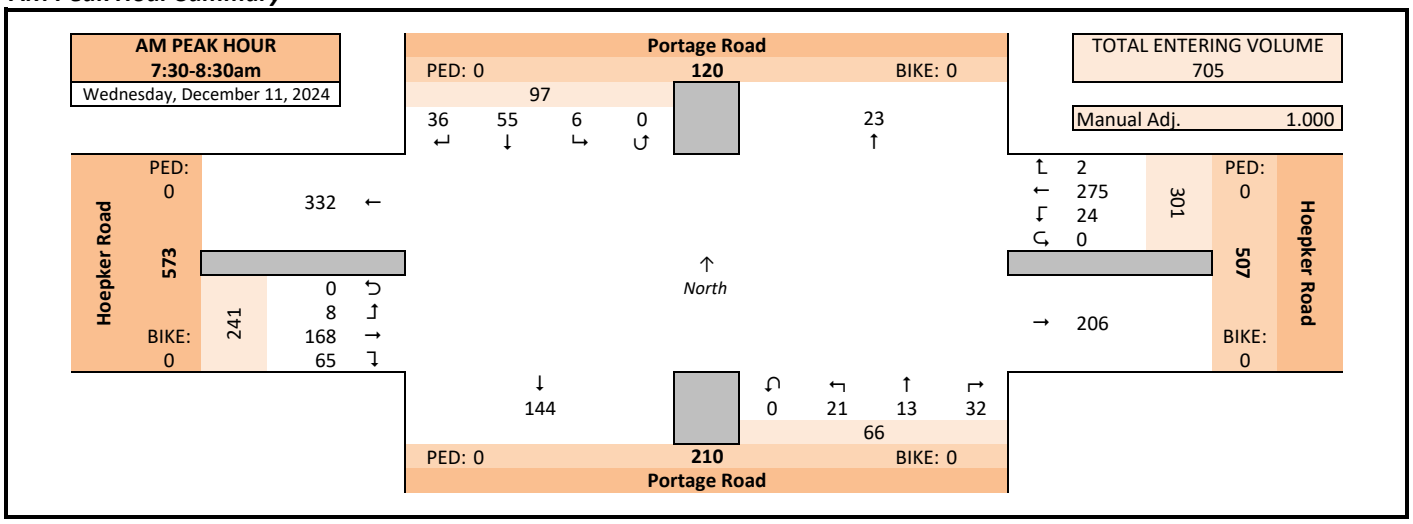
Hoepker Road & Portage Road

Count Basics			*Page 2 of 13*
Start Date:	Monday, December 9, 2024	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

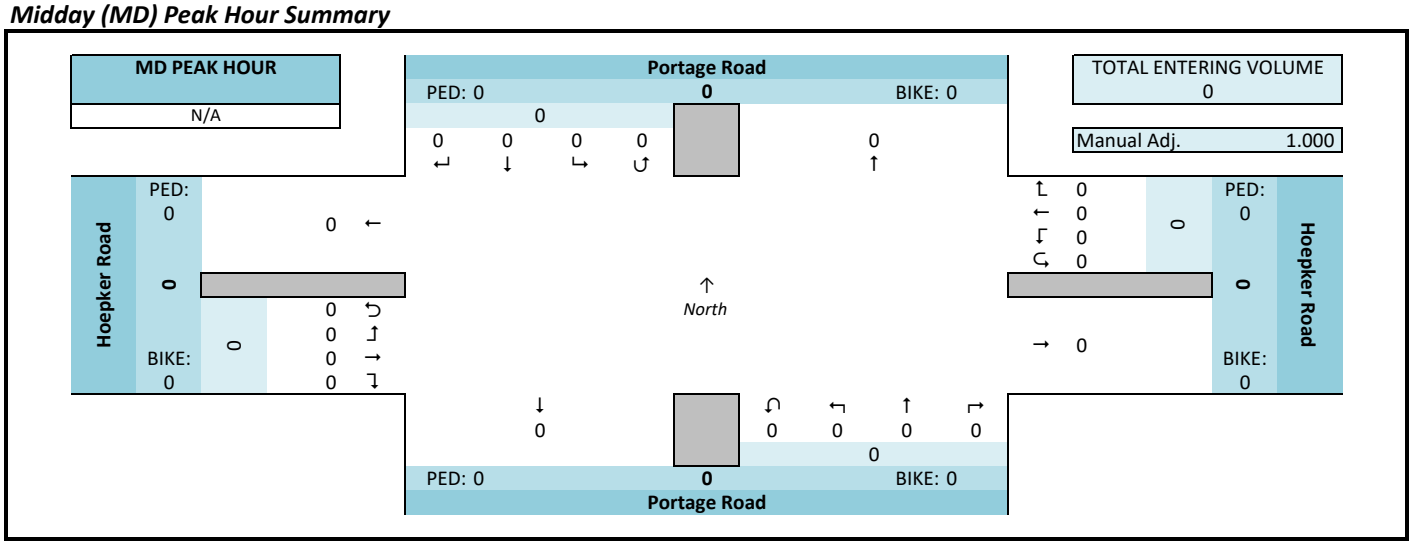
All Motor Vehicles



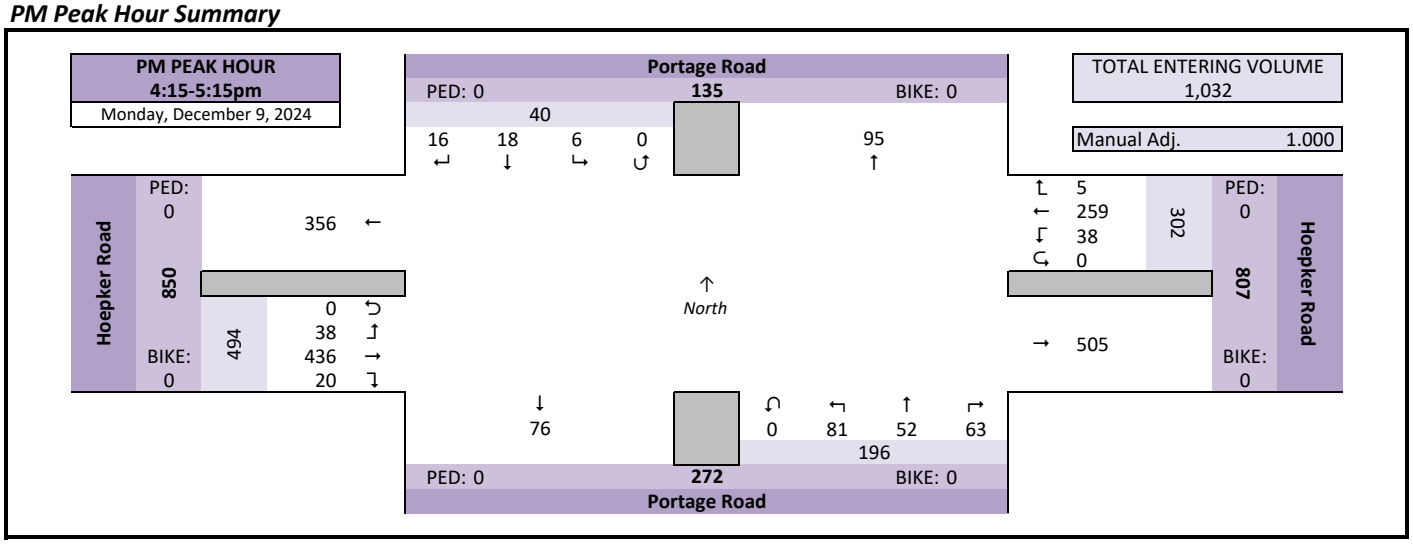
AM Peak Hour Summary



Midday (MD) Peak Hour Summary



PM Peak Hour Summary



Intersection Traffic Volume Report

Count Basics			Page 3 of 13
Start Date:	Monday, December 9, 2024	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

Peak Hour Volume Summary

Hoepker Road & Portage Road

All Motor Vehicles



Peak Hour Volumes, Truck Percentages, and PHFs

Wednesday, December 11, 2024		From North (↓)					From East (←)					From South (↑)					From West (→)					
	AM Peak Hour	Portage Road					Hoepker Road					Portage Road					Hoepker Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
AM Peak Hour	7:30 AM	11	16	2	0	29	0	81	6	0	87	10	0	6	0	16	21	41	0	0	62	194
	7:45 AM	11	17	1	0	29	2	87	11	0	100	5	6	4	0	15	22	42	3	0	67	211
	8:00 AM	7	17	1	0	25	0	57	3	0	60	7	1	5	0	13	14	44	3	0	61	159
	8:15 AM	7	5	2	0	14	0	50	4	0	54	10	6	6	0	22	8	41	2	0	51	141
	Peak Hour Volume	36	55	6	0	97	2	275	24	0	301	32	13	21	0	66	65	168	8	0	241	705
	Rounded Hourly Volume	35	55	5	0	95	0	275	25	0	300	30	15	20	0	65	65	170	10	0	245	705
	% Single Unit Trucks	0.0	3.6	0.0	0.0	2.1	0.0	0.4	4.2	0.0	0.7	3.1	7.7	0.0	0.0	3.0	0.0	2.4	12.5	0.0	2.1	1.6
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.8	0.0	1.5	0.0	0.6	0.0	0.0	0.4	0.3
	% Trucks (Total)	0.0	3.6	0.0	0.0	2.1	0.0	0.4	4.2	0.0	0.7	3.1	7.7	4.8	0.0	4.5	0.0	3.0	12.5	0.0	2.5	1.8
	Peak Hour Factor (PHF)	0.82	0.81	0.75	0.00	0.84	0.25	0.79	0.55	0.00	0.75	0.80	0.54	0.87	0.00	0.75	0.74	0.95	0.67	0.00	0.90	0.84

N/A		From North (↓)					From East (←)					From South (↑)					From West (→)					
	MD Peak Hour	Portage Road					Hoepker Road					Portage Road					Hoepker Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
Midday (MD) Peak Hour	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Peak Hour Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Rounded Hourly Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	% Single Unit Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Trucks (Total)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Peak Hour Factor (PHF)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Monday, December 9, 2024		From North (↓)					From East (←)					From South (↑)					From West (→)					
	PM Peak Hour	Portage Road					Hoepker Road					Portage Road					Hoepker Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
PM Peak Hour	4:15 PM	6	7	0	0	13	2	60	9	0	71	12	10	16	0	38	6	122	9	0	137	259
	4:30 PM	6	4	4	0	14	1	66	11	0	78	15	15	33	0	63	5	106	10	0	121	276
	4:45 PM	3	3	1	0	7	0	64	6	0	70	17	14	17	0	48	5	104	9	0	118	243
	5:00 PM	1	4	1	0	6	2	69	12	0	83	19	13	15	0	47	4	104	10	0	118	254
	Peak Hour Volume	16	18	6	0	40	5	259	38	0	302	63	52	81	0	196	20	436	38	0	494	1032
	Rounded Hourly Volume	15	20	5	0	40	5	260	40	0	305	65	50	80	0	195	20	435	40	0	495	1035
	% Single Unit Trucks	6.2	0.0	0.0	0.0	2.5	0.0	3.1	2.6	0.0	3.0	0.0	0.0	2.5	0.0	1.0	0.0	0.2	0.0	0.0	0.2	1.3
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.2	0.1
	% Trucks (Total)	6.2	0.0	0.0	0.0	2.5	0.0	3.1	2.6	0.0	3.0	0.0	0.0	2.5	0.0	1.0	0.0	0.5	0.0	0.0	0.4	1.4
	Peak Hour Factor (PHF)	0.67	0.64	0.37	0.00	0.71	0.62	0.94	0.79	0.00	0.91	0.83	0.87	0.61	0.00	0.78	0.83	0.89	0.95	0.00	0.90	0.93

Peak Hour Pedestrian and Bicyclist Volumes

Pedestrians and Bicyclists		Crossing North Approach			Crossing East Approach			Crossing South Approach			Crossing West Approach			Total Ped & Bike Volume
		Portage Road			Hoepker Road			Portage Road			Hoepker Road			
	15-Minute Start Time	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	
AM	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Traffic Volume Report

Hourly Volume Summary - Motor Vehicle Data

Hoepker Road & Portage Road

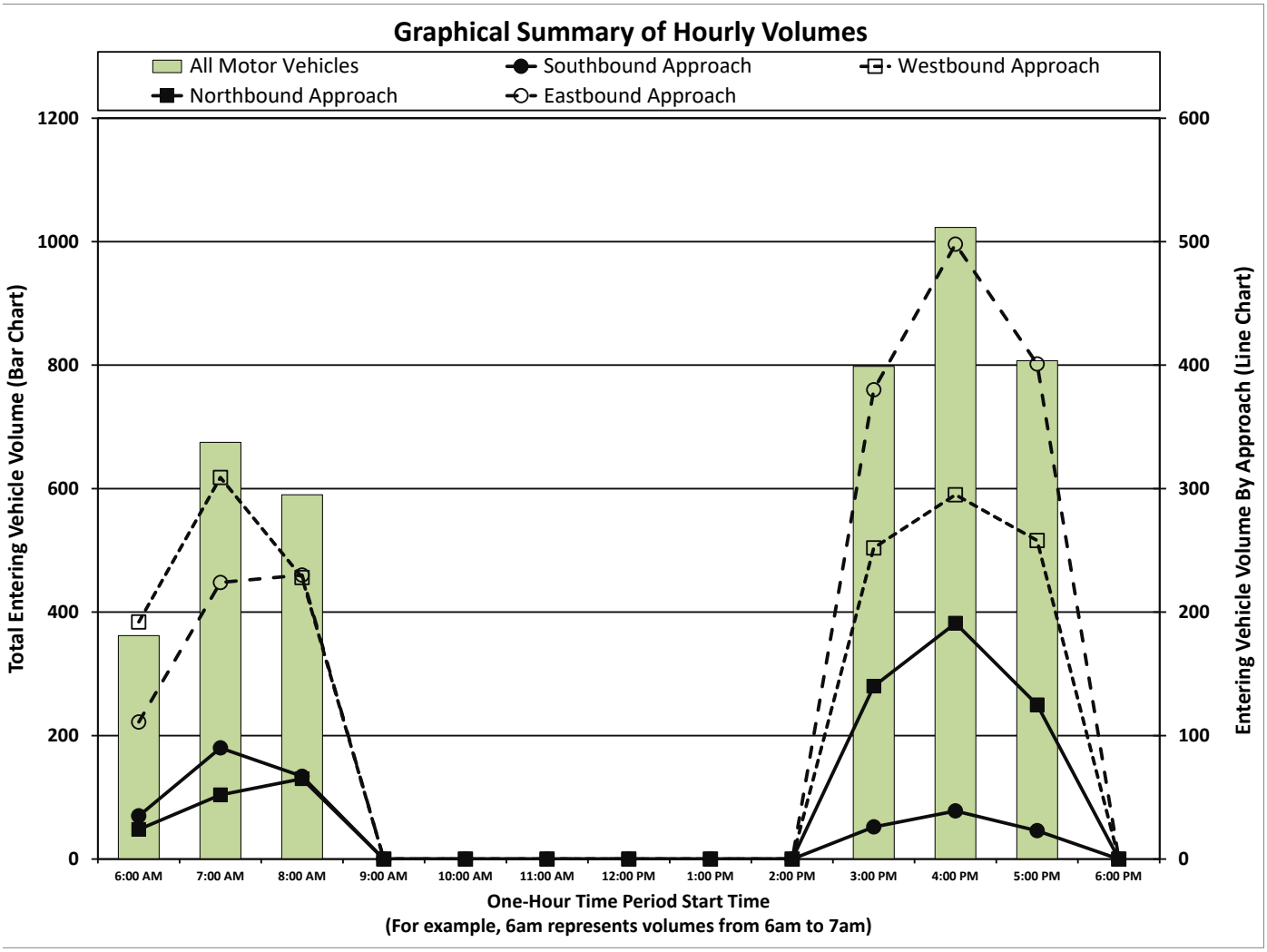
Count Basics			*Page 4 of 13*
Start Date:	Monday, December 9, 2024	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

All Motor Vehicles



One-Hour Motor Vehicle Data

One-Hour Time Period Start Time		From North (↓) Portage Road					From East (←) Hoepker Road					From South (↑) Portage Road					From West (→) Hoepker Road					Total Vehicle Volume	Directional Volume Totals	
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		E/W	N/S
AM	6:00 AM	16	18	1	0	35	2	177	13	0	192	8	7	9	0	24	24	83	4	0	111	362	303	59
	7:00 AM	35	51	4	0	90	4	282	23	0	309	21	13	18	0	52	74	142	8	0	224	675	533	142
	8:00 AM	21	41	5	0	67	6	198	24	0	228	30	11	24	0	65	47	176	7	0	230	590	458	132
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MD	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:00 PM	11	11	4	0	26	9	216	27	0	252	36	37	67	0	140	24	326	30	0	380	798	632	166
	4:00 PM	17	15	7	0	39	6	257	32	0	295	55	50	86	0	191	19	442	37	0	498	1023	793	230
	5:00 PM	6	13	4	0	23	6	225	27	0	258	48	34	43	0	125	12	360	29	0	401	807	659	148
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals		106	149	25	0	280	33	1355	146	0	1534	198	152	247	0	597	200	1529	115	0	1844	4255	3378	877



Intersection Traffic Volume Report

15-Minute Motor Vehicle Data

Hoepker Road & Portage Road

Count Basics		*Page 5 of 13*
Start Date: Monday, December 9, 2024	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

All Motor Vehicles



15-Minute Motor Vehicle Data

15-Minute Time Period		From North (↓) Portage Road					From East (←) Hoepker Road					From South (↑) Portage Road					From West (→) Hoepker Road					15-Min	Hourly	
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum	PHF
AM Peak Period	6:00 AM	2	4	0	0	6	0	27	0	0	27	1	0	4	0	5	4	14	3	0	21	59	362	0.65
	6:15 AM	3	3	0	0	6	1	37	3	0	41	1	1	1	0	3	3	16	0	0	19	69	437	0.78
	6:30 AM	1	3	0	0	4	1	49	4	0	54	3	2	2	0	7	4	25	0	0	29	94	504	0.90
	6:45 AM	10	8	1	0	19	0	64	6	0	70	3	4	2	0	9	13	28	1	0	42	140	604	0.78
	7:00 AM	7	10	1	0	18	0	55	3	0	58	5	5	4	0	14	13	27	4	0	44	134	675	0.80
	7:15 AM	6	8	0	0	14	2	59	3	0	64	1	2	4	0	7	18	32	1	0	51	136	700	0.83
	7:30 AM	11	16	2	0	29	0	81	6	0	87	10	0	6	0	16	21	41	0	0	62	194	705	0.84
	7:45 AM	11	17	1	0	29	2	87	11	0	100	5	6	4	0	15	22	42	3	0	67	211	645	0.76
	8:00 AM	7	17	1	0	25	0	57	3	0	60	7	1	5	0	13	14	44	3	0	61	159	590	0.93
	8:15 AM	7	5	2	0	14	0	50	4	0	54	10	6	6	0	22	8	41	2	0	51	141		
	8:30 AM	3	9	1	0	13	4	43	12	0	59	6	0	8	0	14	10	36	2	0	48	134		
	8:45 AM	4	10	1	0	15	2	48	5	0	55	7	4	5	0	16	15	55	0	0	70	156		
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	3:00 PM	1	4	1	0	6	0	54	10	0	64	6	6	20	0	32	7	64	5	0	76	178	798	0.94
	3:15 PM	4	2	1	0	7	2	58	4	0	64	3	11	15	0	29	4	87	10	0	101	201	865	0.88
	3:30 PM	2	1	2	0	5	4	43	7	0	54	16	15	20	0	51	6	86	11	0	103	213	923	0.89
	3:45 PM	4	4	0	0	8	3	61	6	0	70	11	5	12	0	28	7	89	4	0	100	206	986	0.89
	4:00 PM	2	1	2	0	5	3	67	6	0	76	11	11	20	0	42	3	110	9	0	122	245	1023	0.93
	4:15 PM	6	7	0	0	13	2	60	9	0	71	12	10	16	0	38	6	122	9	0	137	259	1032	0.93
	4:30 PM	6	4	4	0	14	1	66	11	0	78	15	15	33	0	63	5	106	10	0	121	276	997	0.90
	4:45 PM	3	3	1	0	7	0	64	6	0	70	17	14	17	0	48	5	104	9	0	118	243	902	0.89
	5:00 PM	1	4	1	0	6	2	69	12	0	83	19	13	15	0	47	4	104	10	0	118	254	807	0.79
	5:15 PM	3	3	2	0	8	3	61	8	0	72	10	9	15	0	34	5	91	14	0	110	224		
	5:30 PM	0	1	1	0	2	1	52	3	0	56	11	4	9	0	24	3	92	4	0	99	181		
	5:45 PM	2	5	0	0	7	0	43	4	0	47	8	8	4	0	20	0	73	1	0	74	148		
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Totals		106	149	25	0	280	33	1355	146	0	1534	198	152	247	0	597	200	1529	115	0	1844	4255		

Peak Hour All Vehicle Volume Summary

Hourly Time Period		From North (↓) Portage Road					From East (←) Hoepker Road					From South (↑) Portage Road					From West (→) Hoepker Road					Total Hourly	
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume	PHF
AM	7:30 AM	36	55	6	0	97	2	275	24	0	301	32	13	21	0	66	65	168	8	0	241	705	0.84
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM	4:15 PM	16	18	6	0	40	5	259	38	0	302	63	52	81	0	196	20	436	38	0	494	1032	0.93

Intersection Traffic Volume Report

Count Basics		*Page 6 of 13*
Start Date: Monday, December 9, 2024	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Automobile Data

Hoepker Road & Portage Road

Automobiles (Cars, Light Trucks, & Motorcycles)



15-Minute Automobile Data

	15-Minute	From North (↓) Portage Road					From East (←) Hoepker Road					From South (↑) Portage Road					From West (→) Hoepker Road					15-Min	Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	2	4	0	0	6	0	27	0	0	27	1	0	4	0	5	4	14	3	0	21	59	358
	6:15 AM	3	3	0	0	6	1	37	3	0	41	1	1	1	0	3	3	15	0	0	18	68	429
	6:30 AM	1	3	0	0	4	1	49	4	0	54	3	2	2	0	7	4	25	0	0	29	94	495
	6:45 AM	10	8	1	0	19	0	63	6	0	69	2	4	2	0	8	12	28	1	0	41	137	594
	7:00 AM	7	10	1	0	18	0	52	3	0	55	5	5	4	0	14	13	27	3	0	43	130	664
	7:15 AM	6	8	0	0	14	2	58	3	0	63	1	1	4	0	6	18	32	1	0	51	134	688
	7:30 AM	11	16	2	0	29	0	80	6	0	86	10	0	6	0	16	21	41	0	0	62	193	692
	7:45 AM	11	17	1	0	29	2	87	10	0	99	5	5	4	0	14	22	41	2	0	65	207	629
	8:00 AM	7	15	1	0	23	0	57	3	0	60	7	1	5	0	13	14	41	3	0	58	154	571
	8:15 AM	7	5	2	0	14	0	50	4	0	54	9	6	5	0	20	8	40	2	0	50	138	
	8:30 AM	3	9	1	0	13	4	42	11	0	57	6	0	8	0	14	10	34	2	0	46	130	
	8:45 AM	4	10	1	0	15	2	46	5	0	53	7	4	5	0	16	15	50	0	0	65	149	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	1	4	1	0	6	0	53	10	0	63	6	6	20	0	32	7	64	5	0	76	177	788
	3:15 PM	3	2	1	0	6	2	57	4	0	63	3	11	14	0	28	4	87	10	0	101	198	852
	3:30 PM	2	1	1	0	4	4	41	7	0	52	16	15	20	0	51	6	86	11	0	103	210	912
	3:45 PM	4	4	0	0	8	3	59	5	0	67	11	5	12	0	28	7	89	4	0	100	203	973
	4:00 PM	2	1	2	0	5	3	64	6	0	73	11	11	19	0	41	3	110	9	0	122	241	1008
	4:15 PM	6	7	0	0	13	2	60	9	0	71	12	10	16	0	38	6	121	9	0	136	258	1018
	4:30 PM	5	4	4	0	13	1	64	11	0	76	15	15	31	0	61	5	106	10	0	121	271	976
	4:45 PM	3	3	1	0	7	0	60	6	0	66	17	14	17	0	48	5	103	9	0	117	238	884
	5:00 PM	1	4	1	0	6	2	67	11	0	80	19	13	15	0	47	4	104	10	0	118	251	794
	5:15 PM	3	2	2	0	7	3	55	8	0	66	10	9	15	0	34	5	90	14	0	109	216	
	5:30 PM	0	1	1	0	2	1	51	3	0	55	11	4	9	0	24	3	91	4	0	98	179	
	5:45 PM	2	5	0	0	7	0	43	4	0	47	8	8	4	0	20	0	73	1	0	74	148	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		104	146	24	0	274	33	1322	142	0	1497	196	150	242	0	588	199	1512	113	0	1824	4183	

Peak Hour Automobile Volume Summary

	Hourly	From North (↓) Portage Road					From East (←) Hoepker Road					From South (↑) Portage Road					From West (→) Hoepker Road					Total
	Time Period																					Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	7:30 AM	36	53	6	0	95	2	274	23	0	299	31	12	20	0	63	65	163	7	0	235	692
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:15 PM	15	18	6	0	39	5	251	37	0	293	63	52	79	0	194	20	434	38	0	492	1018

Intersection Traffic Volume Report

15-Minute Single Unit (SU) Truck & Bus Data

Hoepker Road & Portage Road

Count Basics		*Page 7 of 13*
Start Date: Monday, December 9, 2024	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

Single Unit (SU) Trucks & Buses



15-Minute Single Unit (SU) Truck & Bus Data

15-Minute Time Period		From North (↓) Portage Road					From East (←) Hoepker Road					From South (↑) Portage Road					From West (→) Hoepker Road					15-Min	Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	8
	6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
	6:45 AM	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	1	0	0	0	1	3	10
	7:00 AM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	1	0	1	4	11
	7:15 AM	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	0	0	0	0	0	2	11
	7:30 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	11
	7:45 AM	0	0	0	0	0	0	0	1	0	1	0	1	0	0	1	0	1	1	0	2	4	14
	8:00 AM	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	4	15
	8:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	1	0	0	1	2	
	8:30 AM	0	0	0	0	0	0	1	1	0	2	0	0	0	0	0	0	2	0	0	2	4	
	8:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	4	0	0	4	5	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	10
	3:15 PM	1	0	0	0	1	0	1	0	0	1	0	0	1	0	1	0	0	0	0	0	3	13
	3:30 PM	0	0	1	0	1	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	3	10
	3:45 PM	0	0	0	0	0	0	2	1	0	3	0	0	0	0	0	0	0	0	0	0	3	12
	4:00 PM	0	0	0	0	0	0	3	0	0	3	0	0	1	0	1	0	0	0	0	0	4	14
	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13
	4:30 PM	1	0	0	0	1	0	2	0	0	2	0	0	2	0	2	0	0	0	0	0	5	19
	4:45 PM	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	1	0	0	1	5	16
	5:00 PM	0	0	0	0	0	0	2	1	0	3	0	0	0	0	0	0	0	0	0	0	3	11
	5:15 PM	0	1	0	0	1	0	4	0	0	4	0	0	0	0	0	0	1	0	0	1	6	
	5:30 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		2	3	1	0	6	0	30	4	0	34	2	2	4	0	8	1	14	2	0	17	65	
SU Truck %age:		1.89	2.013	4	0.0	2.1429	0	2.214	2.74	0.0	2.2164	1.01	1.316	1.62	0.0	1.34	0.5	0.916	1.74	0.0	0.9219	1.5276	

Peak Hour Single Unit (SU) Truck & Buses Volume Summary

Hourly Time Period		From North (↓) Portage Road					From East (←) Hoepker Road					From South (↑) Portage Road					From West (→) Hoepker Road					Total Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	7:30 AM	0	2	0	0	2	0	1	1	0	2	1	1	0	0	2	0	4	1	0	5	11
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:15 PM	1	0	0	0	1	0	8	1	0	9	0	0	2	0	2	0	1	0	0	1	13

Intersection Traffic Volume Report

15-Minute Semi-Truck Data

Hoepker Road & Portage Road

Count Basics		*Page 8 of 13*
Start Date: Monday, December 9, 2024	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

Semi-Trucks



15-Minute Semi-Truck Data

	15-Minute Time Period	From North (↓) Portage Road					From East (←) Hoepker Road					From South (↑) Portage Road					From West (→) Hoepker Road					15-Min	Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	4
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	1	
	8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	1
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	5:15 PM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2	
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		0	0	0	0	0	0	3	0	0	3	0	0	1	0	1	0	3	0	0	3	7	
Semi Truck %age:		0	0	0	0.0	0	0	0.221	0	0.0	0.1956	0	0	0.4	0.0	0.1675	0	0.196	0	0.0	0.1627	0.1645	

Peak Hour Semi-Truck Volume Summary

	Hourly Time Period	From North (↓) Portage Road					From East (←) Hoepker Road					From South (↑) Portage Road					From West (→) Hoepker Road					Total Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0	0	1	2
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1

Intersection Traffic Volume Report

Count Basics		*Page 9 of 13*
Start Date: Monday, December 9, 2024	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Heavy Vehicle Data

Hoepker Road & Portage Road



15-Minute Heavy Vehicle Data

	15-Minute Time Period	From North (↓) Portage Road					From East (←) Hoepker Road					From South (↑) Portage Road					From West (→) Hoepker Road					15-Min	Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	8
	6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
	6:45 AM	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	1	0	0	0	1	3	10
	7:00 AM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	1	0	1	4	11
	7:15 AM	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	0	0	0	0	0	2	12
	7:30 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	13
	7:45 AM	0	0	0	0	0	0	0	1	0	1	0	1	0	0	1	0	1	1	0	2	4	16
	8:00 AM	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	5	19
	8:15 AM	0	0	0	0	0	0	0	0	0	0	1	0	1	0	2	0	1	0	0	1	3	
	8:30 AM	0	0	0	0	0	0	1	1	0	2	0	0	0	0	0	0	2	0	0	2	4	
	8:45 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	5	0	0	5	7	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	10
	3:15 PM	1	0	0	0	1	0	1	0	0	1	0	0	1	0	1	0	0	0	0	0	3	13
	3:30 PM	0	0	1	0	1	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	3	11
	3:45 PM	0	0	0	0	0	0	2	1	0	3	0	0	0	0	0	0	0	0	0	0	3	13
	4:00 PM	0	0	0	0	0	0	3	0	0	3	0	0	1	0	1	0	0	0	0	0	4	15
	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	14
	4:30 PM	1	0	0	0	1	0	2	0	0	2	0	0	2	0	2	0	0	0	0	0	5	21
	4:45 PM	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	1	0	0	1	5	18
	5:00 PM	0	0	0	0	0	0	2	1	0	3	0	0	0	0	0	0	0	0	0	0	3	13
	5:15 PM	0	1	0	0	1	0	6	0	0	6	0	0	0	0	0	0	1	0	0	1	8	
	5:30 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		2	3	1	0	6	0	33	4	0	37	2	2	5	0	9	1	17	2	0	20	72	

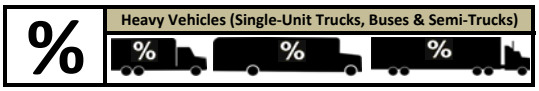
Peak Hour Heavy Vehicle Volume Summary

	Hourly Time Period	From North (↓) Portage Road					From East (←) Hoepker Road					From South (↑) Portage Road					From West (→) Hoepker Road					Total Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	7:30 AM	0	2	0	0	2	0	1	1	0	2	1	1	1	0	3	0	5	1	0	6	13
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:15 PM	1	0	0	0	1	0	8	1	0	9	0	0	2	0	2	0	2	0	0	2	14

Intersection Traffic Volume Report

Count Basics		*Page 10 of 13*
Start Date: Monday, December 9, 2024	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Heavy Vehicle Percentages



Hoepker Road & Portage Road

15-Minute Heavy Vehicle Percentages

	15-Minute Time Period	From North (↓) Portage Road					From East (←) Hoepker Road					From South (↑) Portage Road					From West (→) Hoepker Road					Total Heavy Vehicle	Hourly Heavy Vehicle
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Percent	Percent
AM Peak Period	6:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.1
	6:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.3	0.0	0.0	5.3	1.4	1.8
	6:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.8
	6:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	1.6	0.0	0.0	1.4	33.3	0.0	0.0	0.0	11.1	7.7	0.0	0.0	0.0	2.4	2.1	1.7
	7:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	5.5	0.0	0.0	5.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.0	0.0	2.3	3.0	1.6
	7:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	1.7	0.0	0.0	1.6	0.0	50.0	0.0	0.0	14.3	0.0	0.0	0.0	0.0	0.0	1.5	1.7
	7:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	1.2	0.0	0.0	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.5	1.8
	7:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.1	0.0	1.0	0.0	16.7	0.0	0.0	6.7	0.0	2.4	33.3	0.0	3.0	1.9	2.5
	8:00 AM	0.0	11.8	0.0	0.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.8	0.0	0.0	4.9	3.1	3.2
	8:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.0	0.0	16.7	0.0	9.1	0.0	2.4	0.0	0.0	2.0	2.1	
	8:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	2.3	8.3	0.0	3.4	0.0	0.0	0.0	0.0	0.0	0.0	5.6	0.0	0.0	4.2	3.0	
	8:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	4.2	0.0	0.0	3.6	0.0	0.0	0.0	0.0	0.0	0.0	9.1	0.0	0.0	7.1	4.5	
	9:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Midday Peak Period	10:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
PM Peak Period	2:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	3:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	1.9	0.0	0.0	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.6	1.3
	3:15 PM	25.0	0.0	0.0	0.0	14.3	0.0	1.7	0.0	0.0	1.6	0.0	0.0	6.7	0.0	3.4	0.0	0.0	0.0	0.0	0.0	1.5	1.5
	3:30 PM	0.0	0.0	50.0	0.0	20.0	0.0	4.7	0.0	0.0	3.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.4	1.2
	3:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	3.3	16.7	0.0	4.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.5	1.3
	4:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	4.5	0.0	0.0	3.9	0.0	0.0	5.0	0.0	2.4	0.0	0.0	0.0	0.0	0.0	1.6	1.5
	4:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.7	0.4	1.4
	4:30 PM	16.7	0.0	0.0	0.0	7.1	0.0	3.0	0.0	0.0	2.6	0.0	0.0	6.1	0.0	3.2	0.0	0.0	0.0	0.0	0.0	1.8	2.1
	4:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	6.3	0.0	0.0	5.7	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.0	0.8	2.1	2.0
	5:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	2.9	8.3	0.0	3.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.2	1.6
	5:15 PM	0.0	33.3	0.0	0.0	12.5	0.0	9.8	0.0	0.0	8.3	0.0	0.0	0.0	0.0	0.0	0.0	1.1	0.0	0.0	0.9	3.6	
	5:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	1.9	0.0	0.0	1.8	0.0	0.0	0.0	0.0	0.0	0.0	1.1	0.0	0.0	1.0	1.1	
	5:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Totals		1.9	2.0	4.0	0.0	2.1	0.0	2.4	2.7	0.0	2.4	1.0	1.3	2.0	0.0	1.5	0.5	1.1	1.7	0.0	1.1	1.7	

Semi Truck Percentage: 0.1645

Peak Hour Heavy Vehicle Percentages Summary

	Hourly Time Period	From North (↓) Portage Road					From East (←) Hoepker Road					From South (↑) Portage Road					From West (→) Hoepker Road					Hourly Heavy Vehicle
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Percent
AM	7:30 AM	0.0	3.6	0.0	0.0	2.1	0.0	0.4	4.2	0.0	0.7	3.1	7.7	4.8	0.0	4.5	0.0	3.0	12.5	0.0	2.5	1.8
MD	12:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PM	4:15 PM	6.3	0.0	0.0	0.0	2.5	0.0	3.1	2.6	0.0	3.0	0.0	0.0	2.5	0.0	1.0	0.0	0.5	0.0	0.0	0.4	1.4

Intersection Traffic Volume Report

Count Basics			*Page 11 of 13*
Start Date:	Monday, December 9, 2024	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Pedestrian and Bicyclist Data

Hoepker Road & Portage Road

Pedestrians and Bicyclists



15-Minute Pedestrian and Bicyclist Data

15-Minute Time Period		Crossing North Approach			Crossing East Approach			Crossing South Approach			Crossing West Approach			15-Min	Hourly
		Portage Road			Hoepker Road			Portage Road			Hoepker Road				
	Start Time	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Totals	Sum
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

Special Pedestrians

Pedestrian Type	None	1 or 2	A Few	Several	Many	Unknown
Pre-school Children	x					
Elementry School Age Children	x					
Visually Impaired (white cane/help	x					
Elderly/Disabled (except wheelchai	x					
Wheelchairs/Electric Scooters	x					
Other (None)	x					

Intersection Traffic Volume Report

Count Basics			*Page 12 of 13*
Start Date:	Monday, December 9, 2024	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Adult & Children Count (Manual Entry)

Adults & Children


Hoepker Road & Portage Road

15-Minute Adult & Children Pedestrian Data

15-Minute Time Period Start Time		Crossing North Approach (Portage Road)			Crossing East Approach (Hoepker Road)			Crossing South Approach (Portage Road)			Crossing West Approach (Hoepker Road)			15-Min Totals	Hourly Sum
		Adults	Children	Total	Adults	Children	Total	Adults	Children	Total	Adults	Children	Total		
AM Peak Period	6:00 AM	0		0	0		0	0		0	0		0	0	0
	6:15 AM	0		0	0		0	0		0	0		0	0	0
	6:30 AM	0		0	0		0	0		0	0		0	0	0
	6:45 AM	0		0	0		0	0		0	0		0	0	0
	7:00 AM	0		0	0		0	0		0	0		0	0	0
	7:15 AM	0		0	0		0	0		0	0		0	0	0
	7:30 AM	0		0	0		0	0		0	0		0	0	0
	7:45 AM	0		0	0		0	0		0	0		0	0	0
	8:00 AM	0		0	0		0	0		0	0		0	0	0
	8:15 AM	0		0	0		0	0		0	0		0	0	0
	8:30 AM	0		0	0		0	0		0	0		0	0	0
	8:45 AM	0		0	0		0	0		0	0		0	0	0
	9:00 AM	0		0	0		0	0		0	0		0	0	0
	9:15 AM	0		0	0		0	0		0	0		0	0	0
	9:30 AM	0		0	0		0	0		0	0		0	0	0
	9:45 AM	0		0	0		0	0		0	0		0	0	0
Midday Peak Period	10:00 AM	0		0	0		0	0		0	0		0	0	0
	10:15 AM	0		0	0		0	0		0	0		0	0	0
	10:30 AM	0		0	0		0	0		0	0		0	0	0
	10:45 AM	0		0	0		0	0		0	0		0	0	0
	11:00 AM	0		0	0		0	0		0	0		0	0	0
	11:15 AM	0		0	0		0	0		0	0		0	0	0
	11:30 AM	0		0	0		0	0		0	0		0	0	0
	11:45 AM	0		0	0		0	0		0	0		0	0	0
	12:00 PM	0		0	0		0	0		0	0		0	0	0
	12:15 PM	0		0	0		0	0		0	0		0	0	0
	12:30 PM	0		0	0		0	0		0	0		0	0	0
	12:45 PM	0		0	0		0	0		0	0		0	0	0
	1:00 PM	0		0	0		0	0		0	0		0	0	0
	1:15 PM	0		0	0		0	0		0	0		0	0	0
	1:30 PM	0		0	0		0	0		0	0		0	0	0
	1:45 PM	0		0	0		0	0		0	0		0	0	0
PM Peak Period	2:00 PM	0		0	0		0	0		0	0		0	0	0
	2:15 PM	0		0	0		0	0		0	0		0	0	0
	2:30 PM	0		0	0		0	0		0	0		0	0	0
	2:45 PM	0		0	0		0	0		0	0		0	0	0
	3:00 PM	0		0	0		0	0		0	0		0	0	0
	3:15 PM	0		0	0		0	0		0	0		0	0	0
	3:30 PM	0		0	0		0	0		0	0		0	0	0
	3:45 PM	0		0	0		0	0		0	0		0	0	0
	4:00 PM	0		0	0		0	0		0	0		0	0	0
	4:15 PM	0		0	0		0	0		0	0		0	0	0
	4:30 PM	0		0	0		0	0		0	0		0	0	0
	4:45 PM	0		0	0		0	0		0	0		0	0	0
	5:00 PM	0		0	0		0	0		0	0		0	0	0
	5:15 PM	0		0	0		0	0		0	0		0	0	0
	5:30 PM	0		0	0		0	0		0	0		0	0	0
	5:45 PM	0		0	0		0	0		0	0		0	0	0
	6:00 PM	0		0	0		0	0		0	0		0	0	0
	6:15 PM	0		0	0		0	0		0	0		0	0	0
	6:30 PM	0		0	0		0	0		0	0		0	0	0
	6:45 PM	0		0	0		0	0		0	0		0	0	0
	7:00 PM	0		0	0		0	0		0	0		0	0	0
	7:15 PM	0		0	0		0	0		0	0		0	0	0
	7:30 PM	0		0	0		0	0		0	0		0	0	0
	7:45 PM	0		0	0		0	0		0	0		0	0	0
	8:00 PM	0		0	0		0	0		0	0		0	0	0
	8:15 PM	0		0	0		0	0		0	0		0	0	0
	8:30 PM	0		0	0		0	0		0	0		0	0	0
	8:45 PM	0		0	0		0	0		0	0		0	0	0
	9:00 PM	0		0	0		0	0		0	0		0	0	0
	9:15 PM	0		0	0		0	0		0	0		0	0	0
	9:30 PM	0		0	0		0	0		0	0		0	0	0
	9:45 PM	0		0	0		0	0		0	0		0	0	0
Totals		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	

Intersection Traffic Volume Report

Count Basics		*Page 13 of 13*
Start Date: Monday, December 9, 2024	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Bicycle Turning Movement Count (Manual Entry)

Hoepker Road & Portage Road

Bicyclists


15-Minute Bicycle Data

15-Minute Time Period		From North (↓) Portage Road					From East (←) Hoepker Road					From South (↑) Portage Road					From West (→) Hoepker Road					15-Min	Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM					0					0					0					0	0	0
	6:15 AM					0					0					0					0	0	0
	6:30 AM					0					0					0					0	0	0
	6:45 AM					0					0					0					0	0	0
	7:00 AM					0					0					0					0	0	0
	7:15 AM					0					0					0					0	0	0
	7:30 AM					0					0					0					0	0	0
	7:45 AM					0					0					0					0	0	0
	8:00 AM					0					0					0					0	0	0
	8:15 AM					0					0					0					0	0	0
	8:30 AM					0					0					0					0	0	0
	8:45 AM					0					0					0					0	0	0
	9:00 AM					0					0					0					0	0	0
	9:15 AM					0					0					0					0	0	0
	9:30 AM					0					0					0					0	0	0
	9:45 AM					0					0					0					0	0	0
Midday Peak Period	10:00 AM					0					0					0					0	0	0
	10:15 AM					0					0					0					0	0	0
	10:30 AM					0					0					0					0	0	0
	10:45 AM					0					0					0					0	0	0
	11:00 AM					0					0					0					0	0	0
	11:15 AM					0					0					0					0	0	0
	11:30 AM					0					0					0					0	0	0
	11:45 AM					0					0					0					0	0	0
	12:00 PM					0					0					0					0	0	0
	12:15 PM					0					0					0					0	0	0
	12:30 PM					0					0					0					0	0	0
	12:45 PM					0					0					0					0	0	0
	1:00 PM					0					0					0					0	0	0
	1:15 PM					0					0					0					0	0	0
	1:30 PM					0					0					0					0	0	0
	1:45 PM					0					0					0					0	0	0
PM Peak Period	2:00 PM					0					0					0					0	0	0
	2:15 PM					0					0					0					0	0	0
	2:30 PM					0					0					0					0	0	0
	2:45 PM					0					0					0					0	0	0
	3:00 PM					0					0					0					0	0	0
	3:15 PM					0					0					0					0	0	0
	3:30 PM					0					0					0					0	0	0
	3:45 PM					0					0					0					0	0	0
	4:00 PM					0					0					0					0	0	0
	4:15 PM					0					0					0					0	0	0
	4:30 PM					0					0					0					0	0	0
	4:45 PM					0					0					0					0	0	0
	5:00 PM					0					0					0					0	0	0
	5:15 PM					0					0					0					0	0	0
	5:30 PM					0					0					0					0	0	0
	5:45 PM					0					0					0					0	0	0
	6:00 PM					0					0					0					0	0	0
	6:15 PM					0					0					0					0	0	0
	6:30 PM					0					0					0					0	0	0
	6:45 PM					0					0					0					0	0	0
	7:00 PM					0					0					0					0	0	0
	7:15 PM					0					0					0					0	0	0
	7:30 PM					0					0					0					0	0	0
	7:45 PM					0					0					0					0	0	0
	8:00 PM					0					0					0					0	0	0
	8:15 PM					0					0					0					0	0	0
	8:30 PM					0					0					0					0	0	0
	8:45 PM					0					0					0					0	0	0
	9:00 PM					0					0					0					0	0	0
	9:15 PM					0					0					0					0	0	0
	9:30 PM					0					0					0					0	0	0
	9:45 PM					0					0					0					0	0	0
Totals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Peak Hour Bicycle Turning Movement Volume Summary

Hourly Time Period		From North (↓) Portage Road					From East (←) Hoepker Road					From South (↑) Portage Road					From West (→) Hoepker Road					Total Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix B
Trip Generation Comparison

Appendix

Trip Generation Comparison Table[1]

Land Use	ITE Code	Proposed Size	Weekday Daily	AM Peak			PM Peak		
				In	Out	Total	In	Out	Total
Single-Family Attached Housing	215	210 Units	1,550 FCE	35 (31%)	70 (69%)	105 FCE	70 (57%)	50 (43%)	120 FCE
Multifamily Housing (Low-Rise) (Not Close to Rail Transit)	220	210 Units	1,420 FCE	20 (24%)	70 (76%)	90 FCE	70 (63%)	40 (37%)	110 FCE
Total New Trips			**130**	**15**	**0**	**15**	**0**	**10**	**10**

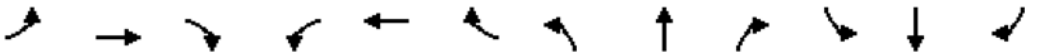
[1] *ITE Trip Rates (X.XX) and/or Fitted Curve Equations (FCE) are from the ITE Trip Generation Manual, 11th Edition.*

Appendix C
Peak Hour Analysis Outputs

Existing Traffic

Full Build Traffic

Full Build Traffic with modifications



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	170	65	25	275	5	20	15	30	5	55	35
Future Volume (vph)	10	170	65	25	275	5	20	15	30	5	55	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	100		0	100		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.964			0.998			0.900			0.941	
Flt Protected		0.998			0.996		0.950			0.950		
Satd. Flow (prot)	0	1775	0	0	1870	0	1719	1629	0	1770	1753	0
Flt Permitted		0.998			0.996		0.950			0.950		
Satd. Flow (perm)	0	1775	0	0	1870	0	1719	1629	0	1770	1753	0
Link Speed (mph)		35			45			45			45	
Link Distance (ft)		997			1612			2012			1125	
Travel Time (s)		19.4			24.4			30.5			17.0	
Confl. Peds. (#/hr)	1		1	1		1	1		1	1		1
Confl. Bikes (#/hr)			1			1			1			1
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles (%)	3%	3%	3%	1%	1%	1%	5%	5%	5%	2%	2%	2%
Adj. Flow (vph)	12	202	77	30	327	6	24	18	36	6	65	42
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	291	0	0	363	0	24	54	0	6	107	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 39.2%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Intersection Delay, s/veh	11.3
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	170	65	25	275	5	20	15	30	5	55	35
Future Vol, veh/h	10	170	65	25	275	5	20	15	30	5	55	35
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles, %	3	3	3	1	1	1	5	5	5	2	2	2
Mvmt Flow	12	202	77	30	327	6	24	18	36	6	65	42
Number of Lanes	0	1	0	0	1	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay, s/veh	10.9	12.4	9.4	10
HCM LOS	B	B	A	A

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	100%	0%	4%	8%	100%	0%
Vol Thru, %	0%	33%	69%	90%	0%	61%
Vol Right, %	0%	67%	27%	2%	0%	39%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	20	45	245	305	5	90
LT Vol	20	0	10	25	5	0
Through Vol	0	15	170	275	0	55
RT Vol	0	30	65	5	0	35
Lane Flow Rate	24	54	292	363	6	107
Geometry Grp	5	5	2	2	5	5
Degree of Util (X)	0.046	0.088	0.387	0.485	0.011	0.179
Departure Headway (Hd)	6.92	5.935	4.781	4.812	6.8	6.013
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	520	607	741	741	529	600
Service Time	4.625	3.64	2.879	2.905	4.503	3.717
HCM Lane V/C Ratio	0.046	0.089	0.394	0.49	0.011	0.178
HCM Control Delay, s/veh	10	9.2	10.9	12.4	9.6	10
HCM Lane LOS	A	A	B	B	A	A
HCM 95th-tile Q	0.1	0.3	1.8	2.7	0	0.6



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	0	0	65	0	0	145
Future Volume (vph)	0	0	65	0	0	145
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt						
Flt Protected						
Satd. Flow (prot)	1881	0	1810	0	0	1863
Flt Permitted						
Satd. Flow (perm)	1881	0	1810	0	0	1863
Link Speed (mph)	25		45			45
Link Distance (ft)	1136		963			2012
Travel Time (s)	31.0		14.6			30.5
Confl. Peds. (#/hr)	1	1		1	1	
Confl. Bikes (#/hr)		1		1		
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles (%)	1%	1%	5%	5%	2%	2%
Adj. Flow (vph)	0	0	77	0	0	173
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	77	0	0	173
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		12			12
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	18.0%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	65	0	0	145
Future Vol, veh/h	0	0	65	0	0	145
Conflicting Peds, #/hr	1	1	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	1	1	5	5	2	2
Mvmt Flow	0	0	77	0	0	173

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	252	79	0	0	78	0
Stage 1	78	-	-	-	-	-
Stage 2	174	-	-	-	-	-
Critical Hdwy	6.41	6.21	-	-	4.12	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	-	-	2.218	-
Pot Cap-1 Maneuver	739	984	-	-	1520	-
Stage 1	947	-	-	-	-	-
Stage 2	859	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	737	982	-	-	1518	-
Mov Cap-2 Maneuver	737	-	-	-	-	-
Stage 1	946	-	-	-	-	-
Stage 2	858	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	1518	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s/veh)	-	-	0	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	205	0	0	305	0	0
Future Volume (vph)	205	0	0	305	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt						
Flt Protected						
Satd. Flow (prot)	1845	0	0	1881	1881	0
Flt Permitted						
Satd. Flow (perm)	1845	0	0	1881	1881	0
Link Speed (mph)	45			45	25	
Link Distance (ft)	1612			1161	904	
Travel Time (s)	24.4			17.6	24.7	
Confl. Peds. (#/hr)		1	1		1	1
Confl. Bikes (#/hr)		1				1
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles (%)	3%	3%	1%	1%	1%	1%
Adj. Flow (vph)	244	0	0	363	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	244	0	0	363	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	26.4%	ICU Level of Service	A
Analysis Period (min)	15		

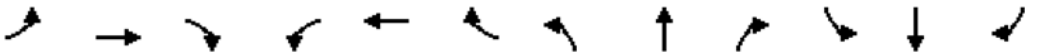
Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	205	0	0	305	0	0
Future Vol, veh/h	205	0	0	305	0	0
Conflicting Peds, #/hr	0	1	1	0	1	1
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	3	3	1	1	1	1
Mvmt Flow	244	0	0	363	0	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	245	0	609	246
Stage 1	-	-	-	-	245	-
Stage 2	-	-	-	-	364	-
Critical Hdwy	-	-	4.11	-	6.41	6.21
Critical Hdwy Stg 1	-	-	-	-	5.41	-
Critical Hdwy Stg 2	-	-	-	-	5.41	-
Follow-up Hdwy	-	-	2.209	-	3.509	3.309
Pot Cap-1 Maneuver	-	-	1327	-	460	795
Stage 1	-	-	-	-	798	-
Stage 2	-	-	-	-	705	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1326	-	459	794
Mov Cap-2 Maneuver	-	-	-	-	459	-
Stage 1	-	-	-	-	797	-
Stage 2	-	-	-	-	704	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	-	-	-	1326	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s/veh)	0	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	40	435	20	40	260	5	80	50	65	5	20	15
Future Volume (vph)	40	435	20	40	260	5	80	50	65	5	20	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	100		0	100		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.994			0.998			0.915			0.937	
Flt Protected		0.996			0.993		0.950			0.950		
Satd. Flow (prot)	0	1862	0	0	1828	0	1787	1721	0	1752	1728	0
Flt Permitted		0.996			0.993		0.950			0.950		
Satd. Flow (perm)	0	1862	0	0	1828	0	1787	1721	0	1752	1728	0
Link Speed (mph)		35			45			45			45	
Link Distance (ft)		997			1612			2012			1125	
Travel Time (s)		19.4			24.4			30.5			17.0	
Confl. Peds. (#/hr)	1		1	1		1	1		1	1		1
Confl. Bikes (#/hr)			1			1			1			1
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	1%	1%	1%	3%	3%	3%	1%	1%	1%	3%	3%	3%
Adj. Flow (vph)	43	468	22	43	280	5	86	54	70	5	22	16
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	533	0	0	328	0	86	124	0	5	38	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 49.2%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Intersection Delay, s/veh	18.2
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	40	435	20	40	260	5	80	50	65	5	20	15
Future Vol, veh/h	40	435	20	40	260	5	80	50	65	5	20	15
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles, %	1	1	1	3	3	3	1	1	1	3	3	3
Mvmt Flow	43	468	22	43	280	5	86	54	70	5	22	16
Number of Lanes	0	1	0	0	1	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay, s/veh	23.9	14.3	11.3	10.4
HCM LOS	C	B	B	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	100%	0%	8%	13%	100%	0%
Vol Thru, %	0%	43%	88%	85%	0%	57%
Vol Right, %	0%	57%	4%	2%	0%	43%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	80	115	495	305	5	35
LT Vol	80	0	40	40	5	0
Through Vol	0	50	435	260	0	20
RT Vol	0	65	20	5	0	15
Lane Flow Rate	86	124	532	328	5	38
Geometry Grp	5	5	2	2	5	5
Degree of Util (X)	0.176	0.221	0.774	0.507	0.012	0.073
Departure Headway (Hd)	7.364	6.446	5.232	5.568	7.82	6.996
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	486	555	692	646	456	509
Service Time	5.129	4.211	3.277	3.621	5.602	4.778
HCM Lane V/C Ratio	0.177	0.223	0.769	0.508	0.011	0.075
HCM Control Delay, s/veh	11.7	11	23.9	14.3	10.7	10.3
HCM Lane LOS	B	B	C	B	B	B
HCM 95th-tile Q	0.6	0.8	7.4	2.9	0	0.2



