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, July 15, 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.

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

2.Register but Do Not Speak: You can register your support or opposition to an agenda item at https://www.cityofmadison.com/MeetingRegistration

3.Register to Speak or to Answer Questions: If you wish to speak at the hybrid meeting on an agenda item, 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 hybrid meeting. You can participate in-person of virtually.

4.Watch the Meeting: You can call-in or watch the Common Council meeting in several ways:

•In-person: Enter through the main doors at 210 Martin Luther King, Jr. Blvd and proceed to level 2.
•Livestream on the Madison City Channel website: https://www.cityofmadison.com/watchCouncil
•Livestream on the City of Madison YouTube channel: https://www.youtube.com/user/CityofMadison
•Television: Watch live on Spectrum channel 994 and AT&T U-Verse channel 99
•Listen to audio via phone:
(877) 853-5257 (Toll Free)
Webinar ID: 889 8984 4125

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. **88866** Presentation of the 2025 Reverend James C. Wright Human Rights Award by the City of Madison Equal Opportunities Commission (EOC) and the Department of Civil Rights - Equal Opportunities Division (EOD) to Edward (Ed) L. Murray, Jr.

   Attachments: 2025 Rev Wright Award Legistar Document.pdf

DISCLOSURES AND RECUSALS

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

PRESENTATION OF CONSENT AGENDA

2. **86543** Consent Agenda Document (7/15/25)

   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

3. 88449 Creating Sections 28.022-00716 and 28.022-00717 of the Madison General Ordinances to change the zoning of portions of property located at 6004 Commercial Avenue and 604-902 Reiner Road from A (Agricultural) District to TR-P (Traditional Residential-Planned) District and TR-U1 (Traditional Residential-Urban 1) District, respectively. (District 3)

Sponsors: Planning Division

Attachments: Locator Maps.pdf
Application.pdf
Revised Letter of Intent_06-30-25.pdf
Revised Reiland Grove Plans_06-30-25.pdf
Staff Comments.pdf
Staff Comments-Addendum_06-23-25.pdf
Staff Comments-Addendum_07-07-25.pdf
Link to Prelim Plat File 88206
Original Application Materials.pdf
Reiland Grove - 6004 Commercial Ave.pdf

Legislative History

5/23/25	Attorney's Office	Referred for Introduction
	Plan Commission (Public Hearing - 6/23/25), Common Council (7/1/25)	
6/3/25	COMMON COUNCIL	Referred for Public Hearing to the PLAN COMMISSION
6/23/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION

On a motion by Ald. Field, seconded by Ald. Glenn, the Plan Commission recommended to the Common Council to re-refer the zoning map amendment to Plan Commission on July 7, 2025 (Common Council: July 15, 2025) at the request of the applicant and staff. The motion to re-refer passed by voice vote/ other.

7/1/25	COMMON COUNCIL	Re-refer for Recessed Public Hearing to the PLAN COMMISSION
7/7/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING

On a motion by Ald. Guequierre, seconded by Ald. Field, the Plan Commission found the

standards met and recommended approval of the zoning map amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.

PUBLIC HEARINGS

REPORT OF BOARD OF PUBLIC WORKS

4. 88477 Vacating and discontinuing a portion of public street right-of-way of University Bay Drive; realigning and accepting a Permanent Limited Easement for public street purposes; and amending the City of Madison Official Map, all to allow for the future relocation of University Bay Drive and construction of the Lakeshore Nature Preserve Frautschi Center. Located in part of the Southeast 1/4 of the Northeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (District 5)

Sponsors: Regina M. Vidaver

Attachments: Vicinity Map.pdf
Exhibit A and B.pdf
Exhibit C and D.pdf
PC Locator Maps.pdf

Legislative History

5/27/25	Engineering Division	Referred for Introduction
	Board of Public Works (7/2/25), Transportation Commission (6/11/25), Plan Commission (6/23/25), Common Council (Public Hearing - 7/15/25)	
6/3/25	COMMON COUNCIL	Referred to the BOARD OF PUBLIC WORKS
	Additional referrals to Transportation Commission and Plan Commission	
6/3/25	BOARD OF PUBLIC WORKS	Referred to the TRANSPORTATION COMMISSION
6/3/25	BOARD OF PUBLIC WORKS	Referred to the PLAN COMMISSION
6/11/25	TRANSPORTATION COMMISSION	Return to Lead with the Recommendation for Common Council to Adopt to the BOARD OF PUBLIC WORKS
6/23/25	PLAN COMMISSION	Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS
	On a motion by Ald. Field, seconded by Ald. Glenn, the Plan Commission voted to return the vacation and discontinuance to Board of Public Works with a recommendation for approval. The motion passed by voice vote/other.	
7/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING

REPORT OF PLAN COMMISSION

5. 88717 Creating Section 28.022-00718 of the Madison General Ordinances to assign SR-C1 (Suburban Residential-Consistent 1) District zoning to property located at 60 White Oaks Lane. (District 20)

Sponsors: Planning Division

Attachments: Locator Maps.pdf
Staff Comments.pdf
Lounsbury Attachment Worksheet_Final_06-07-16.pdf
2016 Attachment Map.pdf
60 White Oaks Lane.pdf

Legislative History

6/10/25	Attorney's Office	Referred for Introduction
	Plan Commission Public Hearing (7/7/25), Common Council (7/15/25)	
6/17/25	COMMON COUNCIL	Referred for Public Hearing to the PLAN COMMISSION
7/7/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING

On a motion by Ald. Glenn, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.

6. **88735** SUBSTITUTE: Amending Sections 28.135 and16.23(6)(d) and creating 28.031(7) of the Madison General Ordinances related to Deep Residential Lots to facilitate easier development.

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: 20250626_Staff Presentation to HPC.pdf
Public Comment 6-26-25
Zoning Text Memo 88735 Deep Residential Lots.pdf
Public Comments 07-05_07-07-25.pdf

Legislative History

6/11/25	Attorney's Office	Referred for Introduction
	Plan Commission Public Hearing (7/7/25), Housing Policy Committee (6/26/25), Common Council (7/15/25)	
6/17/25	PLAN COMMISSION	Refer to the HOUSING POLICY COMMITTEE
6/17/25	COMMON COUNCIL	Referred for Public Hearing to the PLAN COMMISSION

Additional referral to Housing Policy Committee

6/26/25	HOUSING POLICY COMMITTEE	Return to Lead with the Recommendation for Approval to the PLAN COMMISSION

On a motion by Ochowicz, seconded by Tarby, the Housing Policy Committee voted to return the zoning text amendment to the Plan Commission with a recommendation for approval with the following amendments:
-change the minimum lot depth from 80' to 75'
-establish a standard 15' front yard setback for a backyard lot

The motion to recommend approval of the zoning text amendment with the above amendments passed by voice vote/other.

7/7/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING

On a motion by Solheim, seconded by Ald. Field, the Plan Commission found the standards for text amendments met and recommended adoption of the substitute ordinance. The motion to recommend approval passed by voice vote/ other.

7. 88736 SUBSTITUTE: Amending various tables within Chapter 28 of the Madison General Ordinances to permit two-family twin and two-unit buildings in all districts where single-family dwellings are also allowed.

Sponsors: Satya V. Rhodes-Conway, John W. Duncan, Tag Evers, 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: 88736 Body - Version 2
20250626_Staff Presentation to HPC.pdf
88736 Body - Version 1
88736 Master Report - Version 1
Public Comment 6-26-25
Zoning Text Memo 88736 7-7-25 Two Units in Residential Districts.pdf
Public Comments 07-05_07-07-25.pdf

Legislative History

6/11/25	Attorney's Office	Referred for Introduction

Plan Commission Public Hearing (7/7/25), Housing Policy Committee (6/26/25), Common Council (7/15/25)

6/17/25	PLAN COMMISSION	Refer to the HOUSING POLICY COMMITTEE
6/17/25	COMMON COUNCIL	Referred for Public Hearing to the PLAN COMMISSION

Additional referral to Housing Policy Committee

6/26/25	HOUSING POLICY COMMITTEE	Return to Lead with the Recommendation for Approval to the PLAN COMMISSION

On a motion by Ochowicz, seconded by Noack, the Housing Policy Committee voted to return the zoning text amendment to the Plan Commission with a recommendation for approval. The motion passed by voice vote/other.

7/7/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING

On a motion by Ald. Glenn, seconded by Ald. Guequierre, the Plan Commission found the standards for text amendments met and recommended adoption of the substitute ordinance. The motion to recommend approval passed by voice vote/ other.

8. 88737 Amending Sections in Chapter 28 of the Madison General Ordinances related to Downtown and Urban Districts to allow more permitted uses within the districts.

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

Attachments: 88737 Body
20250626_Staff Presentation to HPC.pdf
Public Comment 6-26-25
Zoning Text Memo 88737 7-7-25 Downtown Permitted Uses.pdf
Public Comments 07-05_07-07-25.pdf

Legislative History

6/11/25	Attorney's Office	Referred for Introduction
	Plan Commission Public Hearing (7/7/25), Housing Policy Committee (6/26/25), Common Council (7/15/25)	
6/17/25	PLAN COMMISSION	Refer to the HOUSING POLICY COMMITTEE
6/17/25	COMMON COUNCIL	Referred for Public Hearing to the PLAN COMMISSION
	Additional referral to Housing Policy Committee	
6/26/25	HOUSING POLICY COMMITTEE	Return to Lead with the Recommendation for Approval to the PLAN COMMISSION
	On a motion by Tarby, seconded by Ochowicz, the Housing Policy Committee voted to return the zoning text amendment to the Plan Commission with a recommendation for approval. The motion passed by voice vote/other.	
7/7/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING
	On a motion by Solheim, seconded by Heck, the Plan Commission found the standards for text amendments met and recommended adoption of the ordinance. The motion to recommend approval passed by voice vote/ other. In recommending approval of the zoning text amendment, members of the Plan Commission recommended that staff map how the changes to the downtown and urban zoning districts interface with matters under the purview of the Landmarks Commission.	

END OF PUBLIC HEARINGS

BUSINESS PRESENTED BY THE MAYOR

APPOINTMENTS

9. 88872 Report of the Mayor submitting resident committee appointments (introduction 7-1-2025; action 7-15-2025).

Legislative History

6/25/25	Mayor's Office	Referred for Introduction
	Confirm 7/15/25	
7/1/25	COMMON COUNCIL	Refer to a future Meeting to Confirm to the COMMON COUNCIL

BUSINESS PRESENTED BY THE PRESIDENT OF THE COMMON COUNCIL

10. 86552 Confirming the Madison Common Council meeting formats through December 9, 2025:
8/5/25 - Hybrid (Virtual & CCB 201)
9/2/25 - Hybrid (Virtual & CCB 201)

9/16/25 - Hybrid (Virtual & CCB 201)
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. 88846 Creating Subdivision 8.35(3)(f) of the Madison General Ordinances to allow for construction and change in the legal status of certain lands associated with the Madison LakeWay Project.

Sponsors: Michael E. Verveer, Derek Field And Carmella Glenn

Legislative History

6/24/25	Attorney's Office Board of Park Commissioners (7/9/25), Common Council (7/15/25)	Referred for Introduction
7/1/25	COMMON COUNCIL	Refer to the BOARD OF PARK COMMISSIONERS
7/9/25	BOARD OF PARK COMMISSIONERS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

REPORT OF BOARD OF PUBLIC WORKS

12. 88752 Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Quann Park Path Lighting Improvements (District 14).

Sponsors: Isadore Knox Jr.

Attachments: Quann Park Lighting Project.pdf

Legislative History

6/12/25	Traffic Engineering Division	Refer to the BOARD OF PUBLIC WORKS
7/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

13. 88848 Accepting sanitary sewer and street improvements constructed by Private Contract In 1212 Huxley Street, Private Contract No. 8959 (District 12).

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 8959 Street Schedule A.pdf
1212 Huxley St Sanitary Schedule A Unit Cost.pdf

Legislative History

6/24/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
7/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

14. **88856** Authorizing the Mayor and the City Clerk to enter into a 2-year competitively selected service contract with MSA Professional Services for engineering services for the Starkweather Creek and Olbrich Gardens Watershed Study. (District 3, District 12, District 15, District 16, District 17, and District 18)

Sponsors: Dina Nina Martinez-Rutherford, Derek Field, Sabrina V. Madison And Sean O'Brien

Attachments: Starkweather_Watershed_Study_proposal_evaluation_report.pdf

Legislative History

6/25/25	Engineering Division	Referred for Introduction Board of Public Works (7/2/25), Common Council (7/15/25)
7/1/25	COMMON COUNCIL	Refer to the BOARD OF PUBLIC WORKS
7/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

15. **88857** Approving Addendum No. 1 to 6624 Old Sauk Road, Contract No. 9614 (District 19)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9614_Addendum_No1.pdf

Legislative History

6/25/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
7/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

16. **88858** Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for the Bartillon Shelter Fiber Connection. (District 12)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 2025-06-10_Bartillon Shelter Connection_ZA_S&S.pdf

Legislative History

6/25/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
7/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

17. **88859** Accepting bituminous surface pavement constructed by Private Contract in Northeast Addition to Grandview Commons Phase 5, Private Contract No. 9093 (District 3)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9093 Streets Schedule A bituminous.pdf

Legislative History

6/25/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS

7/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

18. 88860 Accepting bituminous surface pavement constructed by Private Contract in Southern Addition to Birchwood Point Phase 5 - Surface Paving, Private Contract No. 9091 (District 9)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9091 Streets Schedule A bituminous.pdf

Legislative History

6/25/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
7/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

19. 88861 Authorizing the Mayor and the City Clerk to execute Amendment No. 2 to the existing Purchase of Services contract between the City of Madison and Brown and Caldwell for engineering services for the Wingra Proper Watershed Study.

Sponsors: John P. Guequierre

Legislative History

6/25/25	Engineering Division	Referred for Introduction Board of Public Works (7/2/25), Common Council (7/15/25)
7/1/25	COMMON COUNCIL	Refer to the BOARD OF PUBLIC WORKS
7/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

20. 88862 Assessing Benefits Pleasant View Road Assessment District - 2022. (District 9)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 10284_PVR_FinalAssess.pdf

Legislative History

6/25/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
7/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

21. 88863 Assessing Benefits Olin-Turville Court and E. Lakeside Street Assessment District - 2024 . (District 13, District 14)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 15269_Olin-Turville_Assess_Final.pdf

Legislative History

6/25/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
7/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

22. 88864 Assessing Benefits S. Owen Drive Assessment District - 2023. (District 5)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 14080_Final Assessments.pdf

Legislative History

6/25/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
7/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

23. **88865** Awarding Public Works Contract No. 9654 CIPP Thermal Lining Rehabilitations of Sewers Phase 1 - 2025 & Storm CIPP 2025. (District 4, District 5, District 6, District 11, District 12, District 13, District 14, District 18, District 19)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9654 bid.pdf
9654 award.pdf

Legislative History

6/27/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
7/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

24. **88886** Awarding Public Works Contract No. 9626 Mid Town Hydraulic Improvements. (District 20)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9626 bid.pdf
9626 award.pdf

Legislative History

6/25/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
7/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

25. **88887** Awarding Public Works Contract No. 9612, CIPP UV Lining Rehabilitation of Sewers Phase 1 - 2025. (District 5, District 10, District 11, District 13, District 14, District 15)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9612 bid.pdf
9612 award.pdf

Legislative History

6/25/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
7/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

26. **88888** Awarding Public Works Contract No. 8784, E Main Street and South Hancock Street Assessment District - 2025. (District 4, District 6)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 8784 bid.pdf
8784 award.pdf

Legislative History

6/25/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS

7/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

27. 88889 Approving plans and specifications for public improvements necessary for the project known as 4575 Helgesen Drive CSM and authorizing construction to be undertaken by the Developer, Private Contract No. 9669 (District 16)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9669 Exhibit.pdf

Legislative History

6/26/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
7/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

28. 88890 Approving plans and specifications for public stormwater management improvements required to serve the Subdivision known as Starkweather Plat and authorizing construction to be undertaken by the Developer, Private Contract No. 9571 (District 15)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9571 Exhibit.pdf

Legislative History

6/26/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
7/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

REPORT OF CITY CLERK

29. 86235 Report of Operator License Applications July 15, 2025. See attached report for list of operators.

Attachments: new operators.pdf

Legislative History

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

30. 89111 Precious Metals Dealer License: Road Show Concepts, LLC., dba The Great Estate RoadShow, 706 John Nolen Dr.

Legislative History

7/9/25	Clerk's Office	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

REPORT OF DEPARTMENT OF PLANNING AND COMMUNITY AND ECONOMIC DEVELOPMENT

31. 89071 Percent for Art Ordinance Annual Report 2023/2024

Attachments: Percent for Art Annual Report 2024.pdf

Legislative History

7/8/25	Department of Planning and Community and Economic Development	RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER

REPORT OF FINANCE COMMITTEE

32. **88677** Authorizing the Mayor and City Clerk to amend the contract for Purchase of Services (Architect) with Engberg Anderson, Inc. to provide extra professional architectural and engineering consultant design services and construction administrative services for the expanded design and construction scope at the existing Warner Park Community Recreation Center located at 1625 Northport Drive. (District 12)

Sponsors: Julia Matthews

Attachments: 9170 Contract Amendment 04 (EA Signed).pdf

Legislative History

6/24/25	Engineering Division	Referred for Introduction
	Finance Committee (7/15/25), Board of Public Works (7/2/25), Common Council (7/15/25)	
7/1/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
	Additional referral to Board of Public Works.	
7/1/25	FINANCE COMMITTEE	Referred to the BOARD OF PUBLIC WORKS
7/2/25	BOARD OF PUBLIC WORKS	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE

AGENDA NOTE: A recommendation will be made from the floor as Finance Committee meets 7/15/25.

33. **88724** Approving the Amendment to the Project Plan for Tax Incremental District (TID) #42 (Wingra), City of Madison. (District 13)

Sponsors: Tag Evers

Attachments: TID 42 Legal Description.pdf

12933 TID 42 2025 Project Plan Amendment -FINAL 6-5-2025.pdf

Legislative History

6/10/25	Economic Development Division	Referred for Introduction
	Finance Committee (7/7/25), Plan Commission (6/23/25), Common Council (7/15/23)	
6/17/25	COMMON COUNCIL	Referred to the FINANCE COMMITTEE
	Additional referral to Plan Commission	
6/17/25	FINANCE COMMITTEE	Referred to the PLAN COMMISSION
6/23/25	PLAN COMMISSION	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
	On a motion by Solheim, seconded by Ald. Field, the Plan Commission voted to return the Tax Increment District amendment to Finance Committee with a recommendation for approval. The motion passed by voice vote/other.	

AGENDA NOTE: A recommendation will be made from the floor as Finance Committee meets 7/15/25.

34. 88725 Approving the Amendment to the Project Plan for Tax Incremental District (TID) #45 (Capitol Square West), City of Madison. (District 4)

Sponsors: Michael E. Verveer And Satya V. Rhodes-Conway

Attachments: TID 45 Legal Description.pdf
13153 TID 45 2025 Project Plan Amendment - FINAL 6-5-2025.pdf

Legislative History

6/10/25	Economic Development Division	Referred for Introduction
	Finance Committee (7/7/25), Plan Commission (6/23/25), Common Council (7/15/25)	
6/17/25	COMMON COUNCIL	Referred to the FINANCE COMMITTEE
	Additional referral to Plan Commission	
6/17/25	FINANCE COMMITTEE	Referred to the PLAN COMMISSION
6/23/25	PLAN COMMISSION	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE

On a motion by Solheim, seconded by Ald. Glenn, the Plan Commission voted to return the Tax Increment District amendment to Finance Committee with a recommendation for approval. The motion passed by voice vote/other.

AGENDA NOTE: A recommendation will be made from the floor as Finance Committee meets 7/15/25.

35. 88726 Approving the Amendment to the Project Plan for Tax Incremental District (TID) #48 (Regent St), City of Madison. (District 4, District 8, District 13)

Sponsors: Tag Evers, Michael E. Verveer And Satya V. Rhodes-Conway

Attachments: TID 48 Legal Description.pdf
13154 TID 48 Regent St 2025 Project Plan Amendment FINAL 6-5-2025.pdf

Legislative History

6/10/25	Economic Development Division	Referred for Introduction
	Finance Committee (7/7/25), Plan Commission (6/23/25), Common Council (7/15/25)	
6/17/25	COMMON COUNCIL	Referred to the FINANCE COMMITTEE
	Additional referral to Plan Commission	
6/17/25	FINANCE COMMITTEE	Referred to the PLAN COMMISSION
6/23/25	PLAN COMMISSION	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE

On a motion by Solheim, seconded by Ald. Glenn, the Plan Commission voted to return the Tax Increment District amendment to Finance Committee with a recommendation for approval. The motion passed by voice vote/other.

AGENDA NOTE: A recommendation will be made from the floor as Finance Committee meets 7/15/25.

36. 88727 Approving the Amendment to the Project Plan and Boundary for Tax Incremental District (TID) #53 (East Wilson St), City of Madison. (District 2, District 4, District 6)

Sponsors: Michael E. Verveer, Davy Mayer And Will Ochowicz

Attachments: 13122 TID 53 2025 Amendment Project Plan FINAL 6-5-2025.pdf
TID 53 Legal Description.pdf

Legislative History

6/10/25	Economic Development Division	Referred for Introduction
	Finance Committee (7/7/25), Plan Commission (6/23/25), Common Council (7/15/25)	
6/17/25	COMMON COUNCIL	Referred to the FINANCE COMMITTEE
	Additional referral to Plan Commission	
6/17/25	FINANCE COMMITTEE	Referred to the PLAN COMMISSION
6/23/25	PLAN COMMISSION	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
	On a motion by Solheim, seconded by Ald. Glenn, the Plan Commission voted to return the Tax Increment District amendment to Finance Committee with a recommendation for approval. The motion passed by voice vote/other.	

AGENDA NOTE: A recommendation will be made from the floor as Finance Committee meets 7/15/25.

37. 88728 Approving the Project Plan and Boundary for Tax Incremental District (TID) #55 (Voit), City of Madison. (District 15)

Sponsors: Dina Nina Martinez-Rutherford And Satya V. Rhodes-Conway

Attachments: 13043 TID 55 2025 Creation Project Plan v2.pdf
TID 55 Legal Description.pdf
Public Comment 06-22-25.pdf

Legislative History

6/10/25	Economic Development Division	Referred for Introduction
	Finance Committee (7/7/25), Plan Commission (6/23/25), Common Council (7/15/25)	
6/17/25	COMMON COUNCIL	Referred to the FINANCE COMMITTEE
	Additional referral to Plan Commission	
6/17/25	FINANCE COMMITTEE	Referred to the PLAN COMMISSION
6/23/25	PLAN COMMISSION	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
	On a motion by Solheim, seconded by Ald. Field, the Plan Commission voted to return the Tax Increment District boundary and project plan to Finance Committee with a recommendation for approval. The motion passed by voice vote/other.	

AGENDA NOTE: A recommendation will be made from the floor as Finance Committee meets 7/15/25.

38. 88733 Recreate the vacant position #775 of 1.0 FTE Program Assistant 1 in CG 20, Range 11 as a 1.0 FTE Administrative Services Supervisor position in CG 18, Range 06.

Sponsors: Director of Human Resources

Attachments: Finance Committee Memo - Finance Program Assistant 1 DRAFT.pdf

Legislative History

6/10/25	Human Resources Department	Referred for Introduction
	Finance Committee (6/23/25), Common Council (7/1/25)	
6/17/25	COMMON COUNCIL	Referred to the FINANCE COMMITTEE
6/23/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER
	Re-refer to Finance Committee on 7/15/25 with Common Council final action on 7/15/25.	
7/1/25	COMMON COUNCIL	Re-refer to the FINANCE COMMITTEE

AGENDA NOTE: A recommendation will be made from the floor as Finance Committee meets 7/15/25.

39. 88743 Authorizing a contract between the State of Wisconsin, Department of Military Affairs, Division of Emergency Management for the City of Madison Fire Department to provide regional hazardous materials response system services.

Sponsors: Satya V. Rhodes-Conway

Legislative History

6/11/25	Fire Department	Referred for Introduction
	Finance Committee (7/15/25), Common Council (7/15/25)	
7/1/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE

AGENDA NOTE: A recommendation will be made from the floor as Finance Committee meets 7/15/25.

40. 88800 Adopting and confirming the Labor Agreement between the City of Madison and the International Alliance of Theatrical Stage Employees, Moving Picture Technicians, Artists, and Allied Crafts of the United States, its Territories and Canada (IATSE) for the period January 1, 2025 through December 31, 2025.

Sponsors: Satya V. Rhodes-Conway

Attachments: 2025 Employee and Labor Relations Manager's Report IATSE.pdf
IATSE 2025.pdf

Legislative History

6/18/25	Human Resources Department	Referred for Introduction
	Finance Committee (7/15/25), Common Council (7/15/25)	
7/1/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE

AGENDA NOTE: A recommendation will be made from the floor as Finance Committee meets 7/15/25.

41. 88832 Authorizing the Mayor and the City Clerk to execute an agreement with the Madison LakeWay Partners, Inc. as the non-profit charitable partner to support the redevelopment of the Madison LakeWay and transfer $25,000 from the Olin Trust Fund to the Parks Division's operating budget in order to make payment to the Partners. (District 4, District 6, District 13, and District 14)

Sponsors: Tag Evers, Derek Field, Carmella Glenn, Davy Mayer And Michael E. Verveer

Attachments: LakeWay Partners Cooperation Agreement (Final).pdf

Legislative History

6/20/25	Parks Division	Referred for Introduction
	Finance Committee (7/15/25), Board of Park Commissioners (7/9/25), Common Council (7/15/25)	
7/1/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
	Additional referral to Board of Park Commissioners.	
7/1/25	FINANCE COMMITTEE	Refer to the BOARD OF PARK COMMISSIONERS
7/9/25	BOARD OF PARK COMMISSIONERS	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE

AGENDA NOTE: A recommendation will be made from the floor as Finance Committee meets 7/15/25.

42. **88847** Authorizing the Mayor and City Clerk, on behalf of the Greater Madison MPO, to enter into a contract with Iteris, Inc. for consultant services to develop a Transportation Systems Management and Operations (TSMO) Plan.

Sponsors: Derek Field, John W. Duncan And MGR Govindarajan

Legislative History

6/24/25	Department of Planning and Community and Economic Development	Referred for Introduction
	Finance Committee (7/15/25), Common Council (7/15/25)	
7/1/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE

AGENDA NOTE: A recommendation will be made from the floor as Finance Committee meets 7/15/25.

43. **88867** Authorizing the City of Madison's Economic Development Division to award up to $500,000 of Building Improvement Grants to Madison Public Market merchants, using funding available within the existing Madison Public Market budget. (District 12)

Sponsors: Julia Matthews And Sabrina V. Madison

Legislative History

6/24/25	Economic Development Division	Referred for Introduction
	Finance Committee (7/15/25), Common Council (7/15/25)	
7/1/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE

AGENDA NOTE: A recommendation will be made from the floor as Finance Committee meets 7/15/25.

44. **88894** Amending the 2025 Engineering Major Streets Adopted Capital Budget to transfer $80,000 of existing GO budget authority from Engineering - Major Streets to Planning for the Percent for Art Aggregate Fund related to the John Nolen Drive Street Reconstruction Project. (District 4, District 13)

Sponsors: Michael E. Verveer, Tag Evers And Dina Nina Martinez-Rutherford

Legislative History

6/26/25	Planning Division	Referred for Introduction
	Finance Committee (7/15/25), Common Council (7/15/25)	
7/1/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE

AGENDA NOTE: A recommendation will be made from the floor as Finance Committee meets 7/15/25.

REPORT OF PLAN COMMISSION

45. **88206** Approving the preliminary plat of the *Reiland Grove* on property addressed as 6004 Commercial Avenue and 604-902 Reiner Road (District 3).

Sponsors: Planning Division

Attachments:
- Locator Maps.pdf
- Subdivision Application.pdf
- Subdivision Letter of Intent.pdf
- Revised Land Use Letter of Intent_06-30-25.pdf
- Revised Preliminary Plat_06-30-25.pdf
- Revised Reiland Grove Plans_06-30-25.pdf
- Staff Comments.pdf
- Staff Comments-Addendum_06-23-25.pdf
- Staff Comments-Addendum_07-07-25.pdf
- Public Comment_06-22-25.pdf
- Public Comment_06-25-25.pdf
- Original Application Materials.pdf
- Link to Rezoning File 88449

Legislative History

5/2/25	Planning Division	Referred for Introduction
	Plan Commission (6/23/25), Common Council (7/1/25)	
5/20/25	COMMON COUNCIL	Refer to the PLAN COMMISSION
6/23/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER
	On a motion by Ald. Field, seconded by Ald. Glenn, the Plan Commission recommended to the Common Council to re-refer the preliminary plat to Plan Commission on July 7, 2025 (Common Council: July 15, 2025) at the request of the applicant and staff. The motion to recommend re-referral passed by voice vote/ other.	
7/1/25	COMMON COUNCIL	Re-refer to the PLAN COMMISSION
7/7/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER
	On a motion by Solheim, seconded by Ald. Glenn, the Plan Commission found that the standards were met and recommended approval of the preliminary plat dated June 30, 2025 to the Common Council subject to the comments and conditions contained in the Plan Commission materials dated July 7, 2025. The motion to recommend approval passed by voice vote/ other.	

46. **88557** Approving a Certified Survey Map of property owned by Jacob & Jennifer

Aleckson and Stacey & Tyler Novogoratz located at 1626 and 1634 Baker Avenue (District 19).

Sponsors: Planning Division

Attachments: Locator Maps.pdf
Application.pdf
Letter of Intent.pdf
Proposed CSM.pdf
Staff Comments.pdf

Legislative History

5/30/25	Planning Division	Referred for Introduction
	Plan Commission (7/7/25), Common Council (7/15/25)	
6/17/25	COMMON COUNCIL	Referred to the PLAN COMMISSION
7/7/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER

On a motion by Ald. Glenn, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the Certified Survey Map to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

47. **88558** Approving a Certified Survey Map of property owned by Northside Christian Assembly located at 709 Northport Drive (District 18).

Sponsors: Planning Division

Attachments: Locator Maps.pdf
CSM Application.pdf
Letter of Intent.pdf
Proposed CSM.pdf
Staff Comments.pdf
Approval Letter.pdf
Link to Cond Use File 88336

Legislative History

5/30/25	Planning Division	Referred for Introduction
	Plan Commission (7/7/25), Common Council (7/15/25)	
6/17/25	COMMON COUNCIL	Referred to the PLAN COMMISSION
7/7/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER

On a motion by Ald. Glenn, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the Certified Survey Map to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

48. **88568** Approving a Certified Survey Map of property owned by Investors Associated LLP located at 2222-2304 City View Drive (District 17).

Sponsors: Planning Division

Attachments: Locator Maps.pdf
CSM Application.pdf
Letter of Intent.pdf
Proposed CSM.pdf
Staff Comments.pdf
Link to Cond Use File 88551

Legislative History

6/2/25	Planning Division	Referred for Introduction
	Plan Commission (7/7/25), Common Council (7/15/25)	
6/17/25	COMMON COUNCIL	Referred to the PLAN COMMISSION
7/7/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER

On a motion by Ald. Glenn, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the Certified Survey Map to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

REPORT OF RISK MANAGER

49. 88567 T. Everson - Vehicle Damage - $2,827.51

Legislative History

6/17/25	COMMON COUNCIL	Referred to the Risk Manager
7/8/25	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

50. 88730 H. Lietz - Property Damage - $72.77

Legislative History

7/1/25	COMMON COUNCIL	Refer to the Risk Manager
7/8/25	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

51. 88732 B. Fritz - Property Damage - $250.00

Legislative History

7/1/25	COMMON COUNCIL	Refer to the Risk Manager
7/8/25	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

52. 88793 D. Koonce - Vehicle Damage - $2,502.43

Legislative History

7/1/25	COMMON COUNCIL	Refer to the Risk Manager
7/8/25	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

53. 88839 N. Wiley - Property Damage - $500.00

Legislative History

7/1/25	COMMON COUNCIL	Refer to the Risk Manager
7/8/25	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

REPORT OF TRANSPORTATION COMMISSION

54. 88851 Amending RES-25-00219 to grant the necessary authority for the Mayor and City Clerk to execute agreements with inter-city bus providers to recover facility maintenance costs.

Sponsors: Dina Nina Martinez-Rutherford And Sean O'Brien

Legislative History

6/24/25	Transportation Department	Referred for Introduction Transportation Commission (7/9/25), Common Council (7/15/25)
7/1/25	COMMON COUNCIL	Refer to the TRANSPORTATION COMMISSION
7/9/25	TRANSPORTATION COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

55. 88868 Recognizing fundraising for an annual Metro Transit Bus Roadeo will serve City purposes, be conducted by City staff, and will comply with the City's ethics code.

Sponsors: Dina Nina Martinez-Rutherford, Barbara Harrington-McKinney, Will Ochowicz, Sean O'Brien And Sabrina V. Madison

Legislative History

6/24/25	Attorney's Office	Referred for Introduction Transportation Commission (7/9/25), Common Council (7/15/25)
7/1/25	COMMON COUNCIL	Refer to the TRANSPORTATION COMMISSION
7/9/25	TRANSPORTATION COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

INTRODUCTION OF NEW BUSINESS FOR REFERRAL WITHOUT DEBATE

ORDINANCES

56. 89078 Creating Section 28.022-00723 of the Madison General Ordinances to change the zoning of property located at 3357 and 3359 East Washington Avenue from TR-V1 (Traditional Residential-Varied 1) District to CC-T (Commercial Corridor-Transitional) District. (District 12)

Sponsors: Planning Division

Attachments: 3357-3359 E Washington Ave.pdf

Legislative History

7/8/25	Attorney's Office	Referred for Introduction Plan Commission Public Hearing (8/11/25), Common Council (9/2/25)

RESOLUTIONS

57. 88556 Approving a Certified Survey Map of property owned by Aaron Leair and Leah Vandenberg located at 202 Dixon Street (District 15).

Sponsors: Planning Division

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

Legislative History

7/2/25 Planning Division Referred for Introduction
Common Council (8/5/25)

58. 88833 Granting additional Special Vending Approvals under MGO 9.13(6)(k) for a 2025 Special Event as detailed on the accompanying special event resolution table. Also attached is the Special Event resolution table that was approved previously for 2025 Special Events at the March 11, 2025 Common Council meeting

Sponsors: Michael E. Verveer

Attachments: 2025 SE Resolution - pt.1 adoped @ 3.11.25 CC.pdf
2025 Special Event Resolution.pdf
2025 SE Resolution pt.2 - table.pdf

Legislative History

6/21/25 Parks Division Referred for Introduction
Vending Oversight Committee (7/30/25), Common Council (8/5/25)

59. 88852 Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing

Sponsors: Regina M. Vidaver And MGR Govindarajan

Legislative History

6/24/25 Water Utility Referred for Introduction
Finance Committee (7/28/25), Water Utility Board (7/22/25), Common Council (8/5/25)

60. 88895 Accepting ownership of the Wisconsin Landscape mosaic mural by mural artist Arnold Zweerts (1918 Bussum, Netherlands-2009 Hood River, Oregon) which will be installed in the Madison Parks Division's Lakeside Offices' boardroom, 330 E. Lakeside Street, Madison, WI 53715, accepting the non-cash donations and authorizing the Planning Division Director to execute a donation agreement with the Kohler Foundation, Inc. (District 13).

Sponsors: Dina Nina Martinez-Rutherford

Attachments: ZWEERTS 1961.may.23 mosaic demo AIC Bart Ryckbosch.jpeg
Zweerts Mockup Parks Dept.jpg
Declaration of Gift - Zweerts Mosaic to City of Madison.pdf

Legislative History

6/26/25 Planning Division Referred for Introduction
Finance Committee (7/28/25), Madison Arts Commission (7/28/25), Common Council (8/5/25)

61. 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

Legislative History

7/2/25 Planning Division Referred for Introduction
Plan Commission (8/25/25), Common Council (9/2/25)

62. **89005** Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of public water transmission pipeline facilities to be constructed by the Pressure Zone 4 Interstate Crossing project. (District 16)

Sponsors: Sean O'Brien And Regina M. Vidaver

Attachments: Vicinity Map.pdf
Pressure Zone Relocation Order Sheet 1.pdf
Pressure Zone Relocation Order Sheet 2.pdf
Memo - 2025 Interstate Crossing Relocation Order.pdf

Legislative History

7/8/25 Engineering Division Referred for Introduction
Water Utility Board (7/22/25), Board of Public Works (7/16/25), Plan Commission (7/28/25), Common Council (8/5/25)

63. **89006** BY TITLE ONLY: Authorizing the Issuance and Establishing the Parameters for the Sale of Not to Exceed $_____ General Obligation Promissory Notes, of the City of Madison, Wisconsin, and Directing the Final Approval of the Terms Thereof.

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

Legislative History

7/7/25 Attorney's Office Referred for Introduction
Finance Committee (7/28/25), Common Council (8/5/25)

64. **89040** Recreate vacant position #4476 from a 1.0 FTE Planner 2 to a 1.0 FTE Library IT Specialist 1 and create a 0.6 FTE Clerk 1 position within the Library Operating Budget.

Sponsors: Director of Human Resources

Attachments: FinComm Memo MPL Planner 2.pdf

Legislative History

7/8/25 Human Resources Department Referred for Introduction
Finance Committee (7/28/25), Common Council (8/5/25)

65. **89041** BY TITLE ONLY: Mid-Year Appropriation Resolution amending the 2025 Adopted Operating Budget by taking the following actions:____; and amending the 2025 Adopted Capital Budget by taking the following actions:____.

Sponsors: Satya V. Rhodes-Conway

Legislative History

7/8/25 Finance Department Referred for Introduction

Finance Committee (7/28/25), Common Council (8/5/25)

66. **89042** Authorizing the Release of the 2026 Crisis Intervention and Prevention (CIP) Services Request for Proposals (RFP) Reflecting Modest Program and Structural Changes Based on Community and Provider Feedback

Sponsors: Julia Matthews

Attachments: Final Resolution_2025 CIP RFP.pdf

FINAL_2025 CIP RFP.pdf

Legislative History

7/8/25 Community Development Division Referred for Introduction

Finance Committee (7/28/25), Common Council (8/5/25)

67. **89107** Revising the Area Plan Sequence

Sponsors: Regina M. Vidaver

Attachments: Area Plan Sequence Map - Adopted 2022.pdf

Area Plan Sequence Map - Proposed 2025.pdf

Legislative History

7/8/25 Department of Planning and Community and Economic Development Referred for Introduction

Plan Commission (7/28/25), Common Council (8/5/25)

PRESENTATION OF CLAIMS AGAINST THE CITY OF MADISON

CLAIMS - REFER TO RISK MANAGER

68. **88871** J. Lattimore III - Financial Damages and Personal Injury - $5,610.00

69. **88875** InteriorLogic - Unpaid Invoices - $15,529.75

70. **88878** A. Howard - Property Damage - $550.00

71. **88881** D. Yang - Vehicle Damage - $12,344.61

72. **88884** A. Sorenson - Vehicle Damage - $445.00

73. **88898** D. Battle - Vehicle Damage and Bodily/Personal Injury - $19,000.00

74. **88903** N. Colley - Property Damage - $1,200.00

75. **88929** Murphy Sanchez, PLLC on behalf of USAA - Property Damage - $2,497.81

76. **88950** D. Raker - Vehicle Damage - $1,467.27

77. 89001 E. Holmes - Property Damage - $3,250.00

78. 89004 T. White - Vehicle Damage - $6,975.00

79. 89009 L. Green - Economic and Non-Economic Damages - $50,000.00

ANNOUNCEMENTS & INTRODUCTION OF ITEMS FROM THE FLOOR

ADJOURNMENT

City of Madison

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

Master

File Number: 88866

File ID:	88866	**File Type:**	Presentation	**Status:**	Final
Version:	1	**Reference:**		**Controlling Body:**	EQUAL OPPORTUNITIES COMMISSION
				File Created Date :	06/24/2025
File Name:				**Final Action:**	

Title: Presentation of the 2025 Reverend James C. Wright Human Rights Award by the City of Madison Equal Opportunities Commission (EOC) and the Department of Civil Rights - Equal Opportunities Division (EOD) to Edward (Ed) L. Murray, Jr.

Notes:

		CC Agenda Date:	07/15/2025
		Agenda Number:	1.
Sponsors:		**Effective Date:**	
Attachments:	2025 Rev Wright Award Legistar Document.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	abanks@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	EQUAL OPPORTUNITIES COMMISSION	07/15/2025	Refer	COMMON COUNCIL			

Action Text: This Presentation was Refer to the COMMON COUNCIL

Text of Legislative File 88866

Title
Presentation of the 2025 Reverend James C. Wright Human Rights Award by the City of Madison Equal Opportunities Commission (EOC) and the Department of Civil Rights -

Equal Opportunities Division (EOD) to Edward (Ed) L. Murray, Jr.

Body

The Reverend James C. Wright Human Rights Award honors the late Reverend James C. Wright, who served as Executive Director of the Equal Opportunities Commission from its inception in 1968 until his retirement in 1992. The award is given to an individual who best exemplifies Reverend Wright's dedication and compassion for civil and human rights and conducts their daily life consistent with these values. The Equal Opportunities Commission has selected Mr. Edward (Ed) L. Murray, Jr., as the recipient of the 2025 Human Rights award.

Known for his humble and selfless character, Ed Murray has dedicated over fifty years to serving those in Madison's community who were most in need, reflecting Reverend James C. Wright's character and legacy as a dedicated public servant. Ed is a former resident of Madison and has worked in Madison for most of his career.

As a leader and founding member of 100 Black Men of Madison, Ed led youth and adult-based programs through the organization's "Mentoring the 100 Way Across a Lifetime" program, serving thousands of youths and adults of all races and genders across the Greater Madison area. This mentoring program provided crucial services, including face-to-face mentoring, online mentor training, a virtual mentee curriculum that includes health and wellness materials, and post-secondary academic scholarships.

As an active member of Dane County's NAACP, Ed is also steadfast in addressing social and economic injustices faced by Black and brown communities, sometimes being the only person of color in the room. Dedicated to taking action, Ed not only provides tangible solutions to such issues but also carefully instructs others on how to do the same.

"The Ed Murray that I know doesn't understand how to say 'no' to those in need or those who are attempting to help those in need," according to Frances Huntley-Cooper, former mayor of Fitchburg, Wisconsin, and the first African American female mayor in Wisconsin.

Attributing his motivation for service to God, family, and country, Ed Murray's unwavering dedication, leadership, and impactful contributions to the community make him a deserving candidate for the Reverend James C. Wright Human Rights Award

In conclusion, Mr. Murray's unwavering dedication, leadership, and impactful contributions to the community make him a deserving candidate for the Reverend James C. Wright Human Rights Award. With this award and for keeping in the tradition of what Reverend Wright stood for in our community, the Equal Opportunities Commission and the Department of Civil Rights - Equal Opportunities Division would like to honor Mr. Edward L. Murray, Jr. and say thank you for service to our community.

Equal Opportunities Commission
Brian Benford, President

City-County Building, Room 523
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4910
Fax: (608) 266-6514
eoc@cityofmadison.com
www.cityofmadison.com/dcr

Equal Opportunities Division

July 7, 2025

Presentation of the 2025 Reverend James C. Wright Human Rights Award by the City of Madison Equal Opportunities Commission (EOC) and the Department of Civil Rights - Equal Opportunities Division (EOD) to Mr. Edward L. Murray, Jr.

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In conclusion, Mr. Murray's unwavering dedication, leadership, and impactful contributions to the community make him a deserving candidate for the Reverend James C. Wright Human Rights Award. With this award and for keeping in the tradition of what Reverend Wright stood for in our community, the Equal Opportunities Commission and the Department of Civil Rights - Equal Opportunities Division would like to honor Mr. Edward L. Murray, Jr. and say thank you for service to our community.

Sincerely,

Brian Benford
(EOC) President

Byron Bishop
(EOD) Manager

Norman Davis
Civil Rights Director

City of Madison

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

Master

File Number: 86543

File ID:	86543	**File Type:**	Report	**Status:**	Consent Agenda
Version:	1	**Reference:**		**Controlling Body:**	Council Office
				File Created Date :	12/27/2024
File Name:	Consent Agenda Document (7/15/25)			**Final Action:**	
Title:	Consent Agenda Document (7/15/25)				
Notes:					
				CC Agenda Date:	07/15/2025
				Agenda Number:	2.
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 86543

Title
Consent Agenda Document (7/15/25)

City of Madison

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

Master

File Number: 88449

File ID:	88449	**File Type:**	Ordinance	**Status:**	Council Recessed Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	05/23/2025
File Name:	Reiland Grove Rezone			**Final Action:**	

Title: Creating Sections 28.022-00716 and 28.022-00717 of the Madison General Ordinances to change the zoning of portions of property located at 6004 Commercial Avenue and 604-902 Reiner Road from A (Agricultural) District to TR-P (Traditional Residential-Planned) District and TR-U1 (Traditional Residential-Urban 1) District, respectively. (District 3)

Notes: 6964ReilandGroveRZ

		CC Agenda Date:	07/15/2025
		Agenda Number:	3.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Locator Maps.pdf, Application.pdf, Revised Letter of Intent_06-30-25.pdf, Revised Reiland Grove Plans_06-30-25.pdf, Staff Comments.pdf, Staff Comments-Addendum_06-23-25.pdf, Staff Comments-Addendum_07-07-25.pdf, Link to Prelim Plat File 88206, Original Application Materials.pdf, Reiland Grove - 6004 Commercial Ave.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	5/28/2025	Michael Haas	Approved as to Form	6/17/2025
1	2	5/28/2025	Maggie McClain	Delegated	
Notes:	Delegated: Out Of Office				
1	3	5/29/2025	Christine Koh	Approve	6/3/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

1	Attorney's Office	05/23/2025	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Plan Commission (Public Hearing - 6/23/25), Common Council (7/1/25)					
1	COMMON COUNCIL	06/03/2025	Referred for Public Hearing	PLAN COMMISSION		07/07/2025	
	Action Text:	This Ordinance was Referred for Public Hearing to the PLAN COMMISSION					
1	PLAN COMMISSION	06/23/2025	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	PLAN COMMISSION	07/07/2025	07/07/2025	Pass
	Action Text:	A motion was made by Field, seconded by Glenn, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 7/7/2025. The motion passed by voice vote/other.					
	Notes:	On a motion by Ald. Field, seconded by Ald. Glenn, the Plan Commission recommended to the Common Council to re-refer the zoning map amendment to Plan Commission on July 7, 2025 (Common Council: July 15, 2025) at the request of the applicant and staff. The motion to re-refer passed by voice vote/ other.					
1	COMMON COUNCIL	07/01/2025	Re-refer for Recessed Public Hearing	PLAN COMMISSION		07/07/2025	Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Re-refer for Recessed Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.					
1	PLAN COMMISSION	07/07/2025	RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING				Pass
	Action Text:	A motion was made by Guequierre, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.					
	Notes:	On a motion by Ald. Guequierre, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.					

Text of Legislative File 88449

Fiscal Note

No City appropriation required.

Title

Creating Sections 28.022-00716 and 28.022-00717 of the Madison General Ordinances to change the zoning of portions of property located at 6004 Commercial Avenue and 604-902 Reiner Road from A (Agricultural) District to TR-P (Traditional Residential-Planned) District and TR-U1 (Traditional Residential-Urban 1) District, respectively. (District 3)

Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 6004 Commercial Avenue and 604-902 Reiner Road from A (Agricultural) District to TR-P (Traditional Residential-Planned) District and TR-U1 (Traditional Residential-Urban 1) District for future “Reiland Grove” subdivision.

****

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

1. Map Amendment 00716 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00716. The following described property is hereby rezoned to TR-P (Traditional Residential-Planned) District.