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	0	0	195	0	0	80
Future Volume (vph)	0	0	195	0	0	80
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt						
Flt Protected						
Satd. Flow (prot)	1881	0	1881	0	0	1845
Flt Permitted						
Satd. Flow (perm)	1881	0	1881	0	0	1845
Link Speed (mph)	25		45			45
Link Distance (ft)	1136		963			2012
Travel Time (s)	31.0		14.6			30.5
Confl. Peds. (#/hr)	1	1		1	1	
Confl. Bikes (#/hr)		1		1		
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	1%	1%	1%	1%	3%	3%
Adj. Flow (vph)	0	0	210	0	0	86
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	210	0	0	86
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		12			12
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 20.7%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	195	0	0	80
Future Vol, veh/h	0	0	195	0	0	80
Conflicting Peds, #/hr	1	1	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	1	1	1	1	3	3
Mvmt Flow	0	0	210	0	0	86

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	298	212	0	0	211	0
Stage 1	211	-	-	-	-	-
Stage 2	87	-	-	-	-	-
Critical Hdwy	6.41	6.21	-	-	4.13	-
Critical Hdwy Stg 1	5.41	-	-	-	-	-
Critical Hdwy Stg 2	5.41	-	-	-	-	-
Follow-up Hdwy	3.509	3.309	-	-	2.227	-
Pot Cap-1 Maneuver	696	831	-	-	1354	-
Stage 1	827	-	-	-	-	-
Stage 2	939	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	694	829	-	-	1353	-
Mov Cap-2 Maneuver	694	-	-	-	-	-
Stage 1	826	-	-	-	-	-
Stage 2	938	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	1353	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s/veh)	-	-	0	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	505	0	0	305	0	0
Future Volume (vph)	505	0	0	305	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt						
Flt Protected						
Satd. Flow (prot)	1881	0	0	1845	1881	0
Flt Permitted						
Satd. Flow (perm)	1881	0	0	1845	1881	0
Link Speed (mph)	45			45	25	
Link Distance (ft)	1612			1161	904	
Travel Time (s)	24.4			17.6	24.7	
Confl. Peds. (#/hr)		1	1		1	1
Confl. Bikes (#/hr)		1				1
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	1%	1%	3%	3%	1%	1%
Adj. Flow (vph)	543	0	0	328	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	543	0	0	328	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	36.9%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	505	0	0	305	0	0
Future Vol, veh/h	505	0	0	305	0	0
Conflicting Peds, #/hr	0	1	1	0	1	1
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	1	1	3	3	1	1
Mvmt Flow	543	0	0	328	0	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	544	0	873	545
Stage 1	-	-	-	-	544	-
Stage 2	-	-	-	-	329	-
Critical Hdwy	-	-	4.13	-	6.41	6.21
Critical Hdwy Stg 1	-	-	-	-	5.41	-
Critical Hdwy Stg 2	-	-	-	-	5.41	-
Follow-up Hdwy	-	-	2.227	-	3.509	3.309
Pot Cap-1 Maneuver	-	-	1020	-	322	540
Stage 1	-	-	-	-	584	-
Stage 2	-	-	-	-	731	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1019	-	321	539
Mov Cap-2 Maneuver	-	-	-	-	321	-
Stage 1	-	-	-	-	583	-
Stage 2	-	-	-	-	731	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	-	-	-	1019	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s/veh)	0	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	185	65	35	305	10	20	15	35	10	55	35
Future Volume (vph)	10	185	65	35	305	10	20	15	35	10	55	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	100		0	100		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.966			0.996			0.895			0.941	
Flt Protected		0.998			0.995		0.950			0.950		
Satd. Flow (prot)	0	1778	0	0	1864	0	1719	1620	0	1770	1753	0
Flt Permitted		0.998			0.995		0.950			0.950		
Satd. Flow (perm)	0	1778	0	0	1864	0	1719	1620	0	1770	1753	0
Link Speed (mph)		35			45			45			45	
Link Distance (ft)		997			1612			2012			1125	
Travel Time (s)		19.4			24.4			30.5			17.0	
Confl. Peds. (#/hr)	1		1	1		1	1		1	1		1
Confl. Bikes (#/hr)			1			1			1			1
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles (%)	3%	3%	3%	1%	1%	1%	5%	5%	5%	2%	2%	2%
Adj. Flow (vph)	12	220	77	42	363	12	24	18	42	12	65	42
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	309	0	0	417	0	24	60	0	12	107	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 45.6%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Intersection Delay, s/veh	12.7
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	185	65	35	305	10	20	15	35	10	55	35
Future Vol, veh/h	10	185	65	35	305	10	20	15	35	10	55	35
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles, %	3	3	3	1	1	1	5	5	5	2	2	2
Mvmt Flow	12	220	77	42	363	12	24	18	42	12	65	42
Number of Lanes	0	1	0	0	1	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay, s/veh	11.8	14.7	9.8	10.4
HCM LOS	B	B	A	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	100%	0%	4%	10%	100%	0%
Vol Thru, %	0%	30%	71%	87%	0%	61%
Vol Right, %	0%	70%	25%	3%	0%	39%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	20	50	260	350	10	90
LT Vol	20	0	10	35	10	0
Through Vol	0	15	185	305	0	55
RT Vol	0	35	65	10	0	35
Lane Flow Rate	24	60	310	417	12	107
Geometry Grp	5	5	2	2	5	5
Degree of Util (X)	0.047	0.102	0.431	0.58	0.023	0.186
Departure Headway (Hd)	7.153	6.142	5.016	5.01	7.023	6.235
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	500	582	718	725	509	574
Service Time	4.904	3.891	3.05	3.01	4.771	3.982
HCM Lane V/C Ratio	0.048	0.103	0.432	0.575	0.024	0.186
HCM Control Delay, s/veh	10.3	9.6	11.8	14.7	9.9	10.4
HCM Lane LOS	B	A	B	B	A	B
HCM 95th-tile Q	0.1	0.3	2.2	3.8	0.1	0.7



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	205	25	10	305	45	25
Future Volume (vph)	205	25	10	305	45	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.985				0.952	
Flt Protected				0.998	0.969	
Satd. Flow (prot)	1817	0	0	1877	1735	0
Flt Permitted				0.998	0.969	
Satd. Flow (perm)	1817	0	0	1877	1735	0
Link Speed (mph)	45			45	25	
Link Distance (ft)	1612			1161	904	
Travel Time (s)	24.4			17.6	24.7	
Confl. Peds. (#/hr)		1	1		1	1
Confl. Bikes (#/hr)		1				1
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles (%)	3%	3%	1%	1%	1%	1%
Adj. Flow (vph)	244	30	12	363	54	30
Shared Lane Traffic (%)						
Lane Group Flow (vph)	274	0	0	375	84	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	35.2%	ICU Level of Service	A
Analysis Period (min)	15		

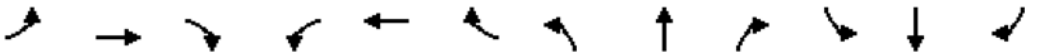
Intersection	
Int Delay, s/veh	1.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	205	25	10	305	45	25
Future Vol, veh/h	205	25	10	305	45	25
Conflicting Peds, #/hr	0	1	1	0	1	1
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	3	3	1	1	1	1
Mvmt Flow	244	30	12	363	54	30

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	275	0	648	261
Stage 1	-	-	-	-	260	-
Stage 2	-	-	-	-	388	-
Critical Hdwy	-	-	4.11	-	6.41	6.21
Critical Hdwy Stg 1	-	-	-	-	5.41	-
Critical Hdwy Stg 2	-	-	-	-	5.41	-
Follow-up Hdwy	-	-	2.209	-	3.509	3.309
Pot Cap-1 Maneuver	-	-	1294	-	437	780
Stage 1	-	-	-	-	786	-
Stage 2	-	-	-	-	688	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1293	-	431	779
Mov Cap-2 Maneuver	-	-	-	-	431	-
Stage 1	-	-	-	-	785	-
Stage 2	-	-	-	-	679	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.25	13.38
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	513	-	-	57	-
HCM Lane V/C Ratio	0.163	-	-	0.009	-
HCM Ctrl Dly (s/v)	13.4	-	-	7.8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.6	-	-	0	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	40	465	20	50	285	5	80	50	75	10	20	15
Future Volume (vph)	40	465	20	50	285	5	80	50	75	10	20	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	100		0	100		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.995			0.998			0.910			0.937	
Flt Protected		0.996			0.993		0.950			0.950		
Satd. Flow (prot)	0	1864	0	0	1828	0	1787	1712	0	1752	1728	0
Flt Permitted		0.996			0.993		0.950			0.950		
Satd. Flow (perm)	0	1864	0	0	1828	0	1787	1712	0	1752	1728	0
Link Speed (mph)		35			45			45			45	
Link Distance (ft)		997			1612			2012			1125	
Travel Time (s)		19.4			24.4			30.5			17.0	
Confl. Peds. (#/hr)	1		1	1		1	1		1	1		1
Confl. Bikes (#/hr)			1			1			1			1
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	1%	1%	1%	3%	3%	3%	1%	1%	1%	3%	3%	3%
Adj. Flow (vph)	43	500	22	54	306	5	86	54	81	11	22	16
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	565	0	0	365	0	86	135	0	11	38	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 50.1%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Intersection Delay, s/veh	22.2
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	40	465	20	50	285	5	80	50	75	10	20	15
Future Vol, veh/h	40	465	20	50	285	5	80	50	75	10	20	15
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles, %	1	1	1	3	3	3	1	1	1	3	3	3
Mvmt Flow	43	500	22	54	306	5	86	54	81	11	22	16
Number of Lanes	0	1	0	0	1	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay, s/veh	30.9	16.6	11.9	10.8
HCM LOS	D	C	B	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	100%	0%	8%	15%	100%	0%
Vol Thru, %	0%	40%	89%	84%	0%	57%
Vol Right, %	0%	60%	4%	1%	0%	43%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	80	125	525	340	10	35
LT Vol	80	0	40	50	10	0
Through Vol	0	50	465	285	0	20
RT Vol	0	75	20	5	0	15
Lane Flow Rate	86	134	565	366	11	38
Geometry Grp	5	5	2	2	5	5
Degree of Util (X)	0.182	0.249	0.845	0.582	0.025	0.077
Departure Headway (Hd)	7.602	6.657	5.386	5.727	8.214	7.387
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	470	536	666	625	438	488
Service Time	5.388	4.442	3.452	3.804	5.914	5.087
HCM Lane V/C Ratio	0.183	0.25	0.848	0.586	0.025	0.078
HCM Control Delay, s/veh	12.1	11.7	30.9	16.6	11.1	10.7
HCM Lane LOS	B	B	D	C	B	B
HCM 95th-tile Q	0.7	1	9.4	3.7	0.1	0.2



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	505	45	20	305	35	15
Future Volume (vph)	505	45	20	305	35	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt	0.989				0.960	
Flt Protected				0.997	0.966	
Satd. Flow (prot)	1860	0	0	1839	1745	0
Flt Permitted				0.997	0.966	
Satd. Flow (perm)	1860	0	0	1839	1745	0
Link Speed (mph)	45			45	25	
Link Distance (ft)	1612			1161	904	
Travel Time (s)	24.4			17.6	24.7	
Confl. Peds. (#/hr)		1	1		1	1
Confl. Bikes (#/hr)		1				1
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	1%	1%	3%	3%	1%	1%
Adj. Flow (vph)	543	48	22	328	38	16
Shared Lane Traffic (%)						
Lane Group Flow (vph)	591	0	0	350	54	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	42.8%	ICU Level of Service	A
Analysis Period (min)	15		

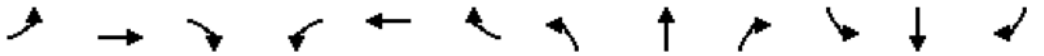
Intersection	
Int Delay, s/veh	1.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	505	45	20	305	35	15
Future Vol, veh/h	505	45	20	305	35	15
Conflicting Peds, #/hr	0	1	1	0	1	1
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	1	1	3	3	1	1
Mvmt Flow	543	48	22	328	38	16

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	592	0	940	569
Stage 1	-	-	-	-	568	-
Stage 2	-	-	-	-	372	-
Critical Hdwy	-	-	4.13	-	6.41	6.21
Critical Hdwy Stg 1	-	-	-	-	5.41	-
Critical Hdwy Stg 2	-	-	-	-	5.41	-
Follow-up Hdwy	-	-	2.227	-	3.509	3.309
Pot Cap-1 Maneuver	-	-	979	-	294	523
Stage 1	-	-	-	-	569	-
Stage 2	-	-	-	-	699	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	978	-	285	522
Mov Cap-2 Maneuver	-	-	-	-	285	-
Stage 1	-	-	-	-	568	-
Stage 2	-	-	-	-	680	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.54	18.01
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	330	-	-	111	-
HCM Lane V/C Ratio	0.163	-	-	0.022	-
HCM Ctrl Dly (s/v)	18	-	-	8.8	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0.6	-	-	0.1	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	185	65	35	305	10	20	15	35	10	55	35
Future Volume (vph)	10	185	65	35	305	10	20	15	35	10	55	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	100		0	100		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.966			0.996			0.895			0.941	
Flt Protected		0.998			0.995		0.950			0.950		
Satd. Flow (prot)	0	1778	0	0	1864	0	1719	1620	0	1770	1753	0
Flt Permitted		0.998			0.995		0.950			0.950		
Satd. Flow (perm)	0	1778	0	0	1864	0	1719	1620	0	1770	1753	0
Link Speed (mph)		35			45			45			45	
Link Distance (ft)		997			1612			2012			1125	
Travel Time (s)		19.4			24.4			30.5			17.0	
Confl. Peds. (#/hr)	1		1	1		1	1		1	1		1
Confl. Bikes (#/hr)			1			1			1			1
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles (%)	3%	3%	3%	1%	1%	1%	5%	5%	5%	2%	2%	2%
Adj. Flow (vph)	12	220	77	42	363	12	24	18	42	12	65	42
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	309	0	0	417	0	24	60	0	12	107	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 45.6%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Intersection Delay, s/veh	12.7
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	185	65	35	305	10	20	15	35	10	55	35
Future Vol, veh/h	10	185	65	35	305	10	20	15	35	10	55	35
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles, %	3	3	3	1	1	1	5	5	5	2	2	2
Mvmt Flow	12	220	77	42	363	12	24	18	42	12	65	42
Number of Lanes	0	1	0	0	1	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay, s/veh	11.8	14.7	9.8	10.4
HCM LOS	B	B	A	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	100%	0%	4%	10%	100%	0%
Vol Thru, %	0%	30%	71%	87%	0%	61%
Vol Right, %	0%	70%	25%	3%	0%	39%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	20	50	260	350	10	90
LT Vol	20	0	10	35	10	0
Through Vol	0	15	185	305	0	55
RT Vol	0	35	65	10	0	35
Lane Flow Rate	24	60	310	417	12	107
Geometry Grp	5	5	2	2	5	5
Degree of Util (X)	0.047	0.102	0.431	0.58	0.023	0.186
Departure Headway (Hd)	7.153	6.142	5.016	5.01	7.023	6.235
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	500	582	718	725	509	574
Service Time	4.904	3.891	3.05	3.01	4.771	3.982
HCM Lane V/C Ratio	0.048	0.103	0.432	0.575	0.024	0.186
HCM Control Delay, s/veh	10.3	9.6	11.8	14.7	9.9	10.4
HCM Lane LOS	B	A	B	B	A	B
HCM 95th-tile Q	0.1	0.3	2.2	3.8	0.1	0.7

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	205	25	10	305	45	25
Future Volume (vph)	205	25	10	305	45	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		200	200		0	0
Storage Lanes		1	1		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt		0.850			0.952	
Flt Protected			0.950		0.969	
Satd. Flow (prot)	1845	1568	1787	1881	1735	0
Flt Permitted			0.950		0.969	
Satd. Flow (perm)	1845	1568	1787	1881	1735	0
Link Speed (mph)	45			45	25	
Link Distance (ft)	1612			1161	904	
Travel Time (s)	24.4			17.6	24.7	
Confl. Peds. (#/hr)		1	1		1	1
Confl. Bikes (#/hr)		1				1
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles (%)	3%	3%	1%	1%	1%	1%
Adj. Flow (vph)	244	30	12	363	54	30
Shared Lane Traffic (%)						
Lane Group Flow (vph)	244	30	12	363	84	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 27.1%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	205	25	10	305	45	25
Future Vol, veh/h	205	25	10	305	45	25
Conflicting Peds, #/hr	0	1	1	0	1	1
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	200	200	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	3	3	1	1	1	1
Mvmt Flow	244	30	12	363	54	30

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	275	0	633	246
Stage 1	-	-	-	-	245	-
Stage 2	-	-	-	-	388	-
Critical Hdwy	-	-	4.11	-	6.41	6.21
Critical Hdwy Stg 1	-	-	-	-	5.41	-
Critical Hdwy Stg 2	-	-	-	-	5.41	-
Follow-up Hdwy	-	-	2.209	-	3.509	3.309
Pot Cap-1 Maneuver	-	-	1294	-	445	795
Stage 1	-	-	-	-	798	-
Stage 2	-	-	-	-	688	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1293	-	440	794
Mov Cap-2 Maneuver	-	-	-	-	440	-
Stage 1	-	-	-	-	797	-
Stage 2	-	-	-	-	681	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.25	13.17
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	524	-	-	1293	-
HCM Lane V/C Ratio	0.159	-	-	0.009	-
HCM Ctrl Dly (s/v)	13.2	-	-	7.8	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.6	-	-	0	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	40	465	20	50	285	5	80	50	75	10	20	15
Future Volume (vph)	40	465	20	50	285	5	80	50	75	10	20	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	100		0	100		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt		0.995			0.998			0.910			0.937	
Flt Protected		0.996			0.993		0.950			0.950		
Satd. Flow (prot)	0	1864	0	0	1828	0	1787	1712	0	1752	1728	0
Flt Permitted		0.996			0.993		0.950			0.950		
Satd. Flow (perm)	0	1864	0	0	1828	0	1787	1712	0	1752	1728	0
Link Speed (mph)		35			45			45			45	
Link Distance (ft)		997			1612			2012			1125	
Travel Time (s)		19.4			24.4			30.5			17.0	
Confl. Peds. (#/hr)	1		1	1		1	1		1	1		1
Confl. Bikes (#/hr)			1			1			1			1
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	1%	1%	1%	3%	3%	3%	1%	1%	1%	3%	3%	3%
Adj. Flow (vph)	43	500	22	54	306	5	86	54	81	11	22	16
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	565	0	0	365	0	86	135	0	11	38	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 50.1%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Intersection Delay, s/veh	22.2
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	40	465	20	50	285	5	80	50	75	10	20	15
Future Vol, veh/h	40	465	20	50	285	5	80	50	75	10	20	15
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles, %	1	1	1	3	3	3	1	1	1	3	3	3
Mvmt Flow	43	500	22	54	306	5	86	54	81	11	22	16
Number of Lanes	0	1	0	0	1	0	1	1	0	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	1	1
HCM Control Delay, s/veh	30.9	16.6	11.9	10.8
HCM LOS	D	C	B	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	SBLn1	SBLn2
Vol Left, %	100%	0%	8%	15%	100%	0%
Vol Thru, %	0%	40%	89%	84%	0%	57%
Vol Right, %	0%	60%	4%	1%	0%	43%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	80	125	525	340	10	35
LT Vol	80	0	40	50	10	0
Through Vol	0	50	465	285	0	20
RT Vol	0	75	20	5	0	15
Lane Flow Rate	86	134	565	366	11	38
Geometry Grp	5	5	2	2	5	5
Degree of Util (X)	0.182	0.249	0.845	0.582	0.025	0.077
Departure Headway (Hd)	7.602	6.657	5.386	5.727	8.214	7.387
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes
Cap	470	536	666	625	438	488
Service Time	5.388	4.442	3.452	3.804	5.914	5.087
HCM Lane V/C Ratio	0.183	0.25	0.848	0.586	0.025	0.078
HCM Control Delay, s/veh	12.1	11.7	30.9	16.6	11.1	10.7
HCM Lane LOS	B	B	D	C	B	B
HCM 95th-tile Q	0.7	1	9.4	3.7	0.1	0.2

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	505	45	20	305	35	15
Future Volume (vph)	505	45	20	305	35	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		200	200		0	0
Storage Lanes		1	1		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt		0.850			0.960	
Flt Protected			0.950		0.966	
Satd. Flow (prot)	1881	1599	1752	1845	1745	0
Flt Permitted			0.950		0.966	
Satd. Flow (perm)	1881	1599	1752	1845	1745	0
Link Speed (mph)	45			45	25	
Link Distance (ft)	1612			1161	904	
Travel Time (s)	24.4			17.6	24.7	
Confl. Peds. (#/hr)		1	1		1	1
Confl. Bikes (#/hr)		1				1
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	1%	1%	3%	3%	1%	1%
Adj. Flow (vph)	543	48	22	328	38	16
Shared Lane Traffic (%)						
Lane Group Flow (vph)	543	48	22	328	54	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 36.9%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	505	45	20	305	35	15
Future Vol, veh/h	505	45	20	305	35	15
Conflicting Peds, #/hr	0	1	1	0	1	1
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	200	200	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	1	1	3	3	1	1
Mvmt Flow	543	48	22	328	38	16

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	592	0	916	545
Stage 1	-	-	-	-	544	-
Stage 2	-	-	-	-	372	-
Critical Hdwy	-	-	4.13	-	6.41	6.21
Critical Hdwy Stg 1	-	-	-	-	5.41	-
Critical Hdwy Stg 2	-	-	-	-	5.41	-
Follow-up Hdwy	-	-	2.227	-	3.509	3.309
Pot Cap-1 Maneuver	-	-	979	-	304	540
Stage 1	-	-	-	-	584	-
Stage 2	-	-	-	-	699	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	978	-	296	539
Mov Cap-2 Maneuver	-	-	-	-	296	-
Stage 1	-	-	-	-	583	-
Stage 2	-	-	-	-	683	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0.54	17.45
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	343	-	-	978	-
HCM Lane V/C Ratio	0.157	-	-	0.022	-
HCM Ctrl Dly (s/v)	17.5	-	-	8.8	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.5	-	-	0.1	-

Appendix D
Turn Lane Warrant Calculations & Graphs

Left-turn Lane Analysis

Right-turn Lane Analysis

OPERATIONAL WARRANTS FOR LEFT-TURN LANES AT INTERSECTIONS ON TWO-LANE HIGHWAYS

Project: Pumpkin Hollow Residential
Scenario: Full Build - Access on Hoepker only
Analyst: DJL
Date: 8/6/2025

Location	Operating Speed (mph)	Opposing Volume (veh/hr)	Advancing Volume (veh/hr)	Left-Turn Volume (veh/hr)	Calculated Left-Turn Percentage**	Advancing Volume Threshold* (veh/hr)	Is Advancing Volume Threshold Met?	By How Much?
Hoepker @ Prop Road - AM Peak [1]	50	225	315	20	6.3%	494	NO	short 179 veh/hr
Hoepker @ Prop Road - PM Peak	50	550	325	20	6.2%	348	NO	short 23 veh/hr

** Advanced volume threshold based on exponential trendlines fit to the data in WisDOT FDM 11-25 Table 5.1. As a result, thresholds may differ slightly from data provided in Table 5.1.*

*** Calculated left-turn percentage must be between 5 and 40 percent to provide threshold.*

Notes

Operating speed is posted speed limit plus 5-mph.
Opposing volume = Opposing Through and Right
Advancing Volume = Advancing Left, Through, and Right

[1] For AM Peak volumes, 20 left-turning vehicles were shown (actual is 10) in order for threshold to be shown. Left-turn warrant at 10 is not met.

igure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

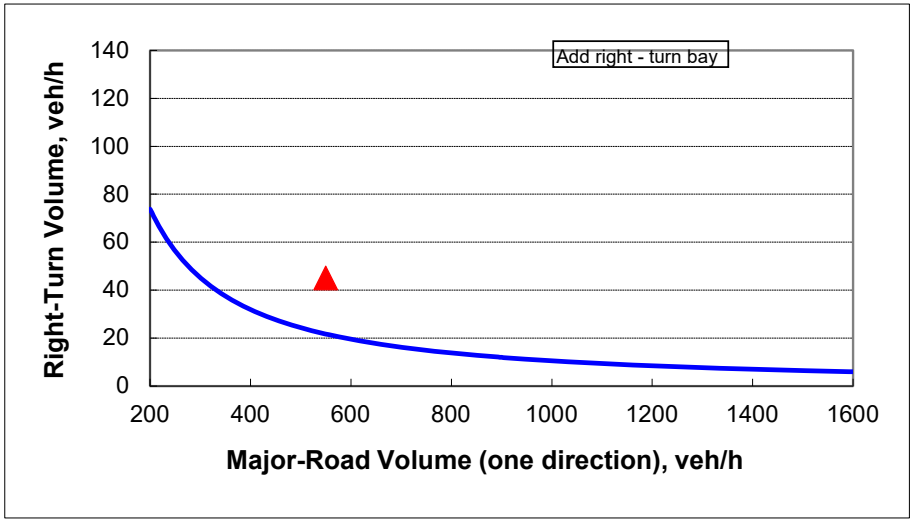
INPUT

Roadway geometry:	2-lane roadway

Variable	Value
Major-road speed, mph:	50
Major-road volume (one direction), veh/h:	550
Right-turn volume, veh/h:	45

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	22
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Add right-turn bay.	



City of Madison

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

Master

File Number: 89776

File ID:	89776	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	08/29/2025
File Name:	CSM - 120-126 N Orchard St et al			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by 4 Lakes Properties, LLC and Dayton-Orchard, LLC located at 120-126 N Orchard Street, 1313 Randall Court, 1314 Randall Court, and 1309-1311 W Dayton Street (District 8).

Notes:

		CC Agenda Date:	09/16/2025
		Agenda Number:	51.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Subdivision Application.pdf, Letter of Intent.pdf, Proposed CSM.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/2/2025	Maggie McClain	Approve	9/18/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	08/29/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Plan Commission (10/6/25), Common Council (10/7/25)

Text of Legislative File 89776

Fiscal Note
No City appropriation is required with the approval of this certified survey map. City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

Title
Approving a Certified Survey Map of property owned by 4 Lakes Properties, LLC and Dayton-Orchard, LLC located at 120-126 N Orchard Street, 1313 Randall Court, 1314 Randall Court, and 1309-1311 W Dayton Street (District 8).

Body
WHEREAS a Certified Survey Map of property owned by 4 Lakes Properties, LLC and Dayton-Orchard, LLC located at 120-126 N Orchard Street, 1313 Randall Court, 1314 Randall Court, and 1309-1311 W Dayton Street, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison 8/25/25 9:43 a.m.
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of $10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (M.G.O. Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

☐ Preliminary Subdivision Plat ☐ Final Subdivision Plat ☑ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of $250, plus $50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of $250 plus $200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: 4 Lakes Properties, LLC. Representative, if any: Abby Jones

Street address: 1020 Regent Street 2nd Floor City/State/Zip: Madison, WI 53715

Telephone: 608-308-2510 Email: [redacted]

Firm Preparing Survey: Vierbicher Contact: David Gullickson

Street address: 999 Fourier Drive, Suite 201 City/State/Zip: Madison, WI 53717

Telephone: 608-576-5511 Email: [redacted]

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☑ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 120, 122, 124, 126 & 128 N. Orchard St., 1313 & 1314 Randall Ct., 1309 and 1311 W. Dayton Street

Tax Parcel Number(s): 251/0709-221-1129-3, 1130-0, 1102-9, 1131-8, 1112-8, 1113-6

Zoning District(s) of Proposed Lots: TR-U2 School District: City of Madison

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____

Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	2	0	0.68
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):	TR-U2		0.68
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS			0.68

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats..
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent**: One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* *The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.*

** *A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.*

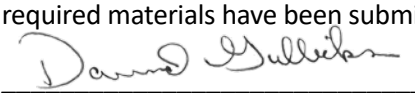
☐ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable* (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- *Do not email these files to the City's Office of Real Estate Services*. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits**: One copy of the approval letters from the town where the property is located *and* Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: David Gullickson, P.L.S. Signature: 

Date: 08/22/2025 Interest In Property On This Date: Land Surveyor

September 12, 2022

Ms. Heather Stouder
Director, Planning Division
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste 017
Madison, Wisconsin 53703

Re: Letter of Intent - Land Use Application Submittal
120-128 N Orchard St & 1313-1314 Randall Ct.
KBA Project #2219

Ms. Heather Stouder:

The following is submitted together with the plans and application for the staff and Plan Commission's consideration of approval.

Organizational Structure:

Owner:	4 Lakes Properties 31 S. Mills St Madison, WI 53715 (608) 308-2510 Contact: Joseph Soderholm joe@4lakesproperties.com	Architect:	Knothe & Bruce Architects, LLC 7601 University Avenue, Ste 201 Middleton, WI 53562 (608) 836-3690 Contact: Kevin Burow kburow@knothebruce.com
Engineer:	Vierbicher 999 Fourier Drive, Suite 201 Madison, WI 53717 (608) 826-0532 Contact: Randy Kolinske rkol@vierbicher.com	Landscape Design:	Parkitecture + Planning 901 Deming Way, Suite 102 Madison, WI 53717 (608) 886-6808 Contact: Blake Theisen blake@parkitecture.org

Introduction:

This proposed multi-family development involves the construction of a new multi-family apartment building at 124 N Orchard St. The project will require demolition of (5) existing 2-3 story residential rental houses located at: 120 N Orchard St, 124 N Orchard St, 128 N Orchard St, 1313 Randall Ct and 1314 Randall Ct. Following demolition, the individual parcels will be combined via CSM into a single building site for the new construction. Located within the Campus Area Neighborhood, the site is currently occupied by low-density student rental housing. This application requests permission of removal of the existing buildings for the development of a new eight story multi-family building. The development will include 48 of apartment units. The site is currently zoned TR-U2 (Traditional Residential – Urban 2) and will remain within this zoning for the proposed redevelopment.

Project Description:
The proposed project is a multi-family development consisting of 48 apartment units varying in size between one, two, three, four and five bedroom units. The building is eight stories with a single level of underground parking for both automobile and bicycle parking.

The building will step back from Orchard St. by 15' above the third floor in accordance with the recommendations in the Regent Street-South Campus Neighborhood Plan. The three-story scale along Orchard St provides the appropriate residential scale consistent with surrounding housing and apartment buildings. In addition to the three-story frontage, the building will provide three walk-up entrances to apartments along with a front porch feature to further enhance the connection with the street. Landscaping has been designed to enhance and soften areas while providing screening and shade where possible.

A combination of buff and darker-brown brick masonry paired with wood-toned and charcoal aluminum siding will provide a warm and dynamic façade, in keeping with the neighborhood context. The architecture breaks apart the overall scale of the building with setbacks, balconies, and a dynamic mixture of materials.

All vehicular traffic will enter from the rear side of the building via Randall Court. Limited automobile parking is provided in the underground level within the building. Minimal surface parking for guests is also available via Randall Court. Bicycle parking will be provided per Zoning requirements in the underground level as well as surface stalls both near the Orchard St. and Randall Ct building entries. The building entry on N Orchard St is within 250 ft of the nearest Madison Metro bus stop at the corner of N Orchard St and W Dayton St. allowing for easy access to many areas of the City.

City and Neighborhood Input:
We have met with the City on several occasions for this proposed development including a pre-application meeting with City Staff, a meeting with the Fire Department, and attending a DAT meeting. A virtual neighborhood meeting led by Alder Bennet and the Project Design Team was held on 8/9/22 and was attended by neighbors. General reaction at the meeting was positive with few questions and no opposition.

Demolition Standards
The existing (5) residential buildings are currently used as rental properties and they have been well used over many years; however, the existing density is under-serving the demands of the neighborhood and City. The five adjacent building sites, when combined, will provide a suitable parcel size for a new apartment building to provide significantly more housing within the same site area. We will do our best to repurpose any of the useful items within these buildings and will allow relocation of them if an interested party would desire to utilize the entire structure, and it is determined to be feasible to do so. The demolition standards will be met, and a Re-use and Recycling Plan will be submitted prior to the deconstruction of the existing structures.

Conditional Use Approvals:
The proposed development requires a conditional use to allow for an increase in building height (eight stories) and demolition of existing structures. The proposed building's size, scale and use are consistent with the City's Comprehensive Plan for this property, which indicates a desire for 8 story height along N Orchard St. We have also met or exceeded all other standards of the TR-U2 zoning.

Site Development Data:

Densities:	
Lot Area	17,905 S.F. / .41 acres
Dwelling Units	48 D.U.
Lot Area / D.U.	373 S.F./D.U.
Density	117 units/acre
Lot Coverage	13,637 S.F. / 76.1 %
Usable Open Space	3,608 S.F. (75 sq.ft./Unit)
Building Height:	8 Stories / 89'- 11"

Dwelling Unit Mix:

One Bedroom	14
Two Bedroom	14
Three Bedroom	4
Four Bedroom	9
Five Bedroom	7
Total	48 D.U.

Vehicle Parking:

Underground	10
Surface parking lot	7
Total	17 vehicle stalls

Bicycle Parking:

Garage Wall-Mount	14
Garage Floor-Mount	67
Surface	10
Total	91 bike stalls

Project Schedule:

It is anticipated that construction will start in August 2023 and be completed in August 2024

Thank you for your time and consideration of our proposal.

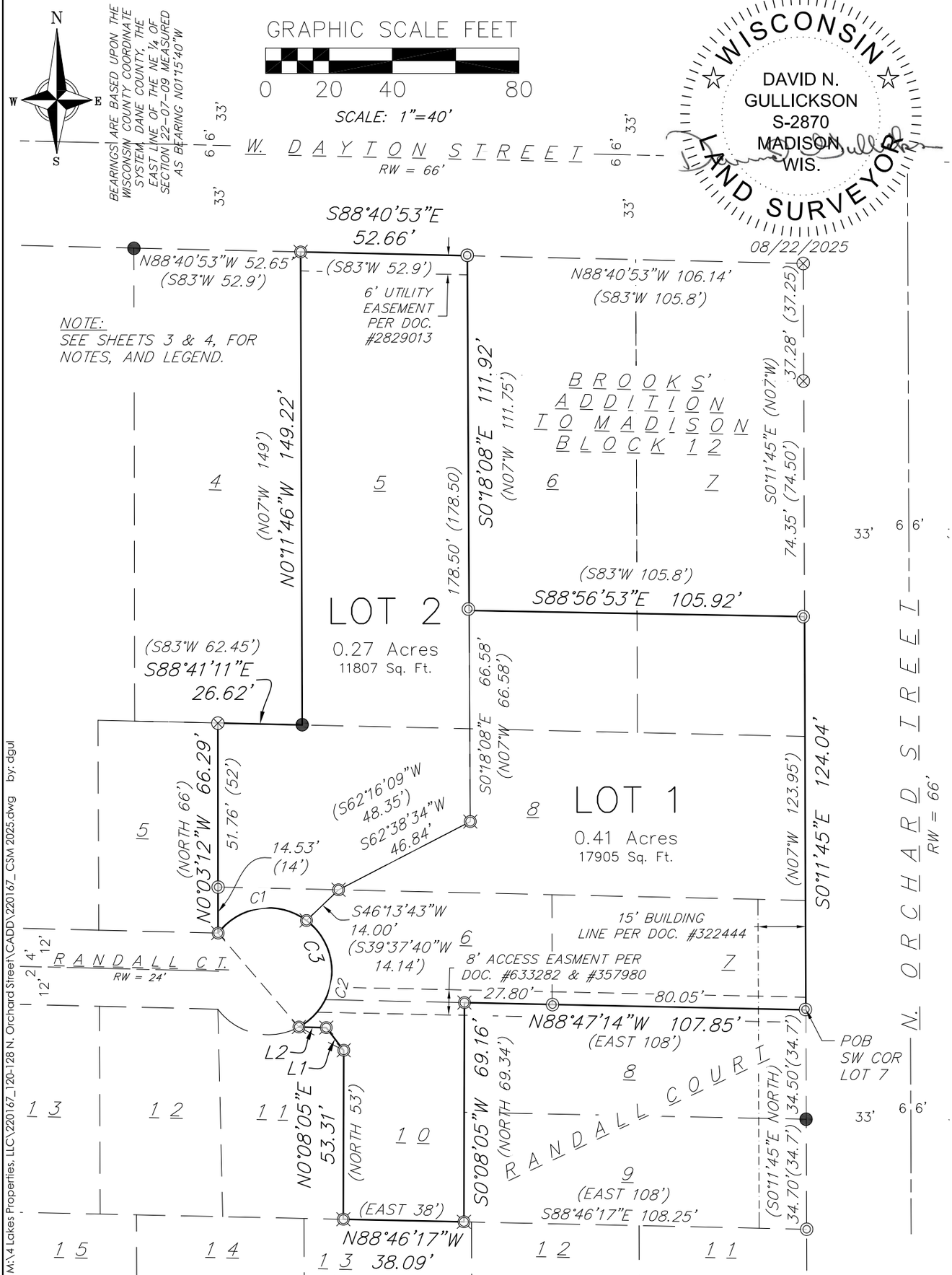
Sincerely



Kevin Burow, AIA, NCARB, LEED A.P.
Managing Member

CERTIFIED SURVEY MAP No._____

LOT 5 & 8, AND PART OF LOT 6, & 7, BLOCK 12, BROOKS ADDITION TO MADISON, REC. IN VOL. A, PAGE 7 OF PLATS, AS DOC. NO. 107, LOTS 6, 7, & PART OF LOT 10, RANDALL COURT, RECORDED IN VOL. 4, PAGE 17A OF PLATS, AS DOC. NO. 322444, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN



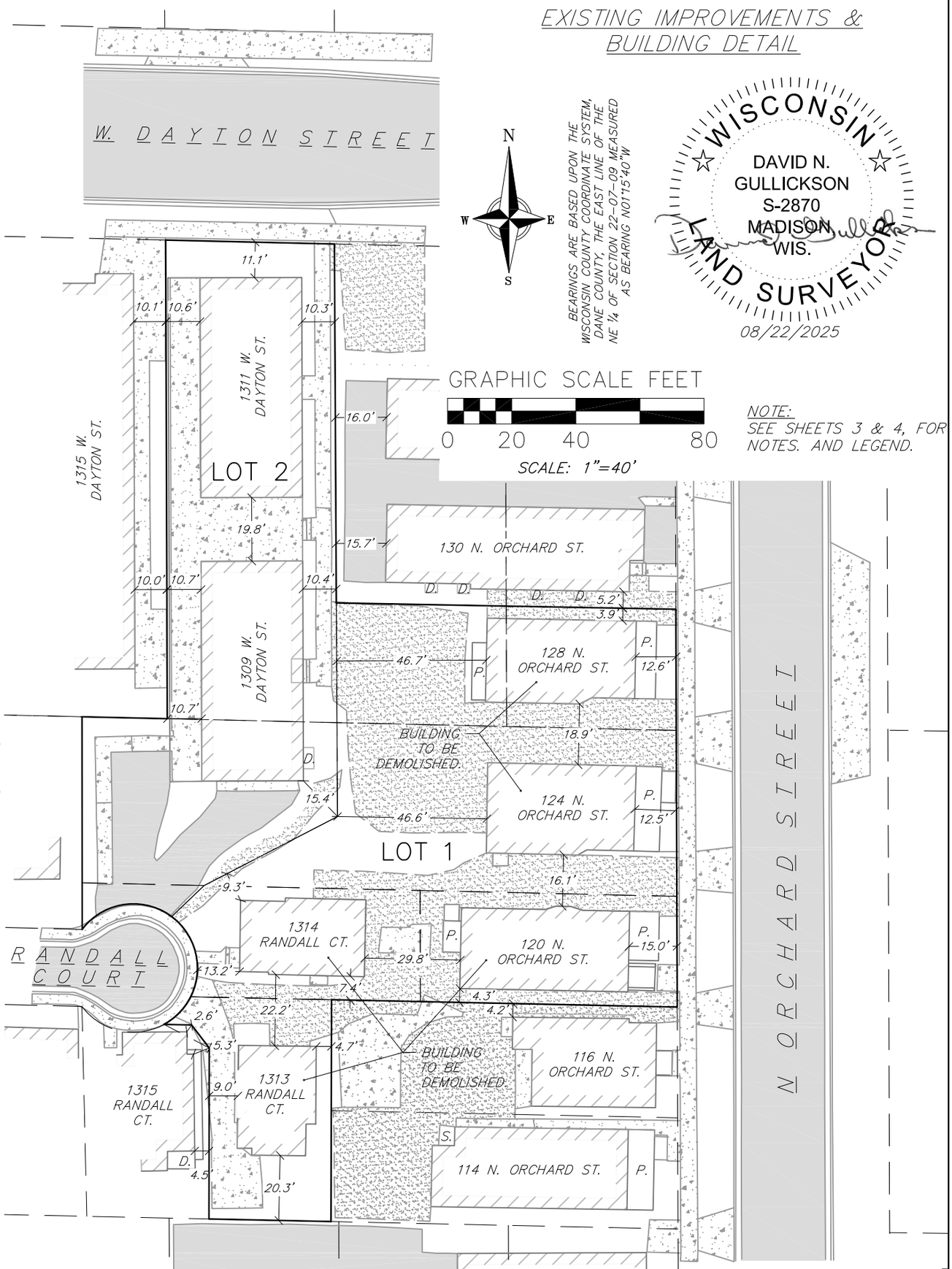
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vierbicher planners | engineers | advisors Phone: (800) 261-3898	FN: 220167 DATE: 08-22-2025 REV: Drafted By: DGUL Checked By: MLON	SURVEYED FOR: ABBY JONES 4 LAKES PROPERTIES, LLC 1020 REGENT ST, 2ND FLR MADISON, WI 53715	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 1 OF 8

CERTIFIED SURVEY MAP No._____

LOT 5 & 8, AND PART OF LOT 6, & 7, BLOCK 12, BROOKS ADDITION TO MADISON, REC. IN VOL. A, PAGE 7 OF PLATS, AS DOC. NO. 107, LOTS 6, 7, & PART OF LOT 10, RANDALL COURT, RECORDED IN VOL. 4, PAGE 17A OF PLATS, AS DOC. NO. 322444, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

EXISTING IMPROVEMENTS & BUILDING DETAIL



M:\4 Lakes Properties, LLC\220167_120-128 N. Orchard Street\CADD\220167_CSM 2025.dwg by: dgul

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

FN: 220167
DATE: 08-22-2025
REV:
Drafted By: DGUL
Checked By: MLON

SURVEYED FOR:
ABBY JONES
4 LAKES PROPERTIES, LLC
1020 REGENT ST, 2ND FLR
MADISON, WI 53715

C.S.M. No._____
Doc. No._____
Vol._____ Page_____

SHEET 2 OF 8

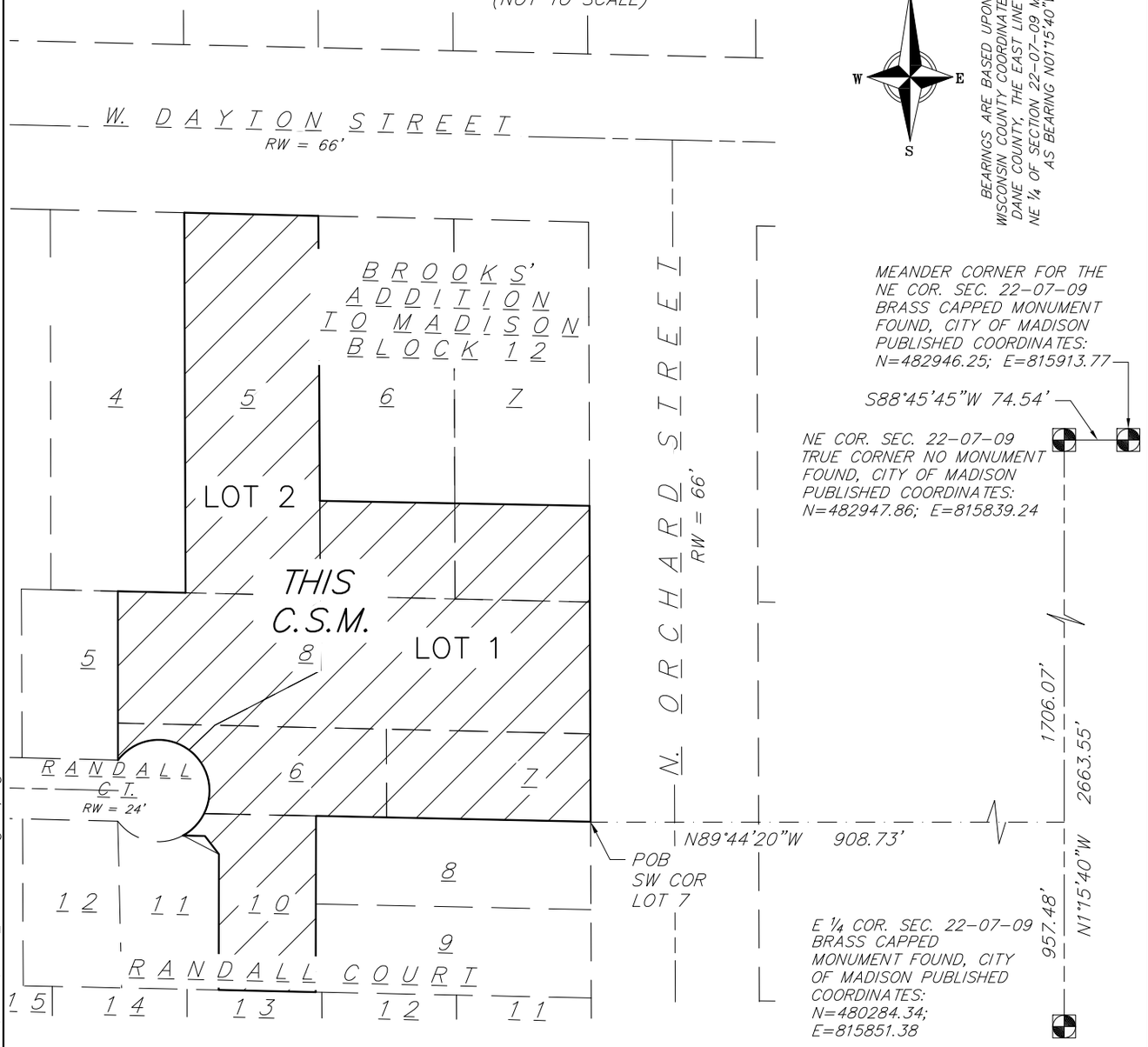
1303

CERTIFIED SURVEY MAP No._____

LOT 5 & 8, AND PART OF LOT 6, & 7, BLOCK 12, BROOKS ADDITION TO MADISON, REC. IN VOL. A, PAGE 7 OF PLATS, AS DOC. NO. 107, LOTS 6, 7, & PART OF LOT 10, RANDALL COURT, RECORDED IN VOL. 4, PAGE 17A OF PLATS, AS DOC. NO. 322444, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SECTION TIE DETAIL

(NOT TO SCALE)



SURVEY LEGEND

- ◎ FOUND 1" ø IRON PIPE
- ⊗ FOUND 2" ø IRON PIPE
- ● FOUND 3/4" ø IRON ROD
- ⊠ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- ( ) "RECORDED AS" INFORMATION

TOPOGRAPHIC HATCHING LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- GRAVEL

WISCONSIN
DAVID N. GULLICKSON
S-2870
MADISON, WIS.
LAND SURVEYOR

08/22/2025

M:\4 Lakes Properties, LLC\220167_120-128 N. Orchard Street\CADD\220167_CSM 2025.dwg by: dgul

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

FN: 220167	SURVEYED FOR:
DATE: 08-22-2025	ABBY JONES
REV:	4 LAKES PROPERTIES, LLC
Drafted By: DGUL	1020 REGENT ST, 2ND FLR
Checked By: MLON	MADISON, WI 53715

C.S.M. No._____
Doc. No._____
Vol._____ Page_____

SHEET 3 OF 8

1304

CERTIFIED SURVEY MAP No._____

LOT 5 & 8, AND PART OF LOT 6, & 7, BLOCK 12, BROOKS ADDITION TO MADISON, REC. IN VOL. A, PAGE 7 OF PLATS, AS DOC. NO. 107, LOTS 6, 7, & PART OF LOT 10, RANDALL COURT, RECORDED IN VOL. 4, PAGE 17A OF PLATS, AS DOC. NO. 322444, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES:

1. All buildings and improvements within Lot 1 shall be razed and removed prior to the redevelopment and improvement of Lot 1. Building within Lot 2 are to remain.
2. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
3. All lots created by this Certified Survey Map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop.
4. The "Building Lines" shown and noted on this Certified Survey Map are the "Building Lines" as shown and denoted on the Randall Court Plat. The "Building Lines" were not noted as a restriction on that plat as required by a public body and also the plat does not name a public body as a grantee, promisee or beneficiary. Therefore the "Building Lines" are not specifically enforceable by the City of Madison.
5. No changes to the existing drainage shall be allowed without the approval of the City Engineer.
6. The portion of Lot 1 within current Lot 7, Randall Court, is subject to covenants, conditions and restrictions per Doc No. 357980.
7. The portion of Lot 2 lying south of the south line of Lot 8, Block 12 or Brooks Addition is subject to covenants, conditions and restrictions per Doc No. 353776.
8. Document No. 633282 shall be amended/replaced by a separately recorded document to be recorded subsequent to the recording of this Certified Survey Map. Document No. 633282 has been amended by Document No._____.
11. This Certified Survey Map is subject to Easements and Agreements for Access, Stormwater Management by a separately recorded document to be recorded subsequent to the recording of this Certified Survey Map.
12. The properties are located within Wellhead Protection District–Zone (WP–27). Uses of the properties are required to comply with the City of Madison Wellhead Protection requirements as provided under MGO Sections 13.22 and 28.102.

Public Water Easements:

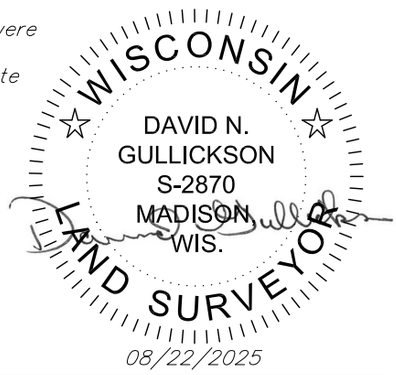
Creation of Easement Rights: A permanent easement over, across a portion of the property (the "Easement Area") is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground water main purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Water Main Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Water Main Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Water Utility General Manager.

Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.



08/22/2025

LINE TABLE			
LINE NUMBER	DIRECTION	LENGTH	
L1	N37°37'56"W	9.03'	(9.00')
L2	N88°43'23"W	8.64'	(8.54')

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Dir.	Tangent In	Tangent Out
C1	31.30'	20.00'	89°39'48"	28.20'	N81° 52' 58"E		
C2	40.06'	20.00'	114°46'22"	33.69'	S04° 06' 03"W		
C3	71.36'	20.00'	204°26'10"	39.09'	N40° 43' 51"W	N61° 29' 14"E	N37° 03' 04"E

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

FN: 220167
DATE: 08–22–2025
REV:
Drafted By: DGUL
Checked By: MLON

SURVEYED FOR:
ABBY JONES
4 LAKES PROPERTIES, LLC
1020 REGENT ST, 2ND FLR
MADISON, WI 53715

C.S.M. No._____
Doc. No._____
Vol._____ Page_____

SHEET 4 OF 8

M:\4 Lakes Properties, LLC\220167_120-128 N. Orchard Street\CADD\220167_CSM 2025.dwg by: dgul

CERTIFIED SURVEY MAP No._____

LOT 5 & 8, AND PART OF LOT 6, & 7, BLOCK 12, BROOKS ADDITION TO MADISON, REC. IN VOL. A, PAGE 7 OF PLATS, AS DOC. NO. 107, LOTS 6, 7, & PART OF LOT 10, RANDALL COURT, RECORDED IN VOL. 4, PAGE 17A OF PLATS, AS DOC. NO. 322444, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, David N. Gullickson, Professional Land Surveyor, No. S-2870, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of 4 Lakes Properties, LLC, Owner, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: David N. Gullickson

Date: August 22, 2025.

WISCONSIN
DAVID N. GULLICKSON S-2870 MADISON, WIS.
LAND SURVEYOR

Signed: _____
David N. Gullickson, P.L.S. No. S-2870

LEGAL DESCRIPTION:

Lot 5 and 8, Part of Lot 6 and 7, Block 12, Brooks Addition to Madison, Recorded in Volume A, Page 7 of Plats, as Document Number 166985, Lot 6, 7, 10 and part of Lot 10, Randall Court, Recorded in Volume 4, Page 17A of Plats, as Document Number 322444, Dane County Registry, located in the SE 1/4 of the NE 1/4 of Section 22, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows.

Commencing at the East Quarter (E ¼) corner of Said Section 22; thence N01°15'40"W along the East line of the NE ¼ of said Section 22, 957.48 feet; thence N89°44'20"W 908.73 feet to the Southeast corner of said Lot 7, Randall Court and the point of beginning (POB); thence N88°47'14"W, along the South line of said Lot 7, 107.85 feet to the Northeast corner of said Lot 10; thence S00°08'05"W, along the East line of said Lot 10, 69.16 feet to the Southeast corner of said Lot 10; thence N88°46'17"W, along the South line of said Lot 10, 38.09 feet to the Southwest corner of said Lot 10; thence N00°08'05"E, along the West line of said Lot 10, 53.31 feet; thence N37°37'56"W, 9.03 feet; thence N88°43'23"W, 8.64 feet to a non-tangential curve, said point also lying on the southerly right-of-way line of Randall Court; thence continuing along southerly right-of-way line of Randall Court, 71.36 feet along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 204°26'10", and a chord bearing N40°43'51"W, 39.09 feet to a non-tangential line, said point also lying on the Westerly line of said Lot 6, Randall Court; thence N00°03'12"W, along West line of said Lot 6, Randall Court, 66.29 feet to the Northwest corner of said Lot 8, Brooks Addition to Madison; thence S88°41'11"E, along North line of said Lot 8, 26.62 feet to the Southwest corner of said Lot 5; thence N00°11'46"W, along the West line of said Lot 5, 149.22 feet to the to the Northwest corner of said Lot 5 and a point on the northerly line of said Block 12, Brooks' Addition, said point also lying on the southerly right-of-way line of West Dayton Street; thence S88°40'53"E, along the northerly line of said Block 12 and the southerly right-of-way line of West Dayton Street, 52.66 feet to the Northeast corner of said Lot 5; thence S00°18'08"E, along the East line of said Lot 5, 111.92 feet; thence S88°56'53"E, 105.92 feet to a point on the easterly line of said Block 12, Brooks' Addition, said point also lying on the westerly right-of-way line of N. Orchard Street; thence S00°11'45"E, along the easterly line of said Block 12, Brooks' Addition and the westerly right-of-way line of N. Orchard Street 124.04 feet to the point of beginning.

Said description contains 29,712 square feet or 0.68 acres more or less.

M:\4 Lakes Properties, LLC\220167_120-128 N. Orchard Street\CADD\220167_ CSM 2025.dwg by: dgul

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

FN: 220167	SURVEYED FOR:	C.S.M. No._____	SHEET 5 OF 8
DATE: 08-22-2025	ABBY JONES		
REV:	4 LAKES PROPERTIES, LLC	Doc. No._____	
Drafted By: DGUL	1020 REGENT ST, 2ND FLR		
Checked By: MLON	MADISON, WI 53715	Vol._____ Page_____	

CERTIFIED SURVEY MAP No._____

LOT 5 & 8, AND PART OF LOT 6, & 7, BLOCK 12, BROOKS ADDITION TO MADISON, REC. IN VOL. A, PAGE 7 OF PLATS, AS DOC. NO. 107, LOTS 6, 7, & PART OF LOT 10, RANDALL COURT, RECORDED IN VOL. 4, PAGE 17A OF PLATS, AS DOC. NO. 322444, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

4 Lakes Properties, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that we caused land described on this Certified Survey Map to be surveyed, divided, and mapped as represented hereon. We further certify that this Certified Survey Map is required by s. 236.34 Wisconsin Statutes, to be submitted to the City of Madison for approval.

IN WITNESS WHEREOF, the said 4 Lakes Properties, LLC, has caused these presents to be signed by 4 Lakes Properties, LLC, by Joe Soderholm, its Managing Member, at Madison, Wisconsin, on this _____ day of _____, 2025.

In the Presence of:

By: 4 Lakes Properties, LLC,
Managing Member

By: _____
Joe Soderholm, Managing Member

State of Wisconsin)
) ss
County of Dane)

Personally came before me this _____ day of _____, 2025, the above named, Joe Soderholm, Managing Member of the above named 4 Lakes Properties, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ My Commission Expires: _____
Notary Public, State of Wisconsin

WISCONSIN
DAVID N. GULLICKSON S-2870 MADISON, WIS.
LAND SURVEYOR

08/22/2025

M:\4 Lakes Properties, LLC\220167_120-128 N. Orchard Street\CADD\220167_ CSM 2025.dwg by: dgul

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

FN: 220167
DATE: 08-22-2025
REV:
Drafted By: DGUL
Checked By: MLON

SURVEYED FOR:
ABBY JONES
4 LAKES PROPERTIES, LLC
1020 REGENT ST, 2ND FLR
MADISON, WI 53715

C.S.M. No._____
Doc. No._____
Vol._____ Page_____

SHEET 6 OF 8

CERTIFIED SURVEY MAP No._____

LOT 5 & 8, AND PART OF LOT 6, & 7, BLOCK 12, BROOKS ADDITION TO MADISON, REC. IN VOL. A, PAGE 7 OF PLATS, AS DOC. NO. 107, LOTS 6, 7, & PART OF LOT 10, RANDALL COURT, RECORDED IN VOL. 4, PAGE 17A OF PLATS, AS DOC. NO. 322444, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

MORTGAGEE CERTIFICATE:

Lake Ridge Bank, a banking corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Lake Ridge Bank, has caused these presents to be signed by _____, its Chief Lending Officer, on this _____ day of _____, 2025.

In the Presence of:

LAKE RIDGE BANK

By: _____
Chief Lending Officer

State of Wisconsin)
)ss
County of Dane)

Personally came before me this _____ day of _____, 2025, _____, of the above named banking corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Chief Lending Officer of said banking corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said banking corporation, by its authority.

_____
Notary Public, State of Wisconsin

My Commission expires: _____

WISCONSIN
DAVID N. GULLICKSON S-2870 MADISON, WIS.
LAND SURVEYOR
08/22/2025

M:\4 Lakes Properties, LLC\220167_120-128 N. Orchard Street\CADD\220167_ CSM 2025.dwg by: dgul

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FN: 220167
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Drafted By: DGUL
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SURVEYED FOR:
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4 LAKES PROPERTIES, LLC
1020 REGENT ST, 2ND FLR
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C.S.M. No._____
Doc. No._____
Vol._____ Page_____

CERTIFIED SURVEY MAP No._____

LOT 5 & 8, AND PART OF LOT 6, & 7, BLOCK 12, BROOKS ADDITION TO MADISON, REC. IN VOL. A, PAGE 7 OF PLATS, AS DOC. NO. 107, LOTS 6, 7, & PART OF LOT 10, RANDALL COURT, RECORDED IN VOL. 4, PAGE 17A OF PLATS, AS DOC. NO. 322444, DANE COUNTY REGISTRY, LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the City of Madison Plan Commission.

Dated this _____ day of _____, 2025.

Signed: _____
Matthew Wachter, Secretary
City of Madison Plan Commission

MADISON COMMON COUNCIL CERTIFICATE:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 2025; that said enactment provided for the acceptance of those lands divided by said Certified Survey Map to the City of Madison for public use.

Dated this ____ day of _____, 2025.

Signed: _____
Maribeth Witzel-Behl, City Clerk, City of Madison
Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE:

Received for recording on this ___ day of _____, 2025, at _____ o'clock ___.m., and recorded in Volume _____ of Certified Surveys on Pages _____. as Document Number _____.

_____
Kristi Chlebowski, Dane County Register of Deeds

WISCONSIN
DAVID N. GULLICKSON S-2870 MADISON, WIS.
LAND SURVEYOR
08/22/2025

M:\4 Lakes Properties, LLC\220167_120-128 N. Orchard Street\CADD\220167_CSM 2025.dwg by: dgul

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

FN: 220167 DATE: 08-22-2025 REV: Drafted By: DGUL Checked By: MLON	SURVEYED FOR: ABBY JONES 4 LAKES PROPERTIES, LLC 1020 REGENT ST, 2ND FLR MADISON, WI 53715	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 8 OF 8

City of Madison

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

Master

File Number: 89777

File ID:	89777	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	08/29/2025
File Name:	CSM - 223-225 W Gilman St			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by Rohr Chabad House at the University of Wisconsin, Inc. located at 223-225 W Gilman Street (District 2).

Notes:

		CC Agenda Date:	09/16/2025
		Agenda Number:	52.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Application.pdf, Letter of Intent.pdf, Proposed CSM.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/2/2025	Maggie McClain	Approve	9/18/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	08/29/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Common Council (10/7/25)					

Text of Legislative File 89777

Fiscal Note
No City appropriation is required with the approval of this certified survey map. City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

Title
Approving a Certified Survey Map of property owned by Rohr Chabad House at the University of Wisconsin, Inc. located at 223-225 W Gilman Street (District 2).

Body
WHEREAS a Certified Survey Map of property owned by Rohr Chabad House at the University of Wisconsin, Inc. located at 223-225 W Gilman Street, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison 8/18/25 9:42 a.m.
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of $10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (M.G.O. Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

☐ Preliminary Subdivision Plat ☐ Final Subdivision Plat ☑ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of $250, plus $50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of $250 plus $200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: Mendel Matusof Representative, if any: _____

Street address: 223 W Gilman Street City/State/Zip: Madison, WI 53703

Telephone: 608-257-1757 Email: [redacted]

Firm Preparing Survey: Vierbicher Associates Contact: Mike Ziehr / Dan Perry

Street address: 999 Fourier Drive, Suite 201 City/State/Zip: Madison, WI 53717

Telephone: 608-821-3962 Email: [redacted]

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☑ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 221, 223 & 225 W Gilman Street

Tax Parcel Number(s): 0709-144-2105-6 & 0709-144-2104-8

Zoning District(s) of Proposed Lots: UMX (Urban Mixed Use) School District: Madison

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): N/A

Date of Approval by Dane County: N/A Date of Approval by Town: N/A

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	1		0.315
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS			

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats..
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent**: One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* *The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.*

** *A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.*

☐ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable* (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- *Do not email these files to the City's Office of Real Estate Services*. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits**: One copy of the approval letters from the town where the property is located *and* Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Michael J. Ziehr Signature: _____

Date: August 18, 2025 Interest In Property On This Date: Land Surveyor

Dear Members on the Urban Design Commission and Plan Commission,

The growing population of Jewish students at the University of Wisconsin underscores the necessity for an expanded Chabad building. This roughly 12,000 sf addition will not only accommodate the increasing demand for Chabad's programs but also provide a more functional and versatile space for various activities and events for students on campus.

The proposed new addition will be located adjacent to the existing historical building and a recent addition built back in 2017. The proposed addition will preserve the historic façade and pickup on existing materials and horizontal planes to create a harmonious and aesthetically pleasing overall façade. By integrating a monumental grand staircase into the design, along the street facing façade, will help activate the adjacent park and help enhance the overall site context by providing relief from the harsh realities of the city scape and offer a moment of wonder to all that pass by.

I am confident that the proposed architectural enhancements will facilitate the organization's mission to foster inclusivity, cultural awareness, and community engagement. The design aims to create an environment that supports the diverse needs of the Chabad organization and Jewish student population, as well as, enhance the overall student campus experience.

Thank you for considering our project.

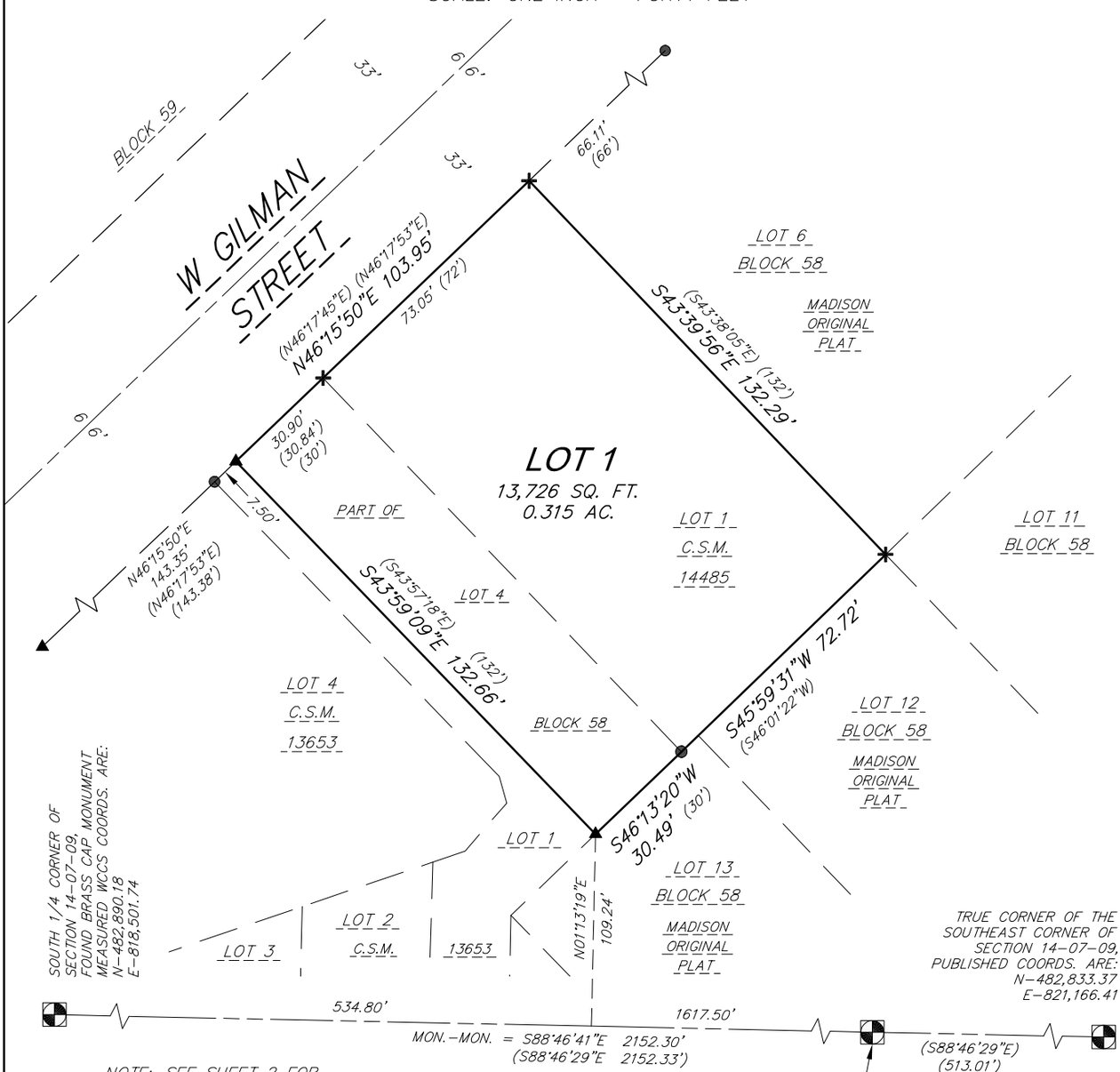
Sincerely,
Hamid Noughani

CERTIFIED SURVEY MAP No._____

PART OF LOT 4, BLOCK 58, ORIGINAL PLAT OF MADISON AS RECORDED IN VOL. A OF PLATS, ON PAGE 3, AS DOCUMENT No. 102 AND ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 14485 AS RECORDED IN VOL. 99 OF CERTIFIED SURVEY MAPS, ON PAGES 291–295, AS DOCUMENT No. 5317131, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 14, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

0 40 80

SCALE: ONE INCH = FORTY FEET



SOUTH 1/4 CORNER OF SECTION 14–07–09, FOUND BRASS CAP MONUMENT MEASURED WCCS COORDS. ARE: N–482,890.18 E–818,501.74

TRUE CORNER OF THE SOUTHEAST CORNER OF SECTION 14–07–09, PUBLISHED COORDS. ARE: N–482,833.37 E–821,166.41

MEANDER CORNER FOR THE SOUTHEAST CORNER OF SECTION 14–07–09, FOUND BRASS CAP MONUMENT MEASURED WCCS COORDS. ARE: N–482,844.28 E–820,653.55 PUBLISHED COORDS ARE: N–482,844.34 E–820,653.52

NOTE: SEE SHEET 2 FOR SITE DETAILS AND SHEET 3 FOR EASEMENT DETAILS.

SURVEY LEGEND

- ▲ FOUND P.K. NAIL
- ● FOUND 3/4" ø IRON ROD
- × FOUND CHISELED "X"
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

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GRID NORTH
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN NAD83 (2011) THE SOUTH LINE OF THE SE 1/4 OF SEC. 14–07–09 MEASURED AS BEARING S88°46'41"E

17 Aug 2025 - 9:20p M:\Assemblage Architects\230228_Chabad House\CADD\230228_CSM.dwg by: mzie

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planners | engineers | advisors

FN: 230228
DATE: 08/18/2025
REV:
Drafted By: MZIE
Checked By: DPER

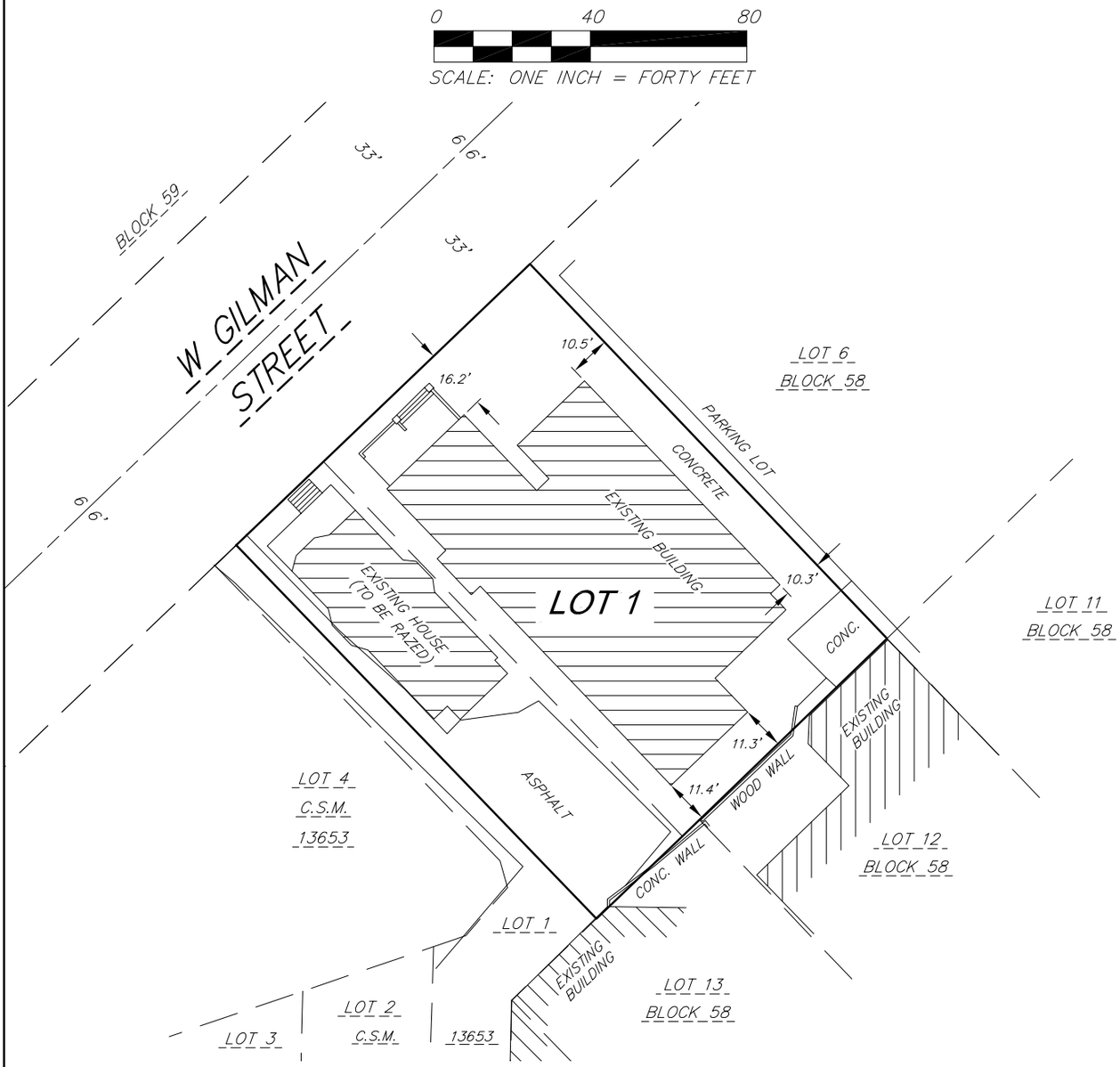
SURVEYED FOR:
Assemblage Architects
7433 Elmwood Avenue
Middleton, WI 53562

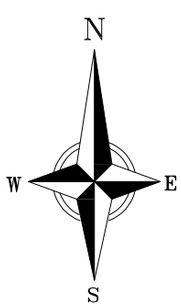
C.S.M. No._____
Doc. No._____
Vol._____ Page_____

SHEET 1 OF 5

CERTIFIED SURVEY MAP No._____

PART OF LOT 4, BLOCK 58, ORIGINAL PLAT OF MADISON AS RECORDED IN VOL. A OF PLATS, ON PAGE 3, AS DOCUMENT No. 102 AND ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 14485 AS RECORDED IN VOL. 99 OF CERTIFIED SURVEY MAPS, ON PAGES 291–295, AS DOCUMENT No. 5317131, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 14, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN





EXISTING SITE DETAILS

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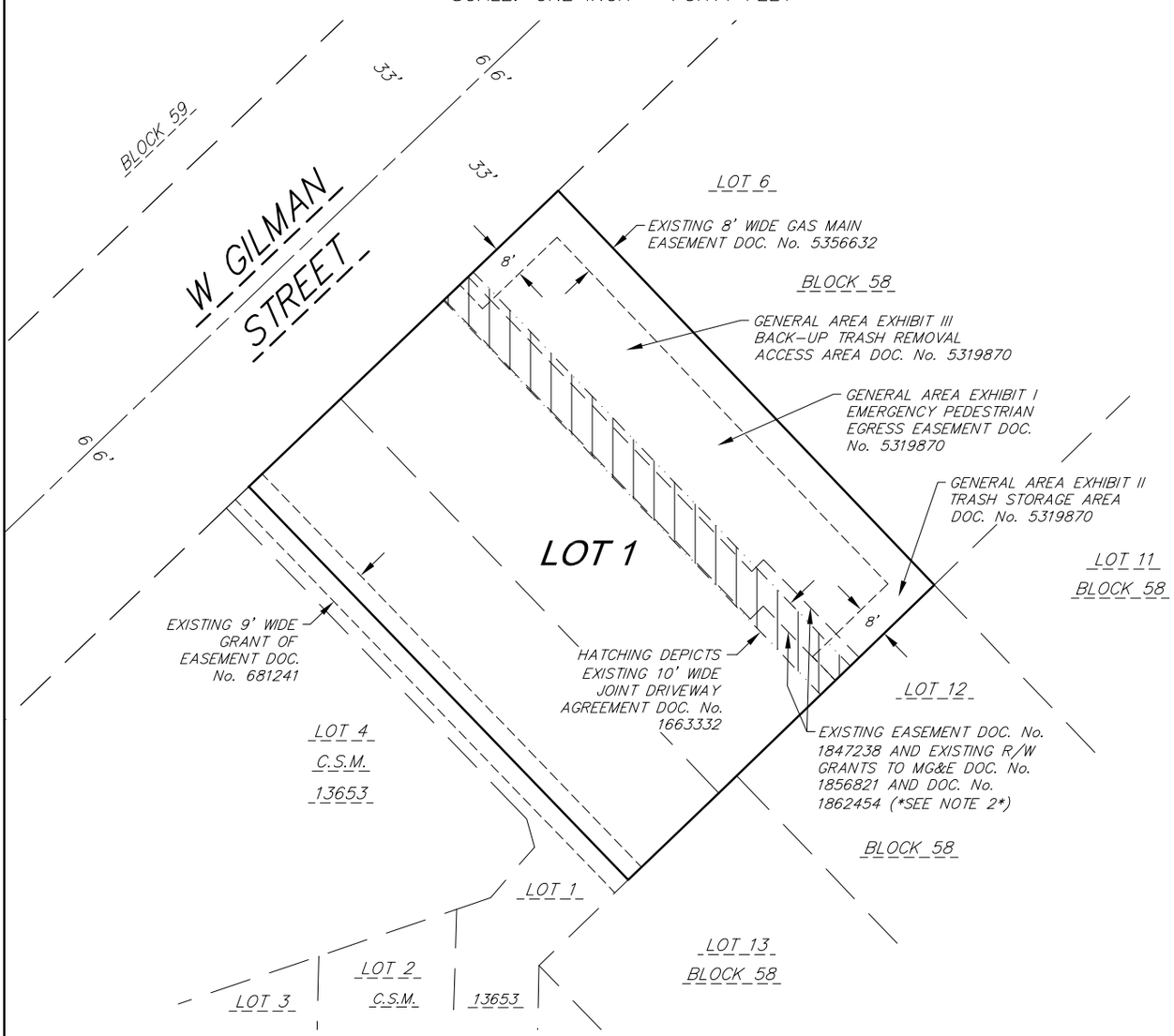
vierbicher planners | engineers | advisors	FN: 230228 DATE: 08/18/2025 REV: Drafted By: MZIE Checked By: DPER	SURVEYED FOR: Assemblage Architects 7433 Elmwood Avenue Middleton, WI 53562	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 2 OF 5

CERTIFIED SURVEY MAP No._____

PART OF LOT 4, BLOCK 58, ORIGINAL PLAT OF MADISON AS RECORDED IN VOL. A OF PLATS, ON PAGE 3, AS DOCUMENT No. 102 AND ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 14485 AS RECORDED IN VOL. 99 OF CERTIFIED SURVEY MAPS, ON PAGES 291–295, AS DOCUMENT No. 5317131, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 14, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

0 40 80

SCALE: ONE INCH = FORTY FEET



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GENERAL NOTES:

1. Existing Easement Document Number 1847238 is a permanent, non-exclusive easement for emergency vehicular and pedestrian egress from this C.S.M. to the southeast.
2. Existing Right-of-Way Grants for Gas Main to Madison Gas and Electric Company recorded as Document Number 1856821 and Document Number 1862454 are described and overlay existing easement shown hereon as Document Number 1847238 and therefore are not depicted.
3. This C.S.M. is subject to Memorandum of Lease, Option, and Right of First Refusal per Document Number 3158415.

EASEMENTS DETAILS

17 Aug 2025 - 9:22p M:\Assemblage Architects\230228_Chabad House\CADD\230228_CSM.dwg by: mzie

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planners | engineers | advisors

FN: 230228 DATE: 08/18/2025 REV: Drafted By: MZIE Checked By: DPER	SURVEYED FOR: Assemblage Architects 7433 Elmwood Avenue Middleton, WI 53562	C.S.M. No._____ Doc. No._____ Vol._____ Page_____

SHEET 3 OF 5

CERTIFIED SURVEY MAP No._____

PART OF LOT 4, BLOCK 58, ORIGINAL PLAT OF MADISON AS RECORDED IN VOL. A OF PLATS, ON PAGE 3, AS DOCUMENT No. 102 AND ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 14485 AS RECORDED IN VOL. 99 OF CERTIFIED SURVEY MAPS, ON PAGES 291–295, AS DOCUMENT No. 5317131, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 14, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Rohr Chabad at the University of Wisconsin, Inc., a Wisconsin Corporation f/k/a Chabad at the University of Wisconsin, Inc., as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 20____.

Rohr Chabad at the University of Wisconsin, Inc.

By: _____
Authorized Signatory

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20____, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of Wisconsin

My Commission expires: _____

CONSENT OF MORTGAGEE

Monona Bank, a banking association duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Monona Bank, has caused these presents to be signed by _____ its _____, at _____, Wisconsin, on this _____ day of _____, 20____.

Monona Bank

By: _____
Name:

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20____, _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

_____
Notary Public, State of Wisconsin

My Commission expires: _____

17 Aug 2025 - 7:22p M:\Assemblage Architects\230228_Chabad House\CADD\230228_CSM.dwg by: mzie

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planners | engineers | advisors

FN: 230228 DATE: 08/18/2025 REV: Drafted By: MZIE Checked By: DPER	SURVEYED FOR: Assemblage Architects 7433 Elmwood Avenue Middleton, WI 53562	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 4 OF 5

CERTIFIED SURVEY MAP No._____

PART OF LOT 4, BLOCK 58, ORIGINAL PLAT OF MADISON AS RECORDED IN VOL. A OF PLATS, ON PAGE 3, AS DOCUMENT No. 102 AND ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 14485 AS RECORDED IN VOL. 99 OF CERTIFIED SURVEY MAPS, ON PAGES 291–295, AS DOCUMENT No. 5317131, DANE COUNTY REGISTRY AND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 14, T07N, R09E, CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON COMMON COUNCIL CERTIFICATE

Resolved that the certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 20_____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said certified survey map to the City of Madison for public use.

Dated this _____ day of _____, 20_____.

_____
Michael Haas, Acting City Clerk, City of Madison

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Matthew Wachter,
Secretary of the Plan Commission

LEGAL DESCRIPTION

Part of Lot 4, Block 58, Original Plat of Madison as recorded in Volume A of Plats, on Page 3, as Document Number 102 and all of Lot 1, Certified Survey Map Number 14485 as recorded in Volume 99 of Certified Survey Maps, on Pages 291–295, as Document Number 5317131, Dane County Registry and located in the Southwest Quarter of the Southeast Quarter of Section 14, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin.

Said description contains 13,726 square feet or 0.315 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S–2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A–E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Date: AUGUST 18, 2025

Signed: _____
Michael J. Ziehr, P.L.S. S–2401

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20_____, at _____ o'clock _____.m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

_____
Kristi Chlebowski,
Dane County Register of Deeds

17 Aug 2025 - 7:23p M:\Assemblage Architects\230228_Chabad House\CADD\230228_CSM.dwg by: mzie

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planners | engineers | advisors

FN: 230228 DATE: 08/18/2025 REV: Drafted By: MZIE Checked By: DPER	SURVEYED FOR: Assemblage Architects 7433 Elmwood Avenue Middleton, WI 53562	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 5 OF 5

City of Madison

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

Master

File Number: 89778

File ID:	89778	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	08/29/2025
File Name:	CSM - Capitol Lake Campus			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by Capitol Lakes, Inc. located at 333-345 W Main Street, 110 S Henry Street, and 334 W Doty Street (District 4).

Notes:

		CC Agenda Date:	09/16/2025
		Agenda Number:	53.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Application.pdf, Letter of Intent.pdf, Proposed CSM.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/2/2025	Maggie McClain	Approve	9/18/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	08/29/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Common Council (10/7/25)

Text of Legislative File 89778

Fiscal Note
No City appropriation is required with the approval of this certified survey map. City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

Title
Approving a Certified Survey Map of property owned by Capitol Lakes, Inc. located at 333-345 W Main Street, 110 S Henry Street, and 334 W Doty Street (District 4).

Body
WHEREAS a Certified Survey Map of property owned by Capitol Lakes, Inc. located at 333-345 W Main Street, 110 S Henry Street, and 334 W Doty Street, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

SUBDIVISION APPLICATION

** Please read both pages of the application completely and fill in all required fields **

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

8/25/25 8:46 a.m.

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of $10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (M.G.O. Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

☐ Preliminary Subdivision Plat ☐ Final Subdivision Plat ☑ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of $250, plus $50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of $250 plus $200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: Capitol Lakes — Representative, if any: Tim Conroy
Street address: 333 W Main Street — City/State/Zip: Madison, WI 53703
Telephone: 608-283-2156 — Email: [redacted]

Firm Preparing Survey: Burse Surveying and Engineering Inc. — Contact: Michelle Burse
Street address: 2801 International Ln, Suite 101 — City/State/Zip: Madison WI 53704
Telephone: 608-250-9263 — Email: [redacted]

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☑ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 345 W. Main St., 334 W. Doty St., 110 S. Henry St., 333 W. Main St.
Tax Parcel Number(s): 0709-231-2118-4, 0709-231-2128-3, 0709-231-2101-9, 0709-231-2116-8
Zoning District(s) of Proposed Lots: PD — School District: Madison Metro

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____
Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	1		3.5644
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	1		3.5644

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats..
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent**: One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* *The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.*

** *A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.*

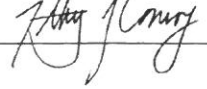
☐ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable* (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- *Do not email these files to the City's Office of Real Estate Services*. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits**: One copy of the approval letters from the town where the property is located *and* Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Tim Conroy Signature: 

Date: 8/18/25 Interest In Property On This Date: Owner Rep

Letter of Intent

Please consider this our formal Letter of Intent for the land use application/design review and to pursue an Amendment to the General Development Plan and Specific Implementation Plan which was previously approved May 24th, 1995.

Project Name:

Capitol Lakes Retirement Community

Parcel Location:

345 West Main Street (345 Address number will be retired with the demolition of 345 West Main streets current building on the property and it will become, 351 W Main St.)

Madison, WI

Contacts:

Applicant/Architect

Ankrom Moisan Architects., Inc.
38 NW Davis Street
Portland. Oregon 97209
Jason Erdahl
503.245.7100
jasone@ankrommoisan.com

Civil/Landscape Engineer

Professional Engineering
818 N. Meadowbrook Lane
Waunakee, WI 53597
Roxanne Johnson, P.E.
608-849-9378
RJohnson@pe-wi.com

Landowner/Building Occupant

Capitol Lakes Retirement
333 West Main Street, Madison, WI 53703
Tim Conroy
608-283-2156
tconroy@retirment.org

Traffic

TADI
Cedarburg, WI 53012
John A. Bieberitz, PE, PTOE
262-377-1845
jbieberitz@tadi-us.com

Contractor

McGann Construction
3622 Lexington Ave, Madison, WI 53714
608-241-5585

Capitol Lakes Retirement Community functions as a comprehensive campus consisting of four buildings, serving residents in independent living, assisted living, and skilled nursing. The proposed project involves the demolition of the existing assisted living building at 345 West Main Street, which currently houses 44

units. This will be replaced by a new 133,535 sq. ft. independent living facility featuring 49 units, thus expanding the campus. Current residents in the existing assisted living facility will be relocated to a newly renovated floor in the existing skilled nursing facility to the north that is slated for renovation.

The new independent living building will be connected to the Maingate building on West Main Street via a third-floor skybridge, providing seamless access for residents to the entire campus. The project will also include the construction of an underground parking garage with 58 total parking stalls, replacing the existing five surface parking spaces. The Capitol Lakes block is comprised of 18 parcels, with the new building being developed across five parcels totaling 53,558 sq. ft., while also extending across a sixth parcel.

Our project is in the Downtown Core neighborhood, adjacent to the Bassett Neighborhood with a design intended to seamlessly transition between these two distinct areas. The proposed exterior of the building will feature a combination of materials, including brick on the first floor, two stories of plank siding, and stucco on the fourth floor. The four-story structure will feature a rooftop deck with ground-floor units along Broom Street, designed to evoke the character of a residential brownstone, fostering a natural connection to the street and enhancing the neighborhood's architectural cohesion.

Our plan is to begin the construction phase in the last quarter of 2025 with completion first quarter of 2027. We are currently interviewing multiple local contractors to work with our team during design and through construction. During any construction that interferes with the sidewalk, a temporary sidewalk would be erected. Trees along broom and any remaining trees along Main and Doty streets will be protected and maintained per the arborist report and tree plan.

Site:

The Capitol Lakes development is a total of 3.63 acres (158,186sf).

Parcel A, Lots 1 through 18 (Block 50) are 3.63 acres (158,186 sf). As part of this project the property boundaries of Lots 1 through 18 will be revised via Certified Survey Map (CSM) to combine all the lots within the block (1-18) into one lot.

- Lots 1 through 18 PD lines within the site will be omitted and property will become one lot.
- Currently all of the existing buildings listed are connected by walkways.

Current lot information prior to CSM work:

- Lots 12 through 16 and 4 through 7, Capitol Lakes Health Center along 334 W Doty Street, 53703. Parcel Area total of 33,000 SF.
- Lots 10 through 12 and 7 through 9, Capitol Lakes Heights along 110 South Henry Street, 53703.
- Lots 1/2 and 17/18, Capitol Lakes Terraces along 345 W Main Street.
- Lots 3 through 7, Capitol Lakes Maingate along 333 West Main Street, Madison.

Existing Buildings on Campus (Block 50):

Health Center is a 39 bed Skilled Nursing currently attached to the Terraces building 44 feet to the west. This health center will be remodeled to serve as an assisted living facility on the third floor to replace the Terraces assisted living units. It is in conformance with the PUD-G.D.P. on file with your department. This property currently is restricted to one ownership and management. The ground coverage of this project is 29,164 sq ft. Setbacks are as follows: Doty Street – 0 ft.; Main Street – 122 ft.; Broom Street – 206 ft. The building is 44 feet in height as measured from the main entry level. There are 26 parking spaces provided within the building outline. The health center is attached to the Terraces building by an enclosed corridor.

Maingate is an independent facility at 333 W Main Steet, which houses 52 units and 59 underground parking stalls. Maingate functions as the entrance into the campus for the public and that will remain the case after construction of the proposed building. This is also where residents of the Maingate and Heights buildings can enjoy the dining rooms, coffee/gift shop, library, aquatics, fitness and common rooms for social activities.

Heights is a 14 Story Tower along S Henry Street that is entered through an entrance plaza, which houses 216 independent living units and 27 parking stalls. Heights includes a dining room with kitchen, lounge, salon services and laundry.

Terraces existing assisted living building at 345 West Main Street, which currently houses 44 units. This will be replaced by a new 133,535 sq. ft. independent living facility featuring 49 units, thus expanding the campus. Current residents in the existing assisted living facility will be relocated into the existing skilled nursing facility to the north that will soon be under renovation to become an assisted living facility.

Comprehensive Plan:

The City of Madison Comprehensive Plan designates this site as a planned development. The Block is made up of 4 existing planned developments but is within the Downtown Core Zone. Our plan is to do an amendment for the planned development and CSM to omit any property lines within the block.

Existing Zoning:

The new proposed building is part of a planned development but is within the Downtown Core District.

To remain consistent with the requirements of the Downtown Core zoning code, the building will meet the following criteria:

Downtown Core District – 28.074

1) Statement of purpose

The DC District is established to recognize the Capitol Square, the State Street corridor, and surrounding properties as the center of governmental, office, educational, cultural, specialty retail and recreational activities for the City and the region. Residential uses are appropriate in some locations or in combination with other uses. This district is intended to allow intensive development with high-quality architecture and urban design.

6) Site Standards: New and Existing Development

a) New parking shall be located in parking structures. Surface parking lots are prohibited.

Downtown District – 28.071

3) Design Standards

c) Façade Articulation. The facades of new buildings more than forty (40) feet in width shall be divided into smaller vertical intervals through techniques including but not limited to the following:

1. Facade modulation, step backs, or extending forward of a portion of the facade.
2. Vertical divisions using different textures, materials, or colors of materials.
3. Variation in roof lines to reinforce the modulation or vertical intervals.

4. Arcades, awnings, window bays, arched windows, and balconies to reinforce the vertical intervals.

d) Story Heights and Treatments

1. For all buildings, the minimum ground story height is twelve (12) feet, measured from the sidewalk to the second story floor.
2. For ground-story residential uses, landscaping, steps, porches, grade changes, and low ornamental fences or walls or similar treatments shall be located between the sidewalk and the front door to create a private yard area.

e) Doors and Window Openings

1. For street-facing facades with ground story non-residential uses, the ground story door and window openings shall comprise a minimum of fifty percent (50%) of the facade area.
2. For street-facing facades with ground story residential uses, ground story openings shall comprise a minimum of fifteen percent (15%) of the facade area.
3. For all buildings, upper story openings shall comprise a minimum of fifteen percent (15%) of the facade area per story.
4. Garage doors and opaque service doors shall not count toward the above requirements.
5. Glass on all windows and doors shall be clear or slightly tinted, allowing views into and out of the interior. Spandrel glass may be used on service areas on the building.

f) Building Materials

1. Buildings shall be constructed of durable, high-quality materials. Table 28 E-1 below lists allowable building materials.
2. All building facades visible from a public street or public walkway shall use materials and design features similar to or complementary to those of the front facade. See Table 28-1.

g) Equipment and Service Area Screening

1. Outdoor loading areas or mechanical equipment are not permitted in the front yard. When visible from an abutting public street or walkway, they shall be screened by a decorative fence, wall, or screen of plant material.
2. Fences and walls shall be architecturally compatible with the principal structure.

h) Screening of Roof Top Equipment

1. All rooftop equipment, with the exception of solar and wind equipment, shall be screened from view from adjacent streets and public rights-of-way. Rooftop equipment shall be screened from view from adjacent buildings to the extent possible.

2. The equipment shall be within an enclosure. This structure shall be set back a distance of one and one-half (1½) times its height from any primary facade fronting a public street. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials. (Am. by ORD-15-00104, 10-15-15)

Zoning designations of adjacent parcels are as follow for 345 W Main Street:

North: PD

South: DR2

West: PD, Urban Mixed-Use (UMX)

East: PD; Downtown Residential 2 (DR2)

Sustainability:

The building is providing a green roof off the third floor (Over the second floor) in the NE corner of the building for storm management that is 1,363.9 sq ft. Please see landscape plans for more details on the green roof layouts and planting types.

Signage:

The building address will be provided at the end of the residential entrance canopy off of Main Street and a sign at the residential entrance door with the name of the wing, Bassett Place. The main campus sign is located at the public entrance to the new building, which is Maingate building on 333 W Main Street as that is the campus entrance for the site.

Schedule:

Beginning the construction phase last quarter of 2025 with completion first quarter of 2027. We are currently interviewing multiple local contractors to work with our team during design and through construction.

Transportation:

Bike:

The Capitol Lakes independent living project will include stalls for 5 Secured shared fleet Bicycles for resident/employee use, 47 secured resident bike storage and 5 exterior short term bikes stalls along the building resident entrance on Main Street. A bicycle maintenance station for on-site employees, tenants, residents and visitors. Tools and supplies will include a bicycle pump, wrenches, a chain tool, tire levers, hex keys/Alen wrenches, torx keys, screwdrivers, and spoke wrenches. The existing bike path on the west side of the development will remain and be maintained throughout construction.

Transit:

Bus stop on Broom Street will be maintained and provided with a new concrete pad/shelter. The current bus stops blue bench will be salvaged to be used somewhere else on site. 49 Metro Fast cards will be provided to residents as an incentive to take public transit. Commute cards will be provided to the employees.

Deliveries:

Mailboxes and a secure area for USPS, UPS, Fedex, and or Amazon deliveries will be provided in the resident lobby of Basset place of Main street..

Traffic Study:

A traffic impact analysis has been completed by TADI and was submitted to the City of Madison with this submission. The site requires 15 TDM points and we are providing 16 points, please see TDM attached.

Operations:

Capitol Lakes has been serving older adults from Madison and beyond since its founding in 1975 by Methodist Retirement Services. We are a not-for-profit 501(c)(3) organization operating as a Life Plan Community. Residents commonly move into an apartment and can transition to assisted living or skilled nursing if needed. Capitol Lakes is open 24/7 and provides its own maintenance, housekeeping and property management services. The proposed facility will employ a staff of three individuals, with operating hours from 7 a.m. to 5 p.m. Monday through Saturday, and limited staff on Sundays. The existing staff supporting the Terraces assisted living building will be reutilized for the new addition and for support in the skilled nursing building.

The Specific Implementation Plan

Project Name:

Capitol Lakes Retirement Community

Parcel Location:

345 West Main Street (345 Address number will be retired with the demo of 345 West Main streets current building on site and it will become, 351 W Main St.)

Madison, WI

Legal Description:

333 West Main	Site Parcel Number 60-0709-231-2116-8
345 W. Main Street	Original plat, SW ½ of Lot 2, Block 50;
	Site Parcel Number 60-0709-231-2118-4
334 West Doty Street	Site Parcel 60-0709-231-2128-3
110 S. Henry Street	Site Parcel Number 60-0709-231-2101-9

Description Furnished:

Parcel A:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 11, 12, 13, 14, 15, 16 ,17 and 18, Block 50, Madison, according to the recorded plat thereof, in the City of Madison, County of Dane, State of Wisconsin.

Metes and Bound Description:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 11, 12, 13, 14, 15, 16 ,17 and 18, Block 50, Madison, according to the recorded plat thereof, in the City of Madison, County of Dane, State of Wisconsin, more particularly described as follow; Beginning at the southwest corner of said Lot 18, also being the northwest right of way of West Doty Street, also being the northwest right of way South Broom Street; thence North 43 degrees 48 minutes 44 seconds West along said northeast right of way, 265.42 feet to the southwest right of way West Main Street; thence North 45 degrees 57 minutes 50 seconds East along said southeast right of way, 596.22 feet to the southwest right of way of South Henry Street; thence South 48 degrees 48 minutes 39 second East along said southwest right of way, 265.22 feet to the aforementioned northwest right of way; thence South 45 degrees 56 minutes 40 seconds West along said northwest right of way, 596.21 feet to the point of beginning.

All of the buildings on Block 50 are located in the following lots:

- Lots 1 through 18 PD lines within the site will be omitted and property will become one lot.
- Lots 12 through 16 and 4 through 7, Capitol Lakes Health Center along 334 W Doty Street, 53703.
- Lots 10 through 12 and 7 through 9, Capitol Lakes Heights along 110 South Henry Street, 53703.
- Lots 1/2 and 15 through 18, Capitol Lakes Terraces along 345 W Main Street.

- Lots 3 through 7, Capitol Lakes Maingate along 333 West Main Street, Madison.

Development Description:

Capitol Lakes Retirement Community functions as a comprehensive campus consisting of four buildings, serving residents in independent living, assisted living, and skilled nursing.

Health Center is a 39bed Skilled Nursing currently attached to the Terraces building 44 feet to the west. This health center is being remodeled to be an assisted living facility on the third floor to replace the Terraces building units. It is in conformance with the PUD-G.D.P. on file with your department. This property currently is restricted to one ownership and management. The ground coverage of this project is 29,164 sq ft. Setbacks are as follows: Doty Street – 0 ft.; Main Street – 122 ft.; Broom Street – 206 ft. The building is 44 feet in height as measured from the main entry level. There are 26 parking spaces provided within the building outline. The health center is attached to the Terraces building by an enclosed corridor.

Maingate is an independent facility at 333 W Main Steet, which houses 52 units and 59 underground parking stalls. Maingate functions as the entrance into the campus for the public and that will remain the case after construction of the proposed building. This is also where residents of the Maingate and Heights buildings can enjoy the dining rooms, a coffee/gift shop, library, aquatics, fitness and common rooms for social activities.

Heights is a 14 Story Tower along S Henry Street that is entered through an entrance plaza, which houses 216 independent living units and 27 parking stalls. Heights includes a dining room with kitchen, lounge, salon services and laundry.

The proposed project involves the demolition of the existing Terraces assisted living building at 345 West Main Street, which currently houses 44 units. This will be replaced by a new 133,535 sq. ft. independent living facility featuring 49 units, thus expanding the campus. Current residents in the existing assisted living facility will be relocated into the existing skilled nursing facility to the north that is currently under renovation to become an assisted living facility.

The new independent living building will be connected to the Maingate building on West Main Street via a third-floor skybridge, providing seamless access for residents to the entire campus. The project will also include the construction of an underground parking garage with 58 parking stalls, replacing the existing five surface parking spaces.

Zoning Text *Applicant must submit 3 copies including the following*:

Height of proposed building(s)

Bulk of proposed building(s)

Signs

Lot width

Lot Area

Density

Family Definitions

Yards

Parking limitations & requirements

The building on 345 West Main Street is an existing assisted living building, which currently houses 44 units. This building will be demolished to make room for the proposed building and the address associated with it will be retired. The new building will receive the address 351 W. Main Street.

The new building at 351 W. Main Street will remain at the current allowed zoning height of stories and 60 feet. The building steps down with the slope of the site and was left at four stories to maintain views for Maingate and the Heights buildings on campus.

Our project is in the Downtown Core neighborhood, adjacent to the Bassett Neighborhood with a design intended to serve as a transition between these two distinct areas. The proposed exterior of the building will feature a combination of materials, including brick on the first floor, two stories of plank siding, and stucco on the fourth floor. The four-story structure will include a rooftop deck and ground-floor units along Broom Street, designed to evoke the character of a residential brownstone, fostering a seamless connection to the street and enhancing the neighborhood's architectural cohesion.

The building address will be provided at the end of the residential entrance canopy off of Main Street and a sign at the residential entrance door with the name of the wing, Bassett Place. The main campus sign is located at the public entrance to the new building, which is Maingate building on 333 W Main Street as that is the campus entrance for the site.

Lighting will be in conformance with the city of Madison standards for street and safety lighting. An appropriate standard for the Main street pedestrian corridor will be established to reflect the pedestrian orientation of the street. A standard for potential historic era lighting will be established for Broom, Doty and Henry streets to reflect the historic origins of the plat pattern, architecture and relationship to the capitol. All lighting will meet city of Madison standards for height, luminaire, cutoff, intensity, and patterns. Campus and landscape accent lighting will be submitted with the final electrical plans.

Lot width is not applicable. Capitol Lakes retirement community comprises all 18 lots and all of Block 50 will do a CSM to create one parcel/lot. Block 50 is 166,154 sf.

The site recognizes a thirty-foot required setback along Broom Street for potential expansion of the right-of-way from 66 feet to 96 feet from the Broom Street Widening Project which is in recommendation of the Bassett Neighborhood Plan. The Bassett Neighborhood Plan recommends that the city pursue the Broom Street Widening Project and conversion to two-way traffic to remove through traffic from Bassett Street and the interior of the Bassett Neighborhood. The neighborhood plan envisions Broom Street right-of-way expanding from 66 feet to 96 feet to all for a divided street with a median wide enough to accommodate the construction of left-turn lanes at intersections. Four lanes are also included in the cross section. This expansion in not currently anticipated by the city but the recognition of this thirty-foot setback at this time is appropriate and in the interest of the public welfare and the recommendations of the Bassett Neighborhood Plan. Several developments along Broom Street have recognized this setback and dedicated for the city future use.

All maintenance and upgrades to the entire site will be responsibility of Capitol Lakes retirement community. Please see operating plan attached for the operational structure, use, maintenance and continued protection of the development and any of its common services, common open areas, or other facilities.

The new building at 351 W Main Street will be a new 133,535 sq. ft. independent living facility featuring 49 units, thus expanding the campus. The site of the new proposed building is 53,558 square feet. The new independent living building will be connected to the Maingate building on West Main Street via a third-floor skybridge, providing seamless access for residents to the entire campus. The floor breakdown is below, which results in a floor area ratio of 2,725 SF/Unit.

Parking 32,494 SF

Lower Floor 24,409 SF

First Floor 24,068 SF

Second Floor 23,908 SF

Third Floor 24,066 SF

Roof Deck 4,589 SF

Private yards will be provided for some residents and the remaining courtyard will be integrated into existing courtyard between Maingate and the Health Center. Courtyards will be secured and dedicated to the residents and are shown on the site plan. Upper and lower courtyards will be connected by staircase and both will be connected to the public right of way. Courtyards are provided with walking paths and will have a retaining wall with greenery and trailing plants to grown down/up walls to provide lush green space for the residents. Two green roofs will be provided on the building and the residential entrance into the building. Given the nature of the courtyard for the new building being shared by the parking structure roof it will also be a green roof with paths.

Property includes an existing bus stop with bench and concrete pad along Broom Street. Plans include salvage of the existing bench for reuse on the site and an addition of a new concrete pad with accessible bus shelter. 5 Secured shared fleet Bicycles for resident/employee use, 47 secured resident bike storage, and 5 exterior short term bikes stalls along the building resident entrance on Main Street will be provided. A bicycle maintenance station for on-site employees, tenants, residents and visitors. Tools and supplies will include a bicycle pump, wrenches, a chain tool, tire levers, hex keys/Alen wrenches, torx keys, screwdrivers, and spoke wrenches. The existing bike path on the west side of the development will remain and be maintained throughout construction.

The project will also include the construction of an underground parking garage with 58 parking stalls, replacing the existing five surface parking spaces. Parking will be a ratio of 1.22 which will provide extra parking for employees and visitors of the building. Two accessible stalls will be provided with one being designated as a VAN parking stall. Electric vehicle parking to be provided for resident use.

Proposed Zoning Text

General Provisions

1) Statement of purpose
   The DC District is established to recognize the Capitol Square, the State Street corridor, and surrounding properties as the center of governmental, office, educational, cultural, specialty retail and recreational activities for the City and the region. Residential uses are appropriate in some locations or in combination with other uses. This district is intended to allow intensive development with high-quality architecture and urban design.
2) Height and Setback requirements
   a) Building height within the downtown, as defined by the height map, Table 28E-3 establishes an 8 story height limit within and against the site. We propose to allow 8 story for the entirety of Block 50, with a max of 116 feet.
   b) Buildings must meet both the maximum number of stories in the Downtown Height Map and the maximum height in Table 28E-3. In the CV area in the Downtown Height Map, the maximum height shall be the Capitol View Preservation Limit.

Minimum front yard Setback	Nonresidential or mixed-use buildings: 0′ or 5′ (Nee note a. below) 0′ if the distance between the curb and property line is equal to or greater than 15′ or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15′ distance. 5′ if the distance between the curb and property line is less than 15′. See (a) below and Downtown Setback Map and Setback Exceptions Map.
Maximum front yard setback	10 feet
Side yard setback	0′ or 5′ 0′ if the distance between the curb and property line is equal to or greater than 15′ or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15′ distance. 5′ if the distance between the curb and property line is less than 15′. See (a) below and Downtown Setback Map and Setback Exceptions Map
Rear yard setback	10 Feet (See (a) below)
Maximum lot coverage	90%
Maximum height	8 Stories
Minimum Height	2 Stories

a. Thirty foot required setback along Broom Street for potential expansion of the right-of-way from 66 feet to 96 feet from the Broom Street Widening Project which is in recommendation of the Bassett Neighborhood Plan.

3) Design Standards.
   a) Façade Articulation. The facades of new buildings more than forty (40) feet in width shall be divided into smaller vertical intervals through techniques including but not limited to the following:
      5. Facade modulation, step backs, or extending forward of a portion of the facade.
      6. Vertical divisions using different textures, materials, or colors of materials.
      7. Variation in roof lines to reinforce the modulation or vertical intervals.
      8. Arcades, awnings, window bays, arched windows, and balconies to reinforce the vertical intervals.
   b) Story Heights and Treatments
      3. For all buildings, the minimum ground story height is twelve (12) feet, measured from the sidewalk to the second story floor.
      4. For ground-story residential uses, landscaping, steps, porches, grade changes, and low ornamental fences or walls or similar treatments shall be located between the sidewalk and the front door to create a private yard area.
   c) Doors and Window Openings.
      6. For street-facing facades with ground story non-residential uses, the ground story door and window openings shall comprise a minimum of fifty percent (50%) of the facade area.
      7. For street-facing facades with ground story residential uses, ground story openings shall comprise a minimum of fifteen percent (15%) of the facade area.
      8. For all buildings, upper story openings shall comprise a minimum of fifteen percent (15%) of the facade area per story.
      9. Garage doors and opaque service doors shall not count toward the above requirements.
      10. Glass on all windows and doors shall be clear or slightly tinted, allowing views into and out of the interior. Spandrel glass may be used on service areas on the building.
   d) Building Materials.
      3. Buildings shall be constructed of durable, high-quality materials. Table 28 E-1 below lists allowable building materials.
      4. All building facades visible from a public street or public walkway shall use materials and design features similar to or complementary to those of the front facade. See Table 28-1.
   e) Equipment and Service Area Screening.
      3. Outdoor loading areas or mechanical equipment are not permitted in the front yard. When visible from an abutting public street or walkway, they shall be screened by a decorative fence, wall, or screen of plant material.
      4. Fences and walls shall be architecturally compatible with the principal structure.
   f) Screening of Roof Top Equipment.
      3. All rooftop equipment, with the exception of solar and wind equipment, shall be screened from view from adjacent streets and public rights-of-way. Rooftop equipment shall be screened from view from adjacent buildings to the extent possible.