A parcel of land located in the NW1/4 of the SE1/4, NE1/4 of the SE1/4, SE1/4 of SE1/4 and the SW1/4 of the SW1/4 of Section 35, T8N, R10E, City of Madison, Dane County, Wisconsin to-wit:

Beginning at the East 1/4 corner of said Section 35; thence S00°57'10"W, 537.40 feet along the East line of said SE1/4; thence N89°02'50"W, 156.86 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 300.00 feet and a chord which bears S81°19'42"W, 100.31 feet; thence S71°42'15"W, 159.63 feet; thence S18°17'45"E, 135.00 feet; thence N71°42'15"E, 170.62 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 100.00 feet and a chord which bears N80°26'39"E, 30.39 feet; thence S00°57'10"W, 339.17 feet; thence S89°02'50"E, 171.00 feet to the East line of said SE1/4; thence S00°57'10"W, 454.21 feet along said East line; thence N89°02'50"W, 218.63 feet to a point of curve; thence Westerly along a curve to the left which has a radius of 700.00 feet and a chord which bears S87°06'25"W, 92.80 feet; thence N06°41'38"W, 86.00 feet to a point of curve; thence Northerly along a curve to the right which has a radius of 150.00 feet and a chord which bears N02°52'14"W, 20.00 feet; thence N00°57'10"E, 27.23 feet; thence N89°02'50"W, 64.31 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 87.00 feet and a chord which bears S81°19'42"W, 29.09 feet; thence S71°42'15"W, 546.39 feet to a point of curve; thence Northerly along a curve to the left which has a radius of 300.00 feet and a chord which bears N16°36'14"W, 17.72 feet; thence N18°17'45"W, 60.97 feet; thence S89°23'41"W, 152.44 feet; thence S71°42'15"W, 74.07 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 150.00 feet and a chord which bears S39°04'36"W, 161.75 feet; thence S06°26'57"W, 54.04 feet to a point of curve; thence Southerly along a curve to the left which has a radius of 150.00 feet and a chord which bears S05°01'51"W, 7.43 feet; thence N89°15'53"W, 135.19 feet; thence S00°44'07"W, 482.23 feet; thence N89°15'53"W, 325.61 feet to a point of curve; thence Northwesterly along a curve to the right which has a radius of 300.00 feet and a chord which bears N78°32'50"W, 111.58 feet; thence S26°59'23"W, 113.81 feet; thence S01°42'41"W, 474.53 feet to the South line of said SE1/4; thence S89°23'36"W, 268.00 feet along said South line; thence N01°42'41"E, 608.09 feet; thence S89°37'50"W, 457.14 feet to the West line of said SE1/4; thence N00°49'57"E, 117.91 feet along said West line; thence N89°23'39"E, 290.49 feet; thence N00°49'57"E, 193.09 feet; thence N89°01'21"E, 3.00 feet; thence N00°49'57"E, 449.63 feet; thence S89°23'41"W, 293.50 feet to the West line of said SE1/4; thence N00°49'57"E, 1285.26 feet along said West line to the Center of said Section 35; thence N89°24'47"E, 1316.53 feet to the Southwest corner of Woods Farm; thence N89°22'52"E, 1316.68 feet along the South line of said Woods Farm to the Point of Beginning. Said described area contains 101.637 acres."

2. Map Amendment 00717 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00717. The following described property is hereby rezoned to TR-U1 (Traditional Residential-Urban 1) District.

A parcel of land located in the NE1/4 of the SE1/4 of Section 35, T8N, R10E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the East 1/4 corner of said Section 35; thence S00°57'10"W, 537.40 feet along the East line of said SE1/4 to the Point of Beginning; thence S00°57'10"W, 474.23 feet along said East line; thence N89°02'50"W, 171.00 feet; thence N00°57'10"E, 339.17 feet to a point of curve; thence Southwesterly along a curve to the left which has a radius of 100.00 feet and a

chord which bears S80°26'39"W, 30.39 feet; thence S71°42'15"W, 170.62 feet; thence N18°17'45"W, 135.00 feet; thence N71°42'15"E, 159.63 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 300.00 feet and a chord which bears N81°19'42"E, 100.31 feet; thence S89°02'50"E, 156.86 feet to the Point of Beginning. Said described area contains 2.554 acres.

Also, a parcel of land located in the SE1/4 of the SE1/4 of Section 35, T8N, R10E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the East 1/4 corner of said Section 35; thence S00°57'10"W, 1465.85 feet along the East line of said SE1/4; thence N89°02'50"W, 218.63 feet to a point of curve; thence Westerly along a curve to the left which has a radius of 700.00 feet and a chord which bears S87°06'25"W, 92.80 feet to the point of beginning; thence Southwesterly along a curve to the left which has a radius of 700.00 feet and a chord which bears S77°30'19"W, 141.50 feet; thence S71°42'15"W, 378.27 feet to a point of curve; thence Southwesterly along a curve to the right which has a radius of 150.00 feet and a chord which bears S81°13'11"W, 49.59 feet; thence N89°15'53"W, 66.43 feet; thence N00°44'07"E, 32.82 feet to a point of curve; thence Northerly along a curve to the left which has a radius of 300.00 feet and a chord which bears N07°05'18"W, 81.67 feet; thence N71°42'15"E, 546.39 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 87.00 feet and a chord which bears N81°19'42"E, 29.09 feet; thence S89°02'50"E, 64.31 feet; thence S00°57'10"W, 27.23 feet to a point of curve; thence Southerly along a curve to the left which has a radius of 150.00 feet and a chord which bears S02°52'14"E, 20.00 feet; thence S06°41'38"E, 86.00 feet to the Point of Beginning. Said described area contains 2.023 acres.

Also, a parcel of land located in the SE1/4 of the SE1/4 and the SW1/4 of the SE1/4 of Section 35, T8N, R10E, City of Madison, Dane County, Wisconsin to-wit:

Commencing at the South 1/4 corner of said Section 35; thence N89°23'36"E, 1222.41 feet along the South line of said SE1/4; thence N00°36'24"W, 544.07 feet to the Point of Beginning; thence N00°44'07"E, 482.23 feet; thence S89°15'53"E, 135.19 feet to a point of curve; thence Southerly along a curve to the left which has a radius of 150.00 feet and a chord which bears S02°10'26"W, 7.53 feet; thence S00°44'07"W, 474.70 feet; thence N89°15'53"W, 135.00 feet to the Point of Beginning. Said described area contains 1.494 acres."

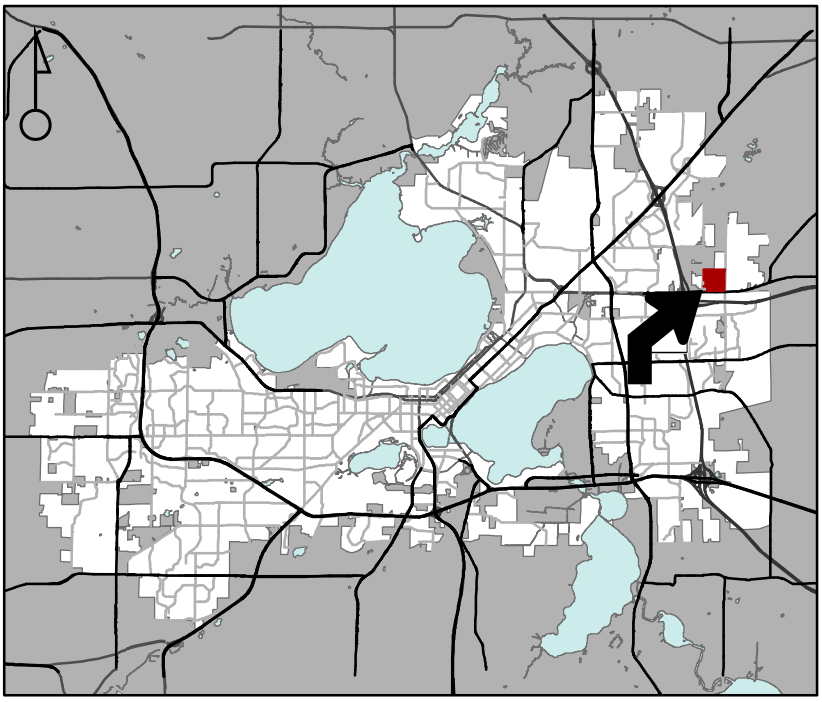
City of Madison

Rezoning and Preliminary Plat

Location
602-904 Reiner Road
6004 Commercial Avenue

Applicant
Brian Munson, Vandewalle & Associates
VH 902 Reiner, LLC
Brett Stoffregan, D'Onofrio Kottke & Associates

Requests
- Rezone from A to TR-P and TR-U1
- Create 448 lots for single- and two-family dwellings and 60 lots for future townhouses
- Create outlots for future development, park and stormwater management

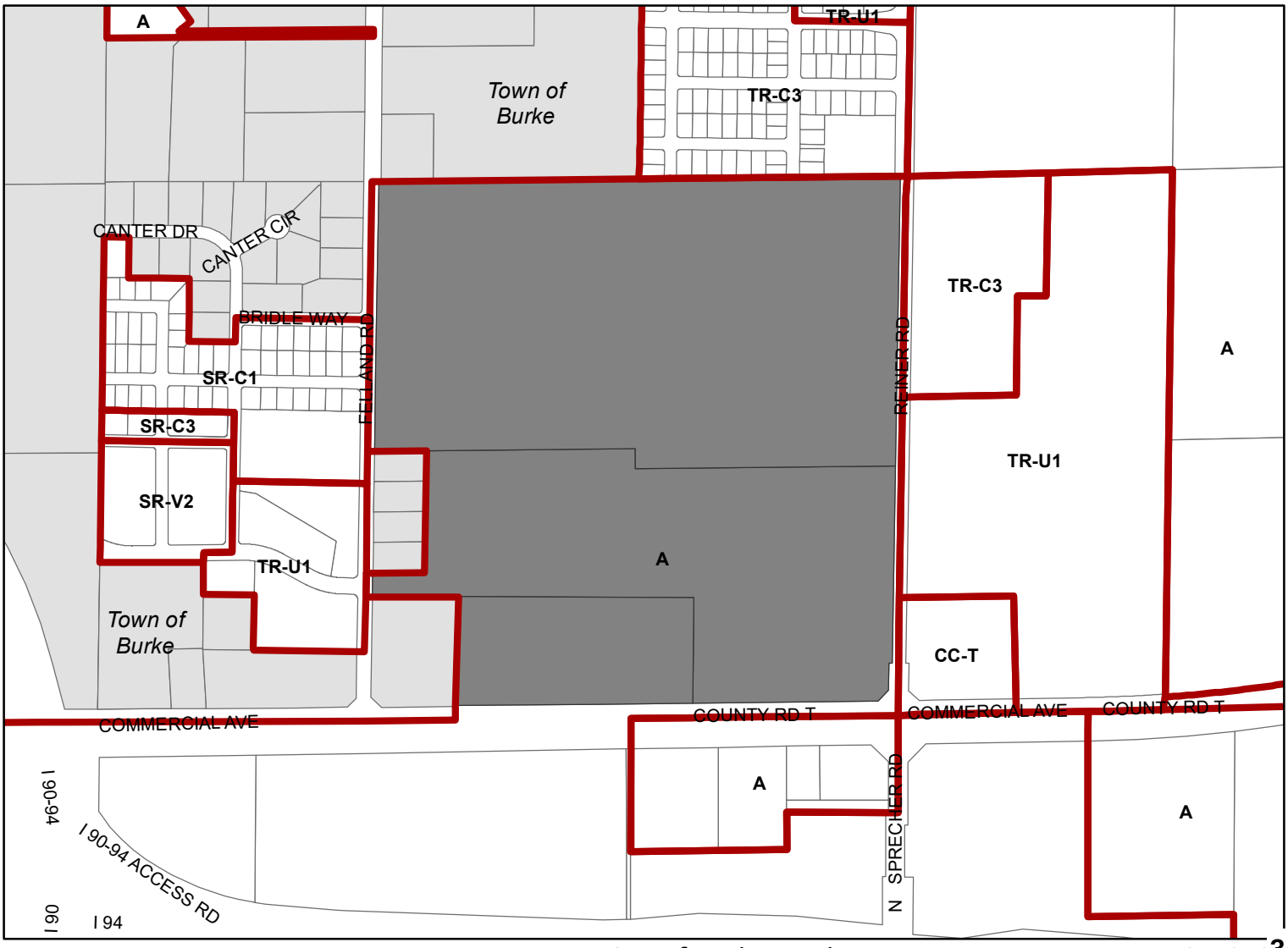


Public Hearing Dates

Plan Commission
July 7, 2025

Common Council
July 15, 2025

For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 800'

City of Madison, Planning Division : TP : Date : 6-12-2

City of Madison

602-904 Reiner Road
6004 Commercial Avenue



Date of Aerial Photography : Spring 202

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 4/28/25 10:26 a.m.
Paid _____

☐ Initial Submittal
☐ 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):
602 Reiner Road, 902 Reiner Road, 6004 Commercial Avenue

Title: Reiland Grove Neighborhood

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

☑ Zoning Map Amendment (Rezoning) from AG to TR-P, TR-U1, AG
☐ 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 _____ Company VH 902 Reiner, LLC.
Street address 6801 South Town Drive City/State/Zip Madison, Wi 53713
Telephone 608.226.3100 Email mbrink@veridianhomes.com

Project contact person Brian Munson Company Vandewalle & Associates
Street address 120 East Lakeside Street City/State/Zip Madison, WI 53715
Telephone 608.609.4410 Email bmunson@vandewalle.com

Property owner (if not applicant) See Attached
Street address _____ City/State/Zip _____
Telephone _____ Email _____

APPLICATION FORM (CONTINUED)

5. Project Description

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

Mixed residential neighborhood

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: 2026 **Planned Completion Date**: 2036

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 DAT Date 2.20.25

Zoning staff DAT Date 2.20.25

☑ **Posted notice of the proposed demolition on the** City's Demolition Listserv (if applicable). Date Posted 4.2.28

☐ 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 Alder Field Date 2.6.25

Neighborhood Association(s) NA Date _____

Business Association(s) NA Date _____

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

Name of applicant Matt Brink Relationship to property Authorized Representative

Authorizing signature of property owner Matt Brink Date 4-23-2025

VANDEWALLE & ASSOCIATES INC.

June 30, 2025

Meagan Tuttle
Planning Division
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: Reiland Grove Neighborhood
Rezoning Request

Veridian Homes is pleased to submit the following request for the Reiland Grove Neighborhood, a new mixed residential neighborhood on Madison's growing east side. This proposal seeks to implement the City goal of creating vibrant walkable neighborhoods through the implementation of attainable & market rate housing ranging from detached alley single family to "missing middle" townhomes.

Applicant

VH 902 Reiner, LLC.
6801 South Town Drive
Madison, WI 53713
Matt Brink
Phone: 608.226.3100
mbrink@veridianhomes.com

Property Owners

VH 902 Reiner, LLC.
6801 South Town Drive
Madison, WI 53713

CAH CO Reiner LLC
6350 Pederson Crossing Boulevard
Deforest, WI 53592

Hovde Realty INC
122 West Washington Avenue
Madison, WI 53703

Design Team

Engineering:
D'Onofrio Kottke
7539 Westward Way
Madison, WI 53717

Dan Day
Phone: 608.833.7530
dday@donofrio.cc

Planning:
Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715

Brian Munson
Phone: 608.609.4410
bmunson@vandewalle.com

Existing Condition

Parcels:

0810-354-0098-6	602 Reiner Road
0810-354-0099-4	902 Reiner Road
0810-354-0097-8	6004 Commercial Avenue

Total Acreage:	149.657 acres
Existing Zoning:	AG
Aldermanic District:	District 3: Field
Neighborhood Association:	None
Comprehensive Plan:	Low Residential (LR) Low-Medium Residential (LMR) Medium Residential (MR) Parks and Open Space (P)
Neighborhood Plan:	Northeast Neighborhood (2009)
NDP Plan Designations:	Housing Mix 1 (AVG 6 du/care) Housing Mix 2 (AVG 12 du/care) Housing Mix 3 (AVG 20 du/care) Housing Mix 4 (AVG 35 du/care) Public Park Other Open Space

Notifications:		
	Alder Field	February 6, 2025
	DAT Presentation	February 20, 2025
	Demolition Notification	April 2, 2025
	Neighborhood Meeting	April 3, 2025

Request

Rezone existing parcels from AG to AG, TR-P and TR-U1.

Project Summary

The Reiland Grove Neighborhood creates a new residential addition to the growing east side of the City of Madison. Designed to offer housing options from first time homeowners with move-up, move-down, and luxury price points in detached single family, twin homes, and "missing middle" townhomes, this neighborhood offers future residents a unique and vibrant place to call home. Reflective of the adopted Northeast Neighborhood Plan, this project seeks to couple the vision of the City with the opportunity of the site.

Carriage Lane Accessed Single Family

Carriage lane homes offer a variety of home styles and price points for first time home buyers or downsizers. These homes, accessed by a rear loaded garage, are designed with diverse architectural styles and reduced setbacks which create a unique pedestrian focused streetscape that emphasize a human-based scale and texture.



Conventional Single Family

Conventional single-family homes within the neighborhood offer housing options from entry level/first time homebuyers, to luxury, and downsizer opportunities. These homes are designed with garage/home proportions and garage setbacks that focus the architecture on the front door/front façade of the home with setbacks to the garage components to create a more pedestrian oriented streetscape.



Attached Single Family (Twin Homes)

Twin homes within the neighborhood include floor plans and configurations with both flat site and tuck under parking, alley and street accessed garages, owner occupied market rate options, and unique senior oriented components. The attached for sale homes diversify the housing price points while offering attached product choices. The senior targeted "Haven Series" twin homes further diversify the housing options in the project and offer home ownership with a range of support services such as snow removal, lawn care, and other condominium like services, without the complications of condominium ownership models.





Attached Single Family (Townhomes)
Townhomes offer attached single family residential options with each unit being designed as individual for-sale lots. These units create key missing middle housing and scale transitions to the multi-family housing. Townhome designs include both flat site and tuck under formats with 2-3 story massing and residential character.



Agriculturally Zoned Parcels
Several parcels, to be retained by the seller, will be zoned Agricultural (AG) and classified as oulots for future development. These parcels will be platted parcels but will require a future rezoning application prior to implementation.



Parks & Open Space
Parks & open space components within the neighborhood deliver a centrally located active park with connections to the region through a network of paths and sidewalks.



Stormwater Management
Distributed stormwater management systems are placed within each of the sub-watersheds to address both water volume and quality to address the stormwater needs of the neighborhood.

Mail Delivery
Mail delivery within the neighborhood will utilize centralized box units (CBU's) in 12 and 16 slot units. Design and placement of these units will work to create several centralized hubs where feasible and some dispersed units with a goal of reducing the number of locations within the neighborhood and creating central community collection points.



Phasing
The project will be built in 8-12 phases starting in the southwest portion of the property and proceeding in multiple steps out over the course of the next 10-15 years.

Unit Summary

Single Family (TR-P)		
Conventional Single Family	2	69 x 100
	19	65 x 100
	55	59 x 100
	22	51 x 100
Alley Single Family:	62	31 x 95
	72	37 x 95
	32	45 x 95
Two-Family Twin (TR-P)		
Attached Single Family		
Market Rate Alley Flat Site	132	
Market Rate Alley Tuck Under	22	
Haven Alley Flat Site	18	
Haven Conventional	52	
Townhomes (TR-U1)		
Alley Townhomes Flat Site	44	
Alley Townhomes Tuck Under	16	
Total Project Units:	**548**	

TR-P Requirements

- Three residential housing types exist within the TR-P section of the neighborhood (Single Family Street Accessed, Single Family Alley Accessed, Two-family). Additional housing types (single family attached townhomes) are included within the project in other zoning districts
- Attached single family housing comprises 41% of the units within the neighborhood.
- All units within the project are located within 1/4 mile of existing or planned public or common open spaces
- Proposed lot configuration and uses are designed to meet the dimensional requirements of the TR-P district.

TR-P Site Design Standards

Open Space

The neighborhood is served by a centrally located park, as recommended by the Northeast Neighborhood, as well as the existing Canter Park to the west of Felland Road. The project is seeking 6.4 acres of park dedication credit and anticipates paying the remaining requirement as a fee-in-lieu of dedication.

The “Haven Park” parcel within the project will be owned and maintained as private open space but available for use by the general public. This parcel is seeking public dedication credit, per the City Madison Ordinances MGO 16.23(8)(f)(8), but will be privately installed and maintained. The Home Owners Association (HOA) will be responsible for maintaining this space and are precluded from restricting access.

Open Space Dedication Chart

OL	Park	Requested Dedication Credit
3	Private Open Space	1.0 acres
4	Dedicated to the Public for Park Purposes	5.4 acres
	Total	6.4 acres

Street Layout
The neighborhood is served by a strong grid of neighborhood scaled streets, sidewalks, and off-street connections, including the extension of all adjoining street rights of way. The streets within the neighborhood are designed to meet the standards of the City of Madison Green Streets Policy and are scaled to reflect the adjoining land uses and overall street network needs.

Setbacks
Building setbacks within the neighborhood will be per the TR-P Zoning District standards.

Building Design
Building design within the neighborhood will go through a review process with the neighborhood Architectural Review Committee (ARC). The ARC is tasked with guiding the creation of diverse architectural approaches throughout the neighborhood. Review criteria include site plan/landscape plan configurations, building massing & composition, building orientation and interaction with adjoining streets & uses, and application of appropriate durable materials.

DIMENSIONAL STANDARDS
Building placement will meet the dimensional standards as described in the TR-P Zoning District.

ARCHITECTURAL STYLE
Architecture within the neighborhood will be developed with a variety of American vernacular architectural styles.

MASSING
Rhythms
In architectural composition, rhythm refers to the regular use of recurrence of building elements. These elements consist of features such as, but not limited to, window locations, columns and piers. Rhythm solidifies the building design and ensures that the overall composition of building elements is balanced.

Roofline Articulation
The roof form establishes the character of a home and terminates the building. Bays and gables are encouraged to break-up the massing of the home into smaller or intimate components. Selection of an appropriate roof form will vary depending on the architectural style.

- Hipped and gabled roofs with a symmetrical pitch shall run between 5:12 and 12:12, as appropriate to architectural style.

- Shed roofs pitched between 5:12 and 7:12 shall be attached to an adjacent building wall and shall not be utilized freestanding buildings. Shed dormers shall have a 3:12 pitch and be utilized only on appropriate styles.
- Hipped and shed porch roofs shall have a pitch between 3:12 and 6:12.
- Roof overhangs may vary from a minimum of 6" to a maximum of 30".

HEIGHT

- Building heights with the TR-P will follow the guidance of the zoning district
- Partially exposed basements shall not constitute a story.

APPROPRIATE WALL MATERIALS

All materials shall be properly utilized based on the precedents of the architectural style of the building.

WALL SIDING/SURFACING

- Brick
- Clapboard Siding
- Cement Board Siding / Composition Siding / Vinyl Siding
- Half-Timbering
- Cast Stone
- Stone
- Stucco and Exterior Insulated Finish System (EIFS)
- Wood, Composition, vinyl or Cement Shingle Siding

DECKS

Decks shall be located only in rear or side yards. Portions of decks visible from the street or projecting in such a manner that it is visible from the front yard, shall be screened with appropriate fencing or landscaping.