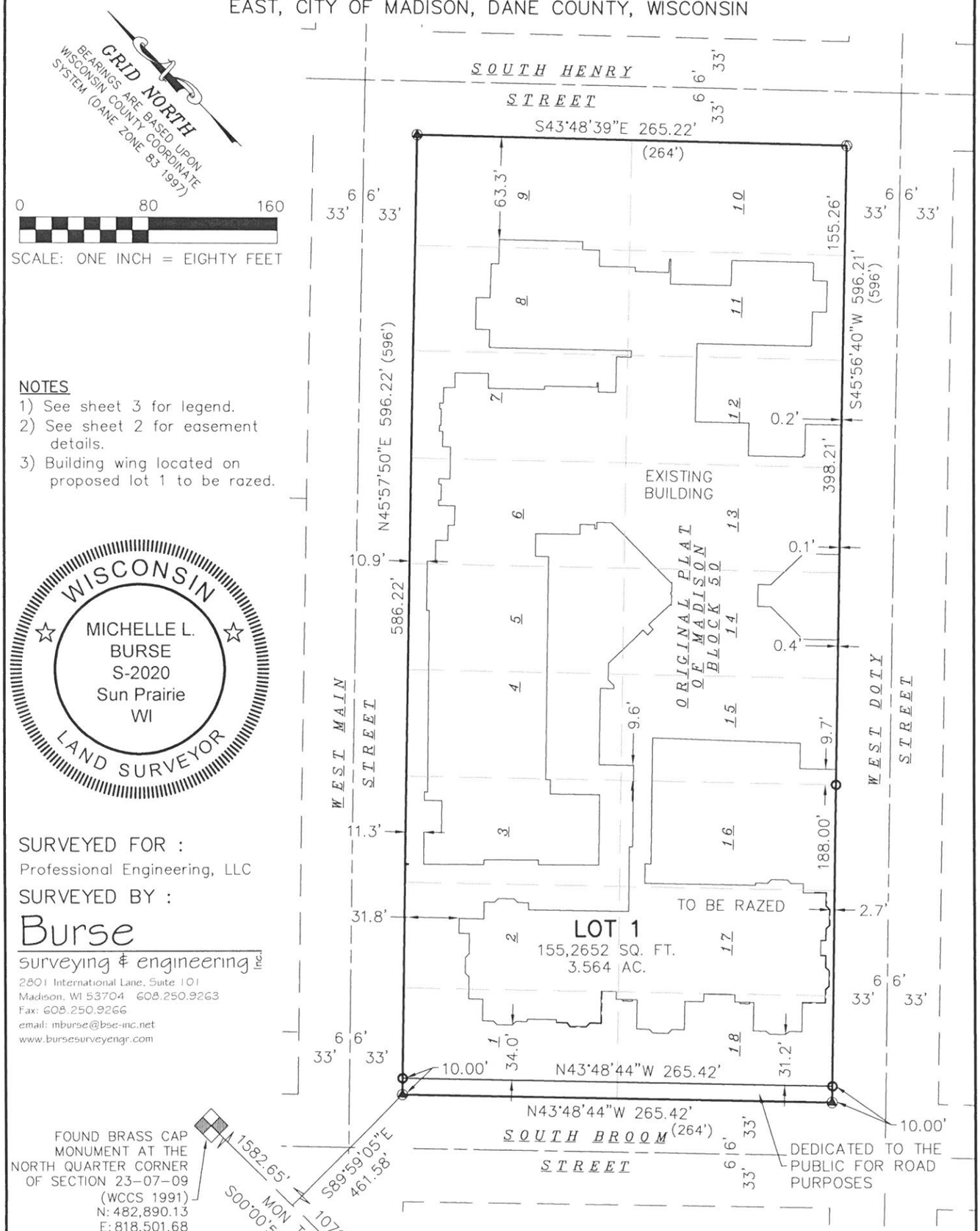
4. The equipment shall be within an enclosure. This structure shall be set back a distance of one and one-half (1½) times its height from any primary facade fronting a public street. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials. (Am. by ORD-15-00104, 10-15-15)

g) Site Standard: New and Existing Development.

a) Parking shall be located in parking structures. Surface parking lots are prohibited.

CERTIFIED SURVEY MAP No. _____

LOTS 1–18, BLOCK 50, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST AND NORTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



NOTES
1) See sheet 3 for legend.
2) See sheet 2 for easement details.
3) Building wing located on proposed lot 1 to be razed.

WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie
WI
LAND SURVEYOR

SURVEYED FOR :
Professional Engineering, LLC

SURVEYED BY :
Burse surveying & engineering Inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: August 24, 2025
Plot View: CSM 1
\BSE2578\2024\dwg\Survey\BSE2578CSMv20.dwg

CERTIFIED SURVEY MAP No. _____

LOTS 1–18, BLOCK 50, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST AND NORTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

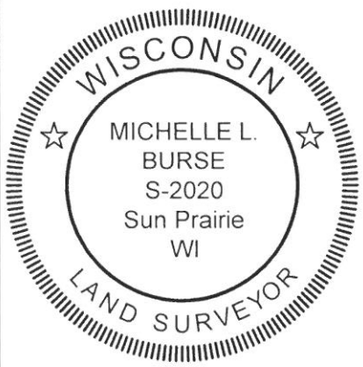
GRID NORTH

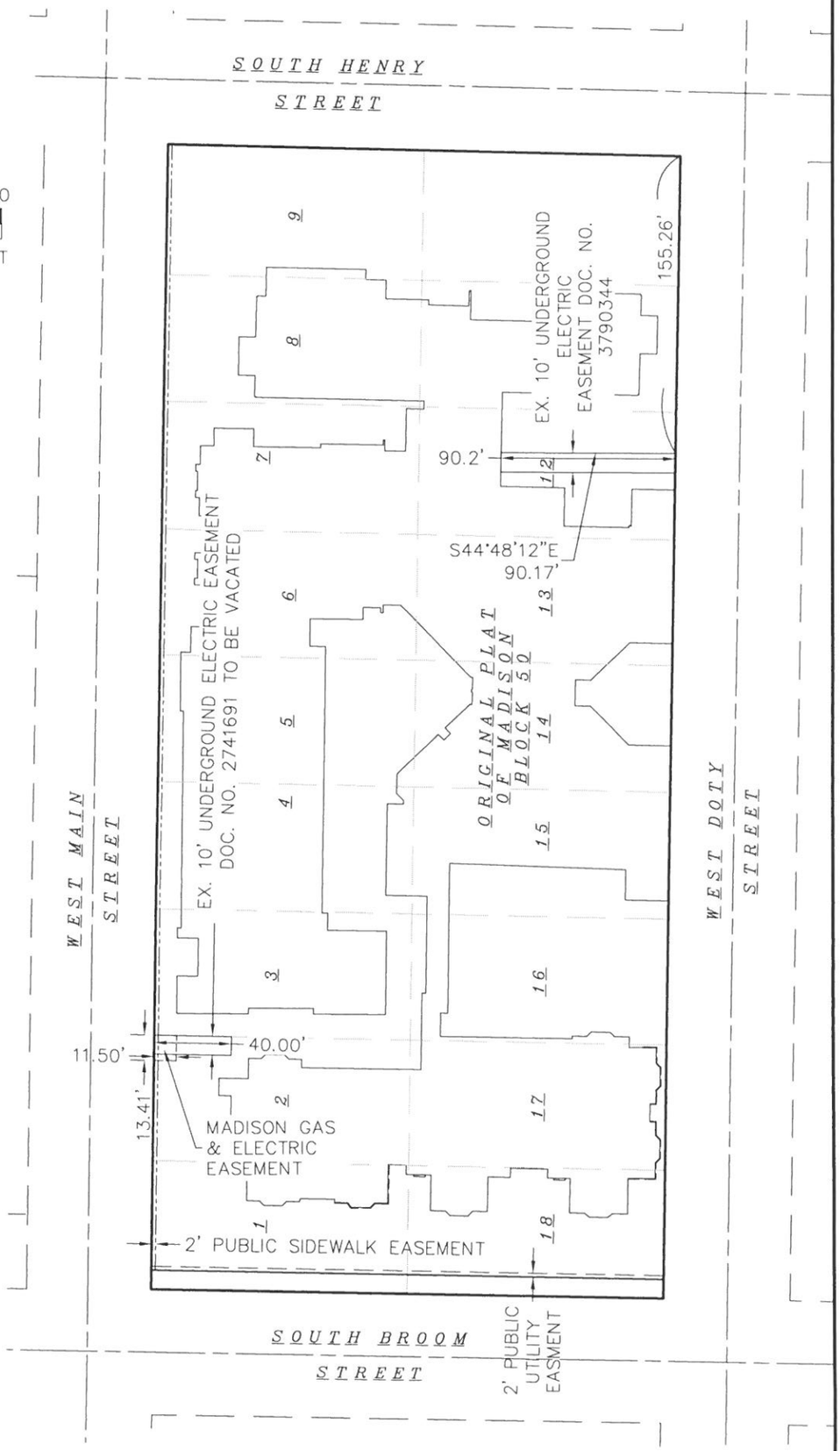
BEARINGS ARE BASED UPON WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE 83 1997)

0 80 160

SCALE: ONE INCH = EIGHTY FEET

EASEMENT DETAILS





SURVEYED FOR :
Professional Engineering, LLC

SURVEYED BY :

Burse
surveying & engineering Inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: August 25, 2025
Plot View: CSM 2
\BSE2578\2024\dwg\Survey\BSE2578CSMv20.dwg

CERTIFIED SURVEY MAP No. _____

LOTS 1–18, BLOCK 50, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST AND NORTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

▲	MAG NAIL FOUND
⊙	NAIL IN DRILL HOLE FOUND
o	3/4" X 18" SOLID IRON RE–ROD SET, WT. 1.50 lbs./ft.
( )	INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped All of Lots 1–18, Block 50, Original Plat of Madison, as recorded in Volume A of Plats, on page 3, Dane County Registry, located in the Southeast and Northeast Quarters of the Northeast Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows: Commencing at the North Quarter corner of said Section 23; thence South 00 degrees 00 minutes 55 seconds West along the west line of said Northeast Quarter, 1582.65 feet; thence South 89 degrees 59 minutes 05 seconds East, 461.58 feet to the Point of Beginning, also to the northeast right of way of South Broom Street, also to the southeast right of way of West Main Street; thence North 45 degrees 57 minutes 50 seconds East along said southeast right of way, 596.22 feet to the southwest right of way of South Henry Street; thence South 43 degrees 48 minutes 39 seconds East along said southwest right of way, 265.22 feet to the northwest right of way of West Doty Street; thence South 45 degrees 56 minutes 40 seconds West along said northwest right of way, 596.21 feet to the aforementioned northeast right of way; thence North 43 degrees 48 minutes 44 seconds West along said northeast right of way, 265.42 feet to the Point of Beginning, under the direction of Capitol Lakes, Inc., owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this ___ day of _____, 202_.

Signed: _____
Michelle L. Burse, P.L.S. No. 2020

WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie
WI
LAND SURVEYOR

SURVEYED FOR :
Professional Engineering, LLC

SURVEYED BY :
Burse
surveying & engineering Inc.
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email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: August 24, 2025
Plot View: CSM 3
\BSE2578\2024\dwg\Survey\BSE2578CSMv20.dwg

CERTIFIED SURVEY MAP No. _____

LOTS 1–18, BLOCK 50, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST AND NORTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Capitol Lakes, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Capitol Lakes, Inc. does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said Capitol Lakes, Inc. has caused these presents to be signed by _____, its President on this _____ day of _____, 202_.

Capitol Lakes, Inc.

By: _____
President

STATE OF WISCONSIN)
)ss
County of Dane)

Personally came before me this _____ day of _____, 202_, _____, President of the above named Company to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

Notary Public, Wisconsin_____

My commission expires _____

SURVEYED FOR :
Professional Engineering, LLC

SURVEYED BY :
Burse
surveying & engineering Inc.
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Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

WISCONSIN
MICHELLE L.
BURSE
S-2020
Sun Prairie
WI
LAND SURVEYOR

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: August 24, 2025
Plot View: CSM 4
\BSE2578\2024\dwg\Survey\BSE2578CSMv20.dwg

CERTIFIED SURVEY MAP No. _____

LOTS 1–18, BLOCK 50, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST AND NORTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the secretary of the City of Madison Plan Commission.

Dated this _____ day of _____, 202_.

_____
Steven R. Cover, Secretary Plan Commission.



SURVEYED FOR :
Professional Engineering, LLC

SURVEYED BY :

Burse
surveying & engineering Inc
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Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: August 24, 2025
Plot View: CSM 5
\BSE2578\2024\dwg\Survey\BSE2578CSMv20.dwg

CERTIFIED SURVEY MAP No. _____

LOTS 1–18, BLOCK 50, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST AND NORTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CONSENT OF MORTGAGEE

Santander Bank, N.A., a banking association duly organized and existing under and by virtue of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the above owner's certificate.

IN WITNESS WHEREOF, the said Santander Bank, N.A., has caused these presents to be signed by _____, its _____, at _____, Wisconsin, this _____ day of 20__.

_____
Authorized Representative

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this ___ day of _____, 20__, _____, its _____ of the above named banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

Notary Public: _____

My commission expires/is permanent: _____

SURVEYED FOR :
Professional Engineering, LLC

SURVEYED BY :
Burse
surveying & engineering Inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie
WI
LAND SURVEYOR

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: August 24, 2025
Plot View: CSM 6
\BSE2578\2024\dwg\Survey\BSE2578CSMv20.dwg

CERTIFIED SURVEY MAP No. _____

LOTS 1–18, BLOCK 50, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHEAST AND NORTHEAST QUARTERS OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number _____, adopted on the _____ day of _____, 202_, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this ____ day of _____, 202_.

_____
Maribeth Witzel–Behl, City Clerk
City of Madison, Dane County, Wisconsin



SURVEYED FOR :
Professional Engineering, LLC

SURVEYED BY :
Burse
surveying & engineering Inc
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: August 24, 2025
Plot View: CSM 7
\BSE2578\2024\dwg\Survey\BSE2578CSMv20.dwg

Office of the Register of Deeds
_____ County, Wisconsin
Received for Record
_____, 20____ at
_____ o'clock __M as
Document No. _____
in _____
_____
_____

_____
Register of Deeds

1343

City of Madison

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

Master

File Number: 89833

File ID:	89833	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	09/04/2025
File Name:	Small Cap TIF Loan Stella's Bakery			**Final Action:**	

Title: Authorizing a loan to Stella's Bakery of Madison or its assigns in the amount of $250,000 for real estate improvements to the commercial property at 3113 Syene Road through the TID 51 Small Cap TIF program using TID #51 incremental revenue as authorized in the TID #51 Project Plan (RES-23-00208) adopted by the Common Council on March 7, 2023. (District 14)

Notes:

		CC Agenda Date:	09/16/2025
		Agenda Number:	54.
Sponsors:	Isadore Knox Jr.	**Effective Date:**	
Attachments:	TIF Loan Summary Stellas of Madison.pdf	**Enactment Number:**	
Author:	Michael Miller, Business Development Specialist	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/4/2025	Maggie McClain	Approve	9/24/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	09/04/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (9/29/25), Economic Development Committee (9/17/25), Common Council (10/7/25)

Text of Legislative File 89833

Fiscal Note

The proposed resolution authorizes a Small Cap TIF loan to Stella's Bakery of Madison or its

assigns in the amount of $250,000 for real estate improvements to the commercial property at 3113 Syene Rd. The TID 51 Project Plan includes $1.5 million for Small Cap TIF Loan Program. At loan closing, the City shall disburse an amount equal to 15% of the principal amount of loan to MDC from Program funds for servicing. The service fees for this loan will be $37,500.

The TID 51 Project Plan includes $1.5 million for Small Cap TIF Loans. The Common Council approved the TID 51 Project Plan in 2023 (RES-23-00208, Leg file 75809). Council further authorized Madison Development Corporation (MDC) to administer the program in TID 51 (RES-23-00470, Leg file 78323). Six other Small Cap TIF loans in TID 51 have been approved by Council: $212,500 (RES-23-00651, Leg file 80079), $250,000 (RES-23-00776, Leg file 80813), $80,000 (RES-24-00060, Leg file 81363), $113,500 (RES-24-00061, Leg file 81366), $100,000 (RES-24-00348, Leg file 83170), and $125,000 (RES-24-00551, Leg file 84609). Service fees for these loans total $132,150.

No additional City appropriation is required.

Title

Authorizing a loan to Stella's Bakery of Madison or its assigns in the amount of $250,000 for real estate improvements to the commercial property at 3113 Syene Road through the TID 51 Small Cap TIF program using TID #51 incremental revenue as authorized in the TID #51 Project Plan (RES-23-00208) adopted by the Common Council on March 7, 2023. (District 14)

Body

WHEREAS, the City of Madison has created the boundary and Project Plan for Tax Incremental District (TID) #51 on March 7, 2023 RES-23-00208 (File ID Number 75809); and

WHEREAS, the intent and purpose of the Project Plan, among other things, is to attract and retain business and employment in the South Madison area generally bounded by Fish Hatchery Road, the Beltline Highway, John Nolan Drive, and Murphy Creek; and

WHEREAS, Stella's Bakery of Madison will operate its businesses out of this location and the improvements will include cold storage, new equipment, as well as a new roof and new HVAC. This will allow the company to automate most production which is currently done manually. The structure includes 3 offices, small storage, two restrooms, 4160 SF warehouse, two loading docks and one drive-in overhead door. The company has been in operation since 1988; and

WHEREAS, Stella's Bakery of Madison would utilize Small Cap TIF program funds to assist with the real estate improvements for the property located at 3113 Syene Road, hereby meeting the requirements of the Small Cap TIF program; and

WHEREAS, the program guidelines stipulate through these funds borrowers may receive zero-percent (0%) loans, not to exceed $250,000, for the purpose of purchasing real estate, financing real estate improvements or not to exceed $150,000 for purchasing capital machinery and equipment. And for each anniversary year of the Common Council authorization of the Loan, 20% of the original principle of the Loan is forgiven until the entire balance is forgiven at the end of five (5) years; and

WHEREAS, the City of Madison has a service contract with Madison Development Corporation (MDC) to market the Program to eligible small businesses and MDC shall qualify all Borrowers for eligibility and credit-worthiness; and

WHEREAS, MDC created a loan summary report and the MDC Loan Committee has recommended an investment of $250,000 of TID 51 Small Cap TIF loan program funds using TID #51 incremental revenue to this project.

NOW, THEREFORE BE IT RESOLVED, that the Common Council authorizes a $250,000 TID 51 Small Cap TIF loan program using TID #51 incremental revenue to Stella's Bakery of Madison and/or its assigns for real estate improvements to the property at 3113 Syene Road; and

BE IT FINALLY RESOLVED that the Mayor and City Clerk are hereby authorized to execute a loan agreement and/or any other documents as may be necessary to effectuate the transaction, all of which are subject to the approval of the City Attorney.

CITY OF MADISON – TID #51 – SMALL CAP LENDING PROGRAM
LOAN SUMMARY REPORT
AUGUST 22, 2025

BORROWER: Cubetti 3113, LLC

BUSINESS: Stella's of Madison, Inc.

ADDRESS: 3113 Syene Rd, Madison, WI 53713-3206

PRINCIPALS: Jennifer Patrello and Patrick Patrello

CREDIT REQUEST: $250,000 from Small Cap TIF Program (TID #51)

AMORTIZATION: 5-year maturity. 20 % forgivable per year.

RATE: 0% fixed. 0% closing fee.

PURPOSE: Provide funding for real estate renovations at 3113 Syene Rd, Madison, WI 53713.

COLLATERAL: Second real estate mortgage on 3113 Syene Rd, Madison, WI. Assignment of Leases & Rents on 3113 Syene Rd, Madison, WI 53713. General Business Security Agreement (GBSA). Unlimited Personal Guaranty of Patrick & Jennifer Patrello. Unlimited Corporate Guaranty from Stella's of Madison, Inc.

DISADVANTAGED BUSINESS

____ MBE
_X_ WBE
____ L-M-I Ownership
____ Other _____

TYPE OF BUSINESS

___X Basic
____Neighborhood
Years in Operation: _37

CDBG ENVIRONMENTAL REVIEW

Required: Yes ____ No__**x**___

Date Requested: _____

JOB IMPACT

_6_ Number of Jobs Created

OTHER FUNDING

- Park Bank, Owner's contribution, construction loan TBD

BACKGROUND

Stella's Madison Inc. (Stella's) has been a successful Madison-based bakery for more than 35 years. The bakery was started by Max and Coralia Harn in 1988 and their products became a staple at the Dane County Farmers Market. Max and Coralia's youngest daughter Jennifer Patrello and husband Patrick purchased shares of the family business in 2019. Jennifer and Patrick became sole owners of Stella's of Madison Inc. in June 2021. Stella's currently employs 12 full-time non-seasonal employees. And during their high season, the company employs up to 20 full-time employees and 25 part-time employees.

Over the last several years, Jennifer and Patrick worked to diversify sales into grocery stores, direct to consumer, and restaurants. The goal is to convert seasonal employees into full-time, year-round employees.

Stella's applied for the City of Madison's Small Cap TIF Program to assist in the renovation of a recent purchase, streamlining of a new facility and production line which would allow the company to hire more year-round employees and keep up with current demand.

PROJECT DESCRIPTION

The subject property is located at 3113 Syene Rd in Madison, just two blocks away from the company's current location. The property is a pre-engineered steel building on slab with metal and brick exterior. The property also includes an office space with 3 offices, small storage, and two restrooms totaling 840SF office. The warehouse totals 4160 SF and includes two loading docks and one drive-in overhead doors. The parking lot was recently repaved and includes 21 parking spots. The lot is 1.058 Acres. The company closed on the property on August 15, 2025.

In order to relocate Stella's, the space will need remodeling. The remodel will include cold storage, new equipment, as well as new roof and new HVAC. This will allow the company to automate most production which is currently done manually. This is expected to cut costs and scale production.

This credit request to MDC's Small Cap TIF Program represents a piece of gap financing for the project, which is estimated to cost $1.194M. The funding request from the Small Cap Lending Program is for real estate renovations. The renovations are expected to take 18 months to complete, with the new facility expected to be operational by Q2 2027.

BUDGET

Stella's of Madison, Inc.

3113 Syene Rd., Madison

The breakdown is listed below:

Real Estate Purchase	$	790,000
Real Estate Improvements		400,000
Equipment		150,000
		-
Total Costs	$	1,340,000
Less: Owner Contribution	$	185,000
Total Costs	$	1,155,000
Park Bank	$	620,000
Other Lender Construction Loan	$	285,000
Madison Development Corporation (BLP)		-
Small Cap TIF - Lending Program		250,000
Total	$	1,155,000

Submitted By:
Patrick and Jennifer Patrello

MANAGEMENT

Jennifer Patrello: Jennifer Patrello is the President of Stella's of Madison, Inc. As a daughter of the original founders of Stella's, she has been affiliated with the company for decades, and she has been formally working there for over 10 years. She and her husband Patrick bought out her sister and brother-in-law to become sole owners of Stella's.

Patrick Patrello: Patrick Patrello is a graduate of the University of Michigan. He is a licensed architect with 25 years of experience and operates a sole proprietorship. He serves as Secretary, Treasurer & Baker for Stella's Bakery. As a member of the Dane County Farmers Market, he is required to help bake the products. His expertise is mixing and shaping bakery products and analyzing sales growth/costs.

Jason Harder, General Manager: Jason is a graduate from UW Madison and Madison College. He has 20 years of baking experience. He manages production and staff and Inventory. He is the schedule manager and does Stella's Social Media Marketing and Special Events.

OWNERSHIP STRUCTURE

Cubetti 3113, LCC is owned 50% by Jennifer Patrello and 50% by Patrick Patrello. Stella's of Madison, Inc. is owned 100% by Jennifer Patrello.

MDC and Park Bank will lend to Cubetti 3113, LLC.

SUMMARY OF FINANCIAL STATEMENTS

The Patrellos have provided financial statements for 2021 through 2024. These statements indicate growing cash flow for the past four years.

The Patrellos have also provided estimates for sales through 2027. Their projected growth in sales is expected to come mostly from wholesale, which saw YOY increases of 18% and 8% in 2022-2023 and 2023-2024, respectively.

Liabilities for this project will include a $620,000 loan from Park Bank for the acquisition of the real estate, $250,000 from the Small Cap TIF Lending Program for renovations, and a construction loan of $285,000 for the remainder of the renovations.

Key Financial Ratios

Debt to Net Worth: 0.79

Current: 76.68

Debt Coverage: 3.92

Ratios were based on historical annual financial statements submitted by Stella's and Park Bank's credit review.

ECONOMIC IMPACT

Total New Positions	2025	2026	2027
Full-Time Positions	0	0	6
Part-Time Positions	1	2	4

The company currently has 12 full-time, year-round employees and 12 seasonal, part-time employees.

The project is expected to convert most of the seasonal employees into year-round employees after the new facility is operational. Additional growth may create up to 4 new part-time seasonal employees within the next two years. These are expected to be hourly positions and will include manufacturing personnel, manufacturing supervisors, and office/administrative staff.

RISKS

Projections could be impacted in the event of an economic downturn and if worker shortages increase.

The MDC loan will be secured by the same assets as Park Bank with similar terms. The City of Madison will hold a junior position on collateral available.

COLLATERAL

Second real estate mortgage on 3113 Syene Rd, Madison, WI,. Assignment of Leases & Rents on 3113 Syene Rd, Madison, WI 53713. General Business Security Agreement (GBSA) on Stella's of Madison, Inc. Unlimited Personal Guaranty of Patrick & Jennifer Patrello. Unlimited Corporate Guaranty from Stella's of Madison, Inc.

TID-51 INTENT AND PURPOSE

The City of Madison established that the health of the Madison area economy is vital. It intends to continue to expand, stabilize and diversify its economic base. The City also recognizes that South Madison is an essential part of the greater community.

In 2023, the City of Madison in collaboration with MDC established a lending program to review, underwrite, and provide recommendations for applicants. The program is structured as a forgivable loan program for qualifying businesses for the purposes of real estate purchases, improvements, and machinery. Loans are to be structured with 0% over a 5-year term. Eligible businesses are required to remain and keep ownership of the facility for at least 5 years. Whereas 20% of the principal amount is decreased each year.

RECOMMENDATION

Based on the company's business plan and credit review by Park Bank, the project meets the criteria and goals for the Small Cap TIF Program. Staff recommends approval of $250,000. This recommendation is contingent on final approval by the City of Madison legal review and City of Madison Common Council.

City of Madison

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

Master

File Number: 89836

File ID:	89836	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	09/04/2025
File Name:	12846 Park Badger Redevelopment CDA Purchase and Sale Agreement			**Final Action:**	

Title: Authorizing a Purchase and Sale Agreement to transfer the land and improvements at 802, 810 and 818 West Badger Road to the Community Development Authority and/or its assigns for the Park Badger Redevelopment Project. (District 14)

Notes:

		CC Agenda Date:	09/16/2025
		Agenda Number:	55.
Sponsors:	Satya V. Rhodes-Conway, John P. Guequierre, Carmella Glenn, Regina M. Vidaver And Yannette Figueroa Cole	**Effective Date:**	
Attachments:	12846 Park Badger Phase 1_PSA.pdf	**Enactment Number:**	
Author:	Dan Johns, Housing Development Specialist	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/4/2025	Maggie McClain	Approve	9/24/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	09/04/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (9/29/25), Common Council (10/7/25)

Text of Legislative File 89836

Fiscal Note

The proposed resolution authorizes a Purchase and Sale Agreement with the Community Development Authority (CDA) to transfer CIty-owned sites within the master plan redevelopment area to the CDA. Doing so enables the CDA to secure financing for the redevelopment project contemplated in the master plan and phasing plans adopted in late 2024, including Low Income Housing Tax Credits, pending the receipt of all other necessary financing and land use approvals.

The TID 51 Project Plan includes $15.0 million in funding for CDA activities including redevelopment of the South Transfer Point (a/k/a the "Park and Badger Area"), development at Village on Park, and land banking. The 2024 and 2025 Adopted Capital Budgets for CDA Redevelopment's South Madison Redevelopment project (#14431) included $2.0 million of TIF in 2024 for predevelopment work and $4.0 million of TIF Increment in 2025 (additional predevelopment work, estimated Phase 1 gap). The 2026 Executive Capital Budget includes $9.0 million in TIF Increment in 2026 (Phase 2 gap). This amount being available for the project is subject to Common Council adoption of the 2026 budget. If the 2026 budget is adopted as proposed, the total CDA Redevelopment capital budget for the South Madison Redevelopment project will total $15.0 million.

The cost of the housing component of each redevelopment phase is highly dependent on the number of units, level of affordability, and subsidy program selected. Design development suggests that the first phase of redevelopment may include approximately 200 housing units in two buildings (connected by shared underground parking) and financed by 4% Section 42 tax credits, as well as new Madison Fire Department and Public Health Madison & Dane County (PHMDC) facilities. This number of units is supported by the adopted South Madison Plan and preliminary financial analysis based on the site being located in a Qualified Census Tract.

Fire's 2025 Adopted Capital Budget for the Fire Station 6 - W. Badger Road project (#17040) includes $3.47 million of General Fund-supported GO Borrowing (GF GO) in 2025 in addition to $4.4 million pf GF GO included in the 2021 and 2022 Adopted Capital Budgets. PHMDC's 2025 Adopted Capital Budget for the South Madison Public Health Clinic project (#14878) includes $15 million in 2025 ($8.5 million from Dane County, $6.5 million in Non-GF GO from the City). The second phase of redevelopment would relocate the South District Station and construct a new property and evidence facility at the former Town of Madison Hall site. Police's 2025 Adopted Capital Budget for the South District Station and Property & Evidence Facility project (#17044) includes $2.0 million in GF GO in 2025; the 2026 Executive Capital Budget includes $39.8 million in GF GO and $2.7 million in federal funding in 2027 to allow for construction of the new Fire Station 6 before the police facility.

No additional appropriation is required to authorize the Purchase and Sale Agreement.

Title

Authorizing a Purchase and Sale Agreement to transfer the land and improvements at 802, 810 and 818 West Badger Road to the Community Development Authority and/or its assigns for the Park Badger Redevelopment Project. (District 14)

Body

WHEREAS, the City acquired commercial properties at 810 and 818 Badger Road via the Land Banking program, which when combined with existing City-owned properties at 802 West Badger Road (decommissioned Metro South Transfer Point) and 825 Hughes Place (MPD South Station), form a contiguous 4-acre redevelopment parcel (the "Park and Badger Area") suitable for high-quality, urban infill development on a key gateway intersection, consistent with the Guiding Principles of the South Madison Plan and the Comprehensive Plan more broadly; and

WHEREAS, on October 17, 2023, the Common Council designated the CDA as the Master Developer of the City-owned properties within the Park and Badger Area (RES-23-00652, File ID 80082); and

WHEREAS, on November 18, 2024, the CDA Board of Commissioners adopted Resolution No. 4633 approving the Redevelopment Master Plan and Phasing and Affordability Plan for the Park and Badger Area, with further approval and enactment by the Common Council on December 10, 2024 (RES-24-00723, File I.D. 85964); and

WHEREAS, said Plans contemplate an initial phase of redevelopment including two mixed-use buildings, together containing approximately 200 affordable housing units; Public Health Madison Dane County clinic, office and laboratory facilities; City of Madison Fire Station No. 6; and shared underground parking (collectively, the "Project"); and

WHEREAS, in its role as Master Developer and in order to apply to the Wisconsin Housing and Economic Development Authority (WHEDA) for Low Income Housing Tax Credits (LIHTC) in 2025, the CDA must demonstrate site control of the Park and Badger Area.

NOW, THEREFORE, BE IT RESOLVED that the Common Council hereby authorizes the execution of a Purchase and Sale Agreement ("PSA") to transfer fee-simple title to the Park and Badger Area, 802, 810 and 818 Badger Road, to the CDA and/or its assigns for the total purchase price of One Dollar ($1.00), on substantially the same the terms and conditions contained in the Purchase and Sale Agreement attached hereto.

BE IT FURTHER RESOLVED that CDA staff and its development partners are hereby authorized to submit a Low Income Housing Tax Credit application for the Project to WHEDA, with the land transfer contingent upon a successful LIHTC award expected in Spring 2026 and receiving all other necessary City land use approvals.

BE IT FINALLY RESOLVED that the Mayor and City Clerk are hereby authorized to take any and all actions, execute any and all documents and instruments, make any and all filings and reasonable expenditures and take any and all reasonable steps it deems to be necessary, desirable or appropriate in order to carry out the purpose and intent of this resolution in a form approved by the Office of the City Attorney.

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is entered into as of the date of the last signature on the signature page, by and between the **City of Madison**, a Wisconsin municipal corporation ("City" or "Seller") and **Community Development Authority of the City of Madison**, a Wisconsin redevelopment authority ("CDA" or "Buyer").

In consideration of the covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant and agree as follows:

1. Property. The City is the fee simple owner of the underlying parcels legally described in Exhibit A ("Property"), located at 802, 810, and 818 West Badger Road in the City of Madison, Wisconsin. At Closing, CDA shall purchase and City shall sell and convey by Warranty Deed (the "Deed") City's right, title and interest in a portion of said Property as approximately described in Exhibit A. The actual lands to be conveyed shall be determined pursuant to a Certified Survey Map ("CSM") to be furnished by the Buyer and recorded with the Dane County Register of Deeds prior to Closing, the area of which shall be substantially consistent with Exhibit B.

2. Project Description. CDA intends to construct a mixed-use project in two buildings, including approximately two hundred (200) affordable housing units; Public Health Madison Dane County clinic, office and laboratory facilities; City of Madison Fire Station No. 6; grade-level public spaces; and shared underground parking (collectively, the "Project").

3. Effective Date. The "Effective Date" shall be the later of execution of this Agreement by City or CDA, as indicated on the signature page herein.

4. Purchase Price. The purchase price for the City's ownership interest in the Property shall be One and no/100 Dollar ($1.00) ("Purchase Price"). The Purchase Price shall be payable in cash at Closing, as described in Paragraph 14, subject to the adjustments and prorations provided in this Agreement.

5. Delivery of Documents. Within ten (10) business days of the Effective Date, City shall send to Buyer copies of all available Property related documents (if applicable) including: plans/drawings, service contracts, leases, any environmental studies, soil reports, permits, applications, existing title insurance policy, and remediation plans or assessments of the Property in City's possession or control. At any time prior to Closing, City shall provide any additional or supplemental documents at Buyer's reasonable request.

6. Due Diligence Period.

    a. Following the Effective Date and up to the date of Closing ("Due Diligence Period"), Buyer may perform the following: (i) obtain, at Buyer's sole cost, acceptable financing, appraisal, and Survey; (ii) conduct any physical and/or environmental tests, studies, or investigations deemed necessary by Buyer, and (iii) confirm whether Buyer is able to obtain any and all municipal, state, and federal approvals, permits, licenses, consents of use, and zoning approvals from all governmental or private bodies/agencies having jurisdiction over Buyer's intended use of the Property. In the event that municipal approvals are delayed or stalled due to unforeseen events out of the control of either party, then the Due Diligence Period shall be extended a commensurate period of time.

    b. If within the Due Diligence Period, Buyer determines, in its sole discretion, that it does not desire to purchase the Property, Buyer may provide written notice to City of such desire to terminate this

Agreement, and the parties shall have no further obligation or liability under this Agreement, except for any which survive the Closing or early termination of this Agreement.

c. Buyer agrees that if it terminates this Agreement, as provided for herein, or fails to close the transaction contemplated hereby for any reason, then, Buyer shall deliver to City, at no cost to City, but without representation or warranty with respect to the findings or information provided therein about the Property, complete copies of all third party consultant produced of Buyer's due diligence reports other than any attorney work product or attorney-client privileged documents.

d. Buyer shall keep the Property free of all liens arising through its inspection of the Property, and shall cause all such liens to be removed immediately upon being notified of the same.

e. If Buyer does not provide written notice to City terminating this Agreement on or prior to the end of the Due Diligence Period, this Agreement shall remain in full force and effect.

f. Notwithstanding the foregoing, the Buyer's Due Diligence Period may be extended upon written agreement of the Parties.

7. Access to the Property. Buyer and Buyer's authorized agents, engineers, consultants, appraisers, and contractors shall be permitted access to the Property for the purpose of conducting the inspections and testing during the Due Diligence Period (and thereafter if Buyer does not terminate during the Due Diligence Period) including, but not limited to, a Phase 1 or 2 environmental assessment of the Property and/or a physical inspection of the Property at reasonable times with at least twenty-four (24) hours' prior written notice to City. Buyer and Buyer's authorized agents, engineers, consultants, appraisers, and contractors seeking access to, and inspection of, the Property shall be at Buyer's sole risk and expense, and City shall have no responsibility therefor. Buyer shall, at Buyer's sole cost, repair all damage caused by its inspections or testing so that the condition of the Property is returned to substantially the same condition that existed prior to the inspections or testing.

8. Indemnification. Buyer shall require that its authorized agents, engineers, consultants, appraisers, and contractors performing work on the Property (the "Contractors") each be liable to and agree to indemnify, defend and hold harmless the City of Madison, the CDA, and their respective officers, officials, agents, and employees, against all loss or expense (including liability costs and attorney's fees) by reason of any claim or suit, or of liability imposed by law upon the City, CDA, or their officers, officials, agents, or employees for damages because of bodily injury, including death, at any time resulting therefrom, sustained by any person or persons or on account of damages to Property, including loss of use thereof, arising from, in connection with, caused by or resulting from the acts or omissions of the Buyer or its officers, officials, members, agents, employees, invitees, or subcontractors in the performance of any inspections or testing of the Property, whether caused by or contributed to by the negligence of the City, CDA, or their officers, officials, agents, or employees. This paragraph shall survive termination, assignment, or transfer of this Agreement.
9. Insurance. Buyer shall require the Contractors to carry commercial general liability insurance, including but not limited to bodily injury, property damage, personal injury, covering as insured the applicable Contractors and name the City of Madison, its officers, officials, agents and employees and CDA as additional insureds, with a minimum limit of one million dollars ($1,000,000) per occurrence. These policies shall also be endorsed for contractual liability in the same amount, apply on a primary and noncontributory basis, and provide City thirty (30) days advance written notice of cancellation, non-renewal or material changes to the policy during the term of this Agreement. As evidence of this coverage, Buyer's authorized agents, engineers, consultants, appraisers, and contractors shall furnish City with a certificate of insurance on a form approved by City not to be unreasonably withheld, and, if requested in writing by the City Risk Manager, Buyer's authorized agents, engineers, consultants, appraisers, and

contractors shall also provide copies of additional insured endorsements or policy to City prior to the performance of any work on the Property. If the coverage required above expires while this Agreement is in effect, Buyer's authorized agents, engineers, consultants, appraisers, and contractors shall provide a renewal certificate to City for approval.

10. Survey.

    a. CDA acknowledges that the parcels currently constituting the Property must be subdivided and/or combined to establish the Property as a single legal parcel sufficient for securing redevelopment financing and entitlements for the Project. Buyer will be responsible at its cost for the preparation of a CSM for the creation of a new parcel substantially consistent with Exhibit B. If Buyer chooses to obtain an ALTA survey of the Property, the Buyer will pay for the ALTA survey. Without binding any discretionary commission or Common Council of the City of Madison, the City shall provide reasonable cooperation with respect to the preparation, recording, and approval of the CSM and will cooperate to have the CSM recorded prior to Closing so that the Property will be a legally existing separate parcel of land as of Closing.

    b. Any survey of the Property including, but not limited to, an ALTA/NSPS Land Title Survey that meets the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys effective February 23, 2021, that is required to eliminate all survey-related exceptions to the title insurance policy, certified as of a current date in favor of the Buyer and the Title Company providing the title insurance described in Paragraph 11 shall be at the sole cost and expense of the Buyer.

11. Title Insurance. City shall provide to Buyer, at CDA's expense, prior to Closing a commitment ("Title Commitment") from Title Company to issue an ALTA Owner's Title Insurance Policy in the amount of the Purchase Price ("Title Policy"). The commitment shall show the title condition of the Property as of a date no more than thirty (30) days before such title proof is provided to Buyer; however, the title shall be updated for Closing as may be required by the Title Company. The title commitment shall be subject only to liens, which will be paid out of the proceeds of the Closing and to any exceptions acceptable to Buyer ("Permitted Exceptions"). Buyer shall notify City of any objection to title, in writing, no later than forty-five (45) days of receipt of the title commitment from City. City shall have a reasonable time, but not to exceed thirty (30) days, to remove the objections and Closing shall be extended as necessary for this purpose. Should City be unable or unwilling to remove an objection and which Buyer is unwilling to waive, this Agreement shall be void. City shall ensure that all mortgages and other monetary liens to which the Property is subject are released and discharged at or prior to Closing.

12. Limited Representations and Warranties: AS-IS Condition. Except as otherwise provided herein, and in the Deed, Buyer shall purchase the Property in "AS-IS, WHERE-IS" condition and "with all faults," and shall agree that it relied upon no warranties, representations, or statements by City, its agents or employees, in entering into this Agreement or in closing the transaction described therein. Except as provided below, Buyer's closing on the acquisition of the Property shall constitute conclusive evidence that Buyer is satisfied with the condition of and title to the Property and has waived or satisfied the due diligence requirement provided in Paragraph 6 above.

13. Buyer Contingencies. In addition to the Due Diligence contingency above, Buyer shall have the following contingencies:

    a. Land Use Approvals. The Buyer will have until the Closing Date, as defined in Paragraph 14, to receive all Municipal development and zoning approvals that Buyer deems necessary at Buyer's sole discretion to allow Buyer's intended use at the Property, including without limitation, obtaining any design, zoning approvals and utility agreements needed, with terms acceptable to Buyer.

b. Project Financing. The Buyer will have until the Closing Date within which to receive all confirmations, awards, and approvals from lenders that Buyer deems necessary, at Buyer's sole discretion to allow Buyer to develop and construct the Property for its intended use, including but not limited to any approvals needed for tax credits and loans from the Wisconsin Housing and Economic Development Authority (the "Financing Deadline").

c. Tax Credits. It is understood and agreed that the CDA will submit an application for 4% federal Section 42 Housing Tax Credits from the Wisconsin Housing and Economic Development Authority ("WHEDA") to acquire and develop the Property (the "Tax Credits"). Buyer's obligation to purchase the Property is contingent upon:

   i. CDA receiving evidence of the award of the applied for amount of the Tax Credits (the "Credit Award") for the Project from WHEDA on or before June 30, 2026 (the "Estimated Award Date").

   ii. If CDA does not receive evidence of the award of the tax credits by WHEDA as described in this Section on or before the Estimated Award Date, then CDA and City may, by mutual agreement, terminate or extend this Agreement upon written agreement subsequent to said Date. In no event shall this Agreement be extended past December 31, 2027.

14. Closing.

a. Closing shall occur within one (1) year from the receipt of notification of an award of Tax Credits by CDA, or such other date agreed to in writing by the Parties, (the "Closing Date") at the office of the Title Company issuing the commitment for title insurance, unless the Parties agree in writing to an alternate Closing location.

b. CDA agrees to execute and record a LURA applicable to the Tax Credit-funded Units within the Project, in a form prescribed by WHEDA, at or before Closing.

c. CDA further agrees to execute and record a minimum thirty-year land use restriction agreement (LURA), applicable to any Project units funded by the City of Madison Affordable Housing Fund (AHF), Tax Incremental Financing (TIF), or other source of financing, in a form prescribed by the City of Madison, at or before Closing.

d. City agrees to execute and deliver to CDA at Closing the Deed conveying the Property to CDA subject only to Permitted Exceptions.

e. CDA shall pay all recording/filing fees, except that City shall pay the recording/filing fees for such documents as are required to be recorded/filed in order to cause title to the Property to be in the condition called for per Paragraph 12 above.

f. City shall be responsible for any and all special assessments against the Property existing as of the date of Closing, including any accrued interest. CDA shall be responsible for any future special assessments against the Property assessed or levied on or following the date of Closing. City has disclosed or will disclose during the Due Diligence Period anticipated special assessments upon the Property from and after the Effective Date.

g. City shall complete a Wisconsin Real Estate Transfer Return and pay any Wisconsin Real Estate Transfer fee due in connection with the conveyance of the Property.

h. City agrees to execute and deliver to the Title Company any affidavits required to issue an owner's

policy in the condition called for by this Agreement.

i. City shall pay all costs of providing the title commitment, Owner's Policy of Title Insurance and a GAP endorsement to Buyer. CDA shall be responsible for any simultaneous issue premium for a Lender's Policy, and any endorsements requested by Buyer or its Lender. Buyer shall also pay all of its Lender's fees due at Closing, if any.

j. CDA shall pay the closing fee charged by the Title Company.

k. There are no general real estate taxes that are payable with respect to the Property. Buyer is responsible for all taxes assessed as a result of the acquisition of the Property subsequent to Closing.

l. The final storm water bill for the Property as of the date of Closing shall be paid by City.

15. Fees. Buyer will be responsible for any future fees related to any development on the Property after Closing including, but not limited to: MMSD fees, installation of all private utilities and utility hook-up charges, and any work in the right of way required by City Engineering (if any), connection fees, impact fees, interceptor fees, curb-cut/driveway apron fees, CARPC fees, etc.

16. Notices. All notices required or permitted to be given hereunder shall be in writing, dated and signed by the person sending the notice and shall be sent by electronic mail to the designated representatives for Buyer and City listed below. When sending notices via electronic mail, said emails shall be sent to the email addresses provided below and shall include a statement therein that the electronic mail constitutes notice under the terms of this Agreement. All time periods with respect to notice shall commence on the date that electronic notice is sent.

City:
CDA Redevelopment
Attn: Dan Johns
215 Martin Luther King, Jr. Blvd., 3rd Floor
P.O. Box 2983
Madison, WI 53701-2983
Phone: (608) 243-0301
Email: djohns@cityofmadison.com

With a copy to:
City Attorney's Office
Attn: Claire MacLachlan
City County Building
210 Martin Luther King Jr. Blvd., Room 401
Madison, WI 53703
Phone: (608) 267-4925
Email: cmaclachlan@cityofmadison.com

Buyer:
Community Development Authority
Attn: Matt Wachter
215 Martin Luther King, Jr. Blvd, Room 161
Madison, WI 53703
Phone: (608) 267-8730
Email: mwachter@cityofmadison.com

Any party hereto may, by giving five (5) days written notice to the other party in the manner herein stated, designate any other email address in substitution of the email address shown above to which notices shall be given.

17. Remedies. A material failure to perform any obligation under this Agreement is a default which may subject the defaulting party to liability for damages or other legal remedies. If either party defaults, the non-defaulting party may sue for specific performance or actual damages or seek other remedies as may

be available in either law or equity.

18. Expiration. This Agreement shall expire on December 31, 2027 if Closing has not occurred or if the Agreement has not already terminated.

19. Entire Agreement. This Agreement contains the entire agreement between City and Buyer and there are no other terms, conditions, promises, understandings, statements or representations, express or implied, regarding the transaction contemplated hereby. This Agreement may be amended only by a further written documents signed by each of the parties.

20. Assignment. Buyer may, with prior written consent from City, assign all or any portion of its respective right, title, and interest in this Agreement or its duties and obligations hereunder.

21. Authority. Each party hereby warrants and represents to the other that it has full power, right and authority to enter into and perform its obligations under this Agreement. The execution, delivery and performance of this Agreement by CDA and City have been duly and properly authorized by each party's proper company action in accordance with applicable law and each party's governing documents.

22. Captions. The captions of the paragraphs in this Agreement have been inserted for convenience of reference only and shall in no way modify or restrict any provision hereof or be used to construe any of the provisions hereof.

23. Severability. If any provision of this Agreement is held invalid or unenforceable, the invalidity or unenforceability shall be limited to the particular provision(s) involved and shall not affect the validity or enforceability of the remaining provisions.

24. Counterparts and Transmittal of Signatures. This Agreement may be executed in one or more counterparts, each of which shall be taken together as a whole to comprise a single document. Signatures on this Agreement may be exchanged between the parties by facsimile, electronic scanned copy (.pdf) or similar technology and shall be as valid as original; and this Agreement may be converted into electronic format and signed or given effect with one or more electronic signature(s) if the electronic signature(s) meets all requirements of Wis. Stat. ch. 137 or other applicable Wisconsin or Federal law. Executed copies or counterparts of this Agreement may be delivered by facsimile or email and upon receipt will be deemed original and binding upon the parties hereto, whether or not a hard copy is also delivered. Copies of this Agreement, fully executed, shall be as valid as an original.

25. Time of the Essence. Time is of the essence for the performance of this Agreement.

26. Choice of Law. This Agreement shall be interpreted under the laws of the State of Wisconsin, and shall be governed by and construed in accordance with the laws of the State of Wisconsin, without giving effect to conflicts of laws principles.

[SIGNATURES FOLLOW]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the later date of signature by Buyer or City as indicated below:

CITY: **CITY OF MADISON**

By: _____ Date: _____
Satya V. Rhodes-Conway
Mayor

By: _____ Date: _____
Michael Haas
Acting City Clerk

Approved:

_____ _____
David Schmiedicke, Finance Director Date

Approved:

_____ _____
Eric Veum, Risk Manager Date

Approved as to form:

_____ _____
Michael Haas, City Attorney Date

CDA: **COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON**

By: _____ Date: _____
Claude Gilmore
Chair

By: _____ Date: _____
Matthew Wachter
Executive Director

Execution of this Purchase and Sale Agreement by the City of Madison is authorized by Resolution No. ____, File I.D. _____, adopted by the Common Council of the City of Madison on _____, 2025.

Execution of this Purchase and Sale Agreement by the Community Development Authority is authorized by CDA Resolution No. ____, File I.D. _____, adopted by the CDA Board of Commissioners on _____, 2025.

Drafted by the City of Madison Office of Real Estate Services Project No. 12846

EXHIBIT A
Legal Description

802 W Badger Rd (Parcel ID: 251/0709-352-0317-8)

Part of the Southeast 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Southeast corner of the Northwest 1/4 of said Section 35; thence North 89°19' West along the centerline of West Badger Road for a distance of 266.7 feet; thence North 00°19' West 286.1 feet; thence South 89°19' East 266.7 feet to the East line of said Southeast 1/4 of Northwest 1/4; thence South 00°19' East 286.1 feet along said East line to the point of beginning, EXCEPT that part along Badger Road and South Park Street used for street right of way as described in Document No. 3125316 and that part described in Document No. 4682872 as follows:

Commencing at the West Quarter corner of Section 35; thence South 89°05'54" East, along the south line of said Northwest Quarter, 2397.41 feet; thence North 00°54'06" West, 33.31 feet to a point on the North right-of-way line of West Badger Road and the point of beginning of the lands hereinafter described; thence North 87°51 '50" East, 184.36 feet; thence North 00°12'07" East, 95.29 feet; thence North 12°24'13" East, 108.13 feet to a point on the West right-of-way line of South Park Street; thence South 00°05'54" East, along said West line, 61.22 feet; thence South 01°21 '32" West, along said West line, 81.17 feet; thence South 06°13'42" West, along said West line, 40.61 feet to a point on the arc of a 29.00 foot radius curve the center of which lies to the Northwest; thence Southwesterly, 41.81 feet along the arc of said curve having a central angle of 82°35'59" and a chord bearing South 47°31 '30"West. 38.28 feet to a point on the North right-of-way line of West Badger Road; thence South 88°46'50" West, 51.69 feet; thence North 89°05'54" West, 121.67 feet to the point of beginning.

810 W Badger Rd/825 Hughes Pl (Parcel ID: 251/0709-352-0323-5)

Lot Two (2) of Certified Survey Map No. 16197, Recorded in the Office of the Register Of Deeds for Dane County, Wisconsin on January 13, 2023, in Volume 119 of Certified Survey Maps, Pages 349 Through 354, Inclusive, as Document No. 5882326; said Certified Survey Map being a consolidation of Lot 67 and part of Lot 66 of First Addition to Burr Oaks, recorded in Volume 21 of Plats On Pages 38 And 39 as Document No. 965763, Unplatted Lands described in a Warranty Deed Recorded On December 28, 2021 as Document No. 5800862, Lands described in a Quit Claim Deed recorded on September 2, 1999 As Document No. 3151893, and lands described in a Warranty Deed recorded on December 19, 2005 as Document No. 4144038, all located in the Southeast Quarter of the Northwest Quarter, Section 35, Town 7 North, Range 9 East, in the City Of Madison, Dane County, Wisconsin.

818 W Badger Rd

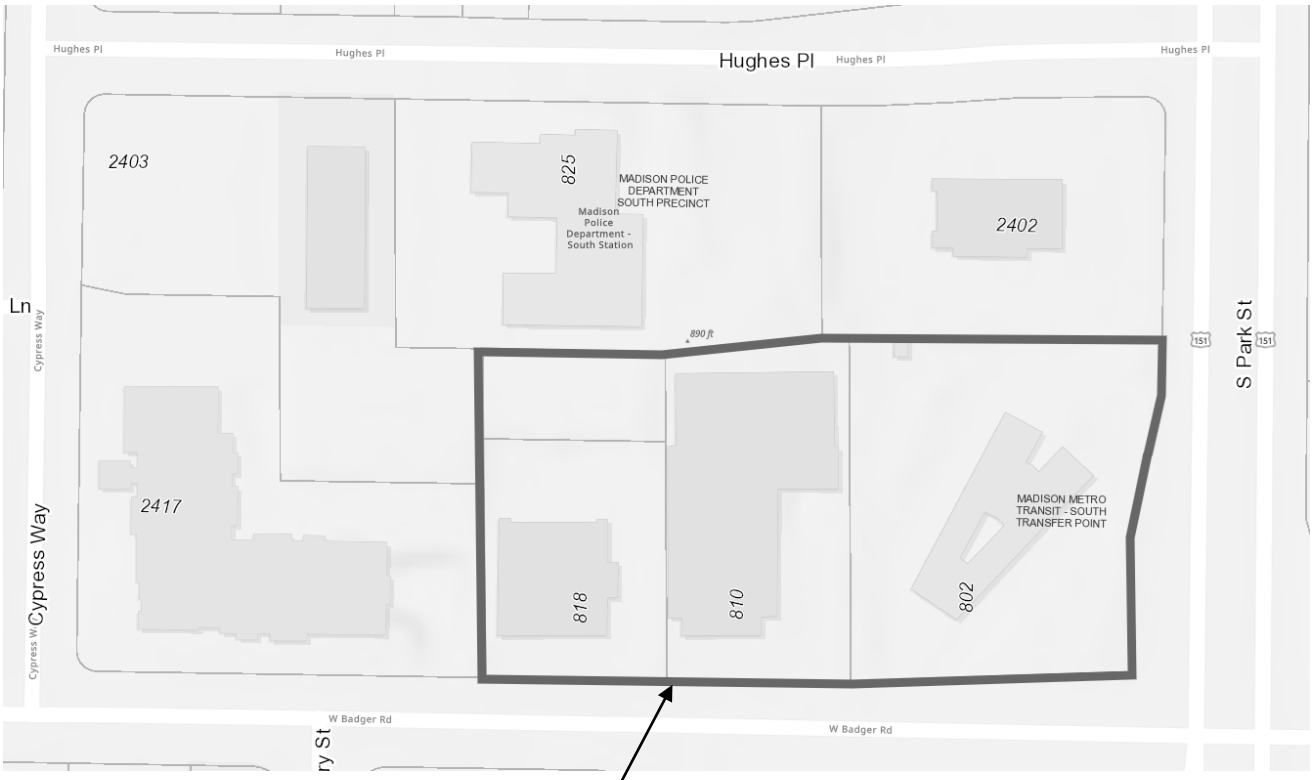
Parcel A (Parcel ID: 251/0709-352-0315-2)

Part of the Southeast 1/ 4 of the Northwest 1/ 4 of Section 35, Township 7 North, Range 9 East, in the City of Madison, Dane County, Wisconsin, to-wit: Commencing at the Southeast corner of the Northwest 1/4 of said Section 35; thence North 89°29'27° West; 401.34 feet; thence North 0°37'14° West, 208.00 feet to the point of beginning; thence North 89°29"27" West, 133.29 feet; thence North 00°22"32l' West, 66.00 feet; thence South 89°29"27" East, 133.01 feet; thence South 00°37"14" East, 66.00 feet to the point of beginning.