PORCHES AND STOOPS

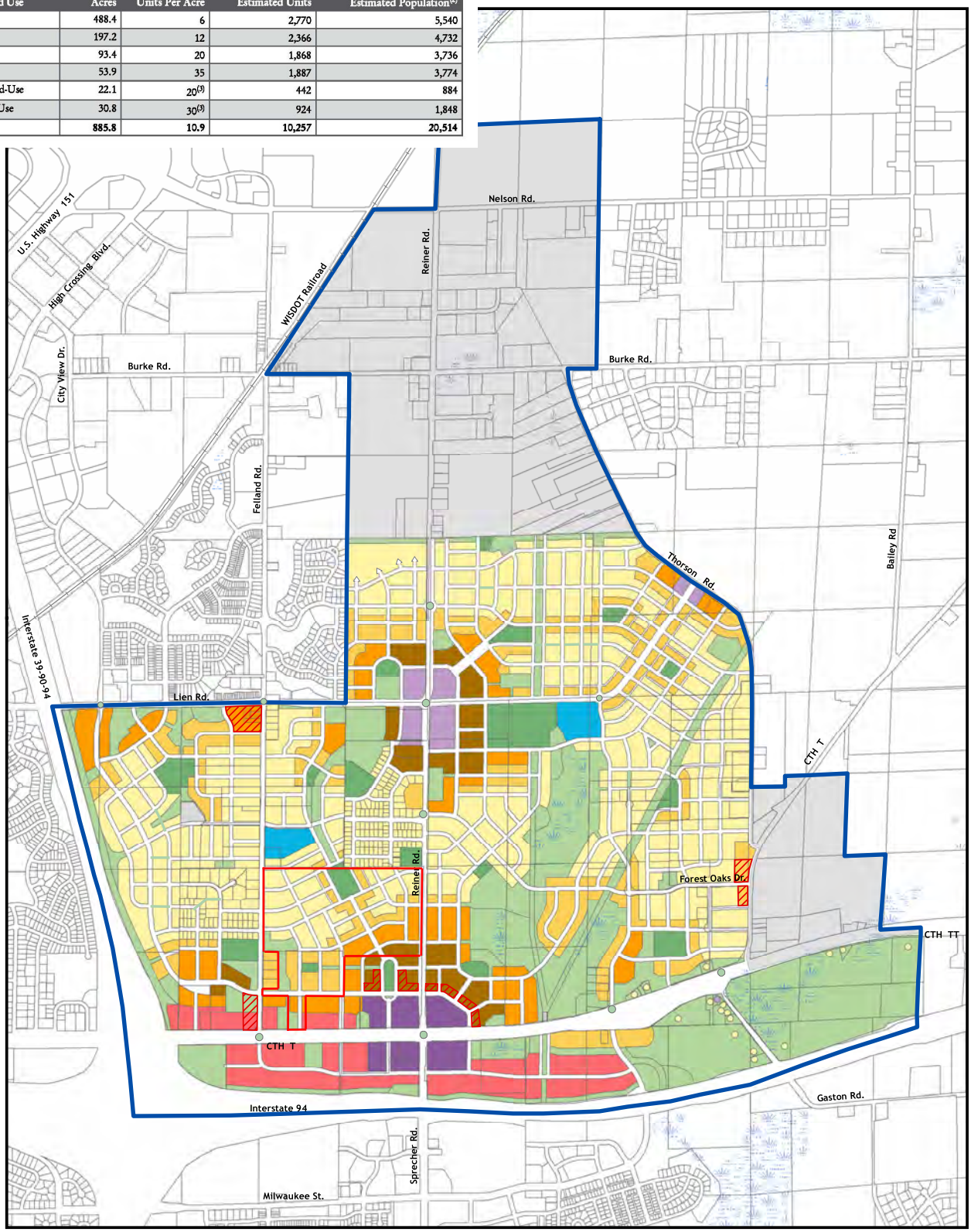
Usable front porches are encouraged as both visual and functional design elements. Minimum dimensions for a usable porch are 6'0" deep and 6'0" wide exclusive of access to front entry.

Exhibits:

Notifications
Property Legal Description
Zoning Legal Descriptions
Northeast Neighborhood NDP (Full)
Northeast Neighborhood NDP (Site)
Existing Conditions
Illustrative Plan
Zoning Plan
Conceptual Phasing Plan
Park Context Map
Park & Open Space Plan
Right-of-Way Widths
Street Cross Sections

Table 4: Estimated Dwelling Units and Population - Phase 1 Planning Area

Recommended Land Use	Acres	Units Per Acre	Estimated Units	Estimated Population[2]
Housing Mix 1[1]	488.4	6	2,770	5,540
Housing Mix 2	197.2	12	2,366	4,732
Housing Mix 3	93.4	20	1,868	3,736
Housing Mix 4	53.9	35	1,887	3,774
Neighborhood Mixed-Use	22.1	20[3]	442	884
Community Mixed-Use	30.8	30[3]	924	1,848
Total	885.8	10.9	10,257	20,514



Map 6: Land Use and Street Plan
Phase 1 Planning Area

Northeast Neighborhoods Development Plan
October 2009

- Planning Area
- Phase 2 Planning Area
- Street Right-of-Way
- Overhead Electric Transmission Line
- Natural Gas Transmission Pipeline
- Housing Mix 1
- Housing Mix 2
- Housing Mix 3
- Housing Mix 4
- Community Mixed-Use
- Neighborhood Mixed-Use
- Potential Mixed-Use
- Employment
- Civic/Institutional
- Utilities
- Park
- Other Open Space and Stormwater Management
- Wetland

0 0.25 0.5 Miles

January 3, 2022

LEGEND

- Site
- Contours (2'ft)
- Overhead Powerline
- Streams
- Potential Bike Path
- Open Space & Stormwater Management
- Park

- Housing Mix 1 (6 Units/Acre)
- Housing Mix 2 (12 Units/Acre)
- Housing Mix 3 (20 Units/Acre)
- Housing Mix 4 (35 Units/Acre)

Bridle Way
Divine St
Canter Dr
Eternity Dr
CANTER PARK
Wisdom Dr
EXISTING STORMWATER
Felland Rd
Blissful Ave
EXISTING STORMWATER
EXISTING STORMWATER
Reiner
Reiner Rd
T
T
0' 150' 300'

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VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

NEIGHBORHOOD PLAN

LEGEND

- Site
- Existing Parcels
- Contours (2'ft)
- Stormwater Flow
- +HP High Points
- −LP Low Points
- Overhead Powerline
- Potential Street Connections
- Streams
- Environmental Corridor

+HP 1044
-LP 1030
+HP 1040
-LP 996
-LP 998
+HP 1020
-LP 998
-LP 990

1040
1030
1020
1010
1000
1006
1016
1002
998
994

EXISTING STORMWATER
Existing Farm Buildings
Bridle Way
Divine St
Eternity Dr
Canter Dr
CANTER PARK
Wisdom Dr
Felland Rd
Reiner Rd
EXISTING STORMWATER
Blissful Ave
EXISTING STORMWATER
Solaris Garden
Proscapes, L.L.C

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0' 150' 300'

VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

EXISTING CONDITIONS

LOT TYPE	
Single Family	
Street Accessed	
Single Fam - 69	2
Single Fam - 65	19
Single Fam - 59	55
Single Fam - 51	22
	98
Alley Accessed	
Alley - 45	62
Alley - 37	72
Alley - 31	32
	166
Two-Family Twin	
Attached Single Family	
Alley Flat	132
Alley Tuck-under	22
	154
Attached Single Family (Haven)	
Front Twin H	18
Alley Flat H	52
	70
Townhome	
Attached Single Family	
Townhomes	44
Tuck Townhomes	16
	60
TOTAL RESIDENTIAL	548

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REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

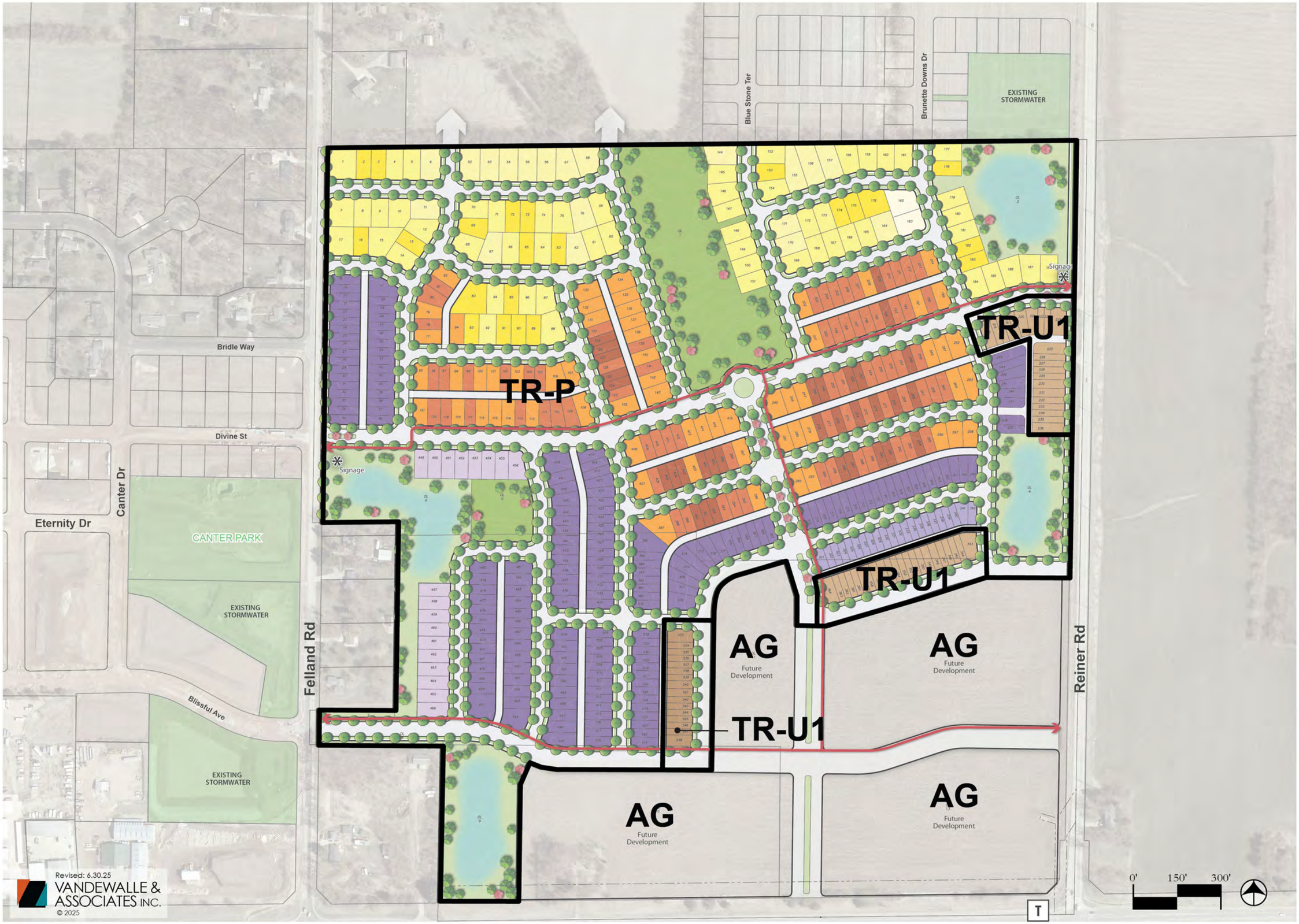
ILLUSTRATIVE PLAN

VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

ZONING PLAN



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REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

PHASING PLAN

Bridle Way
Divine St
Eternity Dr
Canter Dr
CANTER PARK
EXISTING STORMWATER
Blissful Ave
EXISTING STORMWATER
Felland Rd
Blue Stone Ter
Brunette Downs Dr
EXISTING STORMWATER
Reiner Rd
Signage
Signage
Future Development
Future Development
Future Development
Future Development
4
3
2
1
1
5
3
7
9
8
6
11
10
9
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0'
150'
300'

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PARK CONTEXT PLAN

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

VERIDIAN HOMES



TRAILS NETWORK PLAN

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

VERIDIAN HOMES

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REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

RIGHT-OF-WAY WIDTHS

Bridle Way

Divine St

Eternity Dr

Canter Dr

CANTER PARK

EXISTING STORMWATER

Blissful Ave

EXISTING STORMWATER

Felland Rd

Blue Stone Ter

Brunette Downs Dr

EXISTING STORMWATER

Signage

Signage

Future Development

Future Development

Future Development

Future Development

Reiner Rd

62’

64’

66’

80’

100’

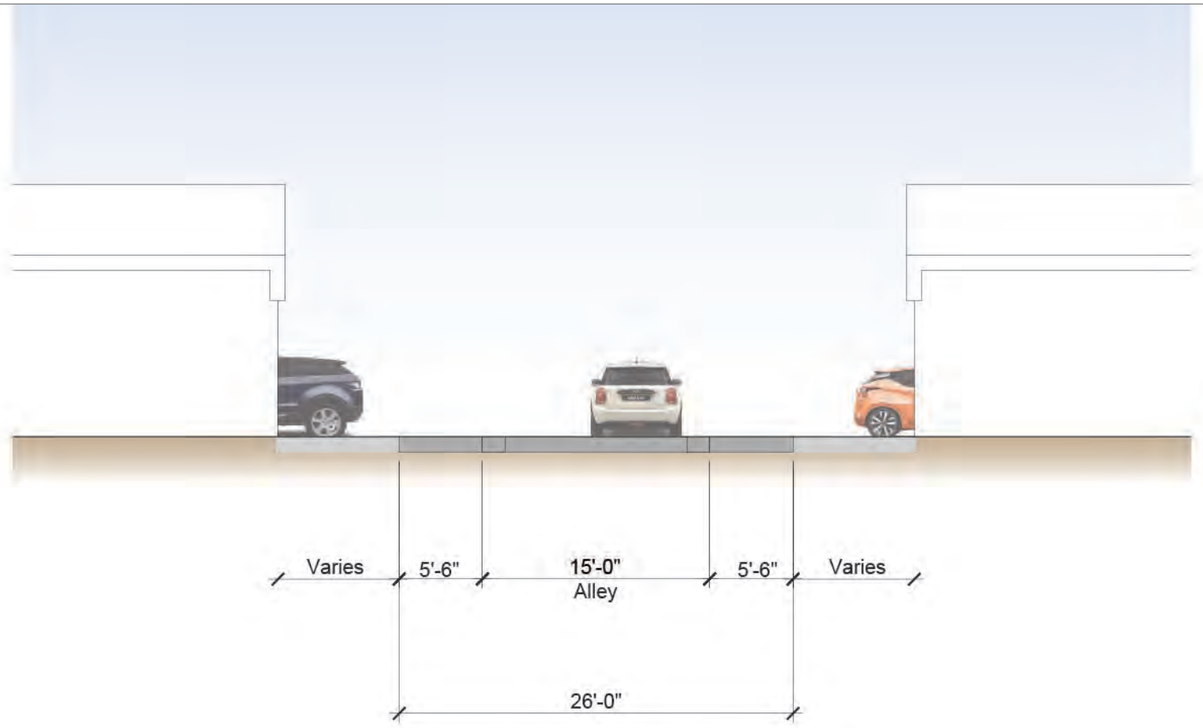
0' 150' 300'

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26’ Right of Way



62’ Right of Way



Revised: April 28, 2025

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REILAND GROVE NEIGHBORHOOD

Madison, WISCONSIN

STREET CROSS SECTIONS



64’ Right of Way

66’ Right of Way

Revised: April 28, 2025

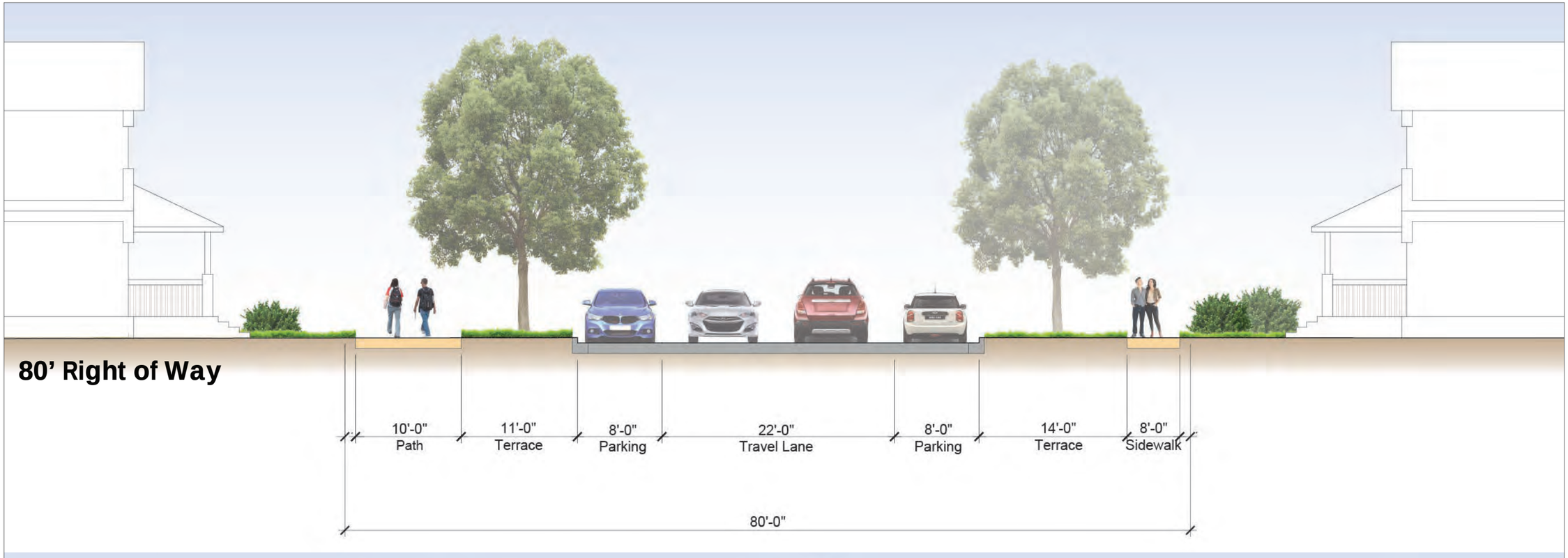
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REILAND GROVE NEIGHBORHOOD

Madison, WISCONSIN

STREET CROSS SECTIONS



80’ Right of Way



100’ Right of Way

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REILAND GROVE NEIGHBORHOOD

Madison, WISCONSIN

STREET CROSS SECTIONS

PLANNING DIVISION STAFF REPORT

June 23, 2025

PREPARED FOR THE PLAN COMMISSION

Project Address:	**602-904 Reiner Road and 6004 Commercial Avenue**
Application Type:	Zoning Map Amendment and Preliminary Plat
Legistar File ID #	88449 and 88206
Prepared By:	Timothy M. Parks, Planning Division Report includes comments from other City agencies, as noted
Reviewed By:	Kevin Firchow, Planning Division

Summary

Applicant: Matt Brink, VH 902 Reiner LLC / Veridian Homes; 6801 South Towne Drive; Madison.

Contact Person: Brian Munson; Vandewalle & Associates; 120 E Lakeside Street; Madison.

Surveyor: Brett Stoffregan and Dan Day, D'Onofrio Kottke & Associates; 7530 Westward Way; Madison.

Property Owners: Hovde Realty, Inc.; 122 W Washington Avenue; Madison and VH 902 Reiner LLC.

Requested Actions: Approval of a request to rezone portions of 6004 Commercial Avenue and 602-904 Reiner Road from A (Agricultural District) to TR-P (Traditional Residential–Planned District) and TR-U1 (Traditional Residential-Urban 1 District) and; approving the preliminary plat of *Reiland Grove*, creating 264 single-family lots, 224 lots to be developed with 112 two-family residences, 60 lots for townhouse units, one outlot for a public park, four outlots for public stormwater management, one outlot for a private park, one outlot for a private alley, and six outlots for future development.

Proposal Summary: The preliminary plat of *Reiland Grove* proposes the subdivision of approximately 149.7 acres of mostly undeveloped agricultural land that extends north of Commercial Avenue (CTH T) between Felland Road and Reiner Road. The majority of the land to be subdivided was annexed to the City from the Town of Burke in 2001, with the exception of approximately 16 acres along Commercial Avenue, which were attached in 2022.

The proposed subdivision calls for 488 attached and detached single-family residences and 60 townhouse units to be developed on the northern two-thirds of the overall site in TR-P and TR-U1 zoning. Four outlots for future development are proposed on the southern third of the site, including most of the Commercial Avenue frontage of the site and approximately 1,000 feet of frontage along Reiner Road north of Commercial. The four outlots for future development are proposed to remain zoned A at this time and will be rezoned to another district(s) prior to any further subdivision and issuance of permits for future buildings. The preliminary plat also includes a 5.36-acre outlot for public parkland and a 1.1-acre privately maintained park space and various outlots for stormwater management. A single-family residence and various accessory buildings located along Reiner Road will be demolished to make way for the proposed subdivision.

The applicant hopes to begin construction of the first phase of the subdivision in 2026, with completion of the subdivision to occur in eight to twelve phases over 10-15 years based on market demand for the future units and mixed-use development. A phasing plan included with the application materials suggests that the project will move from south to north along the Felland Road side of the site before moving to the east and connecting to Reiner Road in the sixth phase.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The requirements, process, and standards for approval for the TR-P zoning district are outlined in Section 28.053 of the Zoning Code and are attached as Appendix A at the end of this report. The demolition of the existing residence is subject to the process outlined in Section 28.185 of the Zoning Code, as modified effective March 9, 2025. The subdivision process is outlined in Section 16.23(4) of the Subdivision Regulations.

Review Required By: Plan Commission and Common Council.

Summary Recommendation: The Planning Division recommends the following to the Plan Commission regarding 6004 Commercial Avenue and 602-904 Reiner Road:

- That the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00716, rezoning specific portions of the site from A to TR-P, to the Common Council with a recommendation of **approval** and **approve** the TR-P master plan;
- That the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00717, rezoning specific portions of the site from A to TR-U1, to the Common Council with a recommendation of **approval**; and
- That the Plan Commission find the standards met and forward the preliminary plat of *Reiland Grove* to the Common Council with a recommendation of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning on **page 12** of this report.

Background Information

Parcel Location: The site consists of three parcels that extend north of Commercial Avenue (CTH T) between Felland Road and Reiner Road; Alder District 3 (Field); Sun Prairie Area School District.

Existing Conditions and Land Use: Most of the 149.7 acres of land are undeveloped, with the exception of a two-story single-family residence and various accessory buildings and structures at 902 Reiner. The entire site is zoned A (Agricultural District).

Surrounding Land Uses and Zoning:

North: Existing and future single-family residences in the City in the Woods Farm subdivision, zoned TR-C3 (Traditional Residential–Consistent 3 District); single-family residences and undeveloped land in the Town of Burke located on the east side of Felland Road;

South: Across Commercial Avenue, single-family residences and undeveloped land, zoned A (Agricultural District);

West: Across Felland Road, existing and future single-, two- and multi-family residences in the Jannah Village subdivision, zoned SR-C1 (Suburban Residential–Consistent 1 District), SR-C3 (Suburban Residential–Consistent 3 District), SR-V2 (Suburban Residential–Varied 2 District), and TR-U1 (Traditional Residential –Urban 1 District); single-family residences in the Bridle Downs subdivision in the Town of Burke; and

East: Across Reiner Road, undeveloped land zoned A, TR-C3, TR-U1, and CC-T (Commercial Corridor–Transitional District).

Adopted Land Use Plan: Beginning at the corner of Reiner Road and Commercial Avenue, the 2009 Northeast Neighborhoods Development Plan recommends that the subject site be developed with Community Mixed-Use adjacent to the intersection before transitioning to a variety of residential uses that generally taper in their density and intensity moving from the mixed-use area to the north and west. Land along the Commercial Avenue frontage west of the mixed-use area is recommended for Employment. Additionally, the plan recommends that three parks be established on the site.

The land use polygons for the site in the neighborhood development plan are generally reflected on the future land use maps in the 2023 Comprehensive Plan, which recommends Low Residential (LR), Low-Medium Residential (LMR), Medium Residential (MR), Community Mixed-Use (CMU), Employment (E), and Park and Open Space (P) across the site in a pattern that generally follows the neighborhood development plan.

Zoning Summary: The proposed residential lots will be zoned TR-P (Traditional Residential–Planned District) and TR-U1 (Traditional Residential–Urban 1 District). Review of the proposed lots for conformance with those districts may be found in the Appendix B, Zoning Criteria, at the end of this report.

Environmental Corridor Status: The subject site is located in the Central Urban Service Area. The park planned along the northern edge of the proposed subdivision and various future stormwater management parcels planned across the subject site are located in mapped environmental corridor.

Public Utilities and Services: The subject site will be served by a full range of urban services as it develops with the exception of Metro Transit, which currently does not provide service east of Interstate 39/ 90/ 94 or north of Interstate 94. The northern portion of the proposed development is outside Metro Transit's paratransit service area. The closest bus stop with scheduled bus service is over one-half miles walking distance, and the parcels in the northern portion of the proposed development would be greater than the three-quarter mile regulatory distance from all day scheduled service for passengers who might be eligible for door-to-door paratransit service.

Project Description

Veridian Homes is requesting approval of a zoning map amendment and a preliminary plat for three parcels totaling approximately 149.7 acres that extend north from Commercial Avenue (CTH T) between Felland Road and Reiner Road.

The subject site includes approximately a half mile of frontage along the west side of Reiner Road extending north from Commercial Avenue and approximately 2,150 feet of frontage along Commercial extending west from Reiner. An approximately 450-foot by 610-foot parcel not associated with the proposed subdivision and located in the Town of Burke occupies the northeastern corner of Commercial and Felland Road. To its north, the site contains a 117-foot wide panhandle of land that connects it to Felland south of four residential parcels located along the Felland Road frontage, which are located in the Town. North of those four Town parcels, the site contains a quarter mile of additional frontage along Felland extending north to the limits of the proposed plat.

The site is mostly undeveloped agricultural land with the exception of a single-family residence and various accessory buildings located on the 902-904 Reiner Road parcel. The property is characterized by a modest slope that generally falls from the northern property line along a ridge towards the southwestern and southeastern corners of the site. The site is mostly devoid of mature trees.

Plans for the proposed subdivision call for two streets platted with the Jannah Village subdivision west of Felland Road to extend west to east across the development to Reiner Road. On the northern half of the site, Divine Street (shown as "F" Street on the preliminary plat) will extend across the subdivision as an 80-foot wide collector street, while Blissful Avenue will extend across the southern half of the site, also as an 80-foot wide collector. Primary access to the subdivision from Commercial Avenue will be provided by "S" Street, which is shown as a 100-foot wide right of way that will extend north to "F" Street/Divine Street. The illustrative plan that accompanies the preliminary plat suggests that "S" Street may be a local street developed with a center landscaped median. Additionally, two local streets platted in the Woods Farm subdivision northeast of the site – Blue Stone Terrace and Burnette Downs Drive – will be extending into the proposed *Reiland Grove* subdivision.

Most of the proposed *Reiland Grove* subdivision will be developed with single-family detached residences and two-family residences (labeled as "attached single-family" in the application materials) to be located on fee simple lots platted along a network of local streets on the northern two-thirds of the subdivision. In all, 99 lots will be developed with street-loaded single-family residences, 165 lots will be developed with alley-loaded single-family residences, and 224 lots will be developed with 112 alley-loaded two-family residences. All the single- and two-family residences will be developed in TR-P zoning. In addition to the single- and two-family units proposed, the subdivision will include 60 alley-loaded townhouse units to be located along portions of the southern and eastern edges of the residential development. The portions of the subdivision to be developed with townhouses will be zoned TR-U1.

The southern third of the 149.7-acre site will be platted as four outlots for future development, including most of the Commercial Avenue frontage of the site and approximately 1,000 feet of frontage along Reiner Road north of Commercial. The four outlots for future development – Outlots 10-13 – are proposed to remain zoned A at this time and will be rezoned to another district(s) prior to any further subdivision and issuance of permits for future buildings. Two additional outlots (7 and 8) identified for future development are proposed on either side of Blissful Avenue as it enters the site from Felland Road adjacent to the Town parcels to the north and south.

The developer is proposing to dedicate 5.36 acres of land to the City for parkland. Outlot 1 will be located on the north side of "F" Street/Divine Street between "H" Street and Blue Stone Terrace. A second 1.1-acre outlot (5) will be located on the west side of "Q" Street south of "F" Street/Divine Street, which will be privately owned open space for the subdivision. Four outlots are proposed to be dedicated to the City for stormwater management with the plat. Given the grade of the site, which as noted above generally falls from a ridge that extends north-south through the center of the site, two outlots are proposed along the eastern and western edges of the site. Outlots 2 and 4 are proposed to manage stormwater along the Reiner Road frontage, while Outlots 6 and 9 will manage stormwater along the western edges of the subdivision.

Analysis

Consistency with Adopted Plans

In order to approve the zoning map amendment, the Common Council shall find that the zoning map amendment is *consistent with* the City's Comprehensive Plan as required by Section 66.1001(3) of Wisconsin Statutes. "Consistent with" is defined as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan." By extension, the Comprehensive Plan encourages consistency with adopted neighborhood and other sub-area plans, which are adopted as supplements to the Comprehensive Plan. Similarly, a preliminary

plat shall conform to the Comprehensive Plan, as well as any adopted neighborhood, sub-area, or transportation-related plan, the Official Map, and the Complete Green Street Guide.

In this case, the proposed development will primarily be guided by the Northeast Neighborhoods Development Plan, which was adopted in 2009 to guide development of the existing and future areas of the City generally bounded by Lien Road on the north, Interstate 39/90/94 on the west, Interstate 94 on the south, and Thorson Road/ CTH T on the east. The neighborhood development plan recommends development of a variety of housing types be developed within the Northeast neighborhoods, which is intended to provide opportunities for households of different sizes, ages, incomes and lifestyles, and include opportunities for both owner-occupied and renter-occupied housing. The plan generally recommends that development occur on small blocks of highly connected streets intended to distribute traffic to many points of ingress and egress and is conducive to pedestrian and bicycle movement. Both residential and non-residential buildings should be oriented toward the street to provide definition to a block face and create a more engaging street environment.

Recommended residential land use areas in the neighborhood development plan are divided into four broad districts, Residential Housing Mix 1, 2, 3 and 4 (HM1…HM4), which generally include a variety of housing types recommended to be developed at increasingly higher densities.

The neighborhood development plan recommends predominantly single-family detached dwellings in the HM1 district, with some allowance for attached housing products to also be developed. It specifically recommends that single-family housing developments include a range of house types and lot sizes. HM2 predominantly recommends single-family houses developed at relatively high densities on smaller lots, duplexes, townhouses and small-scale apartment and condominium buildings with a density of up to 16 units an acre. In HM3 and HM4, building types become predominantly larger multi-family structures and dense townhouse developments, with recommended densities of up to 40 and 60 units per acre possible, respectively. Development in HM4 is recommended adjacent to planned mixed-use activity centers, with the higher densities recommended to spur the commercial development at the heart of the centers. The plan also allows for potential mixed-use on certain HM4 frontages located opposite the planned mixed-use centers.

Such a mixed-use center is recommended to occupy all four quadrants surrounding the intersection of Commercial Avenue and Reiner Road. The Northeast Neighborhood Development Plan recommends that this center be a high-density mix of residential, commercial, service, office, institutional, urban open space and civic uses in a compact, highly defined urban form. Mixed-use, multi-story buildings are envisioned within this mixed-use district, with future buildings fronting onto and placed in close proximity to streets to create a compact development pattern that is pedestrian-oriented. [An illustration of how the mixed-used center might look may be found on page 35 of the Plan, and a snippet of that image is on its cover.] High quality architectural design, building materials, landscaping and other urban amenities are recommended. Underground and structured parking is encouraged, and the perimeter streets are intended to allow on-street parking to enhance the urban character and provide a buffer between travel lanes and future storefronts and residential uses. Densities in the Reiner-Commercial mixed-use activity center should be between 20-60 units per acre, with the potential for some projects to have up to 100 units per acre. Buildings up to six stories in height are allowed. A small park/open space is also recommended in the southeastern corner of the site adjacent to the mixed-use and higher-density housing node.

West of the mixed-use center, the neighborhood development plan recommends employment uses along the Commercial Avenue frontage of the subject site. The employment category in the Northeast planning area is

generally planned for corporate and administrative offices, healthcare, research and development facilities, and similar uses developed in a compact, integrated district rather than a series of low-density suburban-style developments.

The land use polygons for the site in the Northeast Neighborhood Development Plan are generally reflected on the future land use maps in the 2023 Comprehensive Plan, which recommends Low Residential (LR), Low-Medium Residential (LMR), Medium Residential (MR), Community Mixed-Use (CMU), Employment (E), and Park and Open Space (P) across the site in a pattern that generally follows the neighborhood development plan.

The Planning Division believes that the preliminary plat of Reiland Grove is generally consistent with the land uses and street pattern recommended for the site in the adopted Northeast Neighborhood Development Plan except as noted below.

As noted in the project review, the preliminary plat proposes four outlots for future development (Outlots 10-13) to be located on the southern third of the site along the Commercial Avenue frontage and approximately 1,000 feet of frontage along Reiner Road. The four outlots will total 30.9 acres of land exclusive of land for right of way. Materials submitted with the rezoning and preliminary plat requests do not include conceptual plans for the four outlots, which will remain zoned A for the time being. The land comprising the four outlots for future development includes the portions of the site recommended for community mixed-use development and employment, as well as land recommended for HM3, HM4, and park and open space adjoining the mixed-use and employment land.

Primary access to the higher-density residential, employment and mixed-use outlots will primarily be provided by Blissful Avenue as it extends across the site between Felland and Reiner Roads, and "S" Street, which will extend north from Commercial Avenue. However, the land use and street plan in the Northeast Neighborhood Development Plan shows *three* north-south streets extending north from Commercial Avenue between Felland and Reiner consistent with the plan's general recommendation that development occur on small blocks of highly connected streets. While the development pattern proposed by the Reiland Grove development may not support that degree of connectivity to Commercial Avenue, a second north-south street should be extended to serve the southern portion of the development and implement the higher degree of connectivity encouraged by the plan. Future land use and subdivision requests for Outlots 10-13 will be reviewed for consistency with adopted plans prior to development of the four outlots. At the time that future zoning and subdivision approvals are sought for Outlot 10, staff recommends that "G" Street be extended one block further south to connect to Commercial Avenue and increase the amount of connectivity for the development. Final approval of the details of the intersection of "G" Street and Commercial Avenue shall be approved by the Traffic Engineering, City Engineering, and Planning Divisions.

North of the outlots for future development, the proposed development will transition to single-family detached and attached residences and townhouses to be developed on fee simple lots. In general, the density of the housing on the northern two thirds of the site will decrease moving north and west from Outlots 11 and 12, which follows the land use and density pattern identified in the neighborhood development plan. The mix of housing types proposed is also consistent with the plan's recommendations to provide a range of housing for different sizes, ages, incomes and lifestyles, and include opportunities for both owner-occupied and renter-occupied housing (considering the likely development to occur on Outlots 10-13).

Consistency with Sustainability Goals of the Northeast Neighborhoods Development Plan

In addition to the land use, transportation, and development phasing recommendations that are customarily a part of each neighborhood development plan adopted by the City of Madison, the Northeast Neighborhoods Development Plan includes a series of sustainability goals to implemented as development within the plan boundaries occurs. The City recognized that the Northeast Neighborhoods area offered a tremendous opportunity to implement its sustainability objectives. During the planning process, it was decided to pursue quantifiable sustainability goals for future development within the planning area, and the planning process for the Northeast Neighborhoods became one of the City's *The Natural Step* projects for 2009. On March 31, 2009, the Common Council adopted a resolution with the following five sustainability goals for the area:

1. Reduce dependence on the automobile
2. Reduce energy consumption
3. Reduce water consumption
4. Increase on-site stormwater infiltration
5. Deliver City services in an energy efficient manner

These goals guided preparation of the Northeast Neighborhoods Development Plan, which is intended to serve as a guide for achieving these goals. Those goals are summarized below. A full discussion of the goals and implementation strategies for each can be found in the neighborhood development plan. As part of the approval of the proposed Reiland Grove development, the Plan Commission should consider how the project meets the stated sustainability objectives like it has for other projects that have been proposed over the last fifteen years.

1. Reduce Dependence on the Automobile

The first sustainability goal in the Northeast Neighborhoods Development Plan proposes to capture 25% of all trips made by persons living in the planning area by walking, bicycling or transit and/or reduce household motor vehicle miles of travel (VMT) by 25% through the use of transit-oriented development, traditional neighborhood development, mixed-use development, transit access for early neighborhood residents, transportation-demand management plans, walkable environments, bike facilities, or other transportation-demand management practices.

The Planning Division believes that this goal will primarily be achieved through the design of the individual projects developed in the Northeast Neighborhoods area and their consistency with the land use and street layout recommendations in the adopted plan, which were developed to achieve this goal over time through implementation of the highly connected transportation network recommended by the plan and its emphasis on higher density "green field" development organized around mixed-use activity centers.

As discussed earlier in the "Analysis" section of this report, staff feels that the proposed subdivision is largely consistent with the land use and street layout recommendations in the neighborhood development plan subject to the revisions requested. As additional development consistent with the adopted plan occurs surrounding the subject site, the project will become less isolated and better connected by auto and bike to more established areas of the City. However, it should be noted that Metro Transit service is currently not available to the development, and there is no timetable for when Metro service will be extended to serve the Northeast Neighborhoods area.

2. Reduce Energy Consumption

The second adopted goal calls for reducing household consumption of natural gas and fossil fuel-generated electricity by 25% compared recent residential construction. Progress towards attaining these goals will be through the use of energy-efficient construction, alternative energy sources, on-site energy production, conservation education and outreach, or other energy conservation practices.

3. Reduce Water Consumption

The plan seeks to reduce residential per capita water use by 25% compared to current Citywide per capita levels through the use of low-flow appliances and fixtures, dual-flow and low-flow toilets, rain barrels, low-impact lawn care design, conservation education and outreach, or other water conservation practices, and to strongly encourage the use of EPA Water Sense-labeled water fixtures, and strongly discouraging the use of outdoor lawn irrigation systems.

At this time, staff does not believe that a regulatory environment exists to *require* compliance with goals #2 and 3, which were heavily debated during the development and review of the Northeast Neighborhoods Development Plan. However, there are no ordinances that would prohibit individual compliance with these goals by the developer or future property owners in the subdivision, including through the installation of highly efficient fixtures and appliances, or rooftop solar arrays. Furthermore, technological advances in construction techniques, appliance design, and community expectations anecdotally suggest that the new construction that will occur in the Northeast Neighborhoods area will be more energy-efficient than construction that was occurring at the time the goals were established and in the decades preceding. Additionally, the Madison Water Utility has moved to automated meter reading and more frequent billing over the past decade and provides customers with access to more detailed and timely information to monitor their water usage.

4. Increase On-site Stormwater Infiltration

The neighborhood development plan set a goal of infiltrating 25% of the stormwater volume on or adjacent to points of generation through the use of rain gardens, green roofs, porous sidewalks and drives, or other on-site stormwater management practices. Infiltration of stormwater back into the ground on or adjacent to the point of generation minimizes impact on ground water supplies and could eventually help replenish the aquifer. The multiple infiltration methods can reduce erosion, reduce the infrastructure needed to handle stormwater run-off, and reduce the overall impact on surface water features.

At the time that the City petitioned the Capital Area Regional Planning Commission (CARPC) to add portions of the Northeast Neighborhoods area to the Central Urban Service Area in 2010, the following conditions were applied by CARPC Resolution 2010-1:

> "1. [The City shall] submit a detailed stormwater management plan to CARPC and [Dane County Land & Water Resources Department] staff for review and approval prior to any land disturbing activities in the amendment area. The stormwater management plan should meet the following performance standards throughout the amendment area:
>
> a.) Install stormwater practices prior to other land disturbing activities. Protect infiltration practices from compaction and sedimentation during land disturbing activities;
>
> b.) Provide at least 80% sediment control for the amendment area in accordance with existing ordinances;

c.) Control peak rates of runoff for the 1-, 2-, 10-, and 100-year 24-hour design storms to "pre-development" levels;
d.) Control post development runoff volumes to be equal to or less than predevelopment runoff volumes for the one-year average annual rainfall period, as defined by [Wisconsin Department of Natural Resources (WDNR)];
e.) Maintain pre-development groundwater recharge rates based on the WGNHS study (generally 9 to 10 inches per year for this area) or site specific field data with no caps on the extent of infiltration areas;
f.) Maintain wetland water level fluctuations within acceptable limits using criteria provided by the Minnesota Board of Water and Soil Resources 2006 and minimize the discharge of excess nutrients into the wetlands;
g.) Provide deep tilling to restore open areas compacted during construction;
h.) Stormwater practices should be publicly managed, or have a perpetual legal maintenance agreement finalized with the local municipal authority.

2. Conduct a field survey based on the WDNR Bureau of Endangered Species assessment and implement any recommended protection measures. Add any recommended habitat conservation areas to the environmental corridors of the amendment area."

The CARPC resolution also recommended that the City prepare a wetland protection/restoration plan and implementation approach for the wetlands in the project area and provide a copy of the report to the CARPC for review and comment. That recommendation also asked the City to consider including areas of hydric soils adjacent to the existing wetlands in these wetland restoration areas.

This goal and implementation of the conditions imposed by CARPC will primarily be achieved through the City's established stormwater management program through the City Engineering Division, which oversees the Stormwater Utility as well as manages the development agreements that the City routinely enters into with developers to implement the public infrastructure required to serve a private development proposal. Subsequent to adoption of the Northeast Neighborhoods Development Plan and the CARPC resolution approving the CUSA amendment that includes the subject site, City ordinances and polices (particularly MGO Chapter 37) were revised to effectively meet or exceed the conditions imposed by CARPC. Indeed, the amount of land to be dedicated for stormwater management for the proposed subdivision exceeds the land identified for stormwater management by the 2009 neighborhood development plan largely due to the requirements that have been adopted in the intervening years.

Additionally, City Engineering and Planning staff are recommending a condition of approval that requires the applicant to work with the City to explore possible "distributed infiltration" practices as part of the means to meet the infiltration requirements identified under Chapter 37, MGO, Northeast Neighborhood Development Plan, and those recommended in the CARPC approving resolution. These methods could include but would not be limited to: rain gardens installed to serve a "block of lots", pervious pavement, depressed terraces, rain barrels and/or other methods. These "distributed" practices would be used in coordination with regional, plat-level practices.

5. Energy Efficient Service Delivery

This goal encourages the City to deliver services in the most energy efficient method possible to decrease energy consumption and reduce air and water pollution through sustainable design and land use planning.

Water and sanitary sewer service were extended east of the Interstate 39-90-94 along Commercial Avenue to Reiner Road in 2010 to the serve the initial phases of the Northeast Neighborhoods area. Development within the Northeast planning area is limited, and Initially, the subject site will be somewhat isolated from other developed properties served by the City. However, staff anticipates that greater service efficiencies will be achieved as additional lands in the neighborhood are developed and more street connections are available.

Compliance with the Complete Green Streets Guide

Since the repeal and recreation of Section 16.23 of Madison General Ordinances by the Common Council on July 25, 2023 (Ordinance 23-00075 (ID 78130), all preliminary plats are subject to review using the amended regulations, which include review for consistency with the Complete Green Streets Guide. The 11 street types identified in the Guide have been incorporated into the Subdivision Regulations, which defer to the Guide for the implementation of those streets when proposed in a new subdivision or land division.

Conceptual cross-sections of the various street types proposed by the applicant and a corresponding guide to where those street types will be located throughout the 149.7-acre plat are included in the 'Reiland Grove Plans' materials attached to the preliminary plat legislative file 88206. As shown on the conceptual plans, the applicants are anticipating that on-street parking will be provided on all streets within the subdivision. Both Blissful Avenue and "F" Street/ Divine Street (extended) are proposed as 'Community Connector' streets per the Guide, as will "S" Street, which is proposed to include a 20-foot median in the center of that street. [Note: The 100-foot right of way for "S" Street does not meet the minimum right of way for a 'Boulevard' in the Guide.] The listing of which streets in the plat correspond to the various applicable street types in the Complete Green Streets Guide may be found in the comments and conditions submitted by the Traffic Engineering Division in the 'Recommendations' section of this report.

The cross-sections in the plans are for informational purposes only; final approval of the construction plans for individual streets will be granted by the Common Council following review by the Transportation Commission and Board of Public Works and approval of the final plat(s) of the subdivision. Consistent with conditions on other recent subdivision approvals, staff is requesting that all streets in the plat be dedicated with minimum eight-foot terraces between the curb and sidewalk, which the conceptual cross-sections suggest the project will provide. Finally, a maintenance agreement for the center median on "S" Street may be required as a condition of final plat approval.

Other Subdivision Design Considerations

- **Outlot 1 Public Park:** As noted earlier in the staff report, the applicants are proposing to dedicate a 5.36-acre outlot to the City for public parkland. Outlot 1 will be located on the north side of "F" Street/Divine Street at the north end of "S" Street and is proposed to extend north to the plat limits.

  The location of the proposed park is consistent with the location of a neighborhood park shown in the Northeast Neighborhoods Development Plan. However, the Parks Division has reviewed the proposed dedication and requests that the residential lots abutting the park be removed from the plat (Lots 143-147 on the east side of "H" Street and Lots 148-151 on the west side of Blue Stone Terrace). Parks staff has determined that 13.6 acres of parkland are required to serve the 448 single-and two-family residences and 60 townhouse units proposed for the northern two-thirds of the subdivision. Staff believes that the removal of

those lots adjacent to Outlot 1 will allow the subdivision to meet more of its dedication requirements versus paying more fee in lieu of dedication. Removal of those lots will allow a more useful layout for the park and will reduce the potential for future encroachments from those home sites onto the public land. Removal of the lots is also consistent with the neighborhood development plan, which does not show residential lots abutting the park.

In addition to the dedication of Outlot 1 for public park, the developer will receive credit towards their park dedication requirements for the 1.1-acre privately maintained park on Outlot 5 provided that it is available for public use.

- **Refuse and Recycling Collection and Maintenance of Alleys:** Finally, the Streets Division will not provide refuse collection in the alleys in the proposed subdivision consistent with its current policies and will instead require that residents served by those alleys move their trash and recycling carts to the alley ends or to the public street frontages of those lots for collection.

  Also, while the City will maintain the pavement in the alleys to be dedicated to the City as shown on the plat, the City will also not maintain the private alley in Outlot 3, which will provide access to the townhouse units fronting onto "F" Street/Divine Street and Reiner Road and the two-family twin homes proposed on the east side of "T" Street. [The alley cannot be accepted as public because the Subdivision Regulations do not allow intersections in public alleys.]

Conclusion

The applicants are requesting approval of a zoning map amendment and the preliminary plat of *Reiland Grove* to allow the subdivision and development of an approximately 149.7-acre parcel located along the north side of Commercial Avenue between Felland Road and Reiner Road with 548 housing units initially, as well as outlots that may be developed in the future with additional housing, community mixed-use, and employment development. Staff believes that the Plan Commission may find that these requests meet the standards for approval. Staff feels that the proposed *Reiland Grove* development is generally consistent with the applicable recommendations for the site in the Northeast Neighborhoods Development Plan and Comprehensive Plan, as well as with the street design criteria in the Complete Green Streets Guide.

However, as noted in the 'Analysis' section, staff is requesting as conditions of approval that an additional street be added across Outlot 10 to improve the connectivity between the proposed development and Commercial Avenue consistent with the adopted plans. Staff also requests that the public parkland on Outlot 1 be enlarged through the removal of the abutting residential lots so that the subdivision may be able to dedicate more land for parkland to meet its dedication requirements for the 548 future units in a manner more consistent with the adopted plans, and to create a more a more useful layout for the park.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends the following to the Plan Commission regarding 6004 Commercial Avenue and 602-904 Reiner Road:

- That the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00716, rezoning specific portions of the site from A to TR-P, to the Common Council with a recommendation of **approval** and **approve** the TR-P master plan;
- That the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00717, rezoning specific portions of the site from A to TR-U1, to the Common Council with a recommendation of **approval;** and
- That the Plan Commission find the standards met and forward the preliminary plat of *Reiland Grove* to the Common Council with a recommendation of **approval** subject to input at the public hearing and the conditions from reviewing agencies that follow:

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division

1. That at the time of rezoning and final platting or re-division of Outlot 10, "G" Street shall be extended one block further south to connect to Commercial Avenue to increase the amount of connectivity for the development consistent with the Northeast Neighborhoods Development Plan. Final approval of the details of the intersection of "G" Street and Commercial Avenue shall be approved by the Traffic Engineering, City Engineering, and Planning Divisions.

2. That the applicant work with the Parks Division and Planning Division to revise the layout of Outlot 1 to remove the residential lots proposed to abut the public parkland to allow more land to be dedicated for park consistent with the recommendations in the neighborhood development plan and to create a more useful layout for that future park.

3. The applicant shall submit to the Planning Division two copies of private subdivision covenants, conditions and restrictions, and easements that will govern the organizational structure, use, maintenance and continued protection of the development and any common services, open areas or other facilities to serve the proposed plat (private alleys, open spaces, etc.). These documents shall be approved by the Planning Division in consultation with the City Attorney's Office prior to final approval of the plat for recording.