Parcel B (Parcel ID: 251/0709-352-0320-1)

Part of the Southeast 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 9 East, in the City of Madison; Dane County, Wisconsin, described as follows: Commencing at the Southeast corner of said Northwest 1/4; thence North 89°36'24" west, 266.70 feet; thence North 89°38'09" West, 135.0 feet to the point of beginning; thence continuing North 89°38'09" West, 134.18 feet; thence North 00°37'29" West, 208 feet; thence South 89°38'09" East, 133.29 feet; thence South 00°52'09" East, 208 feet to the point of beginning.

EXHIBIT B
Approximate Conveyance Area
(not to scale)



Approximate Conveyance Area

City of Madison

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

Master

File Number: 89855

File ID:	89855	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	09/05/2025
File Name:	Approving the schedule of Special Charges for the State Street Mall/Capitol Concourse for 2024/2025 Maintenance Charges. (District 2, District 4, and District 8)			**Final Action:**	

Title: Approving the schedule of Special Charges for the State Street Mall/Capitol Concourse for 2024/2025 Maintenance Charges. (District 2, District 4, and District 8)

Notes:

		CC Agenda Date:	09/16/2025
		Agenda Number:	56.
Sponsors:	Michael E. Verveer And MGR Govindarajan	**Effective Date:**	
Attachments:	2025 Schedule A-Parcel Calculation.pdf, MallMaint_SpecialChargesMap2025-07-30.pdf	**Enactment Number:**	
Author:	Jen Stoiber	**Hearing Date:**	
Entered by:	nmiller@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/10/2025	Robert Mulcahy	Approve	9/25/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	09/05/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (9/29/25), Downtown Coordinating Committee (9/18/25), Common Council (10/7/25)

Text of Legislative File 89855

Fiscal Note

The proposed resolution will adopt the State Street Mall Capitol Concourse 2024/25 schedule of special charges for maintenance service. These charges are assessed to support the additional level of services provided to this high-traffic area, including operation of water fountains, maintenance of flower planters, and frequent trash and snow removal. The City and property owners share the cost of the State Street Mall/Capitol Concourse Maintenance service 50/50. The cost for Total expenditures for the 2024/25 service period were $1,583,610.21. The City portion for these services is $791,805.11. The remaining $791,805.11 for the 2024/25 service period is chargeable to the property owners. This amount is calculated based on a twelve (12) month billing cycle. The average monthly cost of $65,983.76 for 2024/25 is approximately 7% higher than the 2023/24 average monthly cost of $61,365.56. The slight cost increase in 2024/25 is primarily due to a reduction in staff vacancies and higher expenditure on supplies. Payments are budgeted for in the 2025 Parks Division Adopted Operating Budget.

Title

Approving the schedule of Special Charges for the State Street Mall/Capitol Concourse for 2024/2025 Maintenance Charges. (District 2, District 4, and District 8)

Body

WHEREAS, the State Street Mall and Capitol Concourse area (the Mall Concourse) serves as the heart of downtown Madison and is a treasured part of the community. In recognition of the importance of this area, and in the interest of supporting continued economic development downtown and maintaining the quality of life in the area and the City itself, the City has a dedicated maintenance team (Mall Maintenance) that is responsible for providing additional services to this heavily used area, including, but not limited to, daily trash collection, snow removal, sidewalk cleaning, landscaping services, and other general maintenance needs; and,

WHEREAS, Resolution No. 35,075 dated October 23, 1979, mandated that a portion of the City's annual maintenance costs be specially charged to properties within the State Street Mall/Capitol Concourse District; and,

WHEREAS, Resolution No. 37,401 dated September 29, 1981, adopted a policy for calculating such special charges as current services rendered at the conclusion of the service year, pursuant to Section 66.0627, Wisconsin Statutes; and,

WHEREAS, since 1982, a portion of these extra costs incurred by the City to maintain the Mall Concourse area have been recovered by imposing special charges against the properties within the Mall Concourse area served by the City's Mall Concourse program. The costs are recovered on an annual basis based upon the actual services provided in the preceding period; and,

WHEREAS, Resolution No. RES-08-00931 dated October 10, 2008, adopted a policy for determining such charges based upon a combination of parcel square footage and effective service frontage length; and,

WHEREAS, the 2011 Adopted Operating Budget Resolution created a new permanent staff position to be funded exclusively by the special charges; and,

WHEREAS, the 2012 Adopted Operating Budget Resolution established a State Street Mall/ Capitol Concourse landscaping program to be funded exclusively by the special charges; and,

WHEREAS, the 2015 Adopted Operating Budget Resolution included an expansion of the

State Street Mall/Capitol Concourse service area; and,

WHEREAS, the 2019 Adopted Operating Budget Resolution included the addition of services of the 1) Mall Concourse Flower Planter Program and 2) Mall Concourse Fountains and Amenity Improvements, which is an increase to the expenses funded by the special charges; and,

WHEREAS, the size and scope of the Mall Maintenance Area and corresponding of administration of the special charge process has grown significantly over the years; and,

WHEREAS, the administrative burden of the special charge process increased significantly over the decades on with a multitude of incremental changes creating inefficiencies and lack of clarity; and,

WHEREAS, the 2020 Adopted Operating Budget included a modification to the cost share between the City and property owner from a 63% City /37% Property Owner effective 2019 to 50% Property Owner/50% City in 2020 with the intention of establishing a transparent and understandable process to apportion special charges to the benefiting properties; and,

WHEREAS, Resolution No. 62434, Dated November 17, 2020, amended the billing cycle from September 1st to August 31st to June 1st to May 31st and amended the apportionment policy to apportion eligible service costs 50% to the property owners and 50% to the City as a whole. For 2019-2020 only, the billing time period was approved to include 9 months from September 1, 2019 to May 31, 2020, and all remaining years shall be calculated for the full 12 months; and,

WHEREAS, the City Attorney has determined that the provisions of Wisconsin Statute 66.0627 shall be followed in the imposition of special charges for said maintenance costs.

NOW, THEREFORE, BE IT RESOLVED: That the 2024/25 Special Charges for the State Street Mall and Capitol Concourse provided in Schedule A are hereby adopted in accordance with Sections 4.09(13) of the Madison General Ordinances and Wis. Stat. Sec. 66.0627; and,

BE IT FURTHER RESOLVED that such Special Charges shall not be payable in installments and shall be paid in full by January 31, 2026; and,

BE IT FINALLY RESOLVED that these Special Charges shall represent an exercise of the police power of the City of Madison.

Parcel Number	Situs Address	Area (sq ft)	Area (%)	Area Charge	EffectiveFrontage (ft)	Frontage %	Frontage Charge	Total Charge
070914424042	1 E Dayton St	34848	1.51%	$ 5,973.14	330.00	1.53%	$ 6,038.24	$ 12,011.39
070924204046	1 E Main St	20168	0.87%	$ 3,456.91	243.00	1.12%	$ 4,446.34	$ 7,903.25
070913330018	1 N Pinckney St	3763	0.16%	$ 645.00	189.00	0.87%	$ 3,458.27	$ 4,103.27
070914425016	1 W Dayton St	42767	1.85%	$ 7,330.50	198.15	0.92%	$ 3,625.69	$ 10,956.19
070924206018	1 W Main St	10850	0.47%	$ 1,859.75	178.10	0.82%	$ 3,258.82	$ 5,118.57
070924204070	10 E Doty St	8712	0.38%	$ 1,493.29	66.00	0.31%	$ 1,207.65	$ 2,700.93
070924204161	10 E Doty St	19933	0.86%	$ 3,416.63	116.70	0.54%	$ 2,135.34	$ 5,551.97
070923110038	10 S Carroll St	4325	0.19%	$ 741.33	42.92	0.20%	$ 785.34	$ 1,526.67
070924206109	10 W Doty St	38423	1.66%	$ 6,585.92	169.70	0.78%	$ 3,105.12	$ 9,691.04
070914415017	100 N Hamilton St	23580	1.02%	$ 4,041.74	414.05	1.91%	$ 7,576.17	$ 11,617.91
070914426080	100 State St	5222	0.23%	$ 895.08	169.00	0.78%	$ 3,092.31	$ 3,987.39
070914425090	100 Wisconsin Ave	16048	0.69%	$ 2,750.72	193.35	0.89%	$ 3,537.86	$ 6,288.58
070913330084	101 E Mifflin St	5280	0.23%	$ 905.02	161.00	0.74%	$ 2,945.93	$ 3,850.95
070924203072	101 King St	3319	0.14%	$ 568.90	152.85	0.71%	$ 2,796.80	$ 3,365.70
070913332155	101 N Hamilton St	1873	0.08%	$ 321.04	100.40	0.46%	$ 1,837.09	$ 2,158.13
070923101011	101 State St	2347	0.10%	$ 402.29	130.80	0.60%	$ 2,393.34	$ 2,795.63
070913327297	102 King St	1995	0.09%	$ 341.95	117.50	0.54%	$ 2,149.98	$ 2,491.93
070913332163	103 N Hamilton St	5445	0.24%	$ 933.30	121.27	0.56%	$ 2,218.96	$ 3,152.27
070923119014	105 W Main St	1128	0.05%	$ 193.35	98.30	0.45%	$ 1,798.66	$ 1,992.01
070924203014	106 E Doty St	4255	0.18%	$ 729.33	101.30	0.47%	$ 1,853.56	$ 2,582.89
070913327312	106 King St	1542	0.07%	$ 264.31	32.60	0.15%	$ 596.51	$ 860.81
070924203064	107 King St	7331	0.32%	$ 1,256.57	104.14	0.48%	$ 1,905.52	$ 3,162.10
070923101029	107 State St	3480	0.15%	$ 596.49	58.00	0.27%	$ 1,061.27	$ 1,657.76
070913327320	108 King St	1829	0.08%	$ 313.50	31.40	0.15%	$ 574.55	$ 888.05
070913329011	110 E Main St	87120	3.77%	$ 14,932.86	580.15	2.68%	$ 10,615.41	$ 25,548.27
070923101110	111 N Fairchild St	13481	0.58%	$ 2,310.72	326.58	1.51%	$ 5,975.67	$ 8,286.38
070923119080	111 S Fairchild St	5510	0.24%	$ 944.44	148.50	0.69%	$ 2,717.21	$ 3,661.65
070924209038	111 S Hamilton St	4347	0.19%	$ 745.10	162.65	0.75%	$ 2,976.12	$ 3,721.22
070923101037	111 State St	5331	0.23%	$ 913.76	71.21	0.33%	$ 1,302.98	$ 2,216.74
070923119022	111 W Main St	3057	0.13%	$ 523.99	84.00	0.39%	$ 1,537.01	$ 2,060.99
070913327346	112 King St	7758	0.34%	$ 1,329.76	91.55	0.42%	$ 1,675.16	$ 3,004.92
070913330092	113 E Mifflin St	5806	0.25%	$ 995.18	153.00	0.71%	$ 2,799.55	$ 3,794.73
070914426056	113 W Dayton St	6851	0.30%	$ 1,174.30	138.25	0.64%	$ 2,529.66	$ 3,703.96
070914426072	114 State St	2469	0.11%	$ 423.20	35.90	0.17%	$ 656.89	$ 1,080.09
070924203030	115 King St	4011	0.17%	$ 687.51	40.00	0.18%	$ 731.91	$ 1,419.42
070914426105	115 W Dayton St	2783	0.12%	$ 477.02	50.00	0.23%	$ 914.89	$ 1,391.91
070923119030	115 W Main St	4155	0.18%	$ 712.19	42.00	0.19%	$ 768.50	$ 1,480.69
070913327289	117 E Main St	1350	0.06%	$ 231.40	25.25	0.12%	$ 462.02	$ 693.41
070913330109	117 E Mifflin St	2574	0.11%	$ 441.20	26.00	0.12%	$ 475.74	$ 916.94
070924209046	117 S Hamilton St	16008	0.69%	$ 2,743.86	161.25	0.75%	$ 2,950.51	$ 5,694.37
070923119048	117 W Main St	2099	0.09%	$ 359.78	21.00	0.10%	$ 384.25	$ 744.03
070923109081	117 W Mifflin St	2108	0.09%	$ 361.32	20.93	0.10%	$ 382.97	$ 744.29
070913327370	118 King St	4926	0.21%	$ 844.34	110.20	0.51%	$ 2,016.41	$ 2,860.75
070914424141	118 N Pinckney St	12819	0.55%	$ 2,197.25	142.74	0.66%	$ 2,611.81	$ 4,809.06
070914426064	118 State St	3293	0.14%	$ 564.44	48.00	0.22%	$ 878.29	$ 1,442.73
070913327271	119 E Main St	1332	0.06%	$ 228.31	23.00	0.11%	$ 420.85	$ 649.16
070923119056	119 W Main St	2099	0.09%	$ 359.78	21.00	0.10%	$ 384.25	$ 744.03
070923109099	119 W Mifflin St	1986	0.09%	$ 340.41	20.00	0.09%	$ 365.95	$ 706.37
070914425074	12 W Mifflin St	10881	0.47%	$ 1,865.06	80.00	0.37%	$ 1,463.82	$ 3,328.88

Parcel Number	Situs Address	Area (sq ft)	Area (%)	Area Charge	EffectiveFrontage (ft)	Frontage %	Frontage Charge	Total Charge
070913330208	120 E Washington Ave	16300	0.71%	$ 2,793.91	146.90	0.68%	$ 2,687.93	$ 5,481.84
070913327263	121 E Main St	3166	0.14%	$ 542.67	48.00	0.22%	$ 878.29	$ 1,420.96
070924209012	121 S Hamilton St	4005	0.17%	$ 686.48	126.60	0.59%	$ 2,316.49	$ 3,002.97
070924203056	121 S Pinckney St	4517	0.20%	$ 774.24	60.00	0.28%	$ 1,097.86	$ 1,872.10
070923119064	121 W Main St	1999	0.09%	$ 342.64	20.00	0.09%	$ 365.95	$ 708.59
070923109106	121 W Mifflin St	1981	0.09%	$ 339.55	20.00	0.09%	$ 365.95	$ 705.51
070923110070	122 W Main St	10271	0.44%	$ 1,760.51	72.68	0.34%	$ 1,329.88	$ 3,090.38
070923109130	122 W Washington Ave	8712	0.38%	$ 1,493.29	66.00	0.31%	$ 1,207.65	$ 2,700.93
070913330117	123 E Mifflin St	6137	0.27%	$ 1,051.92	61.66	0.28%	$ 1,128.24	$ 2,180.15
070923119072	123 W Main St	2151	0.09%	$ 368.69	21.50	0.10%	$ 393.40	$ 762.09
070923109114	123 W Mifflin St	1999	0.09%	$ 342.64	20.20	0.09%	$ 369.61	$ 712.25
070923110062	123 W Washington Ave	24146	1.05%	$ 4,138.76	198.00	0.92%	$ 3,622.95	$ 7,761.71
070913332139	125 N Hamilton St	16520	0.72%	$ 2,831.62	218.27	1.01%	$ 3,993.84	$ 6,825.46
070923109122	125 W Mifflin St	2069	0.09%	$ 354.64	20.92	0.10%	$ 382.79	$ 737.43
070914426113	128 State St	2178	0.09%	$ 373.32	126.70	0.59%	$ 2,318.32	$ 2,691.64
070914427038	133 W Johnson St	4922	0.21%	$ 843.66	46.81	0.22%	$ 856.52	$ 1,700.17
070914427096	137 W Johnson St	6486	0.28%	$ 1,111.74	78.70	0.36%	$ 1,440.03	$ 2,551.77
070923110020	14 S Carroll St	6268	0.27%	$ 1,074.37	66.00	0.31%	$ 1,207.65	$ 2,282.02
070914422129	148 W Johnson St	4356	0.19%	$ 746.64	33.00	0.15%	$ 603.82	$ 1,350.47
070924204153	15 E Main St	23217	1.01%	$ 3,979.52	142.23	0.66%	$ 2,602.48	$ 6,582.01
070923109073	15 N Fairchild St	16038	0.69%	$ 2,749.00	30.00	0.14%	$ 548.93	$ 3,297.93
070913330042	15 N Pinckney St	5641	0.24%	$ 966.90	70.50	0.33%	$ 1,289.99	$ 2,256.89
070914422088	151 W Gorham St	4356	0.19%	$ 746.64	44.00	0.20%	$ 805.10	$ 1,551.74
070914422111	152 W Johnson St	5941	0.26%	$ 1,018.32	123.00	0.57%	$ 2,250.62	$ 3,268.94
070923109023	16 N Carroll St	5806	0.25%	$ 995.18	44.00	0.20%	$ 805.10	$ 1,800.28
070923109031	18 N Carroll St	5929	0.26%	$ 1,016.26	44.90	0.21%	$ 821.57	$ 1,837.83
070913330050	19 N Pinckney St	2278	0.10%	$ 390.46	28.50	0.13%	$ 521.48	$ 911.95
070923110054	2 S Carroll St	2966	0.13%	$ 508.39	86.50	0.40%	$ 1,582.75	$ 2,091.14
070923110012	20 S Carroll St	25373	1.10%	$ 4,349.07	260.00	1.20%	$ 4,757.40	$ 9,106.48
070914425066	20 W Mifflin St	2905	0.13%	$ 497.93	22.00	0.10%	$ 402.55	$ 900.48
070923102077	201 State St	111667	4.83%	$ 19,140.35	488.42	2.26%	$ 8,936.97	$ 28,077.32
070914428010	201 W Gorham St	7392	0.32%	$ 1,267.03	137.70	0.64%	$ 2,519.59	$ 3,786.62
070923106011	202 N Henry St	13068	0.57%	$ 2,239.93	200.00	0.92%	$ 3,659.54	$ 5,899.47
070914427137	202 State St	13050	0.56%	$ 2,236.84	110.70	0.51%	$ 2,025.56	$ 4,262.40
070914428028	207 W Gorham St	3955	0.17%	$ 677.91	157.30	0.73%	$ 2,878.23	$ 3,556.14
070914427111	208 State St	4473	0.19%	$ 766.70	44.00	0.20%	$ 805.10	$ 1,571.80
070913330068	21 N Pinckney St	7919	0.34%	$ 1,357.36	99.00	0.46%	$ 1,811.47	$ 3,168.83
070914427103	214 State St	2130	0.09%	$ 365.09	22.00	0.10%	$ 402.55	$ 767.64
070914427020	216 State St	19466	0.84%	$ 3,336.58	152.00	0.70%	$ 2,781.25	$ 6,117.83
070914424092	22 E Mifflin St	18669	0.81%	$ 3,199.97	128.44	0.59%	$ 2,350.16	$ 5,550.13
070923109049	22 N Carroll St	5798	0.25%	$ 993.81	43.92	0.20%	$ 803.64	$ 1,797.44
070914421048	221 W Gilman St	9653	0.42%	$ 1,654.58	73.05	0.34%	$ 1,336.65	$ 2,991.23
070914421197	222 W Gorham St	8712	0.38%	$ 1,493.29	66.00	0.31%	$ 1,207.65	$ 2,700.93
070914421056	225 W Gilman St	3959	0.17%	$ 678.59	30.00	0.14%	$ 548.93	$ 1,227.53
070914427088	226 State St	1759	0.08%	$ 301.50	25.90	0.12%	$ 473.91	$ 775.41
070923106029	228 N Henry St	3301	0.14%	$ 565.81	88.00	0.41%	$ 1,610.20	$ 2,176.01
070914427062	228 State St	3419	0.15%	$ 586.04	65.35	0.30%	$ 1,195.76	$ 1,781.79
070914421064	229 W Gilman St	14874	0.64%	$ 2,549.49	177.45	0.82%	$ 3,246.93	$ 5,796.42
070914427070	232 State St	1724	0.07%	$ 295.50	111.85	0.52%	$ 2,046.60	$ 2,342.10
070914420264	240 W Gilman St	17424	0.75%	$ 2,986.57	66.00	0.31%	$ 1,207.65	$ 4,194.22
070914421105	243 W Gilman St	2922	0.13%	$ 500.85	135.00	0.62%	$ 2,470.19	$ 2,971.04
070914420389	244 W Gilman St	9635	0.42%	$ 1,651.49	73.00	0.34%	$ 1,335.73	$ 2,987.23
070913330076	25 N Pinckney St	2639	0.11%	$ 452.34	33.00	0.15%	$ 603.82	$ 1,056.16
070924206076	25 W Main St	33116	1.43%	$ 5,676.27	327.10	1.51%	$ 5,985.18	$ 11,661.45
070913330026	3 N Pinckney St	5279	0.23%	$ 904.85	66.00	0.31%	$ 1,207.65	$ 2,112.50
070923109057	30 N Carroll St	8623	0.37%	$ 1,478.03	167.25	0.77%	$ 3,060.29	$ 4,538.32

Parcel Number	Situs Address	Area (sq ft)	Area (%)	Area Charge	EffectiveFrontage (ft)	Frontage %	Frontage Charge	Total Charge
070914425040	30 W Mifflin St	14518	0.63%	$ 2,488.47	185.00	0.86%	$ 3,385.08	$ 5,873.54
070923103017	301 State St	1799	0.08%	$ 308.36	114.40	0.53%	$ 2,093.26	$ 2,401.62
070914428086	302 State St	797	0.03%	$ 136.61	76.30	0.35%	$ 1,396.12	$ 1,532.73
070923103025	307 State St	3188	0.14%	$ 546.44	67.00	0.31%	$ 1,225.95	$ 1,772.39
070914422103	309 N Henry St	2739	0.12%	$ 469.48	41.50	0.19%	$ 759.35	$ 1,228.83
070914428078	310 State St	2779	0.12%	$ 476.34	69.05	0.32%	$ 1,263.46	$ 1,739.79
070923103033	311 State St	7335	0.32%	$ 1,257.26	86.85	0.40%	$ 1,589.16	$ 2,846.42
070914422096	313 N Henry St	11647	0.50%	$ 1,996.36	88.50	0.41%	$ 1,619.35	$ 3,615.71
070914428060	316 State St	2256	0.10%	$ 386.69	45.10	0.21%	$ 825.23	$ 1,211.92
070923104049	316 W Gorham St	1685	0.07%	$ 288.82	40.00	0.18%	$ 731.91	$ 1,020.73
070923103041	317 State St	1816	0.08%	$ 311.27	24.35	0.11%	$ 445.55	$ 756.82
070914428052	318 State St	2156	0.09%	$ 369.55	49.00	0.23%	$ 896.59	$ 1,266.14
070923104057	318 W Gorham St	2330	0.10%	$ 399.38	40.00	0.18%	$ 731.91	$ 1,131.28
070923103059	319 State St	2861	0.12%	$ 490.39	34.00	0.16%	$ 622.12	$ 1,112.51
070923104015	322 W Gorham St	3998	0.17%	$ 685.28	105.00	0.49%	$ 1,921.26	$ 2,606.54
070923103067	325 State St	4913	0.21%	$ 842.12	56.00	0.26%	$ 1,024.67	$ 1,866.79
070914428044	326 State St	1650	0.07%	$ 282.82	29.75	0.14%	$ 544.36	$ 827.18
070924204012	33 E Main St	13634	0.59%	$ 2,336.94	197.30	0.91%	$ 3,610.14	$ 5,947.08
070914428036	332 State St	1267	0.05%	$ 217.17	22.00	0.10%	$ 402.55	$ 619.72
070923103166	339 W Gorham St	79344	3.44%	$ 13,600.01	340.84	1.58%	$ 6,236.59	$ 19,836.60
070923104031	401 State St	1803	0.08%	$ 309.04	101.55	0.47%	$ 1,858.13	$ 2,167.18
070914421189	402 State St	662	0.03%	$ 113.47	27.50	0.13%	$ 503.19	$ 616.66
070923201291	402 W Gorham St	12405	0.54%	$ 2,126.29	179.00	0.83%	$ 3,275.29	$ 5,401.58
070914421171	404 State St	1285	0.06%	$ 220.26	25.00	0.12%	$ 457.44	$ 677.70
070923202132	405 N Frances St	5000	0.22%	$ 857.03	192.90	0.89%	$ 3,529.63	$ 4,386.66
070923203106	405 N Lake St	6599	0.29%	$ 1,131.11	157.70	0.73%	$ 2,885.55	$ 4,016.65
070923203263	406 N Frances St	2752	0.12%	$ 471.71	32.00	0.15%	$ 585.53	$ 1,057.23
070923202033	406 W Gilman St	5000	0.22%	$ 857.03	87.30	0.40%	$ 1,597.39	$ 2,454.42
070923104081	407 N Broom St	4055	0.18%	$ 695.05	57.15	0.26%	$ 1,045.71	$ 1,740.76
070923203271	408 N Frances St	2840	0.12%	$ 486.79	33.00	0.15%	$ 603.82	$ 1,090.62
070923201283	408 W Gorham St	5018	0.22%	$ 860.11	38.00	0.18%	$ 695.31	$ 1,555.43
070923201043	411 W Gilman St	4356	0.19%	$ 746.64	33.00	0.15%	$ 603.82	$ 1,350.47
070923202140	413 N Frances St	2421	0.10%	$ 414.97	42.10	0.19%	$ 770.33	$ 1,185.31
070914421163	414 State St	1825	0.08%	$ 312.82	24.00	0.11%	$ 439.14	$ 751.96
070923203362	415 N Lake St	45855	1.99%	$ 7,859.80	265.44	1.23%	$ 4,856.94	$ 12,716.75
070923201051	415 W Gilman St	13068	0.57%	$ 2,239.93	99.00	0.46%	$ 1,811.47	$ 4,051.40
070923104023	417 State St	7379	0.32%	$ 1,264.80	93.50	0.43%	$ 1,710.84	$ 2,975.64
070923104065	417 State St	3262	0.14%	$ 559.13	47.35	0.22%	$ 866.40	$ 1,425.52
070914421155	418 State St	2687	0.12%	$ 460.57	26.50	0.12%	$ 484.89	$ 945.46
070923104073	419 State St	4116	0.18%	$ 705.51	46.35	0.21%	$ 848.10	$ 1,553.60
070923201069	421 W Gilman St	4356	0.19%	$ 746.64	33.00	0.15%	$ 603.82	$ 1,350.47
070914421147	422 State St	2295	0.10%	$ 393.38	34.00	0.16%	$ 622.12	$ 1,015.50
070923202215	424 W Gilman St	1502	0.07%	$ 257.45	38.00	0.18%	$ 695.31	$ 952.76
070923202174	425 N Frances St	13477	0.58%	$ 2,310.03	103.00	0.48%	$ 1,884.66	$ 4,194.70
070923201077	425 W Gilman St	9191	0.40%	$ 1,575.39	66.00	0.31%	$ 1,207.65	$ 2,783.04
070923104099	427 State St	3140	0.14%	$ 538.21	66.21	0.31%	$ 1,211.49	$ 1,749.70
070914421139	428 State St	2809	0.12%	$ 481.48	24.44	0.11%	$ 447.20	$ 928.67
070923202207	428 W Gilman St	235	0.01%	$ 40.28	4.00	0.02%	$ 73.19	$ 113.47
070923203130	430 N Frances St	44936	1.95%	$ 7,702.28	264.00	1.22%	$ 4,830.59	$ 12,532.88

Parcel Number	Situs Address	Area (sq ft)	Area (%)	Area Charge	EffectiveFrontage (ft)	Frontage %	Frontage Charge	Total Charge
070923202190	430 W Gilman St	1668	0.07%	$ 285.90	23.00	0.11%	$ 420.85	$ 706.75
070923205011	432 East Campus Mall	191737	8.30%	$ 32,864.80	363.14	1.68%	$ 6,644.63	$ 39,509.43
070914421121	432 State St	2064	0.09%	$ 353.78	32.73	0.15%	$ 598.88	$ 952.67
070923201308	432 W Gorham St	42937	1.86%	$ 7,359.64	99.20	0.46%	$ 1,815.13	$ 9,174.78
070923201085	433 W Gilman St	7278	0.32%	$ 1,247.49	66.00	0.31%	$ 1,207.65	$ 2,455.14
070923104106	435 State St	1520	0.07%	$ 260.54	105.80	0.49%	$ 1,935.90	$ 2,196.43
070923202223	437 N Frances St	70702	3.06%	$ 12,118.72	471.85	2.18%	$ 8,633.77	$ 20,752.49
070923203346	438 N Frances St	3785	0.16%	$ 648.77	44.00	0.20%	$ 805.10	$ 1,453.87
070914424117	44 E Mifflin St	8584	0.37%	$ 1,471.35	157.70	0.73%	$ 2,885.55	$ 4,356.89
070923203057	440 Hawthorne Ct	11351	0.49%	$ 1,945.63	158.60	0.73%	$ 2,902.02	$ 4,847.64
070914421113	440 State St	2051	0.09%	$ 351.55	41.75	0.19%	$ 763.93	$ 1,115.48
070923203081	441 N Lake St	3785	0.16%	$ 648.77	44.00	0.20%	$ 805.10	$ 1,453.87
070923203073	445 N Lake St	4665	0.20%	$ 799.61	114.80	0.53%	$ 2,100.58	$ 2,900.18
070923201118	445 W Gilman St	8646	0.37%	$ 1,481.97	66.00	0.31%	$ 1,207.65	$ 2,689.62
070923203049	449 Hawthorne Ct	6886	0.30%	$ 1,180.30	120.55	0.56%	$ 2,205.79	$ 3,386.09
070923201019	449 State St	13068	0.57%	$ 2,239.93	181.50	0.84%	$ 3,321.03	$ 5,560.96
070923202166	450 W Gilman St	6451	0.28%	$ 1,105.74	59.55	0.28%	$ 1,089.63	$ 2,195.37
070923201126	453 W Gilman St	4321	0.19%	$ 740.64	33.00	0.15%	$ 603.82	$ 1,344.47
070923202158	454 W Gilman St	3628	0.16%	$ 621.86	34.25	0.16%	$ 626.70	$ 1,248.56
070923201134	459 W Gilman St	5366	0.23%	$ 919.76	50.00	0.23%	$ 914.89	$ 1,834.65
070923201142	461 W Gilman St	1968	0.09%	$ 337.33	30.00	0.14%	$ 548.93	$ 886.26
070923202017	501 State St	1359	0.06%	$ 232.94	93.15	0.43%	$ 1,704.43	$ 1,937.37
070914302131	502 N Frances St	21644	0.94%	$ 3,709.90	229.45	1.06%	$ 4,198.41	$ 7,908.31
070914420230	502 State St	4896	0.21%	$ 839.20	82.00	0.38%	$ 1,500.41	$ 2,339.61
070914420123	505 N Frances St	8712	0.38%	$ 1,493.29	164.70	0.76%	$ 3,013.63	$ 4,506.92
070923202025	505 State St	958	0.04%	$ 164.21	25.20	0.12%	$ 461.10	$ 625.31
070914420222	506 State St	8176	0.35%	$ 1,401.41	64.00	0.30%	$ 1,171.05	$ 2,572.47
070914302074	509 N Lake St	7418	0.32%	$ 1,271.49	142.35	0.66%	$ 2,604.68	$ 3,876.17
070914420214	510 State St	6046	0.26%	$ 1,036.32	50.00	0.23%	$ 914.89	$ 1,951.20
070923202041	515 State St	5880	0.25%	$ 1,007.86	69.70	0.32%	$ 1,275.35	$ 2,283.22
070923202059	519 State St	3850	0.17%	$ 659.91	34.30	0.16%	$ 627.61	$ 1,287.52
070914420206	520 State St	4687	0.20%	$ 803.38	35.00	0.16%	$ 640.42	$ 1,443.80
070923202067	521 State St	3301	0.14%	$ 565.81	25.00	0.12%	$ 457.44	$ 1,023.25
070923202075	523 State St	6599	0.29%	$ 1,131.11	50.00	0.23%	$ 914.89	$ 2,045.99
070914420199	528 State St	4090	0.18%	$ 701.05	31.00	0.14%	$ 567.23	$ 1,268.28
070914420181	534 State St	4621	0.20%	$ 792.07	35.00	0.16%	$ 640.42	$ 1,432.49
070923201150	536 University Ave	1350	0.06%	$ 231.40	52.00	0.24%	$ 951.48	$ 1,182.88
070914420173	540 State St	3959	0.17%	$ 678.59	30.00	0.14%	$ 548.93	$ 1,227.53
070914420165	544 State St	4356	0.19%	$ 746.64	33.00	0.15%	$ 603.82	$ 1,350.47
070914420157	548 State St	4356	0.19%	$ 746.64	33.00	0.15%	$ 603.82	$ 1,350.47

Schedule A

Parcel Number	Situs Address	Area (sq ft)	Area (%)	Area Charge	EffectiveFrontage (ft)	Frontage %	Frontage Charge	Total Charge
070914420149	552 State St	5806	0.25%	$ 995.18	44.00	0.20%	$ 805.10	$ 1,800.28
070914420131	556 State St	2905	0.13%	$ 497.93	22.00	0.10%	$ 402.55	$ 900.48
070923109015	6 N Carroll St	26136	1.13%	$ 4,479.86	262.70	1.21%	$ 4,806.81	$ 9,286.66
070923110046	6 S Carroll St	3580	0.15%	$ 613.63	45.83	0.21%	$ 838.58	$ 1,452.22
070923203015	601 State St	4046	0.18%	$ 693.51	111.00	0.51%	$ 2,031.05	$ 2,724.55
070923203255	602 University Ave	1450	0.06%	$ 248.54	78.40	0.36%	$ 1,434.54	$ 1,683.08
070923203247	604 University Ave	2770	0.12%	$ 474.79	42.00	0.19%	$ 768.50	$ 1,243.30
070923203239	608 University Ave	1385	0.06%	$ 237.40	21.00	0.10%	$ 384.25	$ 621.65
070923203221	610 University Ave	2983	0.13%	$ 511.30	42.00	0.19%	$ 768.50	$ 1,279.81
070923203023	613 State St	3785	0.16%	$ 648.77	43.00	0.20%	$ 786.80	$ 1,435.57
070923203213	616 University Ave	3123	0.14%	$ 535.30	44.00	0.20%	$ 805.10	$ 1,340.40
070923203031	619 State St	3515	0.15%	$ 602.49	40.00	0.18%	$ 731.91	$ 1,334.40
070923203114	620 University Ave	11891	0.51%	$ 2,038.18	87.78	0.41%	$ 1,606.17	$ 3,644.36
070923203354	626 University Ave	4438	0.19%	$ 760.70	35.38	0.16%	$ 647.37	$ 1,408.07
070914302123	632 State St	4687	0.20%	$ 803.38	35.50	0.16%	$ 649.57	$ 1,452.95
070914302115	640 State St	8712	0.38%	$ 1,493.29	66.00	0.31%	$ 1,207.65	$ 2,700.93
070914302107	652 State St	8712	0.38%	$ 1,493.29	66.00	0.31%	$ 1,207.65	$ 2,700.93
070923203065	661 State St	2840	0.12%	$ 486.79	33.00	0.15%	$ 603.82	$ 1,090.62
070914302090	662 State St	6054	0.26%	$ 1,037.69	45.00	0.21%	$ 823.40	$ 1,861.09
070914302082	670 State St	1890	0.08%	$ 323.96	21.00	0.10%	$ 384.25	$ 708.21
070913330034	7 N Pinckney St	7919	0.34%	$ 1,357.36	99.00	0.46%	$ 1,811.47	$ 3,168.83
070924206026	7 W Main St	4983	0.22%	$ 854.11	39.00	0.18%	$ 713.61	$ 1,567.72
070914304046	701 Langdon St	139392	6.03%	$ 23,892.57	528.00	2.44%	$ 9,661.19	$ 33,553.76
070923204203	701 State St	22703	0.98%	$ 3,891.42	241.25	1.12%	$ 4,414.32	$ 8,305.74
070923204021	723 State St	11352	0.49%	$ 1,945.80	86.00	0.40%	$ 1,573.60	$ 3,519.40
070923204039	727 State St	11352	0.49%	$ 1,945.80	86.00	0.40%	$ 1,573.60	$ 3,519.40
070914304012	816 State St	69696	3.02%	$ 11,946.29	264.00	1.22%	$ 4,830.59	$ 16,776.88
		2,309,741	100.00%	$ 395,902.55	21636.73	1.0000	$ 395,902.55	$ 791,805.11

State Street - Mall Concourse Maintenance Special Charges Service Area 2025

City of Madison Dept. of Public Works - Parks Div.
330 E Lakeside St. Madison, WI 53715-2074

Service Frontages

Mall Service Area

0 140 280 560 Feet

Prepared 7/30/2025

MADISON PARKS



M:\Maps\Parks GIS\Planning\Mall_Concourse\Mall Special Charges\2025\Mall Special Charges 2025.aprx

City of Madison

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

Master

File Number: 89860

File ID:	89860	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	09/05/2025
File Name:	Recognizing the appointment of John Patterson and approving the terms and conditions of employment for John Patterson as City of Madison Police Chief.			**Final Action:**	

Title: Recognizing the appointment of John Patterson and approving the terms and conditions of employment for John Patterson as City of Madison Police Chief.

Notes: Once finalized, an MOU outlining the employment agreement will be attached to this resolution in Legistar.

CC Agenda Date: 09/16/2025

Agenda Number: 57.

Sponsors: Satya V. Rhodes-Conway

Effective Date:

Attachments: Patterson Conditional Offer Letter - Signed.pdf, Patterson Final Contract.pdf

Enactment Number:

Author: Erin Hillson, Director of Human Resources

Hearing Date:

Entered by: kklafka@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/10/2025	Robert Mulcahy	Approve	9/25/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	09/05/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction

Notes: Finance Committee (9/29/25), Common Council (10/7/25)

Text of Legislative File 89860

Fiscal Note

As stated in the Employment Agreement between the City of Madison and John Patterson, the Police Chief's salary will be based on an annualized rate of $204,000. Funding for this position

is available in the Madison Police Department's 2025 Adopted Operating Budget.

Title

Recognizing the appointment of John Patterson and approving the terms and conditions of employment for John Patterson as City of Madison Police Chief.

Body

Whereas, the Police and Fire Commission selected and appointed John Patterson to the position of Chief of Police; and

Whereas, John Patterson has twenty-seven years of continuous employment with the City of Madison; and

Whereas, the City has standardly applied many of the terms and conditions of employment to the Police Chief without a formal MOU articulating these terms; and

Whereas, the City allows for renegotiation of Compensation Group 21 terms and conditions of employment on a five year schedule;

Whereas, the parties have reached an accord on the terms and conditions of employment between the City and Chief Patterson;

NOW THEREFORE, be resolved that John Patterson’s appointment to the position of Chief of police is recognized by the Council, the terms and conditions of employment are approved by Council, and the Mayor and City Clerk are authorized to execute the Memorandum of Understanding between the City and John Patterson.

City of Madison
Board of Police and Fire Commissioners

Commissioners: **Mary Schauf, President**
Veronica Figueroa Velez, Secretary
Kevin Gundlach
Azure Fudge Hart
Martha Vukelich-Austin

CONDITIONAL OFFER OF APPOINTMENT

To: John Patterson

This memorandum confirms the decision of the Board of Police and Fire Commissioners of the City of Madison to issue a Conditional Offer of Appointment to you for the position of Police Chief for the City of Madison. Specifically, the Offer of Appointment is subject to the following:

1. The City of Madison will establish your salary, benefits, and start date.

2. If the appointee does not reside within 15 miles of the jurisdictional boundaries of the City of Madison, the appointee shall establish such residence within 60 days after appointment, pursuant to the Rules of the Board.

Neither this Conditional Offer of Appointment nor your eventual appointment constitute a contract of employment. Your employment is governed by Wis. Stat. § 62.13.

For the Board of Police and Fire Commissioners of the City of Madison:

Mary A. Schauf, President

MEMORANDUM OF AGREEMENT BETWEEN
THE CITY OF MADISON
AND
JOHN PATTERSON

This Agreement made this September 30, 2025, by and between the City of Madison, a municipal corporation of Dane County, Wisconsin (hereafter, the "City") and John Patterson, a natural person (hereafter, the “Chief” or “Employee”).

WITNESSETH;

WHEREAS, the Board of Police and Fire Commissioners of the City of Madison (Police and Fire Commission) approved making a Conditional Offer of Appointment to John Patterson on August 27, 2025, for the position of Police Chief, in accordance with Wisconsin State Statutes; and

WHEREAS, the City desires to hire the Chief as an employee of the City of Madison to perform the services described herein on its sole behalf as the Police Chief, and

WHEREAS, the Chief possesses the necessary knowledge, skill, abilities and experience to perform such services and is willing to perform such services as the Police Chief, and

NOW, THEREFORE, in consideration of the mutual covenants, terms, and agreements contained in this document, the receipt and sufficiency of which is mutually acknowledged, the parties agree as follows:

I. POLICE CHIEF HIRED

John Patterson is hired as a non-civil service employee of the City, holding the position of Police Chief pursuant to the terms, conditions, and provisions of this Agreement. The Chief shall have and exercise full authority and discretion as a Department Head within the City's organizational structure and act as Appointing Authority for employees of the Police Department in accordance with all appropriate State Statutes, Police and Fire Commission Rules, City Ordinances and Mayor's Administrative Procedure Memoranda.

II. FUNCTIONS, DUTIES AND RESPONSIBILITIES OF THE TITLE

A. <u>General Responsibilities</u>:

This role is responsible for managerial and administrative work in planning, organizing and directing the programs, services, and activities of the

Madison Police Department. Work primarily involves responsibility for the efficient operation and administration of the department; maintenance of law and order within constitutional constraints; and development and implementation of measures designed to prevent crime and protect lives and property. Under the general direction of the Mayor and in coordination with the Police and Fire Commission, the incumbent must exercise considerable judgment and discretion in meeting departmental objectives.

B. Examples of Duties and Responsibilities:

Plan, organize and direct the programs, services, and operations of the Madison Police Department both directly and through lower-level supervisors.

Provide policy direction and leadership; through the effective development and administration of departmental policies, procedures, and standards. Administer the Police Department functions, overseeing budget preparation and monitoring, functioning as Appointment Authority, and performing other necessary administrative and supervisory tasks.

Manage and develop Police Department staff. Hire, train, supervise, coordinate and evaluate a large and diverse staff. Develop and maintain effective employee relations.

Direct and/or coordinate related management activities, e.g., affirmative action, labor relations, department equity, and data management, etc.

Oversee, develop, and manage departmental financial plans and resources (including capital and operating budgets); the procurement and maintenance of police vehicles and equipment; and the management of Police Department facilities.

Develop and manage effective inter/intra-departmental communication and planning efforts. Engage staff using tools such as webinars, video conferencing and other technologies.

Develop, organize, and implement responsive management strategies.

Participate in the efforts of the Mayor's Management Team and related committee efforts. Provide advice, counsel and expertise to the Mayor, Common Council, Police and Fire Commission, Public Safety Review Committee, Office of the Independent Monitor, and other boards and committees as appropriate.

Represent the Police Department and departmental interests throughout the community, both in person and through the media.

Upon activation of the City's Emergency Operations Center (EOC), act as a senior advisor to the EOC Incident Manager.

Demonstrate a commitment to the City's racial equity and social justice initiatives (RESJI). Participate in and help lead city-wide and agency efforts toward implementing RESJI principles.

Instill a culture of continuous learning and a commitment to ongoing initiatives involving performance excellence systems.

Demonstrate and promote organizational values, in everyday work, to further the mission and vision of the City of Madison.

Perform related work as required.

C. The Chief agrees to perform such functions and duties at a professional level of competence and efficiency. The Chief shall abide by all requirements of the laws of the State of Wisconsin, and of the ordinances, resolutions, regulations, rules and practices of the City which exist at the time of execution of this Agreement or which may, hereafter, be enacted or amended by the State of Wisconsin or the City in the exercise of their lawful authority. In the event a provision of this Agreement conflicts with any City ordinance, resolution, regulation, rule or policy, the provision of the Agreement shall control, except that nothing herein shall be interpreted as modifying the obligations or terms Madison General Ordinance §3.35 (the Ethics Code).

D. The Chief shall devote full time to the duties and responsibilities provided herein and shall engage in no pursuit that interferes with them. The Mayor, however, may approve the Chief's reasonable time away from the regular duties and responsibilities provided such time is approved in advance and taken as vacation leave or absence without pay. Further, the Mayor may authorize other limited outside professional activities on City time provided that they are determined to be of benefit to the City and the Chief is not compensated for such activities. Nothing herein limits the Chief from performing outside services for compensation provided such outside services have been approved by the Mayor, are not done on City time, and otherwise comply with City ordinances and rules.

E. The standard City workweek is 40 hours. However, the Chief shall have reasonable flexibility from this standard to accommodate additional time expended outside regular working hours required by attendance at meetings and the like. Such flexibility is not intended to provide or be used as additional vacation or other paid leave.

F. The Chief shall have no right to make contracts or commitments for or on behalf of the City except as preauthorized by statute, ordinance or express written consent of the City.

G. The Chief shall continue to reside within 15 miles of the jurisdictional boundaries of the City of Madison for the duration of this contract. As a condition of accepting this agreement, the Chief agrees to waive any right to challenge this residency requirement, by court action or otherwise. The Chief agrees to the importance of residency, and commits to identifying a means to City of Madison residency to the extent possible during the term of this agreement.

H. To the extent applicable, the Chief shall be subject to the provisions of Madison General Ordinance §3.35 (the Ethics Code).

III. COMPENSATION AND BENEFITS

A. The Chief's salary shall be based on an annualized rate of $204,000 and shall be paid in approximately equal biweekly payments according to regular City payroll practices. Annual salary adjustments during the term of this agreement may be made at the Mayor's discretion, subject to approval of the Common Council, as provided in the City's established managerial pay plan. The Chief shall not be entitled to receive any additional overtime compensation, compensatory time off, or bonuses. The Chief may work UW Football Games as necessary at the expense of UW Madison. The parties may open this agreement at the request of either party for the exclusive purpose of renegotiating salary upon implementation of the City's compensation study.

B. The Chief shall, in addition to the compensation provided in Paragraph A above, and except as otherwise set forth in the Agreement, be entitled to the following benefits:

1. The Chief shall receive the same benefits as all other non-represented professional employees in Compensation Group 18 as may be provided and/or modified by the Madison General Ordinances, Resolution of the Common Council, Administrative

Procedure Memoranda or other official City action throughout the duration of this agreement subject to paragraph II. (G) above. The Chief will retain the 457 plan contributions earned as a function of membership in MPPOA and AMPs, such funds are eligible for payout in accordance with the plan.

2. The Chief shall be entitled to twenty-seven (27) days of vacation in each year of this Agreement. Credited but unused vacation in excess of ten (10) days may be carried forward to the succeeding year. Except as otherwise provided, the Chief shall be paid in full for credited but unused vacation existing at the expiration of this Agreement or upon the Chief's retirement, when qualified for receipt of Wisconsin Retirement System (WRS) benefits. If the Chief accrues a balance of more than five weeks from the preceding year(s), the Chief may elect to convert up to twenty (20) days of their annual vacation to an amount of cash equivalent, calculated on their regular earnings. The Chief shall apply for such conversion option in accordance with City procedures, and such amount shall be paid in a manner determined by the City.

3. Sick Leave: The Chief will earn sick leave consistent with the provisions of MGO 3.32(5)(e)1(a). If the Chief leaves the position before the end of the contract period, the Chief shall be entitled to payment in full (100%) of any earned but unused sick leave accumulated during each of the fully completed contract period(s). The Chief shall be entitled to one-half (50%) of any earned but unused sick leave accumulated to the day the Chief terminated City employment during the contract period (the period between the effective date of the agreement and through the expiration of the agreement). If the PFC terminates the Chief's contract before the end of the contract period or the Chief leaves the position at the end of the contract period or the Chief retires and qualifies for WRS benefits, they shall be entitled to payment in full (100%) of any sick leave the Chief would have earned through the end of that year.

4. The Chief shall be eligible to participate at City expense in professional seminars, conferences, workshops and related meetings consistent with the role as Chief and in accordance with applicable Administrative Procedure Memoranda.

5. The Chief shall be reimbursed for relevant professional association and/or licensure dues.

6. The Chief shall be eligible for smart phone with data plan reimbursement up to seventy-five (75) dollars per month for City usage.

7. In the first pay period in October, 2025, all remaining compensatory time and all prorated remaining vacation time beyond 27 days will be cashed out. The Chief is eligible to use any remaining earned time through the December 31, 2025.

IV. TERM

This Agreement shall take effect on September 30, 2025, and shall expire on September 27, 2030, unless terminated sooner as provided herein. All salary and benefit changes shall apply the pay period including September 30, 2025.

V. CITY OBLIGATIONS AND RIGHTS

The City shall provide staff, equipment, supplies and space that it deems reasonable, in its sole discretion, for the conduct of the work of the Chief. The City retains the sole right to determine the organizational structure and overall functioning of the Police Department.

VI. REOPENING THE AGREEMENT

Either party may request that the Agreement be reopened for renegotiation if or when the Chief's duties or responsibilities change significantly. A "significant" change in the Chief's duties is defined as that degree of change in duties and responsibilities that would qualify a civil service position for reclassification pursuant to standard City personnel practices.

Factors which may be considered include the addition or deletion of duties, changes in Department services or the addition or deletion of programs. If there is no agreement, the original Agreement shall control and shall not be reopened. Agreement changes, if any, and any resulting reclassification of the position shall not be deemed the creation of a new position so as to require competition.

VII. LIABILITY PROTECTION

The City shall defend and indemnify the Chief against and for any and all demands, claims, suits, actions and legal proceedings brought against them in their official capacity or personally for acts performed within the scope of their employment to the extent and only to the extent authorized by the Wisconsin Statutes in effect at the time of the act complained of and as may be provided by

any City insurance coverage for employees at such time.

VIII. DOCUMENTS AND MATERIALS PROPERTY OF THE CITY

All of the documents, materials, files, reports, data and the like which the Chief prepares or receives while this Agreement is in effect are the sole property of the City of Madison. The Chief will not publish any such materials or use them for any research or publication without attribution to the City other than as work performed pursuant to the terms of this Agreement.

IX. TERMINATION OF AGREEMENT

A. The Chief may elect to terminate this Agreement before the expiration of the contract period. If the Chief provides less than forty-five (45) calendar days' notice in writing to the Mayor and PFC, the Chief forfeits all rights to the cash equivalent of any of the benefits enumerated in Section III. B. of the Agreement. If the Chief provides forty-five (45) calendar days' notice, or greater, in writing to the Mayor, the benefits enumerated in Section III. B. of the Agreement will be paid according to the terms of the Chief leaving during the contract period. These forfeiture provisions do not apply if the Chief retires from this position and qualifies for benefits under the Wisconsin Retirement System.

B. If the Police and Fire Commission takes action to terminate the Chief's employment during the term of this Agreement, pursuant to the provisions of Wis. Stat. §§ 62.13(3) and 62.13(5)(j), such termination shall be deemed a material breach of the Agreement by the Chief. In the event of a discharge pursuant to this paragraph, the Chief shall forfeit all compensation and benefits from the date of discharge to the end of the current contract period. This action shall not impact the receipt of benefits earned during the total period of employment up to the date of discharge. For clarity, and for the purpose of interpreting this Agreement, the Police and Fire Commission is not a party to this Agreement and is not bound by the provisions of this Agreement.

X. NO ASSIGNMENT OR SUBCONTRACT

The Chief shall not assign or subcontract any interest or obligation under this Agreement.

XI. AMENDMENT

This Agreement shall be amended only by written Addendum to Agreement of the

parties approved and authorized for execution in the same fashion as this original Agreement.

XII. NO WAIVER

No failure to exercise and no delay in exercising any right, power or remedy on either party's part shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or remedy preclude any other or further exercise thereof, or the exercise of any other right, power, or remedy.

XIII. ENTIRE AGREEMENT

No agreements, oral or written, express or implied, have been made by either party hereto, except as expressly provided herein. All prior agreements and negotiations are superseded hereby. This Agreement and any duly executed addenda or amendments thereto constitute the entire Agreement between the parties hereto.

XIV. SEVERABILITY

In the event any provisions of this Agreement are determined by any court of law to be unconstitutional, illegal, or unenforceable, it is the intention of the parties that all other provisions of this Agreement shall remain in full force and effect.

XV. GOVERNING INTENT AND LAW

This Agreement shall be interpreted in the first instance in accordance with the spirit and intent of the Substitute Report of the Human Resources Committee Report approved by the Common Council on August 2, 1988 and shall be controlled, construed and enforced in accordance with the laws of the State of Wisconsin.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the day and year contained herein.

EMPLOYEE:

_____

John Patterson

CITY OF MADISON
A Wisconsin Municipal Corporation

_____	_____
Satya Rhodes-Conway, Mayor	Lydia McComas, City Clerk
APPROVED:	APPROVED AS TO FORM:
_____	_____
David Schmiedicke, Finance Director	Patricia Lauten, Deputy City Attorney

City of Madison

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

Master

File Number: 89879

File ID:	89879	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	09/08/2025
File Name:	City Building Inspection Services Blooming Grove			**Final Action:**	

Title: Approving an intergovernmental agreement with the Town of Blooming Grove for the City to provide building inspection services for the Town.

Notes: CityBuildingInspectionBloomingGrove

		CC Agenda Date:	09/16/2025
		Agenda Number:	58.
Sponsors:	Satya V. Rhodes-Conway, Derek Field, Dina Nina Martinez-Rutherford And Sean O'Brien	**Effective Date:**	
Attachments:	BG-COM Building Inspections Services Agreement (Draft).pdf	**Enactment Number:**	
Author:	Doran Viste	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/9/2025	Ryan Pennington	Approve	9/26/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	09/08/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (9/29/25), Common Council (10/7/25)

Text of Legislative File 89879

Fiscal Note

This resolution adopts a building inspection services agreement with the Town of Blooming Grove. Effective January 1, 2026, the City would provide these services to the Town. The cost or providing building inspection services will be recovered through City issued permits, as well as municipal prosecution in Madison Municipal Court.

Title

Approving an intergovernmental agreement with the Town of Blooming Grove for the City to provide building inspection services for the Town.

Body

WHEREAS, pursuant to Wis. Stat. § 66.0307, Madison and Blooming Grove entered into a Cooperative Plan (the "Cooperative Plan") related to boundary lines and other municipal issues among themselves, which Plan was approved on October 3, 2006, by the State of Wisconsin Department of Administration. Under the Cooperative Plan, the Town of Blooming Grove will cease to exist on November 1, 2027 ("Final Attachment"); and,

WHEREAS, prior to the Final Attachment under the Cooperative Plan, Blooming Grove continues to be responsible for building inspection services to residents and property owners of the Town. Blooming Grove currently contracts for building inspection services, with its contractor administering permits and providing inspection services to properties within the Town. However, Blooming Grove was informed by the contractor that it would not be renewing its contract with the Town for 2026 and that the contract will be expiring on December 31, 2025; and,

WHEREAS, Blooming Grove has inquired whether Madison would be willing to transition certain building inspection services to the City prior to Final Attachment; and,

WHEREAS, the Building Inspection Division is prepared to take on these services, subject to certain conditions; and,

WHEREAS, by taking over the Town's building inspection services prior to Final Attachment, the ultimate transition of these services to the City in 2027 will be more efficient.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Clerk are authorized to execute an intergovernmental agreement pursuant to Wis. Stat. §. 66.0301 with the Town of Blooming Grove for Building Inspection Services, to commence on January 1, 2026, on terms consistent with the agreement attached hereto, in a format approved by the City Attorney.

BE IT FINALLY RESOLVED, that the Mayor and City Clerk, and, where applicable, the Director of the Building Inspection Division of the Department of Planning & Community & Economic Development, and the Madison Municipal Court Judge, are authorized to execute any other documents necessary to effectuate this service transfer.

BUILDING INSPECTION SERVICES AGREEMENT

Between the City of Madison and the Town of Blooming Grove

THIS AGREEMENT, made and entered into by and between the City of Madison, a Wisconsin municipal corporation ("Madison" or "City"), and the Town of Blooming Grove, a Wisconsin body corporate and politic ("Blooming Grove" or "Town"), is effective as of the date by which both parties have signed hereunder.

RECITALS

WHEREAS, pursuant to Wis. Stat. § 66.0307, Madison and Blooming Grove (the "Parties") entered into a Cooperative Plan related to boundary lines and other municipal issues among themselves, which Plan was approved on October 3, 2006, by the State of Wisconsin Department of Administration; and,

WHEREAS, under the terms of the Cooperative Plan, Blooming Grove will be absorbed by Madison and Blooming Grove itself will cease to exist, on November 1, 2027 (the "Final Attachment"); and,

WHEREAS, prior to the Final Attachment under the Plan, Blooming Grove continues to be responsible for building inspection services to residents and property owners of the Town; and,

WHEREAS, under Section 24.A. of the Cooperative Plan, the Parties agreed to "enter further agreements to facilitate an orderly transition of remaining Town territory to the City"; and,

WHEREAS, Blooming Grove currently contracts for building inspection services, with its contractor administering permits and providing inspection services to properties within the Town. However, Blooming Grove was informed by the contractor that it would not be renewing its contract with the Town for 2026 and that the contract will be expiring on December 31, 2025; and,

WHEREAS, Blooming Grove has inquired whether Madison would be willing to transition certain building inspection services to the City prior to Final Attachment. To facilitate the orderly transition of services from the Town to the City, Madison's Building Inspection Division is prepared to take on these services, subject to the conditions set forth herein; and,

WHEREAS, pursuant to Wis. Stat. § 66.0301, Wisconsin municipalities are authorized to enter into intergovernmental agreements for the receipt or furnishing of services or the joint exercise of any power or duty required or authorized by law; and,

WHEREAS, it is in the best interests of Madison and Blooming Grove to enter into this Agreement.

NOW THEREFORE, in consideration of the mutual promises and agreements of Madison and Blooming Grove, the receipt and sufficiency of which is mutually acknowledged, the parties do hereby covenant and agree as follows:

1. Definitions. For the purposes of this Agreement, the following definitions shall apply:

   (a) Agreement. This Building Inspection Services Agreement.

   (b) Building Inspection. Madison's building code enforcement services, as performed by the Building Inspection Division of Madison's Department of Planning and Community and Economic Development.

   (c) Building Inspection Services. Building code enforcement services, including building plan review, permitting and inspection services. These services do not include zoning related services, or housing and property maintenance enforcement.

   (d) Cooperative Plan. The Town of Blooming Grove and City of Madison Cooperative Plan Under Section 66.0307, Wisconsin Statutes, dated June 21, 2006 and approved by the Department of Administration on October 3, 2006.

   (e) Final Attachment. The date that the final attachment of all territory remaining in Blooming Grove at the end of the protected period to Madison occurs, as that process is described in Section 9.H. of the Cooperative Plan.

   (f) Protected Period. Defined in Section 5.A. of the Cooperative Plan as the period between October 3, 2006 and October 31, 2027, or such earlier time when Blooming Grove ceases to exist as a separate entity.

2. Purpose. The purpose of this Agreement is to set forth the terms upon which Madison will take over Blooming Grove's Building Inspection Services prior to Final Attachment of Blooming Grove in 2027.

3. Effective Date and Term of this Agreement. This Agreement shall be effective upon execution, as noted above, and, unless terminated sooner under provisions elsewhere in this Agreement, shall be in force through Final Attachment.

4. Building Inspection Services.

   (a) Requirement**.** Subject to the conditions specified in this Subsection, and commencing on January 1, 2026, Madison shall provide Building Inspection Services within and to all properties within Blooming Grove at the same level of service that is provided within and to properties within Madison.

   (b) Conditions of Service. Madison's obligations to provide Building Inspection Services under this Agreement is subject to the following conditions:

      (1) Blooming Grove shall adopt ordinances that adopt, by reference, the following Madison General Ordinances:

         a. Chapters 18, the Plumbing Code;

b. Chapter 19, the Electrical Code;

c. Chapter 29, the Building Code;

d. Chapter 30, the Heating, Ventilating and Air Conditioning Code;

e. Section 37.07, Permitting or Causing Erosion; and

f. Any other Madison ordinance (and all subsequent amendments and additions thereto) relating to Building Inspection Services.

(2) Madison shall provide written notice to Blooming Grove of any changes to Madison ordinances that must be adopted by Blooming Grove to satisfy the conditions in this Subsection.

(3) Blooming Grove shall authorize the Director of the Building Inspection Division, and the Director's designees, to issue permits and official notices or orders to correct violations, and to issue citations or commence other ordinance enforcement actions for violations of the aforementioned Blooming Grove ordinances relating to Building Inspection Services.

(4) Permits shall be issued directly by the Building Inspection Division, on Madison forms and subject to the same permit fees as permits for improvements in Madison.

(5) Blooming Grove shall authorize the Madison Attorney's Office to prosecute or otherwise resolve violations of the ordinances specified in sec. 4(b)(1) of this Agreement, and Madison Municipal Court to have original jurisdiction over such enforcement actions.

(c) Plan Review Services.

(1) The Building Inspection Division shall perform all building, plumbing, and heating, ventilation and air conditioning (HVAC) plan review for all new building permit applications based upon the process used by the State of Wisconsin Department of Safety and Professional Services as a delegated municipal authority and as set forth in the Subsection.

(2) The Building Inspection Division shall enforce the statutes and rules as written and interpreted by the State of Wisconsin Department of Safety and Professional Services and the above mentioned ordinances in compliance therewith.

(d) Zoning Approval. Applicants for a Blooming Grove building permit shall seek and provide proof of Dane County zoning approval for all building projects needing such approval.

(e) Building Inspection Services.

(1) Madison's Building Inspection Division shall perform all building, plumbing, electrical, and HVAC inspections as required based upon the process used by the State of Wisconsin Department of Safety and Professional Services as a delegated municipal authority.

(2) Madison of Madison Building Inspection Division shall enforce the statues and rules as written and interpreted by the State of Wisconsin Department of Safety and Professional Services and the above mentioned ordinances in compliance therewith.

(f) Document Transfer. Upon the effective date of this Agreement, Blooming Grove, or its existing building inspection contractor, shall provide the following information to Madison Building Inspection:

(1) A list of, and all documents pertaining to, any open building, plumbing, electrical, and HVAC permits at the property.

a. This list shall include a detailed description of any inspections that have occurred under the permit and results of the inspection.

b. The list and documents should be grouped by permit and include easily identifiable information including the address and parcel.

(2) All documents pertaining to, any closed building, plumbing, electrical, and HVAC permits.

a. Shall include a detailed description of any inspections that have occurred under the permit and results of the inspection.

b. The list and documents should be grouped by permit and include easily identifiable information including the address and parcel.

5. Fees and Charges for Madison Services. Madison's building inspection fees are established to recover Madison's costs to provide these services. By adopting Madison's Building Inspection related ordinances by reference, and by having Madison issue the permits, Madison's costs of providing building inspection services to Blooming Grove should be largely recovered through the permit process. In addition, by allowing Madison to prosecute and adjudicate violations of these provisions, the costs of that additional work will be recovered by Madison through permit fees and forfeitures collected by Madison.

6. Special Charges. In the event Madison provides services to specific real property in Blooming Grove related to Building Inspection Services, Madison may impose special charges against such real property under Madison General Ordinance Sec. 4.09 and Wis. Stats. § 66.0627.

(a) Equal Treatment. Any special charges under this Section shall be apportioned to and collected from Blooming Grove real property owners in the same manner as properties in Madison, and shall not in any respect discriminate again Blooming

Grove real properties because the properties are in Blooming Grove. Blooming Grove real property owners shall have all the same protections and rights as property owners in Madison subject to the same type of special charges.

(b) Notification. Before imposing any special charge against any real property in Blooming Grove, Madison shall notify Blooming Grove of such special charge. Blooming Grove may elect to pay any proposed special charge, and if Blooming Grove elects to pay a special charge, the special charge shall not be imposed against any real property in Blooming Grove.

(c) Pre-Approval of Charges. Blooming Grove hereby approves future special charges consistent with this Section under Wis. Stat. § 66.0707(2) and Blooming Grove's resolution approving this Agreement constitutes Blooming Grove's resolution required by Wis. Stats. § 66.0707(2) as it relates to these special charges. In the event that this blanket pre-approval provision is invalidated by a court of competent jurisdiction, Blooming Grove further agrees to the extent that it may lawfully do so, that it shall timely approve such special charge by separate resolution pursuant to said statute.

7. Madison Personnel. The personnel providing services under this Agreement shall be employees of Madison, and are not agents or employees of Blooming Grove. Madison shall be solely responsible for paying all wages, benefits, disability payments, and pension and workers compensation claims for Madison employees providing services under this Agreement, and for damage to Madison equipment and clothing used in providing services under this Agreement.

8. Liability. Each party shall be responsible for the consequences of its own acts, errors or omissions and for the acts, errors, or omissions of its employees, officers, officials, agents, boards, committees and commissions, and shall be responsible for any losses, claims, and liabilities that are attributable to such acts, errors or omissions including providing its own defense, arising out of this Agreement. In situations involving joint liability, each party shall be responsible only for such losses, claims, and liabilities that are attributable to its own acts, errors, or omissions and the acts, errors, or omissions of its employees, officers, officials, agents, boards, committees, and commissions. It is not the intent of either party to waive, limit or otherwise modify the protections and limitations of liability found in Wis. Stats. § 893.80 or any other protections available to the parties by law

9. Termination. This Agreement may only be terminated upon mutual agreement of the Parties. No breach of any terms of conditions of this Agreement shall be cause for termination by either party.

10. Change in Law/Severability. If any part, term, or provision of this Agreement is held by a court of competent jurisdiction to be illegal or otherwise unenforceable by a change in state or federal law, such illegality or unenforceability shall not affect the validity of any other part, term, or provision and the rights of the parties will be construed as if the invalid part, term or provision was never part of the Agreement.

11. Force Majeure. "Force Majeure" shall mean an event or circumstance beyond the reasonable control of and without the fault or negligence of the party claiming Force Majeure. It shall include a failure or interruption in the provision of services due to an act of God; war; sabotage; riot; insurrection; civil unrest or disturbance; explosion; earthquake; flood or other abnormal weather condition; or a public health emergency. An event of Force Majeure that prevents Madison from providing services under this Agreement shall excuse Madison from providing such service to Blooming Grove until the event of the Force Majeure no longer prevents Madison from providing such service.

12. Conflict Resolution. Madison and Blooming Grove pledge their good faith to resolve any concerns or disputes that arise regarding their respective obligations. Any potential misunderstandings or disputes that are not resolved by Blooming Grove and Madison Building Inspection staff shall be addressed by a group consisting of the Mayor of Madison, Blooming Grove Chair, the Director of the Building Inspection Division, and any staff members and legal counsel requested by either party. Either party may at any time request a meeting with the other party to discuss a concern relating to this Agreement. Nothing in this section is intended to prevent either party from seeking any remedy available to it under this Agreement from a court of competent jurisdiction in Dane County, Wisconsin as described in Section 16. The parties agree that specific performance is an appropriate remedy for any breach of this Agreement and that party need not show that damages are not a sufficient remedy to obtain specific performance by the other party.

13. Notices. All notices to be given shall be in writing and delivered by personal delivery or Certified United States mail, as follows:

To Madison:
Matt Tucker
Director, Building Inspection Division
215 Martin Luther King Jr. Blvd, Room 017
Madison WI 53703

To Blooming Grove:
John Wright
Town Administrator
1880 S. Stoughton Rd.
Madison, WI 53714

Either party may change the names and addresses for giving notice to such party by delivering written notice of such change or changes to the other party.

14. Non-Discrimination. In the performance of the services under this Agreement, the parties agree not to discriminate against any employee or applicant for employment because of race, religion, marital status, age, color, sex, handicap, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, gender identity, political beliefs or student status. The parties further agree not to discriminate against any subcontractor or person who offers to subcontract on this Agreement because of race, religion, color, age, disability, sex, sexual orientation, gender identity or national origin.

15. No Waiver. No failure to exercise, and no delay in exercising, any right, power or remedy hereunder on the part of Madison or Blooming Grove shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or remedy preclude any other or further exercise thereof or the exercise of any other right, power or remedy. No express waiver shall affect any event or default other than the event of default specified in such waiver, and any such waiver, to be effective, must be in writing and shall be operative only for the time and to the extent expressly provided by Madison or Blooming Grove therein. A waiver of any covenant, term of condition contained herein shall not be construed as a waiver of any subsequent breach of the same covenant, term or condition.

16. Choice of Law and Forum Selection. This Agreement shall be governed by and construed, interpreted and enforced in accordance with the laws of the State of Wisconsin. The parties agree, for any claim or suit or other dispute relating to this Agreement that cannot be mutually resolved, the venue shall be a court of competent jurisdiction in Dane County, Wisconsin and the parties agree to submit themselves to the jurisdiction of said court, to the exclusion of any other judicial district that may have jurisdiction over such dispute according to any law.

17. No Third Party Beneficiary. This Agreement is intended to be solely between Madison and Blooming Grove. Nothing in this Agreement accords any third party any legal or equitable rights whatsoever which may be enforced by any nonparty to this Agreement.

18. Amendment. This Agreement may be amended or modified only by written amendment approved and executed by Blooming Grove and Madison.

19. Enforcement. This Agreement shall be governed by the laws of the State of Wisconsin. Any act by either party in violation of this Agreement shall be remedied by the courts of the State of Wisconsin. This Agreement is intended to provide both parties with the right and standing to seek any available legal or equitable remedy to enforce or seek damages for the breach of this Agreement.

20. Binding Effect/Assignment. The parties have entered into this Agreement under the authority of Wis. Stat. § 66.0301. The parties agree that this Agreement shall be binding upon both parties. Neither party may assign its obligations hereunder to any third party without the prior written consent of the other party. Subject to the foregoing, the parties agree that this Agreement shall be binding upon and inure to the benefit of both parties, as well as their respective heirs, successors and assigns.

21. Construction. The parties acknowledge that this Agreement is the product of negotiations between the parties and that, prior to the execution hereof, each party has had full and adequate opportunity to have this Agreement reviewed by, and to obtain the advice of, its own legal counsel with respect hereto. Nothing in this Agreement shall be construed more strictly for or against any party because of that party's attorney drafted this Agreement or any part hereof.

22. Entire Agreement. This Agreement, including any and all addenda, exhibits and the like attached hereto, sets forth the entire agreement between Madison and Blooming Grove

regarding Madison's provision of building inspection services to Blooming Grove, and supersedes any prior discussions, agreements, or understandings, either written or oral.

23. Authority. Each party represents that it has the authority to enter into the Agreement and that all necessary procedures have been followed to secure authorization to enter into this Agreement from the party's respective governing body. Each person signing the Agreement represents and warrants that he or she has been duly authorized to do so.

24. Counterparts; Electronic Delivery. This Agreement and any document executed in connection herewith may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute the same document. Signatures on this Agreement may be exchanged between the Parties by facsimile, electronic scanned copy (.pdf) or similar technology and shall be as valid as original; and this Agreement may be converted into electronic format and signed or given effect with one or more electronic signature(s) if the electronic signature(s) meets all requirements of Wis. Stat. ch. 137 or other applicable Wisconsin or Federal law. Executed copies or counterparts of this Agreement may be delivered by facsimile or email and upon receipt will be deemed original and binding upon the Parties hereto, whether or not a hard copy is also delivered. Copies of this Agreement, fully executed, shall be as valid as an original.

IN WITNESS WHEREOF, the parties hereto have caused the execution of this Agreement by authority of their respective governing bodies effective as of the date when all parties hereto have affixed their respective signatures.

FOR THE TOWN OF BLOOMING GROVE

_____	_____
Ron Bristol, Town Board Chair	Date
_____	_____
John Wright, Town Administrator/Clerk/Treasurer	Date

FOR THE CITY OF MADISON

Satya Rhodes-Conway, Mayor Date

Lydia McComas, City Clerk Date

Countersigned:

David P. Schmiedicke, Finance Director Date

Approved as to form:

Michael Haas, City Attorney Date

Execution of this Agreement by Madison is authorized by Resolution Enactment No. RES-25-_____, ID No._____, adopted by the Common Council of Madison of Madison on _____, 2025.

City of Madison

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

Master

File Number: 89880

File ID:	89880	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	09/08/2025
File Name:	Applying to the Dane County Board for exemption from the Dane County Library Tax levied under Section 43.57(3) and 43.64(2) Wisconsin Statutes.			**Final Action:**	

Title: Applying to the Dane County Board for exemption from the Dane County Library Tax levied under Section 43.57(3) and 43.64(2) Wisconsin Statutes.

Notes:

		CC Agenda Date:	09/16/2025
		Agenda Number:	59.
Sponsors:	Sabrina V. Madison	**Effective Date:**	
Attachments:	2026 EXEMPT MINIMUN LEVY.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	inewman@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/10/2025	Maggie McClain	Approve	9/29/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Library	09/08/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (9/29/25), Common Council (10/7/25)

Text of Legislative File 89880

Fiscal Note
The proposed resolution requests exemption from the Dane County Library tax levied under Section 43.57(3) and 43.64(2) Wisconsin Statutes. All libraries within Dane County have collectively adopted service standards to ensure access to library services across Dane County

municipalities. Adhering to these standards allows localities to submit a request for exemption from the Dane County Library Tax levied by the Dane County Board. The value of this exemption in 2025 is approximately $15,616,171.

Title
Applying to the Dane County Board for exemption from the Dane County Library Tax levied under Section 43.57(3) and 43.64(2) Wisconsin Statutes.

Body
WHEREAS the Dane County Board has established a county library and levies a county library tax as authorized under Section 43.57 (3) of the Wisconsin Statutes, and

WHEREAS the Dane County Library Board has determined that the library serving the city/village of Madison meets the minimum standards of operation established by the County Board (RES 185, 2011-2012; RES 98, 2013-2014; RES 233, 2016-2017; RES 149 2023-2024) in compliance with Section 43.11 (3) (d) of the Wisconsin Statutes, and

WHEREAS Section 43.64 (2) (b) of the Wisconsin Statutes provides that a village or city which levies a tax for public library service and appropriates and expends for a library fund as defined by s.43.52 (1) during the year for which the county tax levy is made a sum at least equal to the county tax rate in the prior year multiplied by the equalized valuation of property in the city or village for the current year, and

WHEREAS the city/village of Madison will appropriate in 2025 and expend in 2026 an amount in excess of that calculated above in support of its library,

NOW THEREFORE BE IT RESOLVED that the city/village of Madison hereby requests of the Dane County Board of Supervisors that the city/village of Madison be exempted from the payment of any tax for the support of the County Library Service as provided in Section 43.64 (2).

BE IT FURTHER RESOLVED that confirmed copies of this resolution will be forwarded by the City/Village clerk to the following party:

Tracy Herold, Director
Dane County Library Service
herold@dcls.info <mailto:herold@dcls.info>

Date Passed:_____

Vote:_____

_____ _____
Authorized Signature Title of Person signing

Per 2025 DOR DaneCo EqVal

	EXEMPT LIBS	2025 Eq Val	2026 Min App
Villages	Belleville	335,260,000	$109,341
	Black Earth	211,972,300	$69,132
	Cambridge	294,400,500	$96,015
	Cross Plains	639,262,100	$208,487
	Deerfield	336,381,500	$109,706
	DeForest	1,930,701,500	$629,673
	Marshall	401,502,000	$130,945
	Mazomanie	248,730,300	$81,120
	McFarland	1,698,520,200	$553,950
	Mount Horeb	1,226,401,700	$399,975
	Oregon	2,031,867,500	$662,666
	Waunakee	3,404,605,600	$1,110,367
Cities	Fitchburg	6,285,547,800	$2,049,948
	Madison	47,882,294,800	$15,616,171
	Middleton	4,846,722,400	$1,580,694
	Monona	2,027,116,700	$661,117
	Stoughton	1,947,811,000	$635,253
	Sun Prairie	5,899,027,200	$1,923,889
	Verona	4,367,658,000	$1,424,453

City of Madison

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

Master

File Number: 89881

File ID:	89881	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	09/08/2025
File Name:	2024 WDOJ PSN grant award to MPD $8,082			**Final Action:**	

Title: Amending the Police Department's operating budget, and authorizing the Mayor and Chief of Police (or designee) to accept a Project Safe Neighborhoods grant award of $8,082 to aid investigations into violent and gun crime.

Notes:

CC Agenda Date: 09/16/2025

Agenda Number: 60.

Sponsors: Yannette Figueroa Cole And John W. Duncan

Effective Date:

Attachments:

Enactment Number:

Author: Lt. M. Nordquist

Hearing Date:

Entered by: jpowell@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/10/2025	Robert Mulcahy	Approve	9/26/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Police Department	09/08/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (9/29/25), Common Council (10/7/25)

Text of Legislative File 89881

Fiscal Note

The proposed resolution authorizes the Madison Police Department to accept a Project Safe Neighborhoods grant award from the Wisconsin Department of Justice and amend the 2025 operating budget in the amount of $8,082 to aid in investigations into violent and gun crime. Funding will be used for detective overtime and supplies. Funding for the retirement portion of

overtime benefits of $1,079 is not authorized for reimbursement under the grant and will be absorbed in the Police Department's operating budget. Additionally, the resolution authorizes the grant funds to be carried forward through December 31, 2025 until fully utilized.

Title

Amending the Police Department's operating budget, and authorizing the Mayor and Chief of Police (or designee) to accept a Project Safe Neighborhoods grant award of $8,082 to aid investigations into violent and gun crime.

Body

WHEREAS, the U.S. Department of Justice has developed a nationwide Project Safe Neighborhoods (PSN) initiative to reduce violent crime, gun violence and gang activity, by linking together federal, state, and local law enforcement, prosecutors, and community leaders, to provide a multifaceted approach to deterring and punishing these illegal activities; and,

WHEREAS, this ongoing effort will allow local law enforcement to combat violent crime by building on the effective strategies and partnerships developed under PSN; and,

WHEREAS, the Wisconsin Department of Justice has made a subaward to the Police Department in the amount of $8,082 to address violence and gun violence through an overtime initiative for Violent Crime Unit policing efforts.

NOW THEREFORE BE IT RESOLVED that the Mayor and Chief of Police (or designee) are authorized to accept a Project Safe Neighborhoods grant award in the amount of $8,082 from the Wisconsin Department of Justice for detective overtime and supplies.

BE IT FURTHER RESOLVED that the Police Department will absorb the retirement portion of overtime benefits into its operating budget, since the funder will not reimburse the Department for this expense for the Project Safe Neighborhood grant ($1,079).

BE IT FURTHER RESOLVED that any grant funds received are appropriated to the Police Department to be used for the purposes of the grant, including modifications upon appropriate approvals from the funder.

BE IT FURTHER RESOLVED that the Police Department's operating budget is amended to appropriate any grant funds received to be used for the purposes of the grant, including modifications upon appropriate approvals from the funder.

BE IT FINALLY RESOLVED that grant funds not expended as of December 31, 2025, be carried forward until fully utilized.

City of Madison

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

Master

File Number: 89882

File ID:	89882	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	09/08/2025
File Name:	Authorizing the Mayor and City Clerk to enter into a non-competitive 5-year Services Agreement with Waste Management of Wisconsin, Inc. and Deer Track Park Landfill, Inc., for disposal of certain solid waste material.			**Final Action:**	

Title: Authorizing the Mayor and City Clerk to enter into a non-competitive 5-year Services Agreement with Waste Management of Wisconsin, Inc. and Deer Track Park Landfill, Inc., for disposal of certain solid waste material. (Citywide)

Notes: Angie Wilcox-Hull

		CC Agenda Date:	09/16/2025
		Agenda Number:	61.
Sponsors:	John P. Guequierre And Badri Lankella	**Effective Date:**	
Attachments:	Non-Competitive Selection Request - Waste Management 2025.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/10/2025	Robert Mulcahy	Approve	9/10/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	09/08/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (9/29/25), Board of Public Works (9/17/25), Common Council (10/7/25)

Text of Legislative File 89882

Fiscal Note

The proposed resolution authorizes a non-competitive 5-year agreement with Waste Management for industrial waste services when applicable projects with contaminated soil are encountered. At this time there are no planned projects with contaminated soil and therefore no immediate fiscal impact exists for this proposed agreement. Future costs attributable to waste disposal under this agreement will be negotiated with Waste Management individually on a project-by-project basis and billed to the PW project account as is currently practiced.

Title

Authorizing the Mayor and City Clerk to enter into a non-competitive 5-year Services Agreement with Waste Management of Wisconsin, Inc. and Deer Track Park Landfill, Inc., for disposal of certain solid waste material. (Citywide)

Body

WHEREAS, The City periodically excavates contaminated soil on City property or in City right-of-way during Public Works construction; and

WHEREAS, this contamination is typically associated with historical land uses, and may be from adjacent landowners; and

WHEREAS, when encountered, the City is required to follow state and federal laws on the handling and disposal of contaminated soils; and

WHEREAS, once excavated, contaminated soil is considered a solid waste and must be disposed of at a Wisconsin Department of Natural Resources (DNR)-licensed solid waste landfill; and

WHEREAS, Waste Management has two DNR-certified solid waste landfills in the area and the City disposes of contaminated soil at one of two Waste Management landfills - Madison Prairie and Deer Track Park - at a significant cost savings to the City compared to the Dane County Rodefeld Landfill, where it cannot be used as daily cover; and

WHEREAS, it is possible the total cost of services over 5 years could exceed $75,000 if one or more large project(s) require significant removal of contaminated waste, and MGO 4.26 requires Common Council approval of service contracts exceeding $75,000 if the contractor was not selected through a competitive selection process. The reasons that City Engineering has been using Waste Management for these services and would like to continue that option are set forth above and in **the attached Noncompetitive Selection Request form**;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Clerk are authorized to enter into Industrial Waste and Disposal Services Agreements with Waste Management, or its affiliates Waste Management of Wisconsin Inc., Waste Management of Minnesota, Inc., and Deer Track Park Landfill, Inc., to allow for the City's disposal of contaminated soils at Waste Management landfills, in a form and manner agreed to by the City Attorney and Risk Manager, for a term up to five (5) years; and

BE IT FURTHER RESOLVED, that the City Engineer or their designee is authorized to execute individual Industrial Waste and Disposal Services Agreements (Exhibit A) or similar forms as required by Waste Management or Deer Track Park Landfill, Inc. in a form approved by the City Attorney and Risk Manager, subject to available funds in the budget, for each specific project.

Finance Department
Purchasing Services
David P. Schmiedicke, Director
City-County Building, Room 406
210 Martin Luther King, Jr. Blvd.
Madison, WI 53703
Phone: (608) 266-4521 | Fax: (608) 267-5948
purchasing@cityofmadison.com
cityofmadison.com/finance/purchasing

Accounting Services Manager
Patricia A. McDermott, CPA
Budget & Program Evaluation Manager
Christine Koh
Internal Audit & Grants Manager
Kolawole Akintola
Risk Manager
Eric Veum
Treasury & Revenue Manager
Craig Franklin, CPA

Non-Competitive Selection Request

Requisition Number

Fund
1400 CAPITAL PROJECT

Major
544** Public Works Maintenance/Repair

Agency
Engineering

Total Purchase Amount
$ 75,001.00

Vendor Name
Waste Management

Product/Service Description
Soil Landfill Disposal

Exception Criteria
2. The services or goods required are available from only one person or firm (i.e., true sole source).

Reason For Request
There are only two landfills in Dane County, one operated by Dane County and the other by Waste Management. For the disposal of contaminated soil, Waste Management's landfill is typically half the price as Dane County's landfill. Disposal costs will continue to be bid on a project by project basis and POs will be issued for each Capitol project that requires disposal.

Requestor
Wilcox-Hull, Angela L

Comments

The City of Madison has paid Waste Management a total of $597,796 since 2015. Of that amount, $591,887 was non-competitively selected, and $5,909 was made up of small purchases under the threshold requiring competitive selection.

City of Madison

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

Master

File Number: 89898

File ID:	89898	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	09/08/2025
File Name:	Delete the 1.0 FTE position #1454 of Program Assistant 1; recreate the position as a Program Assistant 2; and reallocate the employee to the new position.			**Final Action:**	

Title: Delete the 1.0 FTE position #1454 of Program Assistant 1; recreate the position as a Program Assistant 2; and reallocate the employee to the new position.

Notes:

		CC Agenda Date:	09/16/2025
		Agenda Number:	62.
Sponsors:	Director of Human Resources	**Effective Date:**	
Attachments:	PB Memo Program Assistant 1 Final.pdf	**Enactment Number:**	
Author:	Brittney Hayes, Human Resources Analyst	**Hearing Date:**	
Entered by:	jortiz@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/10/2025	Robert Mulcahy	Approve	9/29/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	09/08/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (9/29/25), Personnel Board (9/24/25), Common Council (10/7/25)

Text of Legislative File 89898

Fiscal Note

The proposed resolution deletes the Program Assistant #1 in compensation group 20, range 11; recreates position #1454 as a Program Assistant #2 in compensation group 20, range 12;

and reallocates the incumbent in position #1454 to the new position in the Parks Division operating budget.

The estimated annual cost for this change is $2,044. The agency's budget will be monitored through the year and if necessary, a budget amendment may be offered through the year-end appropriation. No additional appropriation is needed at this time to fund the proposed change.

Title

Delete the 1.0 FTE position #1454 of Program Assistant 1; recreate the position as a Program Assistant 2; and reallocate the employee to the new position.

Body

Resolution deleting the 1.0 FTE position #1454 of Program Assistant 1 (CG20, R11) as a Program Assistant 2 (CG20, R12) within the permanent salary details of the 2025 Parks Division Operating Budget, and reallocating the employee, K. Goke, to the new position, thereof.

TO: Personnel Board

FROM: Brittney Hayes, Human Resources

DATE: August 13, 2025

SUBJECT: Program Assistant 1 – Parks

On May 31, 2024, Joanne Austin, Administrative Supervisor at Parks, submitted a request to Human Resources for the study of Program Assistant 1 position #1454 in CG 20, Range 11; currently filled by Kevin Goke. The request indicates that this position, which has a working title of Community Services Front Desk Leadworker and Athletic Scheduling Specialist, is responsible for highly specialized functions and is expected to manage athletic scheduling. This includes reviewing and applying Qualifying Discount Program (QDP) discounts and interpreting user group agreements and Fee Modifications, as well as being the division's subject matter expert for Parks' reservation software, RecTrac, permitting software, Accela, and violation software, BadgerTracs. This position communicates regularly with athletic user groups, along with Parks' Operations and Planning staff. This position often provides leadership support for Recreation Services staff and those who work at the Warner Park Recreation Center. After a review of the updated position description, meetings with Parks Administrative Supervisor Joanne Austin, employee Kevin Goke, Parks Financial and Administrative Manager Jen Stoiber, and Warner Park Facility Manager Zachary Watson, and after a full analysis, I recommend the following for the reasons outlined in this memo.

- Delete position #1454 as a Program Assistant 1;
- Recreate position #1454 as a Program Assistant 2 in CG 20, range 12; and
- Reallocate the employee, Kevin Goke, to the new position

Position #1454 was vacant as of November 4, 2021. The position was posted as an internal promotional opportunity to employees of Parks and Forestry Divisions in January 2022. The description of the posting was "The City of Madison Parks Division is looking for their next Community Services Program Assistant 1. The successful candidate will be responsible for administrative support work for the front desk operations. This includes deposits, reservations (shelters and athletics), permit processing, boat storage agreements and customer service for the City's Parks Division. This position will work closely with the Customer Services Supervisor and will take the lead to ensure the complex athletic and shelter reservations programs are run efficiently and smoothly. The successful candidate will be under the general supervision of the Customer Services Supervisor."

A review of the classification specification for Program Assistant 1 describes the work as:

> "….**responsible programmatic support** work in a City department, division or other **independent program** unit. Employees in this class support a particular program or programs by **performing or coordinating specialized program functions**, **interpreting and applying programmatic policies** and procedures, and performing administrative tasks in support of the program. The work requires **exercising considerable judgment and discretion** in the interpretation and application of policies…." [emphasis added]

Kevin Goke was hired to position #1454, Program Assistant 1, after going through the interview and selection process. Prior to that, Kevin had been employed as a seasonal Parks Ranger in the Parks Division from May 2016 to June 2017, then as District Parks Ranger (shift supervisor) from June 2017 to March 2022. Since March 2022, Kevin has performed the full range of functions expected of the Program Assistant 1 position. His responsibilities at this stage are centered on managing the athletic scheduling and shelter reservation software (RecTrac) for 617 individual athletic fields and courts across the system, maintaining and updating facility details, and coordinating with internal teams to block off facilities for park events such as Parks Alive and Movies in the Park. He met and communicated with prospective and returning user groups, processed reservations, interpreted and applied programmatic policies, and entered special agreement reservations while coordinating with Parks Finance for invoicing. Kevin also worked directly with the public, including contracted organizations, community groups, and individual users, to schedule reservations that met their needs. He reviewed and recommended improvements to athletic reservation processes, conducted annual planning meetings with multiple park sections to determine closures, reset the reservation system each season, audited deposits, prepared refunds, and reconciled accounts. As the primary point of contact for RecTrac issues, Kevin served as liaison between Parks staff and the software vendor, often troubleshooting and resolving issues himself before the vendor could respond.

Over time, Kevin's responsibilities expanded to serve as the lead point person for the athletic scheduling, shelter reservation, and activity registration programs. His duties now include building internal systems to ensure multiple staff are trained in RecTrac, working directly with Vermont Systems and City IT specialists to set up and maintain the software, and troubleshooting complex technical issues with a high degree of independence and discretion. Kevin also trains Parks staff at various levels to use RecTrac, Accela, and BadgerTrac effectively, provides ongoing oversight and guidance to three Administrative Clerks, and reassigns work that he previously performed, such as daily deposits, BadgerTracs data entry, and permit processing, to those staff under his direction. His leadership extends to developing and maintaining multiple Standard Operating Procedures and performing accounts payable and other confidential financial functions.

Next, a review of the classification specification for Program Assistant 2 describes the work as:

> "…. **highly responsible, advanced-level programmatic support** work in a department, division or other independent program unit. Employees in this class support a particular program or programs by **performing or coordinating specialized program functions**, **interpreting and applying programmatic policies and procedures, and performing administrative tasks in support of the program**. Employees **may lead a small (2-4) assigned clerical staff** and/or assist with leading non-clerical staff. Otherwise, employees are responsible for performing a variety of complex program related functions….. Program Assistant 2 **may develop operating systems and procedures for the program**, as well as have a greater depth of knowledge, **independent decision making**, and coordination of program activities at a higher level than a Program Assistant 1." [emphasis added]

Kevin plays a central role in major initiatives such as implementing a new age-limit policy for pool patrons and integrating it into the pool pass system, creating macros to streamline workflows, and compiling and reporting reservations, registrations, and financial data to inform future workflows and fee structures. His expanded duties require higher-level decision-making, technical expertise,

and leadership - responsibilities that are consistent with and demonstrative of the Program Assistant 2 position description.

The additional duties and responsibilities taken on by this position, most notably the full-cycle management of the Parks Division's athletic scheduling, managing the reservation software, serving as the point person/trainer for BadgerTracs and Accela, performing lead worker duties, and managing all Standard Operating Procedures, reflect a higher level of independent decision-making, program coordination, and leadworker responsibilities. The position's scope now encompasses advanced programmatic oversight with significant financial, operational, and customer service impacts, extending well beyond the typical parameters of a Program Assistant 1 role.

Two Program Assistant positions also in Parks were reviewed as part of this study; the Program Assistant 2 position at Olbrich Gardens and the Program Assistant 2 position at Warner Park. These positions focus primarily on managing facility scheduling, processing rentals through RecTrac software, coordinating with internal and external vendors, performing billing activities, and other various administrative duties.

As part of the position study analysis, the Administrative Assistant classification was also considered, with a review of the classification specification describes the work as:

> "…responsible for **developing and implementing major divisional** or departmental **administrative programs**, preparing and maintaining **complex budgetary records**, coordinating purchasing and personnel transactions, supervising office support services, and directly overseeing integrated administrative functions." [emphasis added]

A review of the internal comparable Administrative Assistant positions currently in Parks' financial unit; indicated the primary payroll and purchasing functions for the Parks Division. These duties include: overseeing major general billing and contracts, such as Big Top Events (Breese Stevens, generating $82,000+ annually) and Madison Mallards ($74,000+ annually), in addition to managing over 100 other contracts that involve billing for field, shelter, facility, and boat launch usage as well as utilities; overseeing the Parks budget and monitoring all spending and payments; performing critical HR functions, including payroll administration for 154 FTEs, LTEs, permanent part-time, and provisional staff, along with 295 hourly/seasonal employees; processing FMLA and Worker's Compensation cases; managing NeoGov process to support the seasonal hiring; and conducting audits, major financial data analysis and reporting.

Additionally, a recent vacancy in Monona Terrace for an Administrative Assistant was also reviewed for comparison. The duties listed on the job posting included: developing budgetary and fiscal controls documentation; serving as Records Custodian; performing legislative tasks and providing administrative support to the Monona Terrace Board and its subcommittees; and contributing to operational development by designing and teaching courses, along with leading internal staff trainings.

In comparison, this Program Assistant that was studied has responsibilities which do not rise to the level of the Administrative Assistant classification. Based on the analysis detailed in this memo, I

recommend that Program Assistant position #1458 in CG 20, Range 11 be recreated as a Program Assistant 2, CG 20, Range 12, and that the employee, K. Goke, be reallocated to the new position.

The necessary resolution has been prepared to implement these recommendations.

Editor's Note:

Effective Date: June 9, 2024 (retroactive)

Compensation Group/Range	2025 Annual Minimum (Step 1)	2025 Annual Maximum (Step 5)	2025 Annual Maximum (+12% Longevity)
20/11	$58,292.00	$65,248.30	$73,078.20
20/12	$59,727.72	$66,980.16	$75,017.80

Cc: Erin Hillson, Director of Human Resources
Kurt Rose, Employee and Labor Relations Manager
Lisa Laschinger, Interim Parks Superintendent
Joanne Austin, Customer Services Supervisor
Gregg Gotzion - President, Local 6000

City of Madison

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Madison, WI 53703
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Master

File Number: 89915

File ID:	89915	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	09/09/2025
File Name:	Delete the classification of Control Systems Technician in CG 16, R19 and recreate it in CG16, R20; recreate position #1790 in the new classification and reallocate the employee.			**Final Action:**	

Title: Delete the classification of Control Systems Technician in CG 16, R19 and recreate it in CG16, R20; recreate position #1790 in the new classification and reallocate the employee.

Notes:

		CC Agenda Date:	09/16/2025
		Agenda Number:	63.
Sponsors:	Director of Human Resources	**Effective Date:**	
Attachments:	PB Memo Control Systems Technician.pdf, Classification Control System Technician Draft 09-2025.pdf	**Enactment Number:**	
Author:	Brooke Gillitzer, Human Rersources Analyst	**Hearing Date:**	
Entered by:	jortiz@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/10/2025	Robert Mulcahy	Approve	9/30/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	09/09/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (9/29/25), Personnel Board (9/24/25), Common Council (10/7/25)

Text of Legislative File 89915

Fiscal Note

The proposed resolution deletes the classification of Control Systems Technician in compensation group 16, range 19; recreates the classification in compensation group 16, range 19; and reallocates the incumbent in position #1790 to the new position in the Water Utility operating budget.

The estimated annual cost for this change is $4,657. The agency's budget will be monitored through the year and if necessary, a budget amendment may be offered through the year-end appropriation. No additional appropriation is needed at this time to fund the proposed change.

Title

Delete the classification of Control Systems Technician in CG 16, R19 and recreate it in CG16, R20; recreate position #1790 in the new classification and reallocate the employee.

Body

Resolution to Delete the classification of Control Systems Technician in CG 16, R19 and recreate it in CG16, R20; recreate position #1790 in the new classification and reallocate the employee, J. Chandler, to the new position, within the permanent salary detail of the 2025 Water Utility operating budget., thereof.

TO: Personnel Board

FROM: Brooke Gillitzer, Human Resources Analyst

DATE: 09 September 2025

SUBJECT: Control Systems Technician

In May 2024, Jason (Jay) Chandler and Joe Demorrett, Water Supply Manager at the time, requested a study of their Control System Technician position (#1790), a Compensation Group 16, Range 19 position at Water Utility. Upon reviewing the updated position description, the current class specification and other related class specifications, and conducting interviews with Joe Grande (Water Resources Manager), Jay Chandler, Laine Kruizenga (Building and Trades Foreperson) and Chad Veinot (Electrical Operations Supervisor – Traffic Engineering), I recommend the following:

- Delete the classification of Control Systems Technician in CG 16, R19.
- Recreate the classification of Control Systems Technician in CG16, R20.
- Recreate position #1790 in the new classification.
- Reallocate the employee, J. Chandler, to the new position.

The Control System Technician is in the Water Resources Section of Madison Water Utility. The Water Supply subunit of this section is responsible for ensuring that safe water is distributed, at the correct flows and pressures, throughout the City of Madison. This position was recreated from an Electronics Maintenance Technician to the Control Systems Technician through a reclassification study in 2019. Other positions in the Water Supply subunit include a Control Systems Programmer, five Waterworks Operator 2 positions, three Waterworks Operator 1 positions, and a Public Works Maintenance Worker 2. The Control Systems Technician also works closely with the Building and Trades Foreperson (Master Electrician) and Maintenance Mechanics in the Maintenance Section of the Water Utility. Upon The Water Supply Manger's retirement in October 2024, the Water Supply Section and Water Quality Section were combined into the Water Resources Section, and Joe Grande became the Water Resources Manager. He currently supervises this position.

First, a review of the classification specification for the Control Systems Technician which describes the work as:

> . . . This is highly skilled lead and **journey-level electronics** and industrial electrician work in the **maintenance, installation, modification, calibration and repair** of electrical equipment and control systems (including Supervisory Control and Data Acquisition (SCADA); process and motor control; radio/fiber optic communication; video surveillance; card access; and related equipment and devices used in the treatment, storage, pumping and distribution of potable water. The work may involve leading lower level staff on assigned projects, assisting higher level staff on more complex assignments and performing system maintenance on a stand-by/emergency basis. The work is performed under the general direction of the Water Supply Manager and coordination with the Control Systems Programmer. [emphasis added]

Jay was promoted from Traffic Engineering to a Control Systems Technician in October 2021 at Water Utility. While an employee of Traffic Engineering, Jay would assist with the fiber

installation and splicing for Water Utility. Jay gained a Master Electrician Certification in 2014 and gained the Waterworks Operator Certification in December of 2022.

After Jay was promoted to the Control Systems Technician positions, the Water Utility purchased a fiber splicer to allow the work to be completed internally. The increase in fiber optics being installed allows for communication set ups to the well sites. Before that, Water Utility had basic information coming over via radio communication. Now, employees can see the information and control systems remotely. This has created efficiency in the workflow and time saving by allowing employees to watch and control systems every minute. It prevents needing to send an employee out in the morning and having the system run. Completing the fiber work internally saves Water Utility time and money. Projects in which new equipment is installed are completed timelier (measured in months rather than years) and at a fraction of the cost. A recent project involved running 2,400' of fiber along Agriculture Drive to the new Well 31. Work was coordinated with and guided by City IT and City Engineering rather than any agency needing to subcontract the work. The project was completed in 6-8 months rather than the projected timeline of 3-5 years as subcontracting often significantly delays projects.

The improvements helped Water Utility optimize the use of this new facility due to the poor communication that was dramatically improved by the fiber communication. A similar project is underway at the Larkin Street Tower where 500' to 600' of fiber was laid with new termination points established. Fiber optic improves the Water Utility's inter-site communication and has become a necessity with the recent Genetec camera system upgrade. Along with new installations comes the need for routine maintenance including switch replacements that are scheduled by IT. In-house completion again is at a small fraction of the cost of outside contractors. The timely completion of scheduled work often leads to scheduling of additional work, creating a cascading effect, and a greater demand for fiber optics work. The inter-agency cooperation between Water Utility, Engineering, Traffic Engineering, and Information Technology allows for an approach providing operational efficiencies that improve City services and save time and money for both the City and the Utility specifically. It also allows for other agencies such as Traffic Engineering and IT to borrow the services from the Control System Technician position.

By having the Control Systems Technician have a Master Electrician Certification, this allows for the design and specification work to be completed. A Journey-level Certification allows for replacement and maintenance. The Master Electrician Certification allows for the ability to calculate the load, upgrade transformers and breakers, and pull permits needed. Water Utility is having more upgrading of mechanical devices such as pumps and for increases in electricity capacity that involves designing, calculating and planning for the future to ensure upgrades are long-term and cost-efficient. Many of the mechanical devices are from the 1950s or 1960s. Upgrades to this have involved increasing from 400 amp to 1200 amp. The Master Electrician Certification requires continuation of credits to maintain.

Currently, the Building and Trades Foreperson in the Maintenance Section of Water Utility functions as a Master Electrician. Having two positions able to act as a Master Electrician prevents disruption of water service for City of Madison residents. The Building and Trades Foreperson at Water Utility is responsible for maintaining all Water Utility buildings. If that position were to take on the Master Electrician work that the Control Systems Technician is currently doing, there would be a decrease in the standard that the buildings are currently being maintained. This also provides coverage for each of the positions when the other is not working. The SCADA and communication work that the Control Systems Technician does is a different section of electrical code than what the Building and Trades Foreperson does with building

maintenance. Having two Master Electricians allows for each to have in depth knowledge of the specific electrical codes related to their positions and allow for more time to analyze and ensure safety of the electrical systems thereby preventing accidents or injuries.

Requiring the Control Systems Technician to have a Waterworks Operator Certification allows for understanding of the ground water and distribution system needs and how the Waterworks Operators need the systems to function. The Control Systems Technician is also then able to provide backup to the Waterworks Operator positions when needed. The Waterworks Operator Certification requires continuing educcredits to maintain.

For comparison, I reviewed the class specifications for a variety of positions in CG 16 Ranges 19 to 22 and CG 71 / Range 5 to determine what differentiates them from CG 16 /Range 19 positions.

The Water Utility has an existing Building and Trades Foreperson position in CG 71 / Range 5 that is described as:

> . . .highly skilled master level skilled trade work in the maintenance, repair, replacement, upgrade, installation, testing and inspection and commissioning of **electrical**, HVAC and/or plumbing systems and equipment found in a wide range of municipal facilities. Work involves planning, scheduling, overseeing, performing and evaluating electrical, HVAC and/or plumbing construction, repair and/or maintenance work and related activities. The work also involves **overseeing, testing, inspecting, commissioning, contacting and/or consulting** with outside contractors and vendors performing related construction, repair or maintenance work. This class is distinguished by **responsibility for the overall operational activities of electrical**, HVAC, and/or plumbing work. Under general supervision, the employee exercises considerable judgment in meeting program objectives. Work includes functioning as a **leadworker** and directing subordinate facilities skilled trades and **maintenance employees** as may be assigned. Assignments are received from a higher-level supervisor and are performed under limited supervision.. [emphasis added]

The Building and Trades Foreperson classification at Water Utility functions as a Master Electrician and is a similar salary range as the Control Systems Technician currently. The Control Systems Technician having a Master Electrician Certification allows it to perform functions of the Building and Trades Foreperson, but also has the additional communication and fiber duties which adds to the complexity of the position.

The Communications Operations Leadworker is CG 16/ Range 20 and is described as:

> . . . highly skilled lead and advanced technical maintenance, installation, and repair work in the **Communications Section of the Traffic Engineering Division**. The work involves **coordinating and overseeing** the planning, installation, maintenance and repair of **communication systems and other electronic equipment.** The work is performed under the general supervision of the Communications Operation Supervisor and **involves leading, training and scheduling lower level staff, assisting in the design of new and modified communication systems, and performing base system maintenance** on a regular and stand by/emergency basis [emphasis added]

The Communications Operations Leadworker is similar to the Control Systems Technician in coordinating and overseeing the planning, installation, maintenance and repair of communication systems and other electronic equipment. However, while the Control Systems Technician leads projects where lower level staff may assist, it does not have responsibility to

lead and train lower-level staff that the Communications Operations Leadworker does. The Control Systems Technician would now require a Master Electrician Certification which would increase the complexity of work to the same level.

The Traffic Systems & Networking Specialist is CG 16/ Range 22 and is described as:

> . . . highly skilled technical, **lead work** in the Electrical Section of Traffic Engineering. Under general supervision, this position is responsible for **coordinating and overseeing the installation and repair of complex electrical/electronic computerized equipment** associated with traffic signals, street lighting, **fiber optic network** and other City-maintained equipment and systems. Work is characterized by the exercise of **independent judgment in laying out work and directing Electrical Section employees**. [emphasis added]

Both positions are responsible for coordinating and overseeing the installation and repair of complex electrical/electronic computerized equipment which include fiber optic network. Both positions require a Master Electrician Certification. A Traffic Systems & Networking Specialist differs from the Control Systems Technician in that it functions as a leadworker for multiple employees who direct the work and employees in the Electrical Operations section of Traffic Engineering. Another difference is the complexity and amount of traffic electrical equipment which services not just the City of Madison but surrounding areas as well.

If this position becomes vacant in the future, there is an opportunity to recruit and underfill it at a trainee level using the classification of Maintenance Electrician 2 in CG 16, Range 19 that requires a Journey-level Electrician Certification, depending on candidates' qualifications.

Based on this analysis contained in this memo, I recommend to delete the classification of Control Systems Technician in CG 16, R19 and recreate it in CG16, R20; recreate position #1790 in the new classification and reallocate the employee, J. Chandler, to the new position, within the permanent salary detail of the 2025 Water Utility operating budget.

The necessary resolution to implement this recommendation has been drafted.

Effective Date: 06/09/2024

Compensation Group/ Range	2025 Annual Minimum (Step 1)	2025 Annual Maximum (Step 5)	2025 Annual Maximum (+ 12% Longevity)
16/19	$77,939.68	$90,935.26	$101,847.46
16/20	$80,800.72	$94,663.40	$106,023.06

CC: Erin Hillson, Human Resources Director
Emaan Abdel-Halim, HR Services Manager
Kurt Rose, Employee and Labor Relations Manager
Krishna Kumar, Water Utility General Manager
Jason Chandler, Control Systems Technician
Joe Grande, Water Resources Manager
Rick Marx, Local 6000 Representative

Madison, City of (WI)
Control Systems Technician

Class Spec Code	F223	**Established Date**	
Last Revised Date	02/20/2019	**Effective**	12/26/2024
Salary Range	$37.47 - $43.72 Hourly $2,997.68 - $3,497.51 Biweekly $6,494.97 - $7,577.94 Monthly $77,939.68 - $90,935.26 Annually	**Bargaining Unit**	6316
EEO	EEO4-Skilled Craft Workers	**Occupational Group**	N/A
FLSA	Non-Exempt	**Benefit Code**	Reps
Physical Class	NA		

General Description

This is highly skilled lead and master-level electronics and industrial electrician work in the design, planning, maintenance, installation, modification, calibration and repair of electrical equipment and control systems (including Supervisory Control and Data Acquisition (SCADA); process and motor control; radio/fiber optic communication; video surveillance; card access; and related equipment and devices used in the treatment, storage, pumping and distribution of potable water. The work is may involve leading lower level staff on assigned projects, assisting higher level staff on more complex assignments and performing system maintenance on a stand-by/emergency basis. The work is performed under the general direction of the Water Supply Manager and coordination with the Control Systems Programmer.

Examples of Duties and Responsibilities

Perform master-level design, planning, installation, inspection, and maintenance work and systems analysis on electronic systems within the Water Utility. Service and

maintain process controls and Supervisory Control and Data Acquisition (SCADA) system components. Design, Plan, Install, modify, calibrate, repair and perform both preventive and corrective maintenance on a variety of electronics, instrumentation, components and devices associated with the operation of a large, state-of-the-art water supply and distribution system. Service process control hardware and SCADA equipment to manufacturer's specifications, including but not limited to: motor controls, PLCs, RTUs, power supplies, computers, 1/0 devices and HMIs using operational performance standards, and standard and specialized testing equipment. Correct deficiencies.

Maintain process control system hardware, including controllers, computers, network switches, and 1/0 devices. Service variable speed drives used to control MWU's deep well and booster pump motors. Support the real-time connection from the SCADA system to its historical database. Help ensure maximum reliability and uptime for the SCADA system 24/7 operation.

Maintain and support the communications network utilized by the SCADA system. Assist in the installation and configuration of network hardware and software; including fiber optic lines, data radios, network switches, routers, firewalls and other associated communications equipment to ensure reliability and security. Troubleshoot, repair and replace Water Utility data radios and antennas. Design, plan, implement, and maintain MWUs fiber optic system. Help ensure **MWU** systems are safe from cyber-attacks. Provide technical information, support, and oversight to personnel calibrating and maintaining field level instrumentation.

Service and maintain **MWU** security and access control systems. Configure and provide support for card access system software and control panels. Debug, maintain, and install door/hatch security hardware (e.g., magnetic switches, electronic locking mechanisms, and card readers) at all of the **MWU** facilities. Create and issue photo ID/access cards for MWU staff and contractors. Maintain database of current and previous cardholders. Develop and run various reports as needed.

Service and maintain MWUs video surveillance system. Install, troubleshoot, and repair video cameras located at MWU offices and remote sites. Program and configure video cameras. Ensure software and hardware updates are current. Provide incident reports and download video footage when required. Work with Madison Police department when necessary.

Isolate and resolve electronic equipment and system failures in the field and in the office. Perform bench repairs at the component level in a shop setting. Troubleshoot, align and calibrate equipment including chlorinators, fluoridators, scales, switchgears, pumps, motors, pressure transmitters/ transducers, metering equipment, and related equipment.

Maintain and calibrate chlorine gas leak detection equipment, fluoride and chlorine concentration analyzers, spectrometers, pH meters, and related equipment for use in analysis of water samples.

Assist with the maintenance of the Utility's AMI system, including collector and repeater equipment. Troubleshoot and assist in the maintenance of computer systems used in SCADA, video security, and access control systems.