4. That prior to final approval and recording of a final plat contain private open spaces, the applicant shall demonstrate compliance with the requirements in Section 16.23(8)(f)8 of the Subdivision Regulations for privately-owned and maintained open space, including the execution of land use restrictions and open space easements in a form acceptable to the Parks Division, Planning Division, and City Attorney's Office.

5. That prior to recording of a final plat of the subdivision, the applicant work with City Engineering and Planning staff to explore "distributed infiltration" practices as part of the means to meet the infiltration requirements identified under Chapter 37, MGO, the Northeast Neighborhood Development Plan, and those recommended in the 2010 CARPC CUSA amendment approval resolution. These methods could include but not be limited to: rain gardens installed to serve a "block of lots", pervious pavement, depressed terraces, rain barrels and/or other methods. These "distributed" practices would be used in coordination with regional, plat-level practices.

6. At the time of final plat recording, the two-family twin dwellings shall have a joint cross access and maintenance agreement recorded that addresses the shared maintenance of the exterior elements of those units (roof, walls, etc.) consistent with the requirements in Section 28.151 of the Zoning Code.

7. That the applicant work with the Planning Division and Capital Area Regional Planning Commission to revise the environmental corridor map to reflect any changes to the mapped corridor proposed by the development prior to final approval and recording of the final plat.

The following conditions of approval have been submitted by reviewing agencies:

City Engineering Division (Contact Rebecca Qureshi, (608) 267-1995)

8. This site has significant stormwater limitations with regard to discharge rates to offsite lands not under the control of the City of Madison. The applicant shall limit discharges in any storms up to and including the 200 year event to the capacity of the culverts under Reiner and Commercial. Alternatively, the developer could secure easements downstream until the water reaches a water of the state, and replace the culverts under the roads. In this case the development would be subject to standard new development SWM requirements.

9. The applicant shall review with the City Engineer the draft Door Creek watershed study to determine if there is unintended detention currently occurring on the subject property. This would need to be taken into account as part of the new stormwater management plan.

10. The developer shall enter into a City/Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign-off of the final plat. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule thedevelopment and approval of the plans and the agreement.

11. Construct Madison standard street, multi-use path, and sidewalk improvements for all streets within the plat.

12. Construct sidewalk/multi-use path, terrace, curb, gutter, and pavement along east side of Felland Road and west side of Reiner Road along the plat frontage to a plan approved by the City Engineer.

13. Construct a north-south multi-use path within the plat from Blissful Avenue to the northern boundary of the plat to a plan approved by the City Engineer. This path shall connect to the existing Woods Farm Path with future developments to the north of this plat.

14. Construct improvements to Felland Road and Reiner Road at all intersections with new streets in order to facilitate ingress and egress to the development per a plan approved by the City Engineer.

15. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.

16. This development is subject to impact fees for the Northeast Neighborhood Sanitary Sewer Improvement Impact Fee District - $215.00/ 1,000 square-foot (2025 Rate). All impact fees are due and payable at the time building permits are issued (MGO Ch. 20). Add the following note on the face of the plat: “Lots/buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued.”

17. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder

((608) 261-9250) toobtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering Division sign-off.

18. Provide proof of septic system abandonment from Public Health–Madison and Dane County as a condition of final plat approval.

19. An Erosion Control Permit is required for this project.

20. A Storm Water Management Report and Storm Water Management Permit is required for this project.

21. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.

22. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than nine (9) feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.

23. Confirm that adequate sight distance exists where streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make mitigating improvements as required by the City. Caution: The improvements indicated may require right of way outside of the plat limits. The applicant shall be aware of potential issues meeting intersection sight distance compliance at the Felland Road and “A” Street intersection.

24. Off-site sewer improvements by the developer may be required as a condition for plat approval. The applicant shall provide Mark Moder, mmoder@cityofmadison.com, projected wastewater flows to each discharge point on the existing public sanitary system to determine whether offsite sewer improvements are a requirement of the developer agreement. Sewer may need to be replaced with a larger diameter sewer on Reiner Road and Commercial Avenue/ CTH T depending on the projected wastewater flows.

25. Provide calculations for the 500-year storm event, as identified in MGO Chapter 37, as part of the plat design and stormwater management plan. The flows from this design storm event will be routed through the development and used to determine an anticipated safe top of concrete foundation elevation for future buildings in critical areas.

26. Submit proposed lot corner grades with the stormwater management plan as these two items must be reviewed together to properly determine stormwater overflow conditions. Prior to the issuance of building permits, submit a master stormwater drainage plan with final as-built lot corner grades. These grades may

be modified from the originally proposed grades provided they continue to meet design tolerances. No building permits shall be issued prior to City Engineering's final approval of this plan.

27. Install a property boundary witness markers along the boundary of lands dedicated for public stormwater purposes at property corners or in locations that are mutually agreeable to the applicant and Engineering Division.

28. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.

29. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an11- by 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

30. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction periodwith the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.

31. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.

32. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website. The Storm Water Management Plan & Report shall include compliance with the following:

    Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

    Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))

    Detain the 2-, 5-, 10-, 100-, and 200-year storm events, matching post-development rates to pre-development rates and using the design storms identified in MGO Chapter 37.

    Provide infiltration of 90% of the pre-development infiltration volume.

    Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.

    Provide onsite volumetric control limiting the post construction volumetric discharge to the predevelopment discharge volume as calculated using the 10-year storm event

    Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.

The applicant shall demonstrate that water can leave the site and reach the public right of way without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any best management practices (BMP) used to meet stormwater management requirements on this project.

33. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

City Engineering Division – Mapping Section (Contact Jeffrey Quamme, (608) 266-4097)

34. The private alley shown abutting Reiner Road requires approval for any connection by the Plan Commission per the Subdivision Regulations.

35. Grant a 15-foot wide Temporary Grading and Sloping Easement to the City of Madison for the construction of future public street improvements along Reiner Road and Commercial Avenue over the outlots reserved for future development when they are platted. The easement shall terminate upon the completion of construction of the construction of the full cross section of public improvements within the right of way adjacent to these outlots.

36. The portion of Commercial Avenue/ CTH T that was previously conveyed by Document No. 643759 shall be removed from the right of way to be dedicated by this plat.

37. The surveyor shall provide the basis of the right of way of Commercial Avenue. The right of way plat for old Highway 30 per the right of way plat and conveyance leaves latitude for interpretation and refers to the previous town road. Contact Jeff Quamme jrquamme@cityofmadison.com., (608) 266-4097 to coordinate.

38. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat. These will be required for each final plat if platted in phases. Those easements shall be properly shown, dimensioned and labeled on the final plat. This includes easements required by the City of Madison for wet utilities.

39. As required by Ordinance, provide private Easements or private Outlots to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). Coordinate the locations of the CBUs with the USPS Development Coordinator, City Engineering and Traffic Engineering Staff and in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works. CBUs serving this land division will not be permitted within any publicly owned or dedicated lands.

40. Access control regulation by Document Nos. 820381 and 1368501 typically transfers to the municipality when the area is incorporated. This shall be verified by City staff prior to a future final plat approval.

41. No vehicular access shall be noted along Reiner Road, Felland Road, and Commercial Avenue. The outlots reserved for future development may have the access restrictions modified as part of a future land division approved by the City of Madison.

42. The dedication of Outlot 5 label on the map appears to be in error and should be private.

43. The portions of the lands to be conveyed to the adjacent metes and bounds parcels along Felland Road shall be detached from the City of Madison prior to conveying to the adjacent owners. This to avoid creation of jurisdictional issues for lands intended to be a single parcel.

44. Submit street name suggestions to Lori Zenchenko (LZenchenko@cityofmadison.com) for review and approval.

45. Provide all recorded as information on all lines of the exterior boundary.

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

46. The applicant shall work the Traffic Engineering and City Engineering Divisions on determining the final right of way dedication required for Reiner Road.

47. The applicant shall work Traffic Engineering and City Engineering Divisions on determining the final right of way dedication required for Felland Road.

48. The applicant shall submit a traffic study analyzing the impacts of their development on the intersection of Commercial Avenue/Reiner Road/Sprecher Road and be responsible for any improvements as approved by the Director of Traffic Engineering.

49. Blissful Avenue, "F" Street, and "S" Street shall be classified as Community Connector Streets as defined by the current Complete Green Streets Guide.

50. "E" Street, "G" Street, "H" Street, "I" Street, "J" Street, "O" Street, "P" Street, "Q" Street, "T" Street, "U" Street, Blue Stone Terrace shall be classified as Neighborhood Streets as defined by the current Complete Green Streets Guide.

51. "A" Street, "B" Street, "C" Street, "D" Street, Burnette Downs Drive, and "N" Street shall be classified as Neighborhood Yield Streets as defined by the current Complete Green Streets Guide.

52. "K" Street and "L" Street shall be classified as Mixed-Use Neighborhood Streets as defined by the current Complete Green Streets Guide.

53. The applicant shall dedicate sufficient right of way to allow for minimum eight (8)-foot terraces on all streets in this plat. Any variances shall be approved by the City Traffic Engineer.

54. The applicant shall add a note to the plat stating no driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six inches in width shall be constructed between all pedestrian ramps and driveway entrances. This is especially important at 'T' intersections where lot and

building layout become critical; to prevent interference with the pedestrian ramp, lots intersecting or adjacent 'T' intersection may require a shared driveway and access.

55. The applicant shall provide a minimum 150-foot centerline radius and a minimum 100-foot tangent between curves on all public right of ways in this plat per MGO Section 16.23(6)(a)(11).

56. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division's Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12-foot easement between lots and 6-foot easements on corner lots where streetlights are needed.

57. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights prior to sign off of the final plat.

Parking Division (Contact Trent W. Schultz, 608-246-5806)

58. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of subdivision review. As development progresses in the subdivision, residential uses with 10 or more dwelling units and other applicable uses in MGO 16.03 will be subject to TDM Plan review.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

59. Work with Zoning and Planning staff to finalize the TR-P Master Plan text and exhibits.

60. Obtain demolition approval and raze permits for existing buildings that will need to be demolished for the subdivision.

61. The Two-Family Twin dwellings shall have a joint cross access and maintenance agreement which shall be recorded with the land division.

Fire Department (Contact Matt Hamilton, (608) 266-4457)

This agency has reviewed this request and recommended no conditions of approval.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

62. Upon development, a separate water service lateral and water meter will be required to serve each parcel. The water laterals shall be directly connected to the public water main with the shut-off valve located in the public right-of-way (per PSC 185.52 (2)). A water lateral is not required if the parcel remains undeveloped.

63. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO 16.23(9)(d)(3).

64. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

This agency has reviewed this request and recommended no conditions of approval.

Parks Division (Contact Kathleen Kane, (608) 261-9671)

65. Request that the residential lots abutting the park (Outlot 1) be removed from the plat (Lots 143-147 on the east side of "H" Street and Lots 148-151 on the west side of Blue Stone Terrace). The removal of those lots adjacent to Outlot 1 will allow the subdivision to meet more of its dedication requirements. Removal of those lots will allow a more useful layout for the park and will reduce the potential for future encroachments from those home sites onto the public land. Removal of the lots is also consistent with the neighborhood development plan, which does not show residential lots abutting the park

66. The following note should be included on the final plat: "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued." The Parks Division shall be required to sign-off on the final plat of this subdivision.

67. Prior to sign off on the final plat, the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the park impact fees for this development. This document will be recorded at the Register of Deeds. The applicant shall be responsible for all recording fees.

68. Park land dedication is required for all new residential units as part of this plat development per MGO Section 16.23(6)(f).

69. Outlot 5 is of insufficient size to be accepted for public parkland dedication purposes. However, the Parks Division is open to the outlot remaining as private parkland with public access easement with the condition that they are privately maintained. If this condition is met, they may be considered as part of parkland dedication per MGO Section 16.23(6)(f)(8).

70. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district. Please reference ID# 25031 when contacting Parks Division staff about this project.

71. No farming or use of lands to be dedicated to the public for Park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered through the City of Madison Office of Real Estate Services.

72. The developer shall provide soil borings within any lands to be dedicated as parkland.

73. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.

74. The parkland dedication should meet the following guidelines for park development:

    a) Areas within a park to be used for open space for active and passive recreation shall be graded at 1-2% for the area of field proposed.

b) No side slopes within the park dedication area shall exceed 4:1.

c) The applicant shall provide proposed grading plans prior to approval of the area for dedicated public park lands.

d) No proposed utilities will be allowed on public park land without prior approval by the Parks Superintendent or his designee.

e) Areas that are wetlands shall not be dedicated as public parkland.

75. The applicant shall install a fence along the boundary of lands dedicated for public park purposes and any residential lots at the sole expense of the applicant. The fence shall be installed on private property to a design that is mutually agreeable to the applicant and Parks Division. The cost of the fence shall not be eligible for Park –Infrastructure Impact Fee credits. The applicant shall execute a deed restriction that would require the fence to be perpetually maintained by the property owners for any lots that are adjacent to publicly dedicated park lands.

Forestry Section (Contact Brad Hofmann, (608) 266-4908)

This agency did not submit comments for the preliminary plat.

Office of Real Estate Services (Contact Trent Milliken, (608) 266-5940)

76. At the time of final plat submittal, certificates shall be prepared with the ownership interests consistent with the most recent title report and shall be signed prior to final plat sign-off by the Office of Real Estate Services ("ORES"). Signatories shall provide documentation that proves legal authority to sign the Owner's Certificate.

77. If any of the land within the plat boundary is under contract for sale or purchase, and said transfer will be conducted at the time of plat recording, an escrow agreement may be necessary. Please discuss closing plans with ORES in advance of plat signoff.

78. At the time of final plat submittal, certificate(s) of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s), and shall be signed prior to final plat sign-off by ORES.

79. A Consent of Lessee certificate shall be included on the final plat for any tenancy in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off. Notify ORES if farm leases are in place for agricultural lands being platted.

80. All consents and certifications for any holder of interests in the subject lands shall conform with Wis. Stats. 236.21(2) and 236.29, i.e., to include the language "…surveyed, divided, mapped and dedicated…"

81. If any portion of the lands within the plat boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and executed prior to approval sign-off.

82. The final plat shall include Plan Commission, County and City Treasurer, and Common Council approval certificates.

83. As of June 11, 2025, the 2024 real estate taxes are paid for the subject property. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to Plat recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. Receipts are to be provided on or before sign-off and checks are payable to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, WI 53701.

84. As of June 11, 2025, there are no special assessments reported for the parcels within the plat boundary. Pursuant to MGO Section 16.23(5)(g)1 and Wis. Stats. 236.21(3), all special assessments, including accrued interest in the case of delinquencies, shall be paid by the owner prior to plat approval sign off. Receipts for payment shall be provided to ORES in advance of plat approval sign-off.

85. After final plat submittal, pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report to ORES via email to Trent Milliken (tmilliken@cityofmadison.com) as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report (April 9, 2025) and the date when sign-off approval is requested. A title commitment may be provided but will only be considered as supplementary information to the title report update. The surveyor shall update the plat with the most recent information available in the title report update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the plat.

86. Accurately reflect the contents of the title report when preparing the final plat. Further specific comments for ORES requirements will be included after review of the final plat.

Appendix A: Tradition Residential–Planned District Requirements

The following excerpts summarize the requirements for residential development in the Traditional Residential-Planned (TR-P) District in Section 28.053 of the Zoning Code:

(1) Statement of Purpose. The TR-P District is established to encourage the development of new traditional neighborhoods in close-in or outlying parts of the City that incorporate the characteristics of existing traditional neighborhoods. Features include a variety of lot sizes and integrated housing types, detached or alley-loaded garages, traditional architectural features such as porches, an interconnected street system and the creation of a high-quality public realm.

A large-scale TR-P development will be designed through a master planning process. Where a TR-P District is developed in conjunction with or in proximity to an existing or planned mixed-use or higher-density district (for example, a Neighborhood Mixed-Use District, Traditional Shopping Street District, or Traditional Residential-Urban District) the TR-P District is also intended to meet the goals of traditional neighborhood development as established by the State of Wisconsin and Dane County. These goals include the following:

a.) Reduce public costs by making more efficient use of infrastructure.
b.) Protect the environment through reduced land consumption, preservation of on-site environmental features, and reduced automobile travel.
c.) Increase public safety and welfare through street design that results in slower driver speeds and reduced accidents, injuries and fatalities.

d.) Promote the reinvestment in existing developed areas.
e.) Foster community through attractive streets and public spaces that create opportunities for encounters and gatherings.

(3) Required Mix of Residential Uses. After the effective date of this ordinance, development sites or projects within the TR-P District that are 10 acres or more in size or that include 50 or more dwelling units shall meet the following standards:

a.) A minimum of 3 residential building types from the following categories shall be included within the site:
    1. Single-family detached dwellings with street-accessed garages.
    2. Single-family detached dwellings with alley-accessed garages.
    3. Two-family and single-family attached buildings.
    4. Accessory dwelling units.
    5. Multi-family dwellings (3 units or more), including senior housing.
    6. Special-needs housing such as community living arrangements and assisted living facilities.
b.) A minimum of ten percent (10%) of the units on the site shall be in two-family, attached or multi-family residential dwelling types.
c.) For infill development, the required mix of residential uses may be satisfied by existing adjacent residential uses within a one-quarter mile radius.
d.) All residential lots shall be located within one-quarter mile of existing or planned public or common open space.

(4) Dimensional Standards, Permitted and Conditional Uses. [See table below for more information.]

(5) Site Design Standards.
a.) Open Space. Open space shall be available to the residents of the district for recreational purposes or similar benefit. Land reserved for stormwater management and other required site improvements shall not be applied to this requirement, unless designed as open space that will meet resident needs.
    1. Open space shall be designed to meet the needs of residents of the district and the surrounding neighborhoods to the extent practicable for parks, playgrounds, playing fields, and other recreational facilities.
    2. A diversity of open spaces shall be provided within the TR-P district, including but not limited to community parks, neighborhood squares and commons, and playgrounds.
    3. Open spaces included with the subdivision shall be dispersed throughout the development and walkable from most areas within the subdivision.
    4. Land donated for any public purpose, which is accepted by the City, may be credited towards the open space requirement at the discretion of the Common Council.
b.) Street Layout. A TR-P site development plan shall maintain the existing street grid where present and restore the street grid where it has been disrupted. In newly developing areas, streets shall be designed to maximize connectivity, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at an environmentally sensitive area, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments.
c.) Street Design. Flexibility in street design may be allowed within a TR-P District in order to create a safe and pleasant environment for residents, emphasizing pedestrian and bicycle circulation.

d.) Non-Residential Uses. Non-residential land uses, including but not limited to schools, places of worship and neighborhood-serving commercial uses located within a subdivision zoned TR-P, shall be designed in a compact fashion and reflect the design of other uses within the master-planned development. Parking for such uses shall be located in the side or rear yards and shall be well screened to preserve the continuity of the public realm.

(6) Submittal Requirements.

a.) After the effective date of this ordinance, a Master Plan shall be required for all TR-P projects that are proposed to be 10 acres or larger in size or those that will include 50 dwelling units or more. All TR-P Master Plans shall include each of the following elements:

1. A map of the proposed development that identifies all of the lots and outlots to be contained in the proposed development and which contains all of the information required for preliminary plats in Sec. 16.23(7)(a), MGO. The map shall identify each of the following items:
    a. The use of each lot or outlot, including any spaces to be dedicated to the public.
    b. The number of dwelling units to be provided on each lot.
    c. The number of floors of all buildings to be constructed on a lot – minimum and maximum.
    d. The orientation of buildings in relation to all streets.
    e. The yards and building setbacks for each developable lot.
    f. Stormwater management, including proposed treatments at the lot, block and subdivision level.
2. A phasing plan for the implementation of the master planned development.
3. Building design standards for the proposed development recorded in the covenants, conditions and restrictions for the subdivision, shall include:
    a. Massing and composition of structures, orientation of windows and entries; doors and other elements of the facade, and primary facade materials and colors.
    b. A process for the application of such building design standards, through an architectural review committee or similar review body.
4. A detailed letter of intent for the project that outlines the specific goals and objectives for the master planned development. Sec. 28.053(6)(b)

b.) Standards for Approval of Master Plans.

1. The proposed TR-P Master Plan shall be consistent with the recommendations of the Comprehensive Plan and any adopted neighborhood plan, including the objectives established for traditional neighborhood development in the Comprehensive Plan.
2. The proposed TR-P Master Plan shall contain a highly connective circulation pattern and shall be conducive to multiple forms of transportation.
3. The proposed master planned development shall include a variety of integrated residential dwelling unit types. Segregation of dwelling unit types shall be avoided.
4. The proposed TR-P Master Plan shall be consistent with the statement of purpose of this section.
5. The TR-P Master Plan shall also comply with all of the requirements for preliminary plats in MGO Section 16.23.

(7) Review Procedures. A Master Plan for a TR-P district will be reviewed as part of the zoning map amendment and subdivision plat.

Appendix B: Zoning Criteria

TR-P Zoning Criteria

Requirements	Required: Single-family detached	Proposed	Required: Two-family twin	Proposed
Lot Area (sq. ft.)	2,900 sq. ft.	All lots will exceed	1,800sq. ft./unit	All lots will exceed
Lot Width	30’	All lots will exceed	25’/unit	All lots will exceed
Minimum Front Yard Setback	15’	To be determined at the time of permitting	15’	To be determined at the time of permitting
Maximum Front Yard Setback	30’ or up to 20% greater than block average		30’ or up to 20% greater than block average	
Side Yard Setback	5’		5’	
Reverse Corner Side Yard Setback	8’ (10’ for garage)		8’ (10’ for garage)	
Rear Yard Setback	Street-accessed: 20’ Alley-accessed: 2’		Street-accessed: 20’ Alley-accessed: 2’	
Usable Open Space	None		None	
Maximum Lot Coverage	75%		75%	
Maximum Building Height	3 stories/ 35’		3 stories/ 35’	

TR-U1 Zoning Criteria

Requirements	Required	Proposed
Lot Area (per Multi-Family Unit)	1000 sq. ft. per unit	All lots will exceed
Lot Width	15’ per unit	All lots will exceed
Front Yard Setback	15’	To be determined at the time of permitting
Maximum Front Yard Setback	30’ or up to 20% greater than block average	
Side Yard Setback	10’	
Reversed Corner Side Yard Setback	12’	
Rear Yard Setback	The lesser of 25% of lot depth or 20’	
Maximum Lot Coverage	90%	
Maximum Building Height	3 stories/ 40’	

Other Critical Zoning Items	
Yes:	Utility Easements
No:	Barrier Free, Transit-Oriented Development (TOD) Overlay, Urban Design, Floodplain, Landmarks, Waterfront Development, Wellhead Protection
	Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator

PLANNING DIVISION STAFF REPORT – Addendum June 23, 2025

PREPARED FOR THE PLAN COMMISSION

Project Address: **602-904 Reiner Road and 6004 Commercial Avenue**

Application Type: Zoning Map Amendment and Preliminary Plat

Legistar File ID # 88449 and 88206

Requested Actions: Approval of a request to rezone portions of 6004 Commercial Avenue and 602-904 Reiner Road from A (Agricultural District) to TR-P (Traditional Residential–Planned District) and TR-U1 (Traditional Residential-Urban 1 District) and; approving the preliminary plat of *Reiland Grove*, creating 264 single-family lots, 224 lots to be developed with 112 two-family residences, 60 lots for townhouse units, one outlot for a public park, four outlots for public stormwater management, one outlot for a private park, one outlot for a private alley, and six outlots for future development.

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Addendum

Following the publishing of the staff report with the recommended conditions from reviewing agencies, the City Engineering Division requested that condition #12 of the recommended conditions in the report be revised as follows and that a new condition be added:

12. Construct sidewalk/multi-use path, terrace, curb, gutter, and pavement along east side of Felland Road and west side of Reiner Road along the plat frontage to a plan approved by the City Engineer. **Construct a sidewalk/ multi-use path on the north side of Commercial Avenue adjacent to Outlot 9.**

New Proposed Condition:

- When subdivision/ land divisions are requested for Outlots 10 and 13, construction on Commercial Avenue (CTH T) will be required.

PLANNING DIVISION STAFF REPORT – Addendum #2 July 7, 2025

PREPARED FOR THE PLAN COMMISSION

Project Address: **602-904 Reiner Road and 6004 Commercial Avenue**

Application Type: Zoning Map Amendment and Preliminary Plat

Legistar File ID # 88449 and 88206

Requested Actions: Approval of a request to rezone portions of 6004 Commercial Avenue and 602-904 Reiner Road from A (Agricultural District) to TR-P (Traditional Residential–Planned District) and TR-U1 (Traditional Residential-Urban 1 District) and; approving the preliminary plat of *Reiland Grove*, creating 264 single-family lots, 224 lots to be developed with 112 two-family residences, 60 lots for townhouse units, one outlot for a public park, four outlots for public stormwater management, one outlot for a private park, one outlot for a private alley, and six outlots for future development.

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Addendum

As noted in the original June 23, 2025 staff report for the *Reiland Grove* subdivision, staff from the Parks Division and Planning Division expressed concerns about the proposed park to be dedicated to the City as Outlot 1 of the preliminary plat submitted on April 28, 2025, calling for the lots proposed to abut the outlot along "H" Street and Blue Stone Terrace to be eliminated to allow for a larger and better configured park. Following the publishing of the staff report with the recommended conditions from reviewing agencies, the subdivider, Veridian Homes, expressed their desire to maintain residential lots adjacent to the park. At their request, the preliminary plat and related rezoning of the site to facilitate the residential development were referred to the July 7 Plan Commission meeting to allow for the size and shape of the park dedication to be discussed further.

Following the referral, a revised preliminary plat was submitted that proposes to shift the residential lots to the east side of the park to front onto Blue Stone Terrace. Outlot 1 is reconfigured on the revised plat to be a mostly L-shaped parcel with frontage along Blue Stone south of the relocated lots as well as the north side of "F" Street/ Divine Street and the entire eastern frontage of "H" Street extending north to the limits of the plat. A 20-foot wide section of Outlot 1 will extend between Lots 147 and 148 to accommodate a path connection from the intersection of "D" Street and Blue Stone Terrace into the park. The resulting park is larger than previously proposed (5.87 acres compared to 5.36 acres) and staff feels that it is better configured than the earlier version. While the Northeast Neighborhoods Development Plan did not show residential lots abutting this park, the area proposed for dedication on the revised preliminary plat is larger than the area recommended for parkland in the plan by approximately an acre, which staff feels is an acceptable tradeoff. As conditions of approval, the subdivider will be required to prominently stake all boundaries of the park and install fencing along the boundary of the park to a design agreeable to the applicant and Parks Division to prevent encroachment from the private lots into the public park.

In order to accommodate the proposed layout of the park outlot and the applicant's desired lot depth adjacent to the park, the subdivider has made minor adjustments to the northern tier of the plat, including shifting Blue Stone Terrace 20 feet to the east, and adjusting the lot mix in three of the blocks east and west of the park. The overall number of lots and future dwelling units proposed across the subdivision remains the same, and all of the proposed lots appear to comply with the TR-P zoning minimums in effect at the time of the original submittal.

In closing, staff believes that the Plan Commission may find that proposed *Reiland Grove* development reflected on the revised application materials meets the standards for approval. Staff feels that the proposed subdivision is consistent with the recommendations for the site in the Northeast Neighborhoods Development Plan and Comprehensive Plan, as well as with the street design criteria in the Complete Green Streets Guide. In particular, the proposed layout of the Outlot 1 public park on the revised preliminary plat is acceptable to Parks Division and Planning Division staff. Staff recommends approval of the zoning text amendment and preliminary plat subject to the conditions in the following section, which are intended to supersede/replace the conditions in the June 23, 2025 staff report and first addendum to avoid confusion.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends the following to the Plan Commission regarding 6004 Commercial Avenue and 602-904 Reiner Road:

- That the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00716, rezoning specific portions of the site from A to TR-P, to the Common Council with a recommendation of **approval** and **approve** the TR-P master plan;
- That the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00717, rezoning specific portions of the site from A to TR-U1, to the Common Council with a recommendation of **approval;** and
- That the Plan Commission find the standards met and forward the revised preliminary plat of *Reiland Grove* to the Common Council with a recommendation of **approval** subject to input at the public hearing and the conditions from reviewing agencies that follow:

[Note: The conditions that follow are intended to supersede/replace the conditions in the June 23, 2025 staff report and first addendum.]

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division

1. That at the time of rezoning and final platting or re-division of Outlot 10, "G" Street shall be extended one block further south to connect to Commercial Avenue to increase the amount of connectivity for the development consistent with the Northeast Neighborhoods Development Plan. Final approval of the details of the intersection of "G" Street and Commercial Avenue shall be approved by the Traffic Engineering, City Engineering, and Planning Divisions.

2. The applicant shall submit to the Planning Division two copies of private subdivision covenants, conditions and restrictions, and easements that will govern the organizational structure, use, maintenance and continued protection of the development and any common services, open areas or other facilities to serve the proposed plat (private alleys, open spaces, etc.). These documents shall be approved by the Planning Division in consultation with the City Attorney's Office prior to final approval of the plat for recording.

3. That prior to final approval and recording of a final plat contain private open spaces, the applicant shall demonstrate compliance with the requirements in Section 16.23(8)(f)8 of the Subdivision Regulations for

privately-owned and maintained open space, including the execution of land use restrictions and open space easements in a form acceptable to the Parks Division, Planning Division, and City Attorney's Office.

4. That prior to recording of a final plat of the subdivision, the applicant work with City Engineering and Planning staff to explore "distributed infiltration" practices as part of the means to meet the infiltration requirements identified under Chapter 37, MGO, the Northeast Neighborhood Development Plan, and those recommended in the 2010 CARPC CUSA amendment approval resolution. These methods could include but not be limited to: rain gardens installed to serve a "block of lots", pervious pavement, depressed terraces, rain barrels and/or other methods. These "distributed" practices would be used in coordination with regional, plat-level practices.

5. At the time of final plat recording, the two-family twin dwellings shall have a joint cross access and maintenance agreement recorded that addresses the shared maintenance of the exterior elements of those units (roof, walls, etc.) consistent with the requirements in Section 28.151 of the Zoning Code.

6. That the applicant work with the Planning Division and Capital Area Regional Planning Commission to revise the environmental corridor map to reflect any changes to the mapped corridor proposed by the development prior to final approval and recording of the final plat.

The following conditions of approval have been submitted by reviewing agencies:

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

7. This site has significant stormwater limitations with regard to discharge rates to offsite lands not under the control of the City of Madison. The applicant shall limit discharges in any storms up to and including the 200 year event to the capacity of the culverts under Reiner and Commercial. Alternatively, the developer could secure easements downstream until the water reaches a water of the state, and replace the culverts under the roads. In this case the development would be subject to standard new development SWM requirements.

8. The applicant shall review with the City Engineer the draft Door Creek watershed study to determine if there is unintended detention currently occurring on the subject property. This would need to be taken into account as part of the new stormwater management plan.

9. The developer shall enter into a City/Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign-off of the final plat. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule thedevelopment and approval of the plans and the agreement.

10. Construct Madison standard street, multi-use path, and sidewalk improvements for all streets within the plat.

11. The applicant shall construct sidewalk/multi-use path, terrace, curb, gutter, and pavement along east side of Felland Road and west side of Reiner Road along the plat frontage to a plan approved by the City Engineer.

12. The applicant shall construct a north-south multi-use path within the plat from Blissful Avenue to the northern boundary of the plat to a plan approved by the City Engineer. This path shall connect to the existing Woods Farm Path with future developments to the north of this plat.

13. The applicant shall construct improvements to Felland Road and Reiner Road at all intersections with new streets in order to facilitate ingress and egress to the development per a plan approved by the City Engineer. The applicant shall construct a sidewalk/multi-use path on the north side of Commercial Avenue adjacent to Outlot 9.

14. When subdivision/ land divisions are requested for Outlots 10 and 13, construction on Commercial Avenue (CTH T) will be required.

15. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.

16. This development is subject to impact fees for the Northeast Neighborhood Sanitary Sewer Improvement Impact Fee District - $215.00/ 1,000 square-foot (2025 Rate). All impact fees are due and payable at the time building permits are issued (MGO Ch. 20). Add the following note on the face of the plat: "Lots/buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."

17. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) toobtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering Division sign-off.

18. Provide proof of septic system abandonment from Public Health–Madison and Dane County as a condition of final plat approval.

19. An Erosion Control Permit is required for this project.

20. A Storm Water Management Report and Storm Water Management Permit is required for this project.

21. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.

22. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than nine (9) feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.

23. Confirm that adequate sight distance exists where streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street

intersection or agree to make improvements to the roadways such that the sight distance is achieved or make mitigating improvements as required by the City. Caution: The improvements indicated may require right of way outside of the plat limits. The applicant shall be aware of potential issues meeting intersection sight distance compliance at the Felland Road and "A" Street intersection.

24. Offsite sewer improvements by the developer may be required as a condition for plat approval. The applicant shall provide Mark Moder, mmoder@cityofmadison.com, projected wastewater flows to each discharge point on the existing public sanitary system to determine whether offsite sewer improvements are a requirement of the developer agreement. Sewer may need to be replaced with a larger diameter sewer on Reiner Road and Commercial Avenue/ CTH T depending on the projected wastewater flows.

25. Provide calculations for the 500-year storm event, as identified in MGO Chapter 37, as part of the plat design and stormwater management plan. The flows from this design storm event will be routed through the development and used to determine an anticipated safe top of concrete foundation elevation for future buildings in critical areas.

26. Submit proposed lot corner grades with the stormwater management plan as these two items must be reviewed together to properly determine stormwater overflow conditions. Prior to the issuance of building permits, submit a master stormwater drainage plan with final as-built lot corner grades. These grades may be modified from the originally proposed grades provided they continue to meet design tolerances. No building permits shall be issued prior to City Engineering's final approval of this plan.

27. Install a property boundary witness markers along the boundary of lands dedicated for public stormwater purposes at property corners or in locations that are mutually agreeable to the applicant and Engineering Division.

28. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.

29. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an11- by 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

30. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction periodwith the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.

31. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.

32. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City

Engineering. The Stormwater Management Permit application can be found on City Engineering's website. The Storm Water Management Plan & Report shall include compliance with the following:

Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))

Detain the 2-, 5-, 10-, 100-, and 200-year storm events, matching post-development rates to pre-development rates and using the design storms identified in MGO Chapter 37.

Provide infiltration of 90% of the pre-development infiltration volume.

Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.

Provide onsite volumetric control limiting the post construction volumetric discharge to the predevelopment discharge volume as calculated using the 10-year storm event

Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.

The applicant shall demonstrate that water can leave the site and reach the public right of way without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any best management practices (BMP) used to meet stormwater management requirements on this project.

33. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

City Engineering Division – Mapping Section (Contact Jeffrey Quamme, (608) 266-4097)

34. The private alley shown abutting Reiner Road requires approval for any connection by the Plan Commission per the Subdivision Regulations.

35. Grant a 15-foot wide Temporary Grading and Sloping Easement to the City of Madison for the construction of future public street improvements along Reiner Road and Commercial Avenue over the outlots reserved for future development when they are platted. The easement shall terminate upon the completion of construction of the construction of the full cross section of public improvements within the right of way adjacent to these outlots.

36. The portion of Commercial Avenue/ CTH T that was previously conveyed by Document No. 643759 shall be removed from the right of way to be dedicated by this plat.

37. The surveyor shall provide the basis of the right of way of Commercial Avenue. The right of way plat for old Highway 30 per the right of way plat and conveyance leaves latitude for interpretation and refers to the previous town road. Contact Jeff Quamme jrquamme@cityofmadison.com., (608) 266-4097 to coordinate.

38. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat. These will be required for each final plat if platted in phases. Those easements shall be properly shown, dimensioned and labeled on the final plat. This includes easements required by the City of Madison for wet utilities.

39. As required by Ordinance, provide private Easements or private Outlots to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). Coordinate the locations of the CBUs with the USPS Development Coordinator, City Engineering and Traffic Engineering Staff and in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works. CBUs serving this land division will not be permitted within any publicly owned or dedicated lands.

40. Access control regulation by Document Nos. 820381 and 1368501 typically transfers to the municipality when the area is incorporated. This shall be verified by City staff prior to a future final plat approval.

41. No vehicular access shall be noted along Reiner Road, Felland Road, and Commercial Avenue. The outlots reserved for future development may have the access restrictions modified as part of a future land division approved by the City of Madison.

42. The dedication of Outlot 5 label on the map appears to be in error and should be private.

43. The portions of the lands to be conveyed to the adjacent metes and bounds parcels along Felland Road shall be detached from the City of Madison prior to conveying to the adjacent owners. This is to avoid creation of jurisdictional issues for lands intended to be a single parcel.

44. MG&E Electric Transmission Line Easement per Document No. 2108614 was assigned to ATC per Document No. 4202339, and shall be noted on the plat and updated in the title report. The applicant shall coordinate ATC's conveyance of rights of the easement to the City of Madison for that portion within a public right of way. Upon submittal of the final plat, contact Jeff Quamme (jrquamme@cityofmadison.com) to coordinate and set up a Real Estate project.

45. Submit street name suggestions to Lori Zenchenko (LZenchenko@cityofmadison.com) for review and approval.

46. Provide all recorded as information on all lines of the exterior boundary.

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

47. The applicant shall work the Traffic Engineering and City Engineering Divisions on determining the final right of way dedication required for Reiner Road.

48. The applicant shall work Traffic Engineering and City Engineering Divisions on determining the final right of way dedication required for Felland Road.

49. The applicant shall submit a traffic study analyzing the impacts of their development on the intersection of Commercial Avenue/Reiner Road/Sprecher Road and be responsible for any improvements as approved by the Director of Traffic Engineering.

50. Blissful Avenue, "F" Street, and "S" Street shall be classified as Community Connector Streets as defined by the current Complete Green Streets Guide.

51. "E" Street, "G" Street, "H" Street, "I" Street, "J" Street, "O" Street, "P" Street, "Q" Street, "T" Street, "U" Street, Blue Stone Terrace shall be classified as Neighborhood Streets as defined by the current Complete Green Streets Guide.

52. "A" Street, "B" Street, "C" Street, "D" Street, Burnette Downs Drive, and "N" Street shall be classified as Neighborhood Yield Streets as defined by the current Complete Green Streets Guide.

53. "K" Street and "L" Street shall be classified as Mixed-Use Neighborhood Streets as defined by the current Complete Green Streets Guide.

54. The applicant shall dedicate sufficient right of way to allow for minimum eight (8)-foot terraces on all streets in this plat. Any variances shall be approved by the City Traffic Engineer.

55. The applicant shall add a note to the plat stating no driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six inches in width shall be constructed between all pedestrian ramps and driveway entrances. This is especially important at 'T' intersections where lot and building layout become critical; to prevent interference with the pedestrian ramp, lots intersecting or adjacent 'T' intersection may require a shared driveway and access.

56. The applicant shall provide a minimum 150-foot centerline radius and a minimum 100-foot tangent between curves on all public right of ways in this plat per MGO Section 16.23(6)(a)(11).

57. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division's Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12-foot easement between lots and 6-foot easements on corner lots where streetlights are needed.

58. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights prior to sign off of the final plat.

Parking Division (Contact Trent W. Schultz, 608-246-5806)

59. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of subdivision review. As development progresses in the subdivision, residential uses with 10 or more dwelling units and other applicable uses in MGO 16.03 will be subject to TDM Plan review.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

60. Work with Zoning and Planning staff to finalize the TR-P Master Plan text and exhibits.

61. Obtain demolition approval and raze permits for existing buildings that will need to be demolished for the subdivision.

62. The Two-Family Twin dwellings shall have a joint cross access and maintenance agreement which shall be recorded with the land division.

Fire Department (Contact Matt Hamilton, (608) 266-4457)

This agency has reviewed this request and recommended no conditions of approval.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

63. Upon development, a separate water service lateral and water meter will be required to serve each parcel. The water laterals shall be directly connected to the public water main with the shut-off valve located in the public right-of-way (per PSC 185.52 (2)). A water lateral is not required if the parcel remains undeveloped.

64. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO 16.23(9)(d)(3).

65. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

This agency has reviewed this request and recommended no conditions of approval.

Parks Division (Contact Adam B. Kaniewski, (608) 261-4281)

66. The applicant shall install a fence along the boundary of lands dedicated for public park purposes at the sole expense of the applicant. The fence shall be installed on private property to a design that is mutually agreeable to the applicant and Parks Division. The cost of the fence shall not be eligible for Park–Infrastructure Impact Fee credits. The applicant shall execute a deed restriction that would require the fence to be perpetually maintained by the property owners for any lots that are adjacent to publicly dedicated park lands.

67. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.

68. The following note should be included on the final plat: “Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.” The Parks Division shall be required to sign off on the final plat of this subdivision.

69. Prior to sign off on the final plat, the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the park impact fees for this development. This document will be recorded at the Register of Deeds. The applicant shall be responsible for all recording fees. The Parks Division shall be required to sign-off on the final plat of this subdivision.

70. Park land dedication is required for all new residential units as part of this plat development per MGO Section 16.23(6)(f).

71. Outlot 5 is of insufficient size to be accepted for public parkland dedication purposes. However, the Parks Division is open to the outlot remaining as private parkland with public access easement with the condition that they are privately maintained. If this condition is met, they may be considered as part of parkland dedication per MGO Section 16.23(6)(f)(8).

72. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district. Please reference ID# 25031 when contacting Parks Division staff about this project.

73. No farming or use of lands to be dedicated to the public for Park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered through the City of Madison Office of Real Estate Services.

74. The developer shall provide soil borings within any lands to be dedicated as parkland.

75. The parkland dedication should meet the following guidelines for park development:
    a) Areas within a park to be used for open space for active and passive recreation shall be graded at 1-2% for the area of field proposed.
    b) No side slopes within the park dedication area shall exceed 4:1.
    c) The applicant shall provide proposed grading plans prior to approval of the area for dedicated public park lands.
    d) No proposed utilities will be allowed on public park land without prior approval by the Parks Superintendent or his designee.
    e) Areas that are wetlands shall not be dedicated as public parkland.

Forestry Section (Contact Brad Hofmann, (608) 266-4908)

This agency did not submit comments for the preliminary plat.

Office of Real Estate Services (Contact Trent Milliken, (608) 266-5940)

76. At the time of final plat submittal, certificates shall be prepared with the ownership interests consistent with the most recent title report and shall be signed prior to final plat sign-off by the Office of Real Estate Services ("ORES"). Signatories shall provide documentation that proves legal authority to sign the Owner's Certificate.

77. If any of the land within the plat boundary is under contract for sale or purchase, and said transfer will be conducted at the time of plat recording, an escrow agreement may be necessary. Please discuss closing plans with ORES in advance of plat signoff.

78. At the time of final plat submittal, certificate(s) of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s), and shall be signed prior to final plat sign-off by ORES.

79. A Consent of Lessee certificate shall be included on the final plat for any tenancy in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off. Notify ORES if farm leases are in place for agricultural lands being platted.

80. All consents and certifications for any holder of interests in the subject lands shall conform with Wis. Stats. 236.21(2) and 236.29, i.e., to include the language "…surveyed, divided, mapped and dedicated…"

81. If any portion of the lands within the plat boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and executed prior to approval sign-off.

82. The final plat shall include Plan Commission, County and City Treasurer, and Common Council approval certificates.

83. As of June 11, 2025, the 2024 real estate taxes are paid for the subject property. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to Plat recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. Receipts are to be provided on or before sign-off and checks are payable to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, WI 53701.

84. As of June 11, 2025, there are no special assessments reported for the parcels within the plat boundary. Pursuant to MGO Section 16.23(5)(g)1 and Wis. Stats. 236.21(3), all special assessments, including accrued interest in the case of delinquencies, shall be paid by the owner prior to plat approval sign off. Receipts for payment shall be provided to ORES in advance of plat approval sign-off.

85. After final plat submittal, pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report to ORES via email to Trent Milliken (tmilliken@cityofmadison.com) as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report (April 9, 2025) and the date when sign-off approval is requested. A title commitment may be provided but will only be considered as supplementary information to the title report update. The surveyor shall update the plat with the most recent information available in the title report update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the plat.

86. Accurately reflect the contents of the title report when preparing the final plat. Further specific comments for ORES requirements will be included after review of the final plat.

VANDEWALLE & ASSOCIATES INC.

April 28, 2025

Meagan Tuttle
Planning Division
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: Reiland Grove Neighborhood
Rezoning Request

Veridian Homes is pleased to submit the following request for the Reiland Grove Neighborhood, a new mixed residential neighborhood on Madison's growing east side. This proposal seeks to implement the City goal of creating vibrant walkable neighborhoods through the implementation of attainable & market rate housing ranging from detached alley single family to "missing middle" townhomes.

Applicant

VH 902 Reiner, LLC.
6801 South Town Drive
Madison, WI 53713
Matt Brink
Phone: 608.226.3100
mbrink@veridianhomes.com

Property Owners

VH 902 Reiner, LLC.
6801 South Town Drive
Madison, WI 53713

CAH CO Reiner LLC
6350 Pederson Crossing Boulevard
Deforest, WI 53592

Hovde Realty INC
122 West Washington Avenue
Madison, WI 53703

Design Team

Engineering:
D'Onofrio Kottke
7539 Westward Way
Madison, WI 53717

Dan Day
Phone: 608.833.7530
dday@donofrio.cc

Planning:
Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715

Brian Munson
Phone: 608.609.4410
bmunson@vandewalle.com

Existing Condition

Parcels:

0810-354-0098-6	602 Reiner Road
0810-354-0099-4	902 Reiner Road
0810-354-0097-8	6004 Commercial Avenue

Total Acreage:	149.657 acres
Existing Zoning:	AG
Aldermanic District:	District 3: Field
Neighborhood Association:	None
Comprehensive Plan:	Low Residential (LR) Low-Medium Residential (LMR) Medium Residential (MR) Parks and Open Space (P)
Neighborhood Plan:	Northeast Neighborhood (2009)
NDP Plan Designations:	Housing Mix 1 (AVG 6 du/care) Housing Mix 2 (AVG 12 du/care) Housing Mix 3 (AVG 20 du/care) Housing Mix 4 (AVG 35 du/care) Public Park Other Open Space

Notifications:		
	Alder Field	February 6, 2025
	DAT Presentation	February 20, 2025
	Demolition Notification	April 2, 2025
	Neighborhood Meeting	April 3, 2025

Request

Rezone existing parcels from AG to AG, TR-P and TR-U1.

Project Summary

The Reiland Grove Neighborhood creates a new residential addition to the growing east side of the City of Madison. Designed to offer housing options from first time homeowners with move-up, move-down, and luxury price points in detached single family, twin homes, and "missing middle" townhomes, this neighborhood offers future residents a unique and vibrant place to call home. Reflective of the adopted Northeast Neighborhood Plan, this project seeks to couple the vision of the City with the opportunity of the site.

Carriage Lane Accessed Single Family

Carriage lane homes offer a variety of home styles and price points for first time home buyers or downsizers. These homes, accessed by a rear loaded garage, are designed with diverse architectural styles and reduced setbacks which create a unique pedestrian focused streetscape that emphasize a human-based scale and texture.



Conventional Single Family

Conventional single-family homes within the neighborhood offer housing options from entry level/first time homebuyers, to luxury, and downsizer opportunities. These homes are designed with garage/home proportions and garage setbacks that focus the architecture on the front door/front façade of the home with setbacks to the garage components to create a more pedestrian oriented streetscape.



Attached Single Family (Twin Homes)

Twin homes within the neighborhood include floor plans and configurations with both flat site and tuck under parking, alley and street accessed garages, owner occupied market rate options, and unique senior oriented components. The attached for sale homes diversify the housing price points while offering attached product choices. The senior targeted "Haven Series" twin homes further diversify the housing options in the project and offer home ownership with a range of support services such as snow removal, lawn care, and other condominium like services, without the complications of condominium ownership models.





Attached Single Family (Townhomes)
Townhomes offer attached single family residential options with each unit being designed as individual for-sale lots. These units create key missing middle housing and scale transitions to the multi-family housing. Townhome designs include both flat site and tuck under formats with 2-3 story massing and residential character.



Agriculturally Zoned Parcels
Several parcels, to be retained by the seller, will be zoned Agricultural (AG) and classified as oulots for future development. These parcels will be platted parcels but will require a future rezoning application prior to implementation.



Parks & Open Space
Parks & open space components within the neighborhood deliver a centrally located active park with connections to the region through a network of paths and sidewalks.



Stormwater Management
Distributed stormwater management systems are placed within each of the sub-watersheds to address both water volume and quality to address the stormwater needs of the neighborhood.

Mail Delivery
Mail delivery within the neighborhood will utilize centralized box units (CBU's) in 12 and 16 slot units. Design and placement of these units will work to create several centralized hubs where feasible and some dispersed units with a goal of reducing the number of locations within the neighborhood and creating central community collection points.



Phasing
The project will be built in 8-12 phases starting in the southwest portion of the property and proceeding in multiple steps out over the course of the next 10-15 years.

Unit Summary

Single Family (TR-P)		
Conventional Single Family	2	69 x 100
	22	65 x 100
	52	59 x 100
	23	51 x 100
Alley Single Family:	66	31 x 95
	68	37 x 95
	31	45 x 95
Two-Family Twin (TR-P)		
Attached Single Family		
Market Rate Alley Flat Site	132	
Market Rate Alley Tuck Under	22	
Haven Alley Flat Site	18	
Haven Conventional	52	
Townhomes (TR-U1)		
Alley Townhomes Flat Site	44	
Alley Townhomes Tuck Under	16	
Total Project Units:	**548**	

TR-P Requirements

- Three residential housing types exist within the TR-P section of the neighborhood (Single Family Street Accessed, Single Family Alley Accessed, Two-family). Additional housing types (single family attached townhomes) are included within the project in other zoning districts
- Attached single family housing comprises 41% of the units within the neighborhood.
- All units within the project are located within 1/4 mile of existing or planned public or common open spaces
- Proposed lot configuration and uses are designed to meet the dimensional requirements of the TR-P district.

TR-P Site Design Standards

Open Space

The neighborhood is served by a centrally located park, as recommended by the Northeast Neighborhood, as well as the existing Canter Park to the west of Felland Road. The project is seeking 6.4 acres of park dedication credit and anticipates paying the remaining requirement as a fee-in-lieu of dedication.

The “Haven Park” parcel within the project will be owned and maintained as private open space but available for use by the general public. This parcel is seeking public dedication credit, per the City Madison Ordinances MGO 16.23(8)(f)(8), but will be privately installed and maintained. The Home Owners Association (HOA) will be responsible for maintaining this space and are precluded from restricting access.

Open Space Dedication Chart

OL	Park	Requested Dedication Credit
3	Private Open Space	1.0 acres
4	Dedicated to the Public for Park Purposes	5.4 acres
	Total	6.4 acres

Street Layout
The neighborhood is served by a strong grid of neighborhood scaled streets, sidewalks, and off-street connections, including the extension of all adjoining street rights of way. The streets within the neighborhood are designed to meet the standards of the City of Madison Green Streets Policy and are scaled to reflect the adjoining land uses and overall street network needs.

Setbacks
Building setbacks within the neighborhood will be per the TR-P Zoning District standards.

Building Design
Building design within the neighborhood will go through a review process with the neighborhood Architectural Review Committee (ARC). The ARC is tasked with guiding the creation of diverse architectural approaches throughout the neighborhood. Review criteria include site plan/landscape plan configurations, building massing & composition, building orientation and interaction with adjoining streets & uses, and application of appropriate durable materials.

DIMENSIONAL STANDARDS
Building placement will meet the dimensional standards as described in the TR-P Zoning District.

ARCHITECTURAL STYLE
Architecture within the neighborhood will be developed with a variety of American vernacular architectural styles.

MASSING
Rhythms
In architectural composition, rhythm refers to the regular use of recurrence of building elements. These elements consist of features such as, but not limited to, window locations, columns and piers. Rhythm solidifies the building design and ensures that the overall composition of building elements is balanced.

Roofline Articulation
The roof form establishes the character of a home and terminates the building. Bays and gables are encouraged to break-up the massing of the home into smaller or intimate components. Selection of an appropriate roof form will vary depending on the architectural style.

- Hipped and gabled roofs with a symmetrical pitch shall run between 5:12 and 12:12, as appropriate to architectural style.

- Shed roofs pitched between 5:12 and 7:12 shall be attached to an adjacent building wall and shall not be utilized freestanding buildings. Shed dormers shall have a 3:12 pitch and be utilized only on appropriate styles.
- Hipped and shed porch roofs shall have a pitch between 3:12 and 6:12.
- Roof overhangs may vary from a minimum of 6” to a maximum of 30”.

HEIGHT

- Building heights with the TR-P will follow the guidance of the zoning district
- Partially exposed basements shall not constitute a story.

APPROPRIATE WALL MATERIALS

All materials shall be properly utilized based on the precedents of the architectural style of the building.

WALL SIDING/SURFACING

- Brick
- Clapboard Siding
- Cement Board Siding / Composition Siding / Vinyl Siding
- Half-Timbering
- Cast Stone
- Stone
- Stucco and Exterior Insulated Finish System (EIFS)
- Wood, Composition, vinyl or Cement Shingle Siding

DECKS

Decks shall be located only in rear or side yards. Portions of decks visible from the street or projecting in such a manner that it is visible from the front yard, shall be screened with appropriate fencing or landscaping.

PORCHES AND STOOPS

Usable front porches are encouraged as both visual and functional design elements. Minimum dimensions for a usable porch are 6’0” deep and 6’0” wide exclusive of access to front entry.

Exhibits:

Notifications
Property Legal Description
Zoning Legal Descriptions
Northeast Neighborhood NDP (Full)
Northeast Neighborhood NDP (Site)
Existing Conditions
Illustrative Plan
Zoning Plan
Conceptual Phasing Plan
Park Context Map
Park & Open Space Plan
Right-of-Way Widths
Street Cross Sections

OUTLOT AREA TABLE

OL	Area SF
1	233524
2	143155
3	11913
4	6768
5	97469
6	8212
7	8552
8	4811
9	143320
10	407696
11	170974
12	393043
13	377061

LOT AREA TABLE

Lot	Area SF
1	10009
2	5717
3	5781
4	6768
5	6855
6	8212
7	8552
8	5900
9	5900
10	7224
11	7101
12	7014
13	5100
14	6477
15	9199
16	5100
17	8552
18	3522
19	3045
20	2887
21	2888
22	2888
23	2887
24	2888
25	2888
26	2888
27	2887
28	2887
29	2888
30	2888
31	2887
32	3045
33	3045
34	3045
35	3522
36	3182
37	2755
38	2755
39	2755
40	2755
41	2755
42	2755
43	2755
44	2755
45	2755
46	2755
47	2755
48	2755
49	2767
50	2862
51	6048
52	8429
53	7980
54	8085
55	8180
56	8294
57	8650
58	8494
59	7766
60	7677
61	6511
62	8333
63	5661
64	6549
65	5661
66	6549
67	7949
68	11250
69	6952
70	6549
71	5661
72	5661
73	6549
74	7494
75	7440
76	4702
77	3515
78	4770
79	4921
80	3515
81	4709
82	10730
83	6254
84	5406
85	6254
86	6585
87	8700
88	5406
89	5406
90	5406
91	6254
92	5406
93	5300
94	4702
95	3515
96	3515
97	4275
98	3515
99	4275
100	4275
101	3515
102	4275
103	3515
104	3515
105	6372
106	4702
107	5846
108	4859
109	4298
110	3856
111	3515
112	3515
113	4275
114	4275
115	4275
116	3515
117	4275
118	3515
119	4275
120	4702
121	5367
122	3515
123	2945
124	2945
125	3515
126	2945
127	2945
128	2945
129	3515
130	4275
131	4275
132	5476
133	5937
134	4275
135	4275
136	4275
137	4275
138	3515
139	4275
140	3515
141	4275
142	5937
143	9033
144	6389
145	5900
146	6500
147	6500
148	6708
149	6245
150	5900
151	8000
152	7117
155	9570
156	9928
157	8582
158	7391
159	6489
160	6026
161	6578
162	8309
163	7316
164	5870
165	5076
166	5074
167	5075
168	5870
169	5870
170	6352
171	6500
172	6952
173	5870
174	5871
175	5074
176	5074
177	10069
178	6852
179	5100
180	5900
181	5900
182	5900
183	5100
184	5100
185	6922
186	5900
187	6907
188	6837
189	5900
190	5701
191	3515
192	4275
193	3515
194	3515
195	2945
196	3515
197	3515
198	3515
199	3515
200	3515
201	3515
202	5652
203	5652
204	3515
205	3515
206	3515
207	3515
208	4275
209	4275
210	4275
211	4275
212	3515
213	4275
214	5606
215	3752
216	2090
217	2090
218	2090
219	2090
220	5265
221	3299
222	2090
223	2090
224	5130
225	4249
226	2442
227	2442
228	2442
229	2442
230	3330
231	3330
232	2442
233	2442
234	2442
235	2442
236	4286
237	2755
238	3194
239	3194
240	2939
241	3262
242	3648
243	3385
244	4265
245	5979
246	4275
247	4275
248	2945
249	2945
250	3515
251	3515
252	2945
253	2945
254	3515
255	3515
256	3515
257	3515
258	2945
259	3515
260	4275
261	4275
262	5367
263	6028
264	5252
265	3933
266	3696
267	3559
268	2946
269	3515
270	2945
271	3515
272	2945
273	3515
274	2945
275	3515
276	2945
277	3515
278	2945
279	4275
280	4275
281	4702
282	4702
283	4275
284	3515
285	3515
286	2945
287	2945
288	3515
289	3515
290	2945
291	2945
292	3515
293	3515
294	2945
295	3678
296	4834
297	5020
298	4921
299	3039
300	2923
301	2946
302	2946
303	2689
304	2612
305	2613
306	2613
307	2612
308	2612
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319	2612
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321	2753
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340	2002
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343	4570
344	2160
345	3123
346	2099
347	2091
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357	2565
358	2090
359	2090
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364	3700
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370	2996
371	3230
372	3563
373	4195
374	4774
375	4742
376	4122
377	3525
378	5302
379	3039
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383	2613
384	2647
385	2833
386	8198
387	8214
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419	3029
420	3698
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537	1980
538	1980
539	1980
540	2430
541	2430
542	1980
543	1980
544	1980
545	1980
546	1980
547	1980
548	4102

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, hereby certify that, in accordance with the provisions outlined in Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, I have conducted a survey of Reiland Grove and that this survey accurately delineates the exterior boundaries of the preliminary plat described as follows:
A parcel of land located in the NW1/4 of the SE1/4, NE1/4 of the SE1/4, SE1/4 of SE1/4 and the SW1/4 of the SW1/4 of Section 35, Township 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin to-wit:
Beginning at the Southeast corner of said Section 35;
thence S89°23'36"W, 2179.79 feet along the South line of said SE1/4;
thence N01°42'41"E, 608.09 feet; thence S89°37'50"W, 457.14 feet to the West line of said SE1/4;
thence N00°49'57"E, 117.91 feet along said West line to the South line of the North 600 feet of the West 290.4 feet of said SW1/4 of the SE1/4;
thence N89°23'39"E, 290.50 feet along said South line to the East line of the North 600 feet of the West 290.4 feet of said Southwest 1/4 of the Southeast 1/4;
thence N00°49'57"E, 193.09 feet said East line of the North 600 feet of the West 290.4 feet of said SW1/4 of the SE1/4; thence N89°01'21"E, 3.00 feet;
thence N00°49'57"E, 449.63 feet;
thence S89°23'40"W, 293.50 feet to the West line of said SE1/4;
thence N00°49'57"E, 1285.26 feet along said West line to the Center of said Section 35;
thence N89°24'47"E, 1316.53 feet along the South lines of Lots 3 and 4, Certified Survey Map No. 13755 and the Westerly extension thereof to the Southwest corner of Woods Farm;
thence N89°52'52"E, 1316.68 feet along the South line of Woods Farm to the East 1/4 corner of said Section 35;
thence S00°57'10"W, 2655.56 feet along the East line of said SE1/4 to the point of beginning.
Containing 149.657 acres.

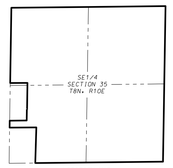
Dated this 28th day of April, 2025

Brett T. Stoffregan, Professional Land Surveyor, S-2742

WISCONSIN BRETT T. STOFFREGAN S-2742 MADISON, WISCONSIN LAND SURVEYOR

NOTES

1. Outlot Designations:
   1 - Dedicated to the Public for Park Purposes
   2 - Dedicated to the Public for Storm Water Management
   3 - Private Alley. Public Utility Easement over entire Outlot
   4 - Dedicated to the Public for Storm Water Management
   5 - Private Open Space
   6 - Dedicated to the Public for Storm Water Management
   7 - Reserved for future development
   8 - Reserved for future development
   9 - Dedicated to the Public for Storm Water Management
   10 - Reserved for future development
   11 - Reserved for future development
   12 - Reserved for future development
   13 - Reserved for future development
2. Lots 107-109, 263-266, 495 and 496 are subject to minimum and maximum building setbacks that are 70' and 85' from the rear property line. Setbacks to be enforced by the City of Madison.
3. All intersection radii are 15 feet unless noted.
4. Zoning:
   Existing - A
   Proposed - TR-P - Lots 1-214, 237-532, Outlots 1-9
   TR-U1 - Lots 215-236 and 533-548.
   Outlots 10-13 to remain A until developed.
5. Planner: Vandewalle and Assoc.
   Developer: VH 902 Reiner, LLC
   Owner: VH 902 Reiner, LLC
   Hovde Realty, Inc.
   CAM 00 Reiner, LLC



LOCATION MAP
1"=1000'

LEGEND

- FOUND 1" PIPE
- FOUND 2" PIPE
- FOUND 3/4" REBAR
- FOUND 1-1/4" REBAR
- FOUND MAG NAIL
- PLACED 3/4"X18" REBAR 1.5 LBS/FT
- ( ) RECORDED AS INFORMATION
- DTTP DEDICATED TO THE PUBLIC
- CORPORATE LIMITS OF THE CITY OF MADISON
- SS SANITARY SEWER
- W WATER MAIN
- ST STORM SEWER
- OH OVERHEAD UTILITIES
- T TELECOMMUNICATION LINE
- G GAS MAIN
- x x FENCE
- MANHOLE
- STORM SEWER INLET
- POWER POLE
- GYM WIRE
- TRAFFIC SIGNAL
- HYDRANT
- WELL
- SEPTIC VENT
- TELECOMMUNICATION PEDESTAL
- SIGN
- VALVE
- EDGE OF TREES
- CONCRETE CURB AND GUTTER
- EDGE OF GRAVEL
- 1000 EXISTING CONTOUR
- CONCRETE



DATE: 04-28-25
REVISED:

FN: 24-07-118
Sheet Number: 1 of 1

SCALE: 1"= 100'
0 100'
(PAGE SIZE: 34x44)

GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEM
DANE COUNTY NAD83(2011)

PRELIMINARY PLAT

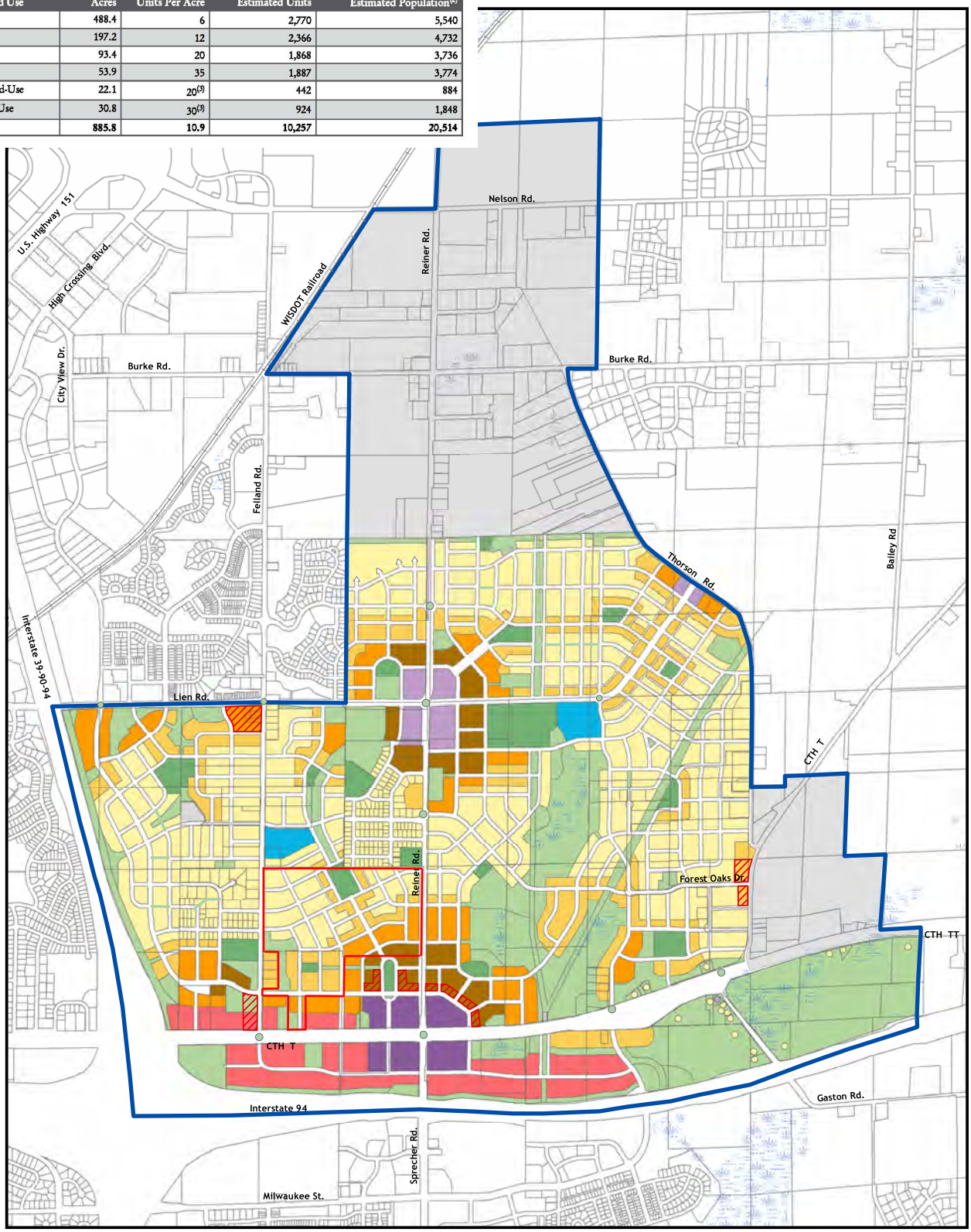
REILAND GROVE

LOCATED IN THE NW1/4 OF THE SE1/4, NE1/4 OF THE SE1/4, SE1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 OF SECTION 35, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

Table 4: Estimated Dwelling Units and Population - Phase 1 Planning Area

Recommended Land Use	Acres	Units Per Acre	Estimated Units	Estimated Population[2]
Housing Mix 1[1]	488.4	6	2,770	5,540
Housing Mix 2	197.2	12	2,366	4,732
Housing Mix 3	93.4	20	1,868	3,736
Housing Mix 4	53.9	35	1,887	3,774
Neighborhood Mixed-Use	22.1	20[3]	442	884
Community Mixed-Use	30.8	30[3]	924	1,848
Total	**885.8**	**10.9**	**10,257**	**20,514**



Map 6: Land Use and Street Plan
Phase 1 Planning Area

Northeast Neighborhoods Development Plan
October 2009

- Planning Area
- Phase 2 Planning Area
- Street Right-of-Way
- Overhead Electric Transmission Line
- Natural Gas Transmission Pipeline
- Housing Mix 1
- Housing Mix 2
- Housing Mix 3
- Housing Mix 4
- Community Mixed-Use
- Neighborhood Mixed-Use
- Potential Mixed-Use
- Employment
- Civic/Institutional
- Utilities
- Park
- Other Open Space and Stormwater Management
- Wetland

0 0.25 0.5 Miles

January 3, 2022

LEGEND

- Site
- Contours (2'ft)
- Overhead Powerline
- Streams
- Potential Bike Path
- Open Space & Stormwater Management
- Park
- Housing Mix 1 (6 Units/Acre)
- Housing Mix 2 (12 Units/Acre)
- Housing Mix 3 (20 Units/Acre)
- Housing Mix 4 (35 Units/Acre)

Bridle Way
Divine St
Canter Dr
Eternity Dr
CANTER PARK
Wisdom Dr
EXISTING STORMWATER
Felland Rd
Blissful Ave
EXISTING STORMWATER
EXISTING STORMWATER
Reiner
Reiner Rd
T
T
0' 150' 300'

Created: 4.28.25
VANDEWALLE & ASSOCIATES INC.
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VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

NEIGHBORHOOD PLAN

LEGEND

- Site
- Existing Parcels
- Contours (2'ft)
- Stormwater Flow
- +HP High Points
- −LP Low Points
- Overhead Powerline
- Potential Street Connections
- Streams
- Environmental Corridor

+HP 1044
-LP 1030
+HP 1040
-LP 996
-LP 998
+HP 1020
-LP 998
-LP 990

1040
1030
1020
1010
1000
1006
1016
1002
998
994

EXISTING STORMWATER
Existing Farm Buildings
Bridle Way
Divine St
Eternity Dr
Canter Dr
Wisdom Dr
CANTER PARK
EXISTING STORMWATER
Felland Rd
Blissful Ave
EXISTING STORMWATER
Solaris Garden
Proscapes, L.L.C
Reiner Rd

0' 150' 300'

Created: 4.28.24
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REILAND GROVE NEIGHBORHOOD
Madison, Wisconsin

EXISTING CONDITIONS

VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

ILLUSTRATIVE PLAN

LOT TYPE	
Single Family	
Street Accessed	
Single Fam - 69	2
Single Fam - 65	22
Single Fam - 59	52
Single Fam - 51	23
	99
Alley Accessed	
Alley - 45	66
Alley - 37	68
Alley - 31	31
	165
Two-Family Twin	
Attached Single Family	
Alley Flat	132
Alley Tuck-under	22
	154
Attached Single Family (Haven)	
Front Twin H	18
Alley Flat H	52
	70
Townhome	
Attached Single Family	
Townhomes	44
Tuck Townhomes	16
	60
TOTAL RESIDENTIAL	548

Blue Stone Ter
Brunette Downs Dr
EXISTING STORMWATER
Stormwater ~3.3 Acres
Park ~5.4 Acres
Signage
Private Alley
Bridle Way
Divine St
CANTER PARK
EXISTING STORMWATER
Stormwater ~2.5 Acres
Haven Park ~1.0 Acres
Stormwater ~1.6 Acres
Stormwater ~2.2 Acres
Felland Rd
Blissful Ave
EXISTING STORMWATER
Future Development
Future Development
Future Development
Future Development
Stormwater ~3.3 Acres
Reiner Rd
T
0' 150' 300'

Revised: 4.28.25

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REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

ZONING PLAN

TR-P

TR-U1

TR-U1

TR-U1

AG
Future Development

AG
Future Development

AG
Future Development

AG
Future Development

Park
~5.4 Acres

Haven Park
~1.0 Acres

CANTER PARK

Stormwater
~3.3 Acres

Stormwater
~2.5 Acres

Stormwater
~1.6 Acres

Stormwater
~2.2 Acres

Stormwater
~3.3 Acres

EXISTING STORMWATER

EXISTING STORMWATER

EXISTING STORMWATER

Signage

Signage

Blue Stone Ter

Brunette Downs Dr

Bridle Way

Divine St

Canter Dr

Eternity Dr

Felland Rd

Blissful Ave

Reiner Rd

0' 150' 300'

Revised: 4.28.25

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VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

PHASING PLAN

Revised: 4.28.25

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REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

PARK CONTEXT PLAN

Blue Stone Ter

Brunette Downs Dr

EXISTING STORMWATER

Stormwater ~3.3 Acres

Park ~5.4 Acres

~5.4 Acres

1/4 Mile

Signage

Private Alley

Existing 1/4 Mile

Bridle Way

Divine St

Canter Dr

Eternity Dr

CANTER PARK

Signage

Stormwater ~2.5 Acres