Compile and maintain records documenting schematics, installed equipment, installation or operational problems, resources used, repairs, and corrective action performed. Review plans and specifications for equipment and devices to ensure compliance with applicable codes and standards. Write and update, on an ongoing basis, maintenance manual and documentation (including SOPs) to reflect changes and additions to system. Schedule and coordinate activities with other staff, sections, departments or agencies to ensure the timely and accurate completion of preventive maintenance activities.

Respond to emergency situations as necessary, including those occurring after normal working hours.

Research, evaluate and recommend new or replacement equipment while assisting in the development and implementation of system enhancements. Project future needs, control on-hand inventory for production, and advance order equipment required to maintain Utility systems.

Fiber optic splicing and fiber networking skills and troubleshooting network problems. Project management of fiber installation. Design, purchase materials, apply for Right of Way permits.

Hire and work with subcontractors as needed. Record plans and as built drawings.

Working with Building Inspection for project and permit completion.

Perform related work as assigned.

Minimum Qualifications

Training and Experience:

Generally, positions in this classification will require:

Four years of directly related journey-level electrical experience in electronic installation, which includes experience in planning and implementing diverse

electrical installations, and possession of a Wisconsin Master Electrician license. Such experience would normally be gained after completion of a related apprenticeship or trade school program such as Electrical Technology or Computer Science. Other combinations of training and/or experience which can be demonstrated to result in the possession of the knowledge, skills and abilities necessary to perform the duties of this position will also be considered.

Specific training and experience requirements will be established at the time of recruitment.

Knowledge, Skills and Abilities:

Thorough knowledge and understanding of electrical safety practices and regulations. Thorough knowledge of electronic shop procedures, practices and mathematics. Thorough knowledge of control system wiring design and water industry instrumentation. Thorough knowledge of PLCs and RTUs including configuration, diagnoses and support. Working knowledge of transmission, switching, control, and operations of a communications/networking system. Knowledge of the practices, theories, methods, techniques, tools and equipment used in SCADA systems. Knowledge of Allen Bradley components. Ability to identify problems and identify and recommend solutions. Ability to perform quantitative analysis and exercise analytical, technical, and critical thinking skills. Ability to develop, read, and interpret electrical plans and schematics. Ability to answer technical questions. Ability to collect, analyze, and compile data and prepare technical reports. Ability to communicate effectively both orally and in writing. Ability to work and thrive in a team environment. Ability to effectively plan, assign and lead the work of employees and crews. Ability to maintain effective working relationships with supervisors, co-workers, contractors, members of other agencies and the general public. Ability to successfully work with multicultural populations. Ability to work in inclement weather. Ability to respond to emergency situations outside of regular work hours. Ability to maintain alertness at all times of day and night. Ability to maintain adequate attendance.

Special Requirements

Possession of a valid driver's License.

Possession and maintenance of a Wisconsin Master Electrician license.

Possession of a Wisconsin Water Supply Operator Certification (Subclasses D & G) and other subclasses as may become necessary based on changes in EPA and/or Wisconsin DNR requirements and changes/additions to Madison Water Utility facilities

upon appointment.

Physical Requirements:

Employees in this position must be able to lift/carry objects weighing up to 50 pounds. This position requires work in both indoor and outdoor environmental conditions, including proximity to moving mechanical parts, moving vehicles, and electrical current; working at heights and on ladders or roofs; and exposure to cold, high heat, noise, and chemicals. Employees must have the sensory acuity to perform the work, including the ability to distinguish colored wires.

Approval

Created and approved February, 2019.

Compensation Group/Range

16/19

City of Madison

City of Madison
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Master

File Number: 89926

File ID:	89926	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	09/10/2025
File Name:	Approving a loan of up to $80,000 from the Community Development Division's Child Care Facilities Loan Program to Monona Grove Nursery School for use in developing new child care space, and authorizing the Mayor and City Clerk to enter into agreements wit			**Final Action:**	

Title: Approving a loan of up to $80,000 from the Community Development Division's Child Care Facilities Loan Program to Monona Grove Nursery School for use in developing new child care space, and authorizing the Mayor and City Clerk to enter into agreements with that agency to complete the specified project. (District 15)

Notes:

		CC Agenda Date:	09/16/2025
		Agenda Number:	64.
Sponsors:	Bill Tishler, Regina M. Vidaver And Dina Nina Martinez-Rutherford	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Monty Marsh	**Hearing Date:**	
Entered by:	mbohrod@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/10/2025	Maggie McClain	Approve	9/30/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Community Development Division	09/10/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (9/29/25), Common Council (10/7/25)

Text of Legislative File 89926

Fiscal Note

The proposed resolution authorizes a loan of up to $80,000 to Monona Grove Nursery School through the Community Development Division's (CDD) Child Care Facilities Loan Program (Munis program 14969/2024 project 14970). The 2024 and 2025 Adopted Capital Budgets authorized $250,000 annually for the program in 2024 and 2025. Approval of this resolution would draw on funds authorized for 2024. No additional City appropriation is required.

Title

Approving a loan of up to $80,000 from the Community Development Division's Child Care Facilities Loan Program to Monona Grove Nursery School for use in developing new child care space, and authorizing the Mayor and City Clerk to enter into agreements with that agency to complete the specified project. (District 15)

Body

Background

The City of Madison's 2025 Adopted Capital Budget authorizes up to $250,000 for the Child Care Facilities Loan Program to support local childcare providers' efforts to establish, expand or sustain their programs, particularly within parts of the City where childcare is scarce. The Program makes funds available to non-profit or for-profit agencies, as well as individuals, looking to establish or expand a regulated group childcare program,

Action

WHEREAS, the City of Madison's 2025 Adopted Capital Budget includes $250,000 to support the Child Care Facilities Loan Program; and,

WHEREAS, the Child Care Facilities Loan Program provides low-cost financing to support non-residential development projects that involve the acquisition of property, or substantial expansion, redevelopment, improvement, or rehabilitation of property an organization currently owns or leases for use for a childcare program; and,

WHEREAS, funds are available to non-profit or for-profit entities and individuals looking to establish or expand a regulated group childcare program, particularly in areas of the City where childcare is scarce; and,

WHEREAS, funds under the Child Care Facilities Loan Program are offered to awardees in the form of loans that are forgivable so long as the assisted property is used for a regulated childcare program for a period of at least 5 years from the date of completion of the project, but are repayable if the property is sold, its use is changed, a lease is terminated or for any other reason the childcare program does not continue for at least 5 years from the date of completion of the project; and,

WHEREAS, the City's objective through the Child Care Facilities Loan Program is to create or expand resident access to high-quality childcare and increase the available supply of infant and toddler care for Madison residents; and,

WHEREAS, the Community Development Division received a request for assistance from Monona Grove Nursery School, a childcare provider, seeking $80,000 to help finance renovation costs totaling just over $475,000 needed to establish a childcare facility at a leased

property located at 4032 Monona Drive; and,

WHEREAS, this proposal is consistent with the goals and requirements set forth in the Child Care Facilities Loan Program; and,

WHEREAS, if awarded funds, the agency will be required to follow all Child Care Facilities Loan Program guidelines as well as comply with any applicable City zoning and land use requirements.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council approves an award of $80,000 to Monona Grove Nursery School to help finance proposed leasehold improvements to the property at 4032 Monona Drive which are necessary to support its establishment of childcare programming; and,

BE IT FURTHER RESOLVED, that the Council authorizes the Mayor and City Clerk, on behalf of the City, to enter into a contract with Monona Grove Nursery School and to execute, deliver, publish, file, and record such other documents, instruments, notices, and records, and take such other actions as shall be deemed necessary or desirable to accomplish the intent of this Resolution, and to comply with and perform the obligations of the City.

City of Madison

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

Master

File Number: 89933

File ID:	89933	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	09/10/2025
File Name:	MOU - University Market Rate Units			**Final Action:**	

Title: Authorizing the execution of a Memorandum of Understanding between the City and the University of Wisconsin Board of Regents regarding the referral of eligible students to rent below market rate units as contemplated by Madison General Ordinance Section 28.071.

Notes: UniversityMarketRateUnits

		CC Agenda Date:	09/16/2025
		Agenda Number:	65.
Sponsors:	MGR Govindarajan, Satya V. Rhodes-Conway, Will Ochowicz And Michael E. Verveer	**Effective Date:**	
Attachments:	Exhibit A - Memorandum of Understanding.pdf	**Enactment Number:**	
Author:	Matthew Robles	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/10/2025	Ryan Pennington	Delegated	
Notes:	Delegated: Out Of Office				
1	2		Christine Koh		9/16/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	09/10/2025	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Finance Committee (9/29/25), Common Council (10/7/25)					

Text of Legislative File 89933

Fiscal Note

The proposed resolution authorizes a Memorandum of Understanding (MOU) between the City and the University of Wisconsin Board of Regents (UW) regarding the referral of eligible students to rent reduced-cost units as contemplated by Madison General Ordinance Section 28.071 (Ordinance). The MOU establishes UW's commitment with respect to City-approved developments and property owner obligations. There is no fiscal impact to the City.

Title

Authorizing the execution of a Memorandum of Understanding between the City and the University of Wisconsin Board of Regents regarding the referral of eligible students to rent below market rate units as contemplated by Madison General Ordinance Section 28.071.

Body

WHEREAS, as a university city, the City of Madison has a need for affordable student housing.

WHEREAS, Subparagraph 28.071(2)(a)2.c. of the Madison General Ordinances (the "Ordinance") allows for buildings within the Downtown Height Map to exceed the maximum number of stories if a property owner has agreed to allocate beds or units for reduced rent to eligible students enrolled in postsecondary educational institutions.

WHEREAS, any property owners utilizing the additional stories allowed by the Ordinance must execute a land use restriction agreement for the benefit of the City documenting the owner's obligation to allocate beds/units for reduced rent, and property owners must agree to abide by the terms of a memorandum of understanding between the City and one or more postsecondary educational institution(s).

WHEREAS, the City and the University of Wisconsin Board of Regents, on behalf of the University of Wisconsin-Madison, wish to enter into a memorandum of understanding as contemplated by the Ordinance, which will provide for the referral of eligible students to rent units with reduced rent, and will allow development of student-housing projects utilizing the Ordinance to include beds/units with reduced rent in Madison.

WHEREAS, the number of affordable beds/units and the level of reduced rent for specific projects will be negotiated between the City and property owners on a project-by-project basis, will be documented in the land use restriction agreements, and will come before Council for consideration via separate resolutions.

NOW, THEREFORE, BE IT RESOLVED that the City's Common Council hereby authorizes the City to execute a memorandum of understanding with the Wisconsin Board of Regents on substantially the same terms as the Memorandum of Understanding attached as Exhibit A, in a form approved by the City Attorney.

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (**"MOU"**) is entered into as of the _____ day of _____, 2025, by and between the City of Madison (the **"City")** and the Board of Regents of the University of Wisconsin System ("**Board of Regents**").

RECITALS

WHEREAS, City Madison General Ordinance Section 28.071 (the "**Ordinance**") allows buildings within the "Downtown" of the City (as defined in the Ordinance) to exceed the maximum allowable stories provided the property owner has agreed to allocate beds or units at below market rate to students enrolled in postsecondary educational institutions.

WHEREAS, the Ordinance contemplates that the City will enter into memoranda of understanding with one or more postsecondary educational institutions to refer students from households with low or moderate incomes to rent the reduced cost beds or units, and that the property owner will agree to abide by the terms of any such memorandum of understanding.

WHEREAS, from time to time, the City has and may continue to secure commitments from developers to dedicate a certain number of reduced cost beds or units in student-housing developments pursuant to development agreements between the City and a developer.

WHEREAS, the Board of Regents operates the University of Wisconsin-Madison ("**UW**") a postsecondary educational located in the City.

WHEREAS, the City and the Board of Regents, on behalf of UW, are entering into this Memorandum of Understanding ("**MOU**") for the purpose of documenting the UW's commitment to refer low to moderate income student as contemplated by the Ordinance or pursuant to development agreements between the City and developers to rent reduced cost beds or units (such reduced cost beds or units covered by this MOU are referred to herein as "**Reduced-Cost Units**").

NOW, THEREFORE, the City and Board of Regents agree:

1. **Affordable Housing Goals.** UW supports City efforts to enhance the stock of affordable housing in the UW campus area and throughout the City, and in appropriate circumstances to include a specified number of reduced-cost beds or units with private developers in order to increase the reduced-cost housing opportunities for students who have need for affordable campus-area housing. The UW recommends that the City's benchmark for establishing the amount of discount should be to ensure that the rent for the reduced-cost bed or unit is no more than the estimated cost of attendance attributable to housing for purposes of federal financial aid, and ideally a fraction (75–80%) of that amount. However, UW acknowledges that the amount of discount and the number of Reduced-Cost Units is determined through the negotiations between the City and developers and may vary among developments, and that no uniform discount or number of discounted units is feasible for all projects.

2. **UW-Madison's Commitment.** For each campus-area housing development that includes an affordable housing component, whether that is pursuant to the Ordinance or a development agreement or similar document between the City and a developer, the UW commits to assisting the developer to meet the affordable housing requirements. The UW commitment with respect to each City-approved development is as follows:

a. Notifying eligible students of their status as eligible students and providing them with information about campus-area reduced-cost housing opportunities.
b. Developing criteria for establishing what constitutes a low-income student for purposes of eligibility for a Reduced-Cost Unit. UW shall submit the proposed criteria to the City no later than July 1 on an annual basis. If the City does not notify UW that it objects to the proposed criteria within fourteen (14) business days after UW's submittal, the proposed criteria shall be used by UW to determine students' eligibility for a Reduced-Cost Unit for the following academic year. If, within fourteen (14) business days after UW's submittal the City notifies UW that it objects to the proposed criteria the City and UW shall meet and confer to develop mutually acceptable eligibility criteria, which shall then be used by UW to determine students' eligibility for a Reduced-Cost Unit for the following academic year.
c. Providing a Student Need Certification for the Developer that each student who seeks to rent a Reduced-Cost Unit and who has provided UW with prior written consent to release the Student Need Certification to the Developer is a UW-Madison student who meets the relevant financial need factors (each a "**Qualified Student**").
d. Maintaining a streamlined financial need verification process, enabling students to authorize electronic release of this information through their UW- Madison Student Center to themselves and/or directly to a third party of their choosing through an automated process.
e. Reviewing annual reports that the City may require property owners to supply to the City and the University, documenting metrics which may include, but not be limited to: (1) the number of UW students who applied for Reduced-Cost Units; (2) the number of UW applicants who are offered Reduced-Cost Units, and the number of UW-student applicants denied Reduced-Cost Units; (3) the number of UW-student applicants who rent Reduced-Cost Units; (4) the average and median monthly rent per bed for Reduced-Cost Units; and (5) total rents collected for Reduced Cost Units. Should the metrics indicate a pattern of insufficient demand by UW students for Reduced-Cost Units, the parties understand that such information may be taken into consideration when UW submits its proposed eligibility criteria to the City for approval.

3. Property Owner Obligations

As contemplated by the Ordinance, property owners committing to provide Reduced-Cost Units will memorialize this by executing and recording a land use restriction for the benefit of the City and agreeing to comply with the provisions of this MOU. The City and UW agree that the obligations described in this Section 3 are solely those of the property owner, and that the UW has no obligation to enforce noncompliance by the property owner of any term of this MOU or associated land use restriction.

Property owners agreeing to abide by the terms of this MOU agree to the following:

a. The City and Board of Regents may amend this MOU from time to time.
b. The property owner shall make Reduced-Cost Units available to Qualified Students on a first-come, first-served basis.
c. The property owner agrees to accept the Student Needs Certification from UW as a basis for renting the Reduced-Cost Units to Qualified Students, understanding that a Qualified Student must meet the established eligibility criteria for being a low-income student and be enrolled as

a student at UW. The property owner may rely on the determination in a Student Need Certification that an individual is a Qualified Student without having to further investigate eligibility.

d. The property owner will only rent Reduced-Cost Units to a Qualified Student under this MOU or students eligible under another memorandum of understanding between the City and another postsecondary educational institution.
e. A Qualified Student shall have all of the same rights, obligations, access to amenities, roommate choices, and standard rental agreement terms as any other prospective residents at property, except for a reduction in rent.
f. Qualified Students must meet the property's rental application requirements applicable to all tenants with the exception of providing a parental or other guaranty of the rental agreement and meeting the income requirement (which will be modified proportionately to correspond to the reduction in rent).
g. Any Qualified Student who enters into a rental agreement for Reduced-Cost Unit shall remain eligible for the reduced rent for the entirety of the term of the rental agreement.
h. The property owner shall use good faith efforts to market the Reduced-Cost Units.
i. The property owner shall provide the City and UW an annual report by September 1st of each year certifying that the property owner has complied with the terms of this MOU and any associated LURA certifying the owner has satisfied its obligations under such documents ("**Annual Report**"). The Annual Report will provide the following information for the preceding July-June fiscal year:

    (1) The number of UW students who applied for Reduced-Cost Units;

    (2) The number of UW applicants who are offered Reduced-Cost beds Units, and the number of UW-student applicants denied Reduced-Cost Units;

    (3) The number of UW-student applicants who rent Reduced-Cost Units;

    (4) The average and median monthly rent per bed for Reduced-Cost Units;

    (5) Total rents collected for Reduced Cost Units. Should the metrics indicate a pattern of insufficient demand by UW students for Reduced-Cost Units, the UW agrees to discuss with the City and property owners the potential revision of the eligibility criteria for Reduced-Cost Units in order to make them available to larger population of students with financial need for reduced-cost housing.

Board of Regents of the University of Wisconsin System
On behalf of the University of Wisconsin-Madison

By:_____
David Honma
AVC/Controller

[City Signatures follow]

CITY OF MADISON, WISCONSIN,
a Wisconsin municipal corporation

By:_____
Satya Rhodes-Conway
Mayor

By:_____
Michael Haas
Acting City Clerk

APPROVED:

_____
David P. Schmiedicke
Finance Director

APPROVED AS TO FORM:

_____
City Attorney

The execution of this MOU by City officials was authorized by Enactment No. _____, File No. _____, adopted _____, 2025.

City of Madison

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

Master

File Number: 89945

File ID:	89945	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	Community Development Division
				File Created Date :	09/10/2025
File Name:	Authorizing the Mayor and City Clerk to execute agreements between the City of Madison and Dane County that govern the exchange of revenue for shared services, collaborative projects, and joint responsibilities as authorized in the 2025 Adopted Operating			**Final Action:**	

Title: Authorizing the Mayor and City Clerk to execute agreements between the City of Madison and Dane County that govern the exchange of revenue for shared services, collaborative projects, and joint responsibilities as authorized in the 2025 Adopted Operating Budget (District 16 and citywide).

Notes:

CC Agenda Date: 09/16/2025

Agenda Number: 66.

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

Effective Date:

Attachments: DRAFT Coordinated Entry 2025.pdf, DRAFT Dairy Drive 2025.pdf, DRAFT Tenant Services 2025.pdf, INTERGOVERMENTAL FUNDING AGREEMENT BETWEEN THE CITY OF MADISON AND DANE COUNTY FOR THE BEACON DAY RESOURCE CENTER.pdf

Enactment Number:

Author: Linette Rhodes

Hearing Date:

Entered by: mbohrod@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/10/2025	Maggie McClain	Approve	9/30/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

1	Community Development Division	09/10/2025	Referred for Introduction

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (9/29/25), Common Council (10/7/25)

Text of Legislative File 89945

Fiscal Note

The proposed resolution authorizes the execution of agreements between the City of Madison and Dane County regarding revenue exchanged between the two for shared services, collaborative projects, and joint responsibilities in 2025. The 2025 Community Development Division Adopted Operating Budget includes $259,143 in revenues from Dane County to support contract for services in 2025; it also includes $200,000 in expenses to Dane County for operations at The Beacon. No additional appropriation is required for the execution of these agreements in 2025. The agreements will be renewed subject to the appropriation of funds in future budgets.

Title

Authorizing the Mayor and City Clerk to execute agreements between the City of Madison and Dane County that govern the exchange of revenue for shared services, collaborative projects, and joint responsibilities as authorized in the 2025 Adopted Operating Budget (District 16 and citywide).

Body

Action Item

WHEREAS, the City of Madison and Dane County frequently engage in cooperative efforts, collaborations which often involve the allocation of funding from one jurisdiction to another; and,

WHEREAS, some of these exchanges are based on informal arrangements or legacy understandings; however, as the scope and complexity of intergovernmental projects grow, these informal mechanisms no longer provide sufficient structure, accountability, or transparency; and,

WHEREAS, by codifying these arrangements, both the City of Madison and Dane County will be better positioned to serve residents efficiently and responsibly; and,

WHEREAS, the City's Adopted 2025 Operating Budget includes revenue from Dane County to support services rendered in 2025 under contract through the following:

Up to $174,500 for MACH OneHealth, Inc in support of operations of Dairy Drive Temporary Campground,

Up to $54,643 for Tenant Resource Center to provide tenant services, and

Up to $30,000 for Institute for Community Alliances to support the community coordinated entry system; and,

WHEREAS, the City's 2025 Operating Budget also authorizes the Community Development Division to transfer up to $200,000 to Dane County to support Catholic Charities and operations at The Beacon; and,

WHEREAS, these funds have been encumbered in contracts for services to be rendered in 2025 and cannot be carried over at year's end.

NOW, THEREFORE, BE IT RESOLVED that the Common Council authorizes the Mayor and the City Clerk to sign agreements with Dane County reflecting agreements to share revenue to cover expenses outlined in the Adopted 2025 Operating Budget for MACH OneHealth, Tenant

Resource Center and Institute for Community Alliances; and,

BE IT FURTHER RESOLVED, that the Council authorizes the Mayor and City Clerk to renew such agreements with Dane County, in forms approved by the City Attorney and Risk Manager, subject to the receipt of each year's funds and their inclusion in subsequent Community Development Division budgets.

DANE COUNTY CONTRACT # _____

Revised 11/2024

Department:	Dane County Human Services
Provider:	City of Madison
Expiration Date:	12/31/2025
Maximum Cost:	$30,000
Registered Agent (if applicable):	
Registered Agent Address:	215 Martin Luther King Jr. Blvd., Madison, WI 53703

THIS AGREEMENT, made and entered into, by and between the County of Dane (hereafter referred to as "COUNTY") and City of Madison (hereafter, "PROVIDER"),

W I T N E S S E T H:

WHEREAS COUNTY, whose address is 210 Marin Luther King Jr. Blvd Room 421, Madison WI 53703, desires to purchase services from PROVIDER for the purpose of supporting the administration of the Dane County/Madison Housing and Homelessness Continuum of Care (hereafter, “CoC”) coordinated entry system.

WHEREAS PROVIDER, whose address is 210 Martin Luther King Jr. Blvd Room 107 Madison, WI 53703, is able and willing to provide such services;

NOW, THEREFORE, in consideration of the above premises and the mutual covenants of the parties hereinafter set forth, the receipt and sufficiency of which is acknowledged by each party for itself, COUNTY and PROVIDER do agree as follows:

I. **TERM:**

The term of this Agreement shall commence as of the date by which all parties have executed this Agreement and shall end as of the EXPIRATION DATE set forth on page 1 hereof, unless sooner agreed to in writing by the parties. PROVIDER shall complete its obligations under this Agreement not later than the EXPIRATION DATE. COUNTY shall not be liable for any services performed by PROVIDER other than during the term of this Agreement. COUNTY shall never pay more than the Maximum Cost as stated above for all services. Upon failure of PROVIDER to complete its obligation set forth herein by the EXPIRATION DATE, COUNTY may invoke the penalties, if any, set forth in this document and its attachments.

II. **SERVICES:**

A. PROVIDER agrees to provide the services detailed in the bid specifications, if any; the request for proposals (RFP) and PROVIDER's response thereto, if any; and on the attached Schedule A, which is fully incorporated herein by reference. In the event of a conflict between or among the bid specifications, the RFP or responses thereto, or the terms of Schedule A or any of them, it is agreed that the terms of Schedule A, to the extent of any conflict, are controlling.

B. PROVIDER shall commence, carry on and complete its obligations under this Agreement with all deliberate speed and in a sound, economical and efficient manner, in accordance with this Agreement and all applicable laws. In providing services under this Agreement,

PROVIDER agrees to cooperate with the various departments, agencies, employees and officers of COUNTY.

C. PROVIDER agrees to secure at PROVIDER's own expense all personnel necessary to carry out PROVIDER's obligations under this Agreement. Such personnel shall not be deemed to be employees of COUNTY nor shall they or any of them have or be deemed to have any direct contractual relationship with COUNTY.

D. No portion of funds under this Agreement may be used to support or advance religious activities.

E. PROVIDER warrants that it has complied with all necessary requirements to do business in the State of Wisconsin and has met all state and federal service standards, certifications and assurances as expressed by State and Federal statutes, rules, and regulations applicable to the services covered by this Agreement.

F. PROVIDER will follow applicable public health guidelines to provide safe services and a safe workplace. In addition, by signing this Agreement, PROVIDER acknowledges the contagious nature of COVID-19 and voluntarily assumes the risk that PROVIDER and its staff may be exposed to or infected by COVID-19 by providing services under this Agreement and that such exposure or infection may result in personal injury, illness, permanent disability, and death.

PROVIDER further acknowledges that PROVIDER is assuming all of the foregoing risks and accept sole responsibility for any injury to itself and staff, including, but not limited to, personal injury, disability, death, illness, damage, loss, claim, liability, or expense or any kind, that PROVIDER or its staff may experience or incur in connection with providing services. PROVIDER hereby releases, covenants not to sue, discharges, and holds harmless and indemnifies the COUNTY, its employees, agents, and representatives, of and from any and all claims, including all liabilities, claims, actions, damages, costs or expenses of any kind arising out of or relating thereto. Provider understands and agrees that this release includes any claims based on the actions, omissions, or negligence of COUNTY, its employees, agents and representatives, whether a COVID-19 infection occurs before, during, or after the provision of services under this Agreement.

III. ASSIGNMENT/TRANSFER:

PROVIDER shall not assign, subcontract or transfer any interest or obligation in this Agreement, without the prior written consent of COUNTY, including the hiring of independent contract service providers unless otherwise provided herein. Claims for money due or to become due PROVIDER from COUNTY under this Agreement may be assigned to a bank, trust company or other financial institution without such approval if and only if the instrument of assignment contains a provision substantially to the effect that it is agreed that the right of the assignee in and to any moneys due or to become due to PROVIDER shall be subject to prior claims of all persons, firms and corporations for services rendered or materials supplied for the performance of the work called for in this Agreement. PROVIDER shall promptly provide notice of any such assignment or transfer to COUNTY.

IV. TERMINATION:

A. Failure of PROVIDER to fulfill any of its obligations under this Agreement in a timely manner, or violation by PROVIDER of any of the covenants or stipulations of this Agreement, shall constitute grounds for COUNTY to terminate this Agreement by giving a thirty (30) day written notice to PROVIDER.

B. The following shall constitute grounds for immediate termination:

1. violation by PROVIDER of any State, Federal or local law, or failure by PROVIDER to comply with any applicable States and Federal service standards, as expressed by applicable statutes, rules and regulations.

2. failure by PROVIDER to carry applicable licenses or certifications as required by law.

3. failure of PROVIDER to comply with reporting requirements contained herein.

4. inability of PROVIDER to perform the work provided for herein.

C. Failure of the Dane County Board of Supervisors or the State or Federal Governments to appropriate sufficient funds to carry out COUNTY's obligations hereunder, shall result in automatic termination of this Agreement as of the date funds are no longer available, without notice.

D. In the event COUNTY terminates this Agreement as provided herein, all finished and unfinished documents, services, papers, data, products, and the like prepared, produced or made by PROVIDER under this Agreement shall at the option of COUNTY become the property of COUNTY, and PROVIDER shall be entitled to receive just and equitable compensation, subject to any penalty, for any satisfactory work completed on such documents, services, papers, data, products or the like. Notwithstanding the above, PROVIDER shall not be relieved of liability to COUNTY for damages sustained by COUNTY by virtue of any breach of this Agreement by PROVIDER, and COUNTY may withhold any payments to PROVIDER for the purpose of offset.

V. PAYMENT:

COUNTY agrees to make such payments for services rendered under this Agreement as and in the manner specified herein and in the attached Schedule B, which is fully incorporated herein by reference. Notwithstanding any language to the contrary in this Agreement or its attachments, COUNTY shall never be required to pay more than the sum set forth on page 1 of this Agreement under the heading MAXIMUM COST, for all services rendered by PROVIDER under this Agreement.

VI. REPORTS:

PROVIDER agrees to make such reports as are required in the attached schedules, which is fully incorporated herein by reference. With respect to such reports it is expressly understood that time is of the essence and that the failure of PROVIDER to comply with the time limits set forth in said schedules shall result in the penalties set forth herein.

VII. DELIVERY OF NOTICE:

Notices, bills, invoices and reports required by this Agreement shall be deemed delivered as of the date of postmark if deposited in a United States mailbox, first class postage attached, addressed to a party's address as set forth above. It shall be the duty of a party changing its address to notify the other party in writing within a reasonable time.

VIII. INSURANCE & INDEMNIFICATION:

A. PROVIDER shall indemnify, hold harmless and defend COUNTY, its boards, commissions, agencies, officers, employees and representatives against any and all liability, loss (including, but not limited to, property damage, bodily injury and loss of life), damages, costs or expenses which COUNTY, its officers, employees, agencies, boards, commissions and representatives may sustain, incur or be required to pay by reason of PROVIDER's furnishing the services or goods required to be provided under this Agreement, provided, however, that the provisions of this paragraph shall not apply to liabilities, losses, charges, costs, or expenses caused by or resulting from the acts or omissions of COUNTY, its agencies, boards, commissions, officers, employees or representatives. Any failure on the part of the PROVIDER to comply with reporting or other provisions of its insurance policies shall not affect this PROVIDER's obligations under this paragraph. COUNTY reserves the right, but not the obligation, to participate in defense without relieving PROVIDER of any obligation under this paragraph. The obligations of PROVIDER under this paragraph shall survive the expiration or termination of this Agreement.

B. In order to protect itself and COUNTY, its officers, boards, commissions, agencies, agents, volunteers, employees and representatives under the indemnity provisions of the subparagraph above, PROVIDER shall, at PROVIDER's own expense, obtain and at all times during the term of this Agreement keep in full force and effect the insurance coverages, limits, and endorsements listed below. When obtaining required insurance under this Agreement and otherwise, PROVIDER agrees to preserve COUNTY's subrogation rights in all such matters that may arise that are covered by PROVIDER's insurance. Neither these requirements nor the COUNTY's review or acceptance of PROVIDER's certificates of insurance is intended to limit or qualify the liabilities or obligations assumed by the PROVIDER under this Agreement. The County expressly reserves the right to require higher or lower insurance limits where County deems necessary.

1. Commercial General Liability.
PROVIDER agrees to maintain Commercial General Liability insurance at a limit of not less than $1,000,000 per occurrence. Coverage shall include, but not be limited to, Bodily Injury and Property Damage to Third Parties, Contractual Liability, Personal Injury and Advertising Injury Liability, Premises-Operations, Independent PROVIDERs and Subcontractors, and Fire Legal Liability. The policy shall not exclude Explosion, Collapse, and Underground Property Damage Liability Coverage. The policy shall cover bodily injury and property damage liability, owned and non-owned equipment, blanket contractual liability, completed operations.

2. Professional Liability Insurance.
If PROVIDER renders professional services (such as medical, architectural or engineering services) under this Agreement, then PROVIDER shall provide and maintain two million dollars ($2,000,000.00) of professional liability insurance. If such policy is a "claims made" policy, all renewals during the life of the Agreement shall include "prior acts coverage" covering at all times all claims made with respect to PROVIDER's work performed under the Agreement. This Professional Liability coverage must be kept in force for a period of six (6) years after the services have been accepted by COUNTY

3. Commercial/Business Automobile Liability Insurance.
If applicable to the services covered by this Agreement, PROVIDER shall provide and maintain commercial general liability and automobile liability insurance at a limit of not less than $1,000,000 per occurrence. Coverage for commercial general liability and automobile liability insurance shall, at a minimum, be at least as broad as Insurance Services Office ("ISO") Commercial General Liability Coverage (Occurrence Form CG 0001) and ISO Business Auto Coverage (Form CA 0001), covering Symbol 1 (any vehicle).

4. Environmental Impairment (Pollution) Liability
If PROVIDER will be transporting waste or will be disposing of waste or products under this Agreement, then PROVIDER agrees to maintain Environmental Impairment (Pollution) Liability insurance at a limit of not less than $1,000,000 per occurrence for bodily injury, property damage, and environmental cleanup costs caused by pollution conditions, both sudden and non-sudden. This requirement can be satisfied by either a separate environmental liability policy or through a modification to the Commercial General Liability policy. Evidence of either must be provided.

5. Workers' Compensation.
PROVIDER agrees to maintain Workers Compensation insurance at Wisconsin statutory limits.

6. Umbrella or Excess Liability.
PROVIDER may satisfy the minimum liability limits required above for Commercial General Liability and Business Auto Liability under an Umbrella or Excess Liability policy. There is no minimum Per Occurrence limit of liability under the Umbrella or Excess Liability; however, the Annual Aggregate limit shall not be less than the highest "Each

Occurrence" limit for the Commercial General Liability and Business Auto Liability. PROVIDER agrees to list DANE COUNTY as an "Additional Insured" on its Umbrella or Excess Liability policy.

C. Required provisions.

1. Insurer's Requirement
All of the insurance shall be provided on policy forms and through companies satisfactory to COUNTY, and shall have a minimum AM Best's rating of A- VIII

2. Additional Insured.
COUNTY, its elected and appointed officials, officers, employees or authorized representatives or volunteers are to be given additional insured status (via ISO endorsement CG 2010, CG 2033, or insurer's equivalent for general liability coverage) as respects: liability arising out of activities performed by or on behalf of PROVIDER; products and completed operations of PROVIDER; premises occupied or used by PROVIDER; and vehicles owned, leased, hired or borrowed by PROVIDER. The coverage shall contain no special limitations on the scope of protection afforded to COUNTY, its elected and appointed officials, officers, employees or authorized representatives or volunteers. Except for the workers compensation policy, each insurance policy shall contain a waiver of subrogation endorsement in favor of COUNTY.

3. Provider's Insurance Shall be Primary
For any claims related to this Agreement, PROVIDER's insurance shall be primary insurance with respect to COUNTY, its elected and appointed officials, officers, employees or authorized representatives or volunteers. Any insurance, self-insurance, or other coverage maintained by COUNTY, its elected and appointed officers, officials, employees or authorized representatives or volunteers shall not contribute to the primary insurance. PROVIDER's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability

4. Cancelation Notice
Each insurance policy required by this Agreement shall state, or be endorsed so as to the state, that coverage shall not be canceled by the insurance carrier or the PROVIDER, except after sixty (60) days (ten (10) days for non-payment of premium) prior written notice by U.S. mail has been given to COUNTY.

5. Evidences of Insurance.
Prior to execution of the Agreement, PROVIDER shall file with COUNTY a certificate of insurance (Accord Form 25-S or equivalent) signed by the insurer's representative evidencing the coverage required by this Agreement. Such evidence shall include an additional insured endorsement signed by the insurer's representative. Such evidence shall also include confirmation that coverage includes or has been modified to include all required provisions as detailed herein.

6. Sub-Contractors.
In the event that PROVIDER employs sub-contractors as part of this Agreement, it shall be the PROVIDER's responsibility to require and confirm that each sub-contractor meets the minimum insurance requirements specified above.

D. The parties do hereby expressly agree that COUNTY, acting at its sole option and through its Risk Manager, may waive any and all requirements contained in this Agreement, such waiver to be in writing only. Such waiver may include or be limited to a reduction in the amount of coverage required above. The extent of waiver shall be determined solely by COUNTY's Risk Manager taking into account the nature of the work and other factors relevant to COUNTY's exposure, if any, under this Agreement.

IX. <u>NO WAIVER BY PAYMENT OR ACCEPTANCE:</u>
In no event shall the making of any payment or acceptance of any service or product required by this Agreement constitute or be construed as a waiver by COUNTY of any breach of the

covenants of this Agreement or a waiver of any default of PROVIDER and the making of any such payment or acceptance of any such service or product by COUNTY while any such default or breach shall exist shall in no way impair or prejudice the right of COUNTY with respect to recovery of damages or other remedy as a result of such breach or default.

X. NON-DISCRIMINATION:

During the term of this Agreement, PROVIDER agrees not to discriminate on the basis of age, race, ethnicity, religion, color, gender, disability, marital status, sexual orientation, national origin, cultural differences, ancestry, physical appearance, arrest record or conviction record, military participation or membership in the national guard, state defense force or any other reserve component of the military forces of the United States, or political beliefs against any person, whether a recipient of services (actual or potential) or an employee or applicant for employment. Such equal opportunity shall include but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, advertising, layoff, termination, training, rates of pay, and any other form of compensation or level of service(s). PROVIDER agrees to post in conspicuous places, available to all employees, service recipients and applicants for employment and services, notices setting forth the provisions of this paragraph. The listing of prohibited bases for discrimination shall not be construed to amend in any fashion state or federal law setting forth additional bases, and exceptions shall be permitted only to the extent allowable in state or federal law.

XI. CIVIL RIGHTS COMPLIANCE:

A. If PROVIDER has 20 or more employees and receives $20,000 in annual contracts with COUNTY, the PROVIDER shall submit to COUNTY a current Civil Rights Compliance Plan (CRC) for Meeting Equal Opportunity Requirements under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Title VI and XVI of the Public Service Health Act, the Age Discrimination Act of 1975, the Omnibus Budget Reconciliation Act of 1981 and Americans with Disabilities Act (ADA) of 1990. PROVIDER shall also file an Affirmative Action (AA) Plan with COUNTY in accordance with the requirements of chapter 19 of the Dane County Code of Ordinances. PROVIDER shall submit a copy of its discrimination complaint form with its CRC/AA Plan. The CRC/AA Plan must be submitted prior to the effective date of this Agreement and failure to do so by said date shall constitute grounds for immediate termination of this Agreement by COUNTY. If an approved plan has been received during the previous CALENDAR year, a plan update is acceptable. The plan may cover a two-year period. Providers who have less than twenty employees, but who receive more than $20,000 from the COUNTY in annual contracts, may be required to submit a CRC Action Plan to correct any problems discovered as the result of a complaint investigation or other Civil Rights Compliance monitoring efforts set forth herein below. If PROVIDER submits a CRC/AA Plan to a Department of Workforce Development Division or to a Department of Health and Family Services Division that covers the services purchased by COUNTY, a verification of acceptance by the State of PROVIDER's Plan is sufficient.

B. PROVIDER agrees to comply with the COUNTY's civil rights compliance policies and procedures. PROVIDER agrees to comply with civil rights monitoring reviews performed by the COUNTY, including the examination of records and relevant files maintained by the PROVIDER. PROVIDER agrees to furnish all information and reports required by the COUNTY as they relate to affirmative action and non-discrimination. PROVIDER further agrees to cooperate with COUNTY in developing, implementing, and monitoring corrective action plans that result from any reviews.

C. PROVIDER shall post the Equal Opportunity Policy, the name of PROVIDER's designated Equal Opportunity Coordinator and the discrimination complaint process in conspicuous places available to applicants and clients of services, applicants for employment and employees. The complaint process will be according to COUNTY's policies and procedures and made available in languages and formats understandable to applicants, clients and employees. PROVIDER shall supply to COUNTY's Contract Compliance Officer upon request a summary document of all client complaints related to perceived discrimination in service delivery. These documents shall include names of the involved

persons, nature of the complaints, and a description of any attempts made to achieve complaint resolution.

D. PROVIDER shall provide copies of all announcements of new employment opportunities to COUNTY's Contract Compliance Officer when such announcements are issued.

E. If PROVIDER is a government entity having its own compliance plan, PROVIDER'S plan shall govern PROVIDER's activities.

XII. COMPLIANCE WITH FAIR LABOR STANDARDS:

A. Reporting of Adverse Findings

During the term of this Agreement, PROVIDER shall report to the County Contract Compliance Officer, within ten (10) days, any allegations to, or findings by the National Labor Relations Board (NLRB) or Wisconsin Employment Relations commission (WERC) that PROVIDER has violated a statute or regulation regarding labor standards or relations,. If an investigation by the Contract Compliance Officer results in a final determination that the matter adversely affects PROVIDER'S responsibilities under this Agreement, and which recommends termination, suspension or cancellation of this agreement, the County may take such action.

B. Appeal Process

PROVIDER may appeal any adverse finding by the Contract Compliance Officer as set forth in Dane County Ordinances Sec. 25.08(20)(c) through (e).

C. Notice Requirement

PROVIDER shall post the following statement in a prominent place visible to employees: "As a condition of receiving and maintaining a contract with Dane County, this employer shall comply with federal, state and all other applicable laws prohibiting retaliation for union organizing."

XIII. CONTROLLING LAW AND VENUE:

It is expressly understood and agreed to by the parties hereto that in the event of any disagreement or controversy between the parties, Wisconsin law shall be controlling. Venue for any legal proceedings shall be in the Dane County Circuit Court.

XIV. FINANCIAL INTEREST PROHIBITED:

Under s. 946.13, Wis. Stats. COUNTY employees and officials are prohibited from holding a private pecuniary interest, direct or indirect, in any public contract. By executing this Agreement, each party represents that it has no knowledge of a COUNTY employee or official involved in the making or performance of the Agreement that has a private pecuniary interest therein. It is expressly understood and agreed that any subsequent finding of a violation of s. 946.13, Wis. Stat. may result in this Agreement being voided at the discretion of the COUNTY.

XV. LIMITATION OF AGREEMENT:

This agreement is intended to be an agreement solely between the parties hereto and for their benefit only. No part of this Agreement shall be construed to add to, supplement, amend, abridge or repeal existing duties, rights, benefits or privileges of any third party or parties, including but not limited to employees of either of the parties.

XVI. ENTIRE AGREEMENT:

The entire agreement of the parties is contained herein and this Agreement supersedes any and all oral agreements and negotiations between the parties relating to the subject matter hereof. The parties expressly agree that this Agreement shall not be amended in any fashion except in writing, executed by both parties.

XVII. COUNTERPARTS:

The parties may evidence their agreement to the foregoing upon one or several counterparts of this instrument, which together shall constitute a single instrument.

XVIII. CONSTRUCTION:

This Agreement shall not be construed against the drafter.

XIX. COPIES VALID:

This agreement, and any amendment or addendum relating to it, may be executed and transmitted to any other party by legible facsimile reproduction or by scanned legible electronic PDF copy, and utilized in all respects as, an original, wet-inked manually executed document. Further, this Agreement and any amendment or addendum thereto, may be stored and reproduced by each party electronically, photographically, by photocopy or other similar process, and each party may at its option destroy any original document so reproduced. All parties hereto stipulate that any such legible reproduction shall be admissible in evidence as the original itself in any judicial, arbitration or administrative proceeding whether or not the original is in existence and whether or not such reproduction was made by each party in the regular course of business. This term does not apply to the service of notices under this Agreement.

XX. REGISTERED AGENT:

PROVIDER warrants that it has complied with all necessary requirements to do business in the State of Wisconsin, that the persons executing this Agreement on its behalf are authorized to do so, and, if a corporation, that the name and address of PROVIDER's registered agent is as set forth opposite the heading REGISTERED AGENT on page 1 of this Agreement. PROVIDER shall notify COUNTY immediately, in writing, of any change in its registered agent, his or her address, and PROVIDER's legal status. For a partnership, the term 'registered agent' shall mean a general partner.

XXI. DEBARMENT:

By signing this Contract, PROVIDER attests that it is not debarred from participating in federal procurements. COUNTY reserves the right to cancel this Contract if PROVIDER is presently, or is in the future, on the list of parties excluded from federal procurements.

XXII. EXECUTION:

A. The parties agree that execution of this document may be made by electronic signatures. The parties may make electronic signatures by typing the name of the authorized signature followed by the words, “electronically signed” or by any other electronic means representing an authorized signature by PROVIDER. PROVIDER shall ensure that only authorized persons may affix electronic signatures to this Agreement and COUNTY may rely that the electronic signature provided by PROVIDER is authentic.

B. This Agreement has no effect until signed by both parties. The submission of this Agreement to PROVIDER for examination does not constitute an offer. PROVIDER warrants that the persons executing this Agreement on its behalf are authorized to do so.

DRAFT

IN WITNESS WHEREOF, COUNTY and PROVIDER, by their respective authorized agents, have caused this Agreement and its Schedules to be executed, effective as of the date by which all parties hereto have affixed their respective signatures, as indicated below.

FOR PROVIDER:

_____ _____
Satya Rhodes-Conway Date
City of Madison Mayor

* * *

FOR COUNTY:

_____ _____
Melissa Agard Date
Dane County Executive

_____ _____
Scott McDonell Date
Dane County Clerk

DRAFT

SCHEDULE A
Scope of Services

Description of Services
(SPC Code 106: Housing)

I. PROVIDER Shall:

A. Support the administration of the Dane County/Madison Housing and Homelessness Continuum of Care (hereafter, “CoC”) coordinated entry system.

B. Funding from this agreement may be subcontracted by PROVIDER to PROVIDER’s identified contractor(s) providing services to administer the CoC coordinated entry system.

C. Not utilize COUNTY funds for any purpose other than administration of the CoC’s coordinated entry system.

E. Return any unspent funds to COUNTY.

F. Upon request by the COUNTY, provide any program reporting, date, and/or performance measures to designated staff from the Dane County Department of Human Services’ (DCDHS) Housing Access and Affordability Division (HAA).

G. Proactively involve designated staff from the Dane County Department of Human Services’ (DCDHS) Housing Access and Affordability Division (HAA) in discussions that could result in major program or policy updates, contract changes, or other notable system impacts regarding the administration of the CoC’s coordinated entry system.

DRAFT

SCHEDULE B
Pricing Structure and Payment

Invoices/Payment:

PROVIDER shall issue an invoice with a summary of how COUNTY funds shall be distributed, with a timeline for when COUNTY funds are anticipated to be spent.

Invoices must reference the Dane County purchase order number issued for the services/deliverables described herein. Email delivery of invoices is encouraged and preferred – see the Bill To section of the purchase order. Payment shall be made within 30 days of COUNTY's receipt of accepted invoice unless otherwise noted in Schedule B.

PROVIDER shall submit request for payment to the COUNTY for a onetime lump sum payment. Requests for payment shall not exceed $30,000.

DRAFT

DANE COUNTY CONTRACT # _____

Revised 11/2024

Department:	Dane County Human Services
Provider:	City of Madison
Expiration Date:	12/31/2025
Maximum Cost:	$174,500
Registered Agent (if applicable):	
Registered Agent Address:	215 Martin Luther King Jr. Blvd., Madison, WI 53703

THIS AGREEMENT, made and entered into, by and between the County of Dane (hereafter referred to as "COUNTY") and City of Madison (hereafter, "PROVIDER"),

W I T N E S S E T H:

WHEREAS COUNTY, whose address is 210 Marin Luther King Jr. Blvd Room 421, Madison WI 53703, desires to purchase services from PROVIDER for the purpose of the operation of an urban campground for households experiencing homelessness located at 3202 Dairy Drive, Madison, WI 53718.

WHEREAS PROVIDER, whose address is 210 Martin Luther King Jr. Blvd Room 107 Madison, WI 53703, is able and willing to provide such services;

NOW, THEREFORE, in consideration of the above premises and the mutual covenants of the parties hereinafter set forth, the receipt and sufficiency of which is acknowledged by each party for itself, COUNTY and PROVIDER do agree as follows:

I. **TERM:**

The term of this Agreement shall commence as of the date by which all parties have executed this Agreement and shall end as of the EXPIRATION DATE set forth on page 1 hereof, unless sooner agreed to in writing by the parties. PROVIDER shall complete its obligations under this Agreement not later than the EXPIRATION DATE. COUNTY shall not be liable for any services performed by PROVIDER other than during the term of this Agreement. COUNTY shall never pay more than the Maximum Cost as stated above for all services. Upon failure of PROVIDER to complete its obligation set forth herein by the EXPIRATION DATE, COUNTY may invoke the penalties, if any, set forth in this document and its attachments.

II. **SERVICES:**

A. PROVIDER agrees to provide the services detailed in the bid specifications, if any; the request for proposals (RFP) and PROVIDER's response thereto, if any; and on the attached Schedule A, which is fully incorporated herein by reference. In the event of a conflict between or among the bid specifications, the RFP or responses thereto, or the terms of Schedule A or any of them, it is agreed that the terms of Schedule A, to the extent of any conflict, are controlling.

B. PROVIDER shall commence, carry on and complete its obligations under this Agreement with all deliberate speed and in a sound, economical and efficient manner, in accordance with this Agreement and all applicable laws. In providing services under this Agreement,

PROVIDER agrees to cooperate with the various departments, agencies, employees and officers of COUNTY.

C. PROVIDER agrees to secure at PROVIDER's own expense all personnel necessary to carry out PROVIDER's obligations under this Agreement. Such personnel shall not be deemed to be employees of COUNTY nor shall they or any of them have or be deemed to have any direct contractual relationship with COUNTY.

D. No portion of funds under this Agreement may be used to support or advance religious activities.

E. PROVIDER warrants that it has complied with all necessary requirements to do business in the State of Wisconsin and has met all state and federal service standards, certifications and assurances as expressed by State and Federal statutes, rules, and regulations applicable to the services covered by this Agreement.

F. PROVIDER will follow applicable public health guidelines to provide safe services and a safe workplace. In addition, by signing this Agreement, PROVIDER acknowledges the contagious nature of COVID-19 and voluntarily assumes the risk that PROVIDER and its staff may be exposed to or infected by COVID-19 by providing services under this Agreement and that such exposure or infection may result in personal injury, illness, permanent disability, and death.

PROVIDER further acknowledges that PROVIDER is assuming all of the foregoing risks and accept sole responsibility for any injury to itself and staff, including, but not limited to, personal injury, disability, death, illness, damage, loss, claim, liability, or expense or any kind, that PROVIDER or its staff may experience or incur in connection with providing services. PROVIDER hereby releases, covenants not to sue, discharges, and holds harmless and indemnifies the COUNTY, its employees, agents, and representatives, of and from any and all claims, including all liabilities, claims, actions, damages, costs or expenses of any kind arising out of or relating thereto. Provider understands and agrees that this release includes any claims based on the actions, omissions, or negligence of COUNTY, its employees, agents and representatives, whether a COVID-19 infection occurs before, during, or after the provision of services under this Agreement.

III. ASSIGNMENT/TRANSFER:

PROVIDER shall not assign, subcontract or transfer any interest or obligation in this Agreement, without the prior written consent of COUNTY, including the hiring of independent contract service providers unless otherwise provided herein. Claims for money due or to become due PROVIDER from COUNTY under this Agreement may be assigned to a bank, trust company or other financial institution without such approval if and only if the instrument of assignment contains a provision substantially to the effect that it is agreed that the right of the assignee in and to any moneys due or to become due to PROVIDER shall be subject to prior claims of all persons, firms and corporations for services rendered or materials supplied for the performance of the work called for in this Agreement. PROVIDER shall promptly provide notice of any such assignment or transfer to COUNTY.

IV. TERMINATION:

A. Failure of PROVIDER to fulfill any of its obligations under this Agreement in a timely manner, or violation by PROVIDER of any of the covenants or stipulations of this Agreement, shall constitute grounds for COUNTY to terminate this Agreement by giving a thirty (30) day written notice to PROVIDER.

B. The following shall constitute grounds for immediate termination:

1. violation by PROVIDER of any State, Federal or local law, or failure by PROVIDER to comply with any applicable States and Federal service standards, as expressed by applicable statutes, rules and regulations.

2. failure by PROVIDER to carry applicable licenses or certifications as required by law.

3. failure of PROVIDER to comply with reporting requirements contained herein.

4. inability of PROVIDER to perform the work provided for herein.

C. Failure of the Dane County Board of Supervisors or the State or Federal Governments to appropriate sufficient funds to carry out COUNTY's obligations hereunder, shall result in automatic termination of this Agreement as of the date funds are no longer available, without notice.

D. In the event COUNTY terminates this Agreement as provided herein, all finished and unfinished documents, services, papers, data, products, and the like prepared, produced or made by PROVIDER under this Agreement shall at the option of COUNTY become the property of COUNTY, and PROVIDER shall be entitled to receive just and equitable compensation, subject to any penalty, for any satisfactory work completed on such documents, services, papers, data, products or the like. Notwithstanding the above, PROVIDER shall not be relieved of liability to COUNTY for damages sustained by COUNTY by virtue of any breach of this Agreement by PROVIDER, and COUNTY may withhold any payments to PROVIDER for the purpose of offset.

V. PAYMENT:

COUNTY agrees to make such payments for services rendered under this Agreement as and in the manner specified herein and in the attached Schedule B, which is fully incorporated herein by reference. Notwithstanding any language to the contrary in this Agreement or its attachments, COUNTY shall never be required to pay more than the sum set forth on page 1 of this Agreement under the heading MAXIMUM COST, for all services rendered by PROVIDER under this Agreement.

VI. REPORTS:

PROVIDER agrees to make such reports as are required in the attached schedules, which is fully incorporated herein by reference. With respect to such reports it is expressly understood that time is of the essence and that the failure of PROVIDER to comply with the time limits set forth in said schedules shall result in the penalties set forth herein.

VII. DELIVERY OF NOTICE:

Notices, bills, invoices and reports required by this Agreement shall be deemed delivered as of the date of postmark if deposited in a United States mailbox, first class postage attached, addressed to a party's address as set forth above. It shall be the duty of a party changing its address to notify the other party in writing within a reasonable time.

VIII. INSURANCE & INDEMNIFICATION:

A. PROVIDER shall indemnify, hold harmless and defend COUNTY, its boards, commissions, agencies, officers, employees and representatives against any and all liability, loss (including, but not limited to, property damage, bodily injury and loss of life), damages, costs or expenses which COUNTY, its officers, employees, agencies, boards, commissions and representatives may sustain, incur or be required to pay by reason of PROVIDER's furnishing the services or goods required to be provided under this Agreement, provided, however, that the provisions of this paragraph shall not apply to liabilities, losses, charges, costs, or expenses caused by or resulting from the acts or omissions of COUNTY, its agencies, boards, commissions, officers, employees or representatives. Any failure on the part of the PROVIDER to comply with reporting or other provisions of its insurance policies shall not affect this PROVIDER's obligations under this paragraph. COUNTY reserves the right, but not the obligation, to participate in defense without relieving PROVIDER of any obligation under this paragraph. The obligations of PROVIDER under this paragraph shall survive the expiration or termination of this Agreement.

B. In order to protect itself and COUNTY, its officers, boards, commissions, agencies, agents, volunteers, employees and representatives under the indemnity provisions of the subparagraph above, PROVIDER shall, at PROVIDER's own expense, obtain and at all times during the term of this Agreement keep in full force and effect the insurance coverages, limits, and endorsements listed below. When obtaining required insurance under this Agreement and otherwise, PROVIDER agrees to preserve COUNTY's subrogation rights in all such matters that may arise that are covered by PROVIDER's insurance. Neither these requirements nor the COUNTY's review or acceptance of PROVIDER's certificates of insurance is intended to limit or qualify the liabilities or obligations assumed by the PROVIDER under this Agreement. The County expressly reserves the right to require higher or lower insurance limits where County deems necessary.

1. Commercial General Liability.
PROVIDER agrees to maintain Commercial General Liability insurance at a limit of not less than $1,000,000 per occurrence. Coverage shall include, but not be limited to, Bodily Injury and Property Damage to Third Parties, Contractual Liability, Personal Injury and Advertising Injury Liability, Premises-Operations, Independent PROVIDERs and Subcontractors, and Fire Legal Liability. The policy shall not exclude Explosion, Collapse, and Underground Property Damage Liability Coverage. The policy shall cover bodily injury and property damage liability, owned and non-owned equipment, blanket contractual liability, completed operations.

2. Professional Liability Insurance.
If PROVIDER renders professional services (such as medical, architectural or engineering services) under this Agreement, then PROVIDER shall provide and maintain two million dollars ($2,000,000.00) of professional liability insurance. If such policy is a "claims made" policy, all renewals during the life of the Agreement shall include "prior acts coverage" covering at all times all claims made with respect to PROVIDER's work performed under the Agreement. This Professional Liability coverage must be kept in force for a period of six (6) years after the services have been accepted by COUNTY

3. Commercial/Business Automobile Liability Insurance.
If applicable to the services covered by this Agreement, PROVIDER shall provide and maintain commercial general liability and automobile liability insurance at a limit of not less than $1,000,000 per occurrence. Coverage for commercial general liability and automobile liability insurance shall, at a minimum, be at least as broad as Insurance Services Office ("ISO") Commercial General Liability Coverage (Occurrence Form CG 0001) and ISO Business Auto Coverage (Form CA 0001), covering Symbol 1 (any vehicle).

4. Environmental Impairment (Pollution) Liability
If PROVIDER will be transporting waste or will be disposing of waste or products under this Agreement, then PROVIDER agrees to maintain Environmental Impairment (Pollution) Liability insurance at a limit of not less than $1,000,000 per occurrence for bodily injury, property damage, and environmental cleanup costs caused by pollution conditions, both sudden and non-sudden. This requirement can be satisfied by either a separate environmental liability policy or through a modification to the Commercial General Liability policy. Evidence of either must be provided.

5. Workers' Compensation.
PROVIDER agrees to maintain Workers Compensation insurance at Wisconsin statutory limits.

6. Umbrella or Excess Liability.
PROVIDER may satisfy the minimum liability limits required above for Commercial General Liability and Business Auto Liability under an Umbrella or Excess Liability policy. There is no minimum Per Occurrence limit of liability under the Umbrella or Excess Liability; however, the Annual Aggregate limit shall not be less than the highest "Each

Occurrence" limit for the Commercial General Liability and Business Auto Liability. PROVIDER agrees to list DANE COUNTY as an "Additional Insured" on its Umbrella or Excess Liability policy.

C. Required provisions.

1. Insurer's Requirement
All of the insurance shall be provided on policy forms and through companies satisfactory to COUNTY, and shall have a minimum AM Best's rating of A- VIII

2. Additional Insured.
COUNTY, its elected and appointed officials, officers, employees or authorized representatives or volunteers are to be given additional insured status (via ISO endorsement CG 2010, CG 2033, or insurer's equivalent for general liability coverage) as respects: liability arising out of activities performed by or on behalf of PROVIDER; products and completed operations of PROVIDER; premises occupied or used by PROVIDER; and vehicles owned, leased, hired or borrowed by PROVIDER. The coverage shall contain no special limitations on the scope of protection afforded to COUNTY, its elected and appointed officials, officers, employees or authorized representatives or volunteers. Except for the workers compensation policy, each insurance policy shall contain a waiver of subrogation endorsement in favor of COUNTY.

3. Provider's Insurance Shall be Primary
For any claims related to this Agreement, PROVIDER's insurance shall be primary insurance with respect to COUNTY, its elected and appointed officials, officers, employees or authorized representatives or volunteers. Any insurance, self-insurance, or other coverage maintained by COUNTY, its elected and appointed officers, officials, employees or authorized representatives or volunteers shall not contribute to the primary insurance. PROVIDER's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability

4. Cancelation Notice
Each insurance policy required by this Agreement shall state, or be endorsed so as to the state, that coverage shall not be canceled by the insurance carrier or the PROVIDER, except after sixty (60) days (ten (10) days for non-payment of premium) prior written notice by U.S. mail has been given to COUNTY.

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Prior to execution of the Agreement, PROVIDER shall file with COUNTY a certificate of insurance (Accord Form 25-S or equivalent) signed by the insurer's representative evidencing the coverage required by this Agreement. Such evidence shall include an additional insured endorsement signed by the insurer's representative. Such evidence shall also include confirmation that coverage includes or has been modified to include all required provisions as detailed herein.

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In no event shall the making of any payment or acceptance of any service or product required by this Agreement constitute or be construed as a waiver by COUNTY of any breach of the

covenants of this Agreement or a waiver of any default of PROVIDER and the making of any such payment or acceptance of any such service or product by COUNTY while any such default or breach shall exist shall in no way impair or prejudice the right of COUNTY with respect to recovery of damages or other remedy as a result of such breach or default.

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During the term of this Agreement, PROVIDER agrees not to discriminate on the basis of age, race, ethnicity, religion, color, gender, disability, marital status, sexual orientation, national origin, cultural differences, ancestry, physical appearance, arrest record or conviction record, military participation or membership in the national guard, state defense force or any other reserve component of the military forces of the United States, or political beliefs against any person, whether a recipient of services (actual or potential) or an employee or applicant for employment. Such equal opportunity shall include but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, advertising, layoff, termination, training, rates of pay, and any other form of compensation or level of service(s). PROVIDER agrees to post in conspicuous places, available to all employees, service recipients and applicants for employment and services, notices setting forth the provisions of this paragraph. The listing of prohibited bases for discrimination shall not be construed to amend in any fashion state or federal law setting forth additional bases, and exceptions shall be permitted only to the extent allowable in state or federal law.

XI. CIVIL RIGHTS COMPLIANCE:

A. If PROVIDER has 20 or more employees and receives $20,000 in annual contracts with COUNTY, the PROVIDER shall submit to COUNTY a current Civil Rights Compliance Plan (CRC) for Meeting Equal Opportunity Requirements under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Title VI and XVI of the Public Service Health Act, the Age Discrimination Act of 1975, the Omnibus Budget Reconciliation Act of 1981 and Americans with Disabilities Act (ADA) of 1990. PROVIDER shall also file an Affirmative Action (AA) Plan with COUNTY in accordance with the requirements of chapter 19 of the Dane County Code of Ordinances. PROVIDER shall submit a copy of its discrimination complaint form with its CRC/AA Plan. The CRC/AA Plan must be submitted prior to the effective date of this Agreement and failure to do so by said date shall constitute grounds for immediate termination of this Agreement by COUNTY. If an approved plan has been received during the previous CALENDAR year, a plan update is acceptable. The plan may cover a two-year period. Providers who have less than twenty employees, but who receive more than $20,000 from the COUNTY in annual contracts, may be required to submit a CRC Action Plan to correct any problems discovered as the result of a complaint investigation or other Civil Rights Compliance monitoring efforts set forth herein below. If PROVIDER submits a CRC/AA Plan to a Department of Workforce Development Division or to a Department of Health and Family Services Division that covers the services purchased by COUNTY, a verification of acceptance by the State of PROVIDER's Plan is sufficient.

B. PROVIDER agrees to comply with the COUNTY's civil rights compliance policies and procedures. PROVIDER agrees to comply with civil rights monitoring reviews performed by the COUNTY, including the examination of records and relevant files maintained by the PROVIDER. PROVIDER agrees to furnish all information and reports required by the COUNTY as they relate to affirmative action and non-discrimination. PROVIDER further agrees to cooperate with COUNTY in developing, implementing, and monitoring corrective action plans that result from any reviews.

C. PROVIDER shall post the Equal Opportunity Policy, the name of PROVIDER's designated Equal Opportunity Coordinator and the discrimination complaint process in conspicuous places available to applicants and clients of services, applicants for employment and employees. The complaint process will be according to COUNTY's policies and procedures and made available in languages and formats understandable to applicants, clients and employees. PROVIDER shall supply to COUNTY's Contract Compliance Officer upon request a summary document of all client complaints related to perceived discrimination in service delivery. These documents shall include names of the involved

persons, nature of the complaints, and a description of any attempts made to achieve complaint resolution.

D. PROVIDER shall provide copies of all announcements of new employment opportunities to COUNTY's Contract Compliance Officer when such announcements are issued.

E. If PROVIDER is a government entity having its own compliance plan, PROVIDER'S plan shall govern PROVIDER's activities.

XII. COMPLIANCE WITH FAIR LABOR STANDARDS:

A. Reporting of Adverse Findings

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B. Appeal Process

PROVIDER may appeal any adverse finding by the Contract Compliance Officer as set forth in Dane County Ordinances Sec. 25.08(20)(c) through (e).

C. Notice Requirement

PROVIDER shall post the following statement in a prominent place visible to employees: "As a condition of receiving and maintaining a contract with Dane County, this employer shall comply with federal, state and all other applicable laws prohibiting retaliation for union organizing."

XIII. CONTROLLING LAW AND VENUE:

It is expressly understood and agreed to by the parties hereto that in the event of any disagreement or controversy between the parties, Wisconsin law shall be controlling. Venue for any legal proceedings shall be in the Dane County Circuit Court.

XIV. FINANCIAL INTEREST PROHIBITED:

Under s. 946.13, Wis. Stats. COUNTY employees and officials are prohibited from holding a private pecuniary interest, direct or indirect, in any public contract. By executing this Agreement, each party represents that it has no knowledge of a COUNTY employee or official involved in the making or performance of the Agreement that has a private pecuniary interest therein. It is expressly understood and agreed that any subsequent finding of a violation of s. 946.13, Wis. Stat. may result in this Agreement being voided at the discretion of the COUNTY.

XV. LIMITATION OF AGREEMENT:

This agreement is intended to be an agreement solely between the parties hereto and for their benefit only. No part of this Agreement shall be construed to add to, supplement, amend, abridge or repeal existing duties, rights, benefits or privileges of any third party or parties, including but not limited to employees of either of the parties.

XVI. ENTIRE AGREEMENT:

The entire agreement of the parties is contained herein and this Agreement supersedes any and all oral agreements and negotiations between the parties relating to the subject matter hereof. The parties expressly agree that this Agreement shall not be amended in any fashion except in writing, executed by both parties.

XVII. COUNTERPARTS:

The parties may evidence their agreement to the foregoing upon one or several counterparts of this instrument, which together shall constitute a single instrument.

XVIII. CONSTRUCTION:

This Agreement shall not be construed against the drafter.

XIX. COPIES VALID:

This agreement, and any amendment or addendum relating to it, may be executed and transmitted to any other party by legible facsimile reproduction or by scanned legible electronic PDF copy, and utilized in all respects as, an original, wet-inked manually executed document. Further, this Agreement and any amendment or addendum thereto, may be stored and reproduced by each party electronically, photographically, by photocopy or other similar process, and each party may at its option destroy any original document so reproduced. All parties hereto stipulate that any such legible reproduction shall be admissible in evidence as the original itself in any judicial, arbitration or administrative proceeding whether or not the original is in existence and whether or not such reproduction was made by each party in the regular course of business. This term does not apply to the service of notices under this Agreement.

XX. REGISTERED AGENT:

PROVIDER warrants that it has complied with all necessary requirements to do business in the State of Wisconsin, that the persons executing this Agreement on its behalf are authorized to do so, and, if a corporation, that the name and address of PROVIDER's registered agent is as set forth opposite the heading REGISTERED AGENT on page 1 of this Agreement. PROVIDER shall notify COUNTY immediately, in writing, of any change in its registered agent, his or her address, and PROVIDER's legal status. For a partnership, the term 'registered agent' shall mean a general partner.

XXI. DEBARMENT:

By signing this Contract, PROVIDER attests that it is not debarred from participating in federal procurements. COUNTY reserves the right to cancel this Contract if PROVIDER is presently, or is in the future, on the list of parties excluded from federal procurements.

XXII. EXECUTION:

A. The parties agree that execution of this document may be made by electronic signatures. The parties may make electronic signatures by typing the name of the authorized signature followed by the words, “electronically signed” or by any other electronic means representing an authorized signature by PROVIDER. PROVIDER shall ensure that only authorized persons may affix electronic signatures to this Agreement and COUNTY may rely that the electronic signature provided by PROVIDER is authentic.

B. This Agreement has no effect until signed by both parties. The submission of this Agreement to PROVIDER for examination does not constitute an offer. PROVIDER warrants that the persons executing this Agreement on its behalf are authorized to do so.

DRAFT

IN WITNESS WHEREOF, COUNTY and PROVIDER, by their respective authorized agents, have caused this Agreement and its Schedules to be executed, effective as of the date by which all parties hereto have affixed their respective signatures, as indicated below.

FOR PROVIDER:

_____ _____
Satya Rhodes-Conway Date
City of Madison Mayor

* * *

FOR COUNTY:

_____ _____
Melissa Agard Date
Dane County Executive

_____ _____
Scott McDonell Date
Dane County Clerk

DRAFT

SCHEDULE A
Scope of Services

Description of Services
(SPC Code 106: Housing)

I. PROVIDER Shall:

A. Use funding provided by COUNTY to support operation of an urban campground for households experiencing homelessness at 3202 Dairy Dr. in Madison, WI.

B. Funding from this agreement may be subcontracted by PROVIDER to PROVIDER's identified contractor(s) administering services to the urban campground.

C. Not utilize COUNTY funds for any purpose other than the operation of an urban campground for households experiencing homelessness at 3202 Dairy Dr. in Madison, WI.

D. Support operations of the urban campground at 3202 Dairy Dr. in Madison, WI through the anticipated program closure date of September 30th, 2025.

E. Return any unspent funds to COUNTY, including in the event the urban campground at 3202 Dairy Dr. in Madison, WI ceases operation before its anticipated closure date of September 2025.

F. Upon request by the COUNTY, provide any program reporting, date, and/or performance measures to designated staff from the Dane County Department of Human Services' (DCDHS) Housing Access and Affordability Division (HAA).

G. Proactively involve designated staff from the Dane County Department of Human Services' (DCDHS) Housing Access and Affordability Division (HAA) in discussions that could result in major program or policy updates, contract changes, or other notable system impacts regarding the operations of the urban campground.

DRAFT

SCHEDULE B
Pricing Structure and Payment

Invoices/Payment:

PROVIDER shall issue an invoice with a summary of how COUNTY funds shall be distributed, with a timeline for when COUNTY funds are anticipated to be spent.

Invoices must reference the Dane County purchase order number issued for the services/deliverables described herein. Email delivery of invoices is encouraged and preferred – see the Bill To section of the purchase order. Payment shall be made within 30 days of COUNTY's receipt of accepted invoice unless otherwise noted in Schedule B.

PROVIDER shall submit request for payment to the COUNTY for a onetime lump sum payment. Requests for payment shall not exceed $174,500.

DRAFT

DANE COUNTY CONTRACT # _____

Revised 11/2024

Department:	Dane County Human Services
Provider:	City of Madison
Expiration Date:	12/31/2025
Maximum Cost:	$54,643
Registered Agent (if applicable):	
Registered Agent Address:	215 Martin Luther King Jr. Blvd., Madison, WI 53703

THIS AGREEMENT, made and entered into, by and between the County of Dane (hereafter referred to as "COUNTY") and City of Madison (hereafter, "PROVIDER"),

W I T N E S S E T H:

WHEREAS COUNTY, whose address is 210 Marin Luther King Jr. Blvd Room 421, Madison WI 53703, desires to purchase services from PROVIDER for the purpose of supporting services for tenants including, but not limited to, information and referral, counseling, and outreach.

WHEREAS PROVIDER, whose address is 210 Martin Luther King Jr. Blvd Room 107 Madison, WI 53703, is able and willing to provide such services;

NOW, THEREFORE, in consideration of the above premises and the mutual covenants of the parties hereinafter set forth, the receipt and sufficiency of which is acknowledged by each party for itself, COUNTY and PROVIDER do agree as follows:

I. **TERM:**

The term of this Agreement shall commence as of the date by which all parties have executed this Agreement and shall end as of the EXPIRATION DATE set forth on page 1 hereof, unless sooner agreed to in writing by the parties. PROVIDER shall complete its obligations under this Agreement not later than the EXPIRATION DATE. COUNTY shall not be liable for any services performed by PROVIDER other than during the term of this Agreement. COUNTY shall never pay more than the Maximum Cost as stated above for all services. Upon failure of PROVIDER to complete its obligation set forth herein by the EXPIRATION DATE, COUNTY may invoke the penalties, if any, set forth in this document and its attachments.

II. **SERVICES:**

A. PROVIDER agrees to provide the services detailed in the bid specifications, if any; the request for proposals (RFP) and PROVIDER's response thereto, if any; and on the attached Schedule A, which is fully incorporated herein by reference. In the event of a conflict between or among the bid specifications, the RFP or responses thereto, or the terms of Schedule A or any of them, it is agreed that the terms of Schedule A, to the extent of any conflict, are controlling.

B. PROVIDER shall commence, carry on and complete its obligations under this Agreement with all deliberate speed and in a sound, economical and efficient manner, in accordance with this Agreement and all applicable laws. In providing services under this Agreement,

PROVIDER agrees to cooperate with the various departments, agencies, employees and officers of COUNTY.

C. PROVIDER agrees to secure at PROVIDER's own expense all personnel necessary to carry out PROVIDER's obligations under this Agreement. Such personnel shall not be deemed to be employees of COUNTY nor shall they or any of them have or be deemed to have any direct contractual relationship with COUNTY.

D. No portion of funds under this Agreement may be used to support or advance religious activities.

E. PROVIDER warrants that it has complied with all necessary requirements to do business in the State of Wisconsin and has met all state and federal service standards, certifications and assurances as expressed by State and Federal statutes, rules, and regulations applicable to the services covered by this Agreement.

F. PROVIDER will follow applicable public health guidelines to provide safe services and a safe workplace. In addition, by signing this Agreement, PROVIDER acknowledges the contagious nature of COVID-19 and voluntarily assumes the risk that PROVIDER and its staff may be exposed to or infected by COVID-19 by providing services under this Agreement and that such exposure or infection may result in personal injury, illness, permanent disability, and death.

PROVIDER further acknowledges that PROVIDER is assuming all of the foregoing risks and accept sole responsibility for any injury to itself and staff, including, but not limited to, personal injury, disability, death, illness, damage, loss, claim, liability, or expense or any kind, that PROVIDER or its staff may experience or incur in connection with providing services. PROVIDER hereby releases, covenants not to sue, discharges, and holds harmless and indemnifies the COUNTY, its employees, agents, and representatives, of and from any and all claims, including all liabilities, claims, actions, damages, costs or expenses of any kind arising out of or relating thereto. Provider understands and agrees that this release includes any claims based on the actions, omissions, or negligence of COUNTY, its employees, agents and representatives, whether a COVID-19 infection occurs before, during, or after the provision of services under this Agreement.

III. ASSIGNMENT/TRANSFER:

PROVIDER shall not assign, subcontract or transfer any interest or obligation in this Agreement, without the prior written consent of COUNTY, including the hiring of independent contract service providers unless otherwise provided herein. Claims for money due or to become due PROVIDER from COUNTY under this Agreement may be assigned to a bank, trust company or other financial institution without such approval if and only if the instrument of assignment contains a provision substantially to the effect that it is agreed that the right of the assignee in and to any moneys due or to become due to PROVIDER shall be subject to prior claims of all persons, firms and corporations for services rendered or materials supplied for the performance of the work called for in this Agreement. PROVIDER shall promptly provide notice of any such assignment or transfer to COUNTY.

IV. TERMINATION:

A. Failure of PROVIDER to fulfill any of its obligations under this Agreement in a timely manner, or violation by PROVIDER of any of the covenants or stipulations of this Agreement, shall constitute grounds for COUNTY to terminate this Agreement by giving a thirty (30) day written notice to PROVIDER.

B. The following shall constitute grounds for immediate termination:

1. violation by PROVIDER of any State, Federal or local law, or failure by PROVIDER to comply with any applicable States and Federal service standards, as expressed by applicable statutes, rules and regulations.

2. failure by PROVIDER to carry applicable licenses or certifications as required by law.

3. failure of PROVIDER to comply with reporting requirements contained herein.

4. inability of PROVIDER to perform the work provided for herein.

C. Failure of the Dane County Board of Supervisors or the State or Federal Governments to appropriate sufficient funds to carry out COUNTY's obligations hereunder, shall result in automatic termination of this Agreement as of the date funds are no longer available, without notice.

D. In the event COUNTY terminates this Agreement as provided herein, all finished and unfinished documents, services, papers, data, products, and the like prepared, produced or made by PROVIDER under this Agreement shall at the option of COUNTY become the property of COUNTY, and PROVIDER shall be entitled to receive just and equitable compensation, subject to any penalty, for any satisfactory work completed on such documents, services, papers, data, products or the like. Notwithstanding the above, PROVIDER shall not be relieved of liability to COUNTY for damages sustained by COUNTY by virtue of any breach of this Agreement by PROVIDER, and COUNTY may withhold any payments to PROVIDER for the purpose of offset.

V. PAYMENT:

COUNTY agrees to make such payments for services rendered under this Agreement as and in the manner specified herein and in the attached Schedule B, which is fully incorporated herein by reference. Notwithstanding any language to the contrary in this Agreement or its attachments, COUNTY shall never be required to pay more than the sum set forth on page 1 of this Agreement under the heading MAXIMUM COST, for all services rendered by PROVIDER under this Agreement.

VI. REPORTS:

PROVIDER agrees to make such reports as are required in the attached schedules, which is fully incorporated herein by reference. With respect to such reports it is expressly understood that time is of the essence and that the failure of PROVIDER to comply with the time limits set forth in said schedules shall result in the penalties set forth herein.

VII. DELIVERY OF NOTICE:

Notices, bills, invoices and reports required by this Agreement shall be deemed delivered as of the date of postmark if deposited in a United States mailbox, first class postage attached, addressed to a party's address as set forth above. It shall be the duty of a party changing its address to notify the other party in writing within a reasonable time.

VIII. INSURANCE & INDEMNIFICATION:

A. PROVIDER shall indemnify, hold harmless and defend COUNTY, its boards, commissions, agencies, officers, employees and representatives against any and all liability, loss (including, but not limited to, property damage, bodily injury and loss of life), damages, costs or expenses which COUNTY, its officers, employees, agencies, boards, commissions and representatives may sustain, incur or be required to pay by reason of PROVIDER's furnishing the services or goods required to be provided under this Agreement, provided, however, that the provisions of this paragraph shall not apply to liabilities, losses, charges, costs, or expenses caused by or resulting from the acts or omissions of COUNTY, its agencies, boards, commissions, officers, employees or representatives. Any failure on the part of the PROVIDER to comply with reporting or other provisions of its insurance policies shall not affect this PROVIDER's obligations under this paragraph. COUNTY reserves the right, but not the obligation, to participate in defense without relieving PROVIDER of any obligation under this paragraph. The obligations of PROVIDER under this paragraph shall survive the expiration or termination of this Agreement.

B. In order to protect itself and COUNTY, its officers, boards, commissions, agencies, agents, volunteers, employees and representatives under the indemnity provisions of the subparagraph above, PROVIDER shall, at PROVIDER's own expense, obtain and at all times during the term of this Agreement keep in full force and effect the insurance coverages, limits, and endorsements listed below. When obtaining required insurance under this Agreement and otherwise, PROVIDER agrees to preserve COUNTY's subrogation rights in all such matters that may arise that are covered by PROVIDER's insurance. Neither these requirements nor the COUNTY's review or acceptance of PROVIDER's certificates of insurance is intended to limit or qualify the liabilities or obligations assumed by the PROVIDER under this Agreement. The County expressly reserves the right to require higher or lower insurance limits where County deems necessary.

1. Commercial General Liability.
PROVIDER agrees to maintain Commercial General Liability insurance at a limit of not less than $1,000,000 per occurrence. Coverage shall include, but not be limited to, Bodily Injury and Property Damage to Third Parties, Contractual Liability, Personal Injury and Advertising Injury Liability, Premises-Operations, Independent PROVIDERs and Subcontractors, and Fire Legal Liability. The policy shall not exclude Explosion, Collapse, and Underground Property Damage Liability Coverage. The policy shall cover bodily injury and property damage liability, owned and non-owned equipment, blanket contractual liability, completed operations.

2. Professional Liability Insurance.
If PROVIDER renders professional services (such as medical, architectural or engineering services) under this Agreement, then PROVIDER shall provide and maintain two million dollars ($2,000,000.00) of professional liability insurance. If such policy is a "claims made" policy, all renewals during the life of the Agreement shall include "prior acts coverage" covering at all times all claims made with respect to PROVIDER's work performed under the Agreement. This Professional Liability coverage must be kept in force for a period of six (6) years after the services have been accepted by COUNTY

3. Commercial/Business Automobile Liability Insurance.
If applicable to the services covered by this Agreement, PROVIDER shall provide and maintain commercial general liability and automobile liability insurance at a limit of not less than $1,000,000 per occurrence. Coverage for commercial general liability and automobile liability insurance shall, at a minimum, be at least as broad as Insurance Services Office ("ISO") Commercial General Liability Coverage (Occurrence Form CG 0001) and ISO Business Auto Coverage (Form CA 0001), covering Symbol 1 (any vehicle).

4. Environmental Impairment (Pollution) Liability
If PROVIDER will be transporting waste or will be disposing of waste or products under this Agreement, then PROVIDER agrees to maintain Environmental Impairment (Pollution) Liability insurance at a limit of not less than $1,000,000 per occurrence for bodily injury, property damage, and environmental cleanup costs caused by pollution conditions, both sudden and non-sudden. This requirement can be satisfied by either a separate environmental liability policy or through a modification to the Commercial General Liability policy. Evidence of either must be provided.

5. Workers' Compensation.
PROVIDER agrees to maintain Workers Compensation insurance at Wisconsin statutory limits.

6. Umbrella or Excess Liability.
PROVIDER may satisfy the minimum liability limits required above for Commercial General Liability and Business Auto Liability under an Umbrella or Excess Liability policy. There is no minimum Per Occurrence limit of liability under the Umbrella or Excess Liability; however, the Annual Aggregate limit shall not be less than the highest "Each

Occurrence" limit for the Commercial General Liability and Business Auto Liability. PROVIDER agrees to list DANE COUNTY as an "Additional Insured" on its Umbrella or Excess Liability policy.

C. Required provisions.

1. Insurer's Requirement
All of the insurance shall be provided on policy forms and through companies satisfactory to COUNTY, and shall have a minimum AM Best's rating of A- VIII

2. Additional Insured.
COUNTY, its elected and appointed officials, officers, employees or authorized representatives or volunteers are to be given additional insured status (via ISO endorsement CG 2010, CG 2033, or insurer's equivalent for general liability coverage) as respects: liability arising out of activities performed by or on behalf of PROVIDER; products and completed operations of PROVIDER; premises occupied or used by PROVIDER; and vehicles owned, leased, hired or borrowed by PROVIDER. The coverage shall contain no special limitations on the scope of protection afforded to COUNTY, its elected and appointed officials, officers, employees or authorized representatives or volunteers. Except for the workers compensation policy, each insurance policy shall contain a waiver of subrogation endorsement in favor of COUNTY.

3. Provider's Insurance Shall be Primary
For any claims related to this Agreement, PROVIDER's insurance shall be primary insurance with respect to COUNTY, its elected and appointed officials, officers, employees or authorized representatives or volunteers. Any insurance, self-insurance, or other coverage maintained by COUNTY, its elected and appointed officers, officials, employees or authorized representatives or volunteers shall not contribute to the primary insurance. PROVIDER's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability

4. Cancelation Notice
Each insurance policy required by this Agreement shall state, or be endorsed so as to the state, that coverage shall not be canceled by the insurance carrier or the PROVIDER, except after sixty (60) days (ten (10) days for non-payment of premium) prior written notice by U.S. mail has been given to COUNTY.

5. Evidences of Insurance.
Prior to execution of the Agreement, PROVIDER shall file with COUNTY a certificate of insurance (Accord Form 25-S or equivalent) signed by the insurer's representative evidencing the coverage required by this Agreement. Such evidence shall include an additional insured endorsement signed by the insurer's representative. Such evidence shall also include confirmation that coverage includes or has been modified to include all required provisions as detailed herein.

6. Sub-Contractors.
In the event that PROVIDER employs sub-contractors as part of this Agreement, it shall be the PROVIDER's responsibility to require and confirm that each sub-contractor meets the minimum insurance requirements specified above.

D. The parties do hereby expressly agree that COUNTY, acting at its sole option and through its Risk Manager, may waive any and all requirements contained in this Agreement, such waiver to be in writing only. Such waiver may include or be limited to a reduction in the amount of coverage required above. The extent of waiver shall be determined solely by COUNTY's Risk Manager taking into account the nature of the work and other factors relevant to COUNTY's exposure, if any, under this Agreement.

IX. <u>NO WAIVER BY PAYMENT OR ACCEPTANCE:</u>
In no event shall the making of any payment or acceptance of any service or product required by this Agreement constitute or be construed as a waiver by COUNTY of any breach of the

covenants of this Agreement or a waiver of any default of PROVIDER and the making of any such payment or acceptance of any such service or product by COUNTY while any such default or breach shall exist shall in no way impair or prejudice the right of COUNTY with respect to recovery of damages or other remedy as a result of such breach or default.

X. NON-DISCRIMINATION:

During the term of this Agreement, PROVIDER agrees not to discriminate on the basis of age, race, ethnicity, religion, color, gender, disability, marital status, sexual orientation, national origin, cultural differences, ancestry, physical appearance, arrest record or conviction record, military participation or membership in the national guard, state defense force or any other reserve component of the military forces of the United States, or political beliefs against any person, whether a recipient of services (actual or potential) or an employee or applicant for employment. Such equal opportunity shall include but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, advertising, layoff, termination, training, rates of pay, and any other form of compensation or level of service(s). PROVIDER agrees to post in conspicuous places, available to all employees, service recipients and applicants for employment and services, notices setting forth the provisions of this paragraph. The listing of prohibited bases for discrimination shall not be construed to amend in any fashion state or federal law setting forth additional bases, and exceptions shall be permitted only to the extent allowable in state or federal law.

XI. CIVIL RIGHTS COMPLIANCE:

A. If PROVIDER has 20 or more employees and receives $20,000 in annual contracts with COUNTY, the PROVIDER shall submit to COUNTY a current Civil Rights Compliance Plan (CRC) for Meeting Equal Opportunity Requirements under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Title VI and XVI of the Public Service Health Act, the Age Discrimination Act of 1975, the Omnibus Budget Reconciliation Act of 1981 and Americans with Disabilities Act (ADA) of 1990. PROVIDER shall also file an Affirmative Action (AA) Plan with COUNTY in accordance with the requirements of chapter 19 of the Dane County Code of Ordinances. PROVIDER shall submit a copy of its discrimination complaint form with its CRC/AA Plan. The CRC/AA Plan must be submitted prior to the effective date of this Agreement and failure to do so by said date shall constitute grounds for immediate termination of this Agreement by COUNTY. If an approved plan has been received during the previous CALENDAR year, a plan update is acceptable. The plan may cover a two-year period. Providers who have less than twenty employees, but who receive more than $20,000 from the COUNTY in annual contracts, may be required to submit a CRC Action Plan to correct any problems discovered as the result of a complaint investigation or other Civil Rights Compliance monitoring efforts set forth herein below. If PROVIDER submits a CRC/AA Plan to a Department of Workforce Development Division or to a Department of Health and Family Services Division that covers the services purchased by COUNTY, a verification of acceptance by the State of PROVIDER's Plan is sufficient.

B. PROVIDER agrees to comply with the COUNTY's civil rights compliance policies and procedures. PROVIDER agrees to comply with civil rights monitoring reviews performed by the COUNTY, including the examination of records and relevant files maintained by the PROVIDER. PROVIDER agrees to furnish all information and reports required by the COUNTY as they relate to affirmative action and non-discrimination. PROVIDER further agrees to cooperate with COUNTY in developing, implementing, and monitoring corrective action plans that result from any reviews.

C. PROVIDER shall post the Equal Opportunity Policy, the name of PROVIDER's designated Equal Opportunity Coordinator and the discrimination complaint process in conspicuous places available to applicants and clients of services, applicants for employment and employees. The complaint process will be according to COUNTY's policies and procedures and made available in languages and formats understandable to applicants, clients and employees. PROVIDER shall supply to COUNTY's Contract Compliance Officer upon request a summary document of all client complaints related to perceived discrimination in service delivery. These documents shall include names of the involved

persons, nature of the complaints, and a description of any attempts made to achieve complaint resolution.

D. PROVIDER shall provide copies of all announcements of new employment opportunities to COUNTY's Contract Compliance Officer when such announcements are issued.

E. If PROVIDER is a government entity having its own compliance plan, PROVIDER'S plan shall govern PROVIDER's activities.

XII. COMPLIANCE WITH FAIR LABOR STANDARDS:

A. Reporting of Adverse Findings

During the term of this Agreement, PROVIDER shall report to the County Contract Compliance Officer, within ten (10) days, any allegations to, or findings by the National Labor Relations Board (NLRB) or Wisconsin Employment Relations commission (WERC) that PROVIDER has violated a statute or regulation regarding labor standards or relations,. If an investigation by the Contract Compliance Officer results in a final determination that the matter adversely affects PROVIDER'S responsibilities under this Agreement, and which recommends termination, suspension or cancellation of this agreement, the County may take such action.

B. Appeal Process

PROVIDER may appeal any adverse finding by the Contract Compliance Officer as set forth in Dane County Ordinances Sec. 25.08(20)(c) through (e).

C. Notice Requirement

PROVIDER shall post the following statement in a prominent place visible to employees: "As a condition of receiving and maintaining a contract with Dane County, this employer shall comply with federal, state and all other applicable laws prohibiting retaliation for union organizing."

XIII. CONTROLLING LAW AND VENUE:

It is expressly understood and agreed to by the parties hereto that in the event of any disagreement or controversy between the parties, Wisconsin law shall be controlling. Venue for any legal proceedings shall be in the Dane County Circuit Court.

XIV. FINANCIAL INTEREST PROHIBITED:

Under s. 946.13, Wis. Stats. COUNTY employees and officials are prohibited from holding a private pecuniary interest, direct or indirect, in any public contract. By executing this Agreement, each party represents that it has no knowledge of a COUNTY employee or official involved in the making or performance of the Agreement that has a private pecuniary interest therein. It is expressly understood and agreed that any subsequent finding of a violation of s. 946.13, Wis. Stat. may result in this Agreement being voided at the discretion of the COUNTY.

XV. LIMITATION OF AGREEMENT:

This agreement is intended to be an agreement solely between the parties hereto and for their benefit only. No part of this Agreement shall be construed to add to, supplement, amend, abridge or repeal existing duties, rights, benefits or privileges of any third party or parties, including but not limited to employees of either of the parties.

XVI. ENTIRE AGREEMENT:

The entire agreement of the parties is contained herein and this Agreement supersedes any and all oral agreements and negotiations between the parties relating to the subject matter hereof. The parties expressly agree that this Agreement shall not be amended in any fashion except in writing, executed by both parties.

XVII. COUNTERPARTS:

The parties may evidence their agreement to the foregoing upon one or several counterparts of this instrument, which together shall constitute a single instrument.

XVIII. CONSTRUCTION:

This Agreement shall not be construed against the drafter.

XIX. COPIES VALID:

This agreement, and any amendment or addendum relating to it, may be executed and transmitted to any other party by legible facsimile reproduction or by scanned legible electronic PDF copy, and utilized in all respects as, an original, wet-inked manually executed document. Further, this Agreement and any amendment or addendum thereto, may be stored and reproduced by each party electronically, photographically, by photocopy or other similar process, and each party may at its option destroy any original document so reproduced. All parties hereto stipulate that any such legible reproduction shall be admissible in evidence as the original itself in any judicial, arbitration or administrative proceeding whether or not the original is in existence and whether or not such reproduction was made by each party in the regular course of business. This term does not apply to the service of notices under this Agreement.

XX. REGISTERED AGENT:

PROVIDER warrants that it has complied with all necessary requirements to do business in the State of Wisconsin, that the persons executing this Agreement on its behalf are authorized to do so, and, if a corporation, that the name and address of PROVIDER's registered agent is as set forth opposite the heading REGISTERED AGENT on page 1 of this Agreement. PROVIDER shall notify COUNTY immediately, in writing, of any change in its registered agent, his or her address, and PROVIDER's legal status. For a partnership, the term 'registered agent' shall mean a general partner.

XXI. DEBARMENT:

By signing this Contract, PROVIDER attests that it is not debarred from participating in federal procurements. COUNTY reserves the right to cancel this Contract if PROVIDER is presently, or is in the future, on the list of parties excluded from federal procurements.

XXII. EXECUTION:

A. The parties agree that execution of this document may be made by electronic signatures. The parties may make electronic signatures by typing the name of the authorized signature followed by the words, “electronically signed” or by any other electronic means representing an authorized signature by PROVIDER. PROVIDER shall ensure that only authorized persons may affix electronic signatures to this Agreement and COUNTY may rely that the electronic signature provided by PROVIDER is authentic.

B. This Agreement has no effect until signed by both parties. The submission of this Agreement to PROVIDER for examination does not constitute an offer. PROVIDER warrants that the persons executing this Agreement on its behalf are authorized to do so.

DRAFT

IN WITNESS WHEREOF, COUNTY and PROVIDER, by their respective authorized agents, have caused this Agreement and its Schedules to be executed, effective as of the date by which all parties hereto have affixed their respective signatures, as indicated below.

FOR PROVIDER:

_____ _____
Satya Rhodes-Conway Date
City of Madison Mayor

* * *

FOR COUNTY:

_____ _____
Melissa Agard Date
Dane County Executive

_____ _____
Scott McDonell Date
Dane County Clerk

DRAFT

SCHEDULE A
Scope of Services

Description of Services
(SPC Code 106: Housing)

I. PROVIDER Shall:

A. Use funding provided by COUNTY to support services for tenants including, but not limited to, information and referral, counseling, and outreach.

B. Funding from this agreement may be subcontracted by PROVIDER to PROVIDER's identified contractor(s) administering services for tenants including, but not limited to, information and referral, counseling, and outreach.

C. Not utilize COUNTY funds for any purpose other than supporting services for tenants including, but not limited to, information and referral, counseling, and outreach.

E. Return any unspent funds to COUNTY.

F. Upon request by the COUNTY, provide any program reporting, date, and/or performance measures to designated staff from the Dane County Department of Human Services' (DCDHS) Housing Access and Affordability Division (HAA).

G. Proactively involve designated staff from the Dane County Department of Human Services' (DCDHS) Housing Access and Affordability Division (HAA) in discussions that could result in major program or policy updates, contract changes, or other notable system impacts regarding the administration of tenant services.

DRAFT

SCHEDULE B
Pricing Structure and Payment

Invoices/Payment:

PROVIDER shall issue an invoice with a summary of how COUNTY funds shall be distributed, with a timeline for when COUNTY funds are anticipated to be spent.

Invoices must reference the Dane County purchase order number issued for the services/deliverables described herein. Email delivery of invoices is encouraged and preferred – see the Bill To section of the purchase order. Payment shall be made within 30 days of COUNTY's receipt of accepted invoice unless otherwise noted in Schedule B.

PROVIDER shall submit request for payment to the COUNTY for a onetime lump sum payment. Requests for payment shall not exceed $54,643.

DRAFT

INTERGOVERMENTAL FUNDING AGREEMENT BETWEEN THE CITY OF MADISON AND DANE COUNTY FOR THE BEACON DAY RESOURCE CENTER

This intergovernmental agreement ("AGREEMENT") is made by and between the City of Madison, a Wisconsin municipal corporation ("CITY") and the County of Dane, a Wisconsin quasi-municipal corporation ("COUNTY"), pursuant to Wis. Stat. § 66.0301. Execution of this AGREEMENT by CITY is authorized by the 2025 Executive Operating Budget, File I.D. No. 85264, adopted by the Common Council of the City of Madison on November 12, 2024.

The Beacon Day Resource Center ("the Beacon") operations are supported in part through financial support from the COUNTY and the CITY. COUNTY has entered into a Purchase of Services Contract #87496 ("POS CONTRACT") with Catholic Charities, Inc., Diocese of Madison ("PROVIDER") for operations of the Beacon. Under POS CONTRACT, PROVIDER provides services to households experiencing homelessness with COUNTY providing contract administrative services.

I. Payment.

So long as PROVIDER is determined by COUNTY to be in compliance with the terms of POS CONTRACT:

A. CITY will contribute up to Two hundred thousand dollars ($200,000) to COUNTY for services provided in the POS Contract, Program #8140-Day Resource Center with PROVIDER, as approved in each annual budget by the Common Council of the City of Madison.

B. COUNTY will disburse funds to PROVIDER pursuant to the schedule provided through POS CONTRACT.

II. Termination. This AGREEMENT may be terminated only as follows:

A. If any party breaches this AGREEMENT, the party may notify the other in writing outlining the details of such breach, and requesting a remedy. If the breach is not remedied by the defaulting party within thirty (30) days from the date of written notification to remedy the breach, or, if the breach cannot reasonably be remedied within thirty (30) days, or, if substantial steps to commence a cure are not initiated within such thirty (30) day period, then a party may, in addition to all of its other rights or remedies, immediately terminate this AGREEMENT.

B. At any time, by mutual agreement of the parties.

III. Liability. Each party shall be responsible for its own acts, errors or omissions and for the acts, errors or omissions of its employees, officers, officials, agents, boards, committees and commissions, and shall be responsible for any losses, claims, and liabilities that are

attributable to such acts, errors, or omissions including providing its own defense, arising out of this Agreement. In situations involving joint liability, each party shall only be responsible for such losses, claims, and liabilities that are attributable to its own acts, errors, or omissions and the acts, errors or omissions of its employees, officers, officials, agents, boards, committees and commissions. It is not the intent of either party to waive, limit or otherwise modify the protections and limitations of liability found in Wis. Stat. 893.80 or any other protections available to the parties by law. This paragraph shall survive the termination or expiration of this AGREEMENT.

IV. Notices. All notices to be given under the terms of this AGREEMENT shall be signed by the person sending the same, may be delivered by email to an officer or duly authorized representative of the other party, or may be sent by United States Postal Service or a nationally recognized overnight carrier, to the address of the parties specified below

For COUNTY:

Casey Becker
Dane Co Job Center Attn: HAA- Casey Becker
1819 Aberg Avenue
Madison, WI 53704

For CITY:

Jim O'Keefe
Community Development Division Madison Municipal Building, Suite 300
215 Martin Luther King, Jr. Blvd Madison, WI 53703

Any party hereto may, by giving five (5) days written notice to the other party in the manner herein stated, designate any other address in substitution of the address shown above to which notices shall be given.

V. NonDiscrimination. In the performance of its obligations under this AGREEMENT, both parties agree not to discriminate because of race, religion, marital status, age, color, sex, disability, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, gender identity, political beliefs, or student status. Both parties further agree not to discriminate against any contractor, subcontractor or person who offers to contract or subcontract for services under this AGREEMENT because of race, religion, color, age, disability, sex, sexual orientation, gender identity or national origin.

VI. Miscellaneous.

A. No Waiver. In no event shall the making of any payment or acceptance of any service

required by this AGREEMENT constitute or be construed as a waiver by either party of any breach of the covenants of this AGREEMENT or a waiver of any default of the other party and the making of any such payment or acceptance of any such service by the conforming party while any such default or breach on the part of the other party shall exist, shall in no way impair or prejudice the right of the conforming party with respect to recovery of damages or other remedy as a result of such breach or default.

B. Assignment. Neither this AGREEMENT nor any of the rights, interests or obligations hereunder shall be assigned by any of the parties hereto (whether by operation of law or otherwise) without the prior written consent of the other parties.

C. Choice of Law. It is expressly understood and agreed to by the parties hereto that in the event of any disagreement or controversy between the parties, Wisconsin law shall be controlling. Venue for any legal proceedings shall be in the Dane County Circuit Court.

D. Severability. The various provisions of this AGREEMENT are declared to be severable and the findings of any court that any particular clause or clauses is or are unlawful or unenforceable shall not operate to invalidate the remainder of this AGREEMENT and the same shall continue in effect unless modified by the parties.

E. No Third Party Rights. This is an AGREEMENT between the parties, and nothing herein creates any rights in a third person.

FOR CITY

_____ _____

Satya Rhodes-Conway Date
City of Madison, Mayor

_____ _____

Michael Haas

City of Madison, Acting City Clerk Date

FOR COUNTY:

_____	_____
Melissa Agard	Date
Dane County, County Executive	

_____	_____
Scott McDonell	Date
Dane County, Clerk	

City of Madison

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

Master

File Number: 89947

File ID:	89947	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	Attorney's Office
				File Created Date :	09/10/2025
File Name:	Adopting the Teamsters Union Local 120 Labor Agreement			**Final Action:**	

Title: Adopting and confirming the Labor Agreement between the City of Madison and the Teamsters Union Local 120, affiliated with the International Brotherhood of Teamsters, for the period of January 1, 2025 through December 31, 2027

Notes:

CC Agenda Date: 09/16/2025

Agenda Number: 67.

Sponsors: Satya V. Rhodes-Conway And Director of Human Resources

Effective Date:

Attachments:

Enactment Number:

Author: Kurt Rose, Employee and Labor Relations Manager

Hearing Date:

Entered by: sharnish@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/10/2025	Ryan Pennington	Delegated	
Notes:	Delegated: Out Of Office				
1	2	9/10/2025	Christine Koh	Approve	9/16/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	09/10/2025	Referred for Introduction				
Action Text:	This Resolution was Referred for Introduction						
Notes:	Finance Committee (9/29/25), Common Council (10/6/25)						

Text of Legislative File 89947

Fiscal Note

Fiscal Note Pending

Title

Adopting and confirming the Labor Agreement between the City of Madison and the Teamsters Union Local 120, affiliated with the International Brotherhood of Teamsters, for the period of January 1, 2025 through December 31, 2027

Body

This resolution adopts and confirms a three-year Labor Agreement between the City of Madison and Teamsters Union Local 120, affiliated with the International Brotherhood of Teamsters, for the period of January 1, 2025 through December 31, 2027.

The Labor Agreement between the City of Madison and Teamsters Union Local 120, affiliated with the International Brotherhood of Teamsters, for the period January 1, 2025 through December 31, 2027, is hereby adopted in its entirety and confirmed in all respects and the Mayor and Clerk are authorized to sign the agreement.

City of Madison

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

Master

File Number: 89948

File ID:	89948	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	09/10/2025
File Name:				**Final Action:**	

Title: A Resolution authorizing a competitive selection five-year contract with Integral Building Systems, Inc for the procurement, installation, and support of structured cabling, access control, audio visual systems and security cameras.

Notes:

		CC Agenda Date:	09/16/2025
		Agenda Number:	68.
Sponsors:	Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	alythjohan@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/11/2025	Maggie McClain	Approve	10/1/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Department of Information Technology	09/10/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (9/29/25), Common Council (10/7/25)

Text of Legislative File 89948

Fiscal Note

The proposed resolution authorizes the execution of a 5-year contract with Integral Building Systems, Inc. (IBS) for planned and unplanned maintenance, installation, and ongoing support the continuing operations of the City's IT systems. The contract price will not exceed $60.00 per hour for labor costs and 15% mark up for materials and equipment. Since 2020, purchase

orders for these types of services provided by IBS have averaged over $100,000. Services provided by IBS are paid for by the customer agency and absorbed in that agency's budget. Since 2020, the majority of purchase orders have related to hardware equipment installation and have been paid for out of agency capital budgets. Routine maintenance has been paid for by agency operating budgets. No additional appropration required with authorization and execution of this contract.

Title

A Resolution authorizing a competitive selection five-year contract with Integral Building Systems, Inc for the procurement, installation, and support of structured cabling, access control, audio visual systems and security cameras.

Body

WHEREAS, the Information Technology (IT) Department requires the purchase of hardware and installation services in order to ensure the security and integrity of City spaces, connection to the City network and alignment of hardware standardization in City agencies as it relates to structured cabling, access control, audio visual systems and security cameras; and,

WHEREAS, the IT Department worked with the Purchasing Division to issue RFB # 14069-2-2025-BP to solicit proposals for such services and received one (1) proposal, the one proposal was reviewed to ensure the bidder can meet the needs of the City, and Integral Building Systems, Inc was selected through this process; and,

WHEREAS, this contract is to cover planned and unplanned maintenance, installation, hardware, and ongoing support for structured cabling, access control, audio visual systems, and security cameras, and to support the continuity of operating in the City, a five-year contract is being awarded to Integral Building Systems, Inc; and,

WHEREAS, through the RFB process, Integral Building Systems, Inc proposed a contract price not to exceed $60.00 per hour in labor costs and a 15% mark up for materials and equipment; and,

WHEREAS, the work under past contracts historically exceeded $100,000 per year and under MGO 4.26(3)(e), service contracts of more than one year that average more than $100,000 per year in cost require Common Council approval and signature by the Mayor and City Clerk.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Clerk are authorized to sign a contract with Integral Building Systems, Inc for the purposes and at the price described above, for a term of five (5) years.

City of Madison

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

Master

File Number: 89743

File ID:	89743	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	08/27/2025
File Name:	CLAIM: S. Hassan - Property Loss - $950.00			**Final Action:**	
Title:	S. Hassan - Property Loss - $950.00				
Notes:	EVL006873				
				CC Agenda Date:	09/16/2025
				Agenda Number:	69.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 89743

Title

S. Hassan - Property Loss - $950.00

Body

Claim received 8/26/2025.

City of Madison

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

Master

File Number: 89744

File ID:	89744	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	08/27/2025
File Name:	CLAIM: S. Webb - Property Damage - $500.00			**Final Action:**	
Title:	S. Webb - Property Damage - $500.00				
Notes:	EVL006876				
				CC Agenda Date:	09/16/2025
				Agenda Number:	70.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 89744

Title

S. Webb - Property Damage - $500.00

Body

Claim received 8/26/2025.

City of Madison

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

Master

File Number: 89773

File ID:	89773	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	08/29/2025
File Name:	CLAIM: D. Ayres - Vehicle Damage - $4,000.00			**Final Action:**	
Title:	D. Ayres - Vehicle Damage - $4,000.00				
Notes:	EVL006880				
				CC Agenda Date:	09/16/2025
				Agenda Number:	71.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 89773

Title

D. Ayres - Vehicle Damage - $4,000.00

Body

Claim received 8/27/2025.

City of Madison

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

Master

File Number: 89783

File ID:	89783	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	09/02/2025
File Name:	CLAIM: O. Eversole - Vehicle Damage - $2,484.46			**Final Action:**	
Title:	O. Eversole - Vehicle Damage - $2,484.46				
Notes:	EVL006885				
				CC Agenda Date:	09/16/2025
				Agenda Number:	72.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 89783

Title

O. Eversole - Vehicle Damage - $2,484.46

Body

Claim received 8/26/2025.

City of Madison

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

Master

File Number: 89786

File ID:	89786	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	09/03/2025
File Name:	CLAIM: K. Phelps - Vehicle Damage - $250.00			**Final Action:**	
Title:	K. Phelps - Vehicle Damage - $250.00				
Notes:	EVL006887				
				CC Agenda Date:	09/16/2025
				Agenda Number:	73.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 89786

Title

K. Phelps - Vehicle Damage - $250.00

Body

Claim received 8/28/2025.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 89789

File ID:	89789	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	09/03/2025
File Name:	CLAIM: J. Tollefsrud - Property Damage - $200.00			**Final Action:**	
Title:	J. Tollefsrud - Property Damage - $200.00				
Notes:	EVL006888				
				CC Agenda Date:	09/16/2025
				Agenda Number:	74.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 89789

Title

J. Tollefsrud - Property Damage - $200.00

Body

Claim received 8/29/2025.

City of Madison

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

Master

File Number: 89802

File ID:	89802	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	09/04/2025
File Name:	CLAIM: J. Phelan - Property Damage - $5,900.00			**Final Action:**	
Title:	J. Phelan - Property Damage - $5,900.00				
Notes:	EVL006890				
				CC Agenda Date:	09/16/2025
				Agenda Number:	75.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 89802

Title

J. Phelan - Property Damage - $5,900.00

Body

Claim received 9/3/2025.

City of Madison

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

Master

File Number: 89807

File ID:	89807	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	09/04/2025
File Name:	CLAIM: L. Young - Vehicle Damage - $Amount to be Determined			**Final Action:**	
Title:	L. Young - Vehicle Damage - $Amount to be Determined				
Notes:	EVL006891				
				CC Agenda Date:	09/16/2025
				Agenda Number:	76.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 89807

Title

L. Young - Vehicle Damage - $Amount to be Determined

Body

Claim received 8/28/2025.

City of Madison

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

Master

File Number: 89810

File ID:	89810	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	09/04/2025
File Name:	CLAIM: J. Lattimore III - Violation of Rights - $5,000.00			**Final Action:**	
Title:	J. Lattimore III - Violation of Rights - $5,000.00				
Notes:	EVL006892				
				CC Agenda Date:	09/16/2025
				Agenda Number:	77.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 89810

Title

J. Lattimore III - Violation of Rights - $5,000.00

Body

Claim received 8/29/2025.

City of Madison

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

Master

File Number: 89815

File ID:	89815	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	09/04/2025
File Name:	CLAIM: Progressive for C. Stilson - Rental Vehicle and Bodily Injury - $753.64			**Final Action:**	
Title:	Progressive for C. Stilson - Rental Vehicle and Bodily Injury - $753.64				
Notes:	TMI - Metro Claim				
				CC Agenda Date:	09/16/2025
				Agenda Number:	78.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 89815

Title

Progressive for C. Stilson - Rental Vehicle and Bodily Injury - $753.64

Body

Claim received 9/2/2025.

City of Madison

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

Master

File Number: 89818

File ID:	89818	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	09/04/2025
File Name:	CLAIM: C. Sweeney - Vehicle Damage - $Amount to be Determined			**Final Action:**	
Title:	C. Sweeney - Vehicle Damage - $Amount to be Determined				
Notes:	EVL006894				
				CC Agenda Date:	09/16/2025
				Agenda Number:	79.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 89818

Title

C. Sweeney - Vehicle Damage - $Amount to be Determined

Body

Claim received 9/3/2025.

City of Madison

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

Master

File Number: 89936

File ID:	89936	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	10/07/2025
File Name:	CLAIM: R. Pegg - Vehicle Damage - $4,166.67			**Final Action:**	
Title:	R. Pegg - Vehicle Damage - $4,166.67				
Notes:	EVL006905				
				CC Agenda Date:	
				Agenda Number:	80.
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 89936

Title

R. Pegg - Vehicle Damage - $4,166.67

Body

Claim received 9/9/2025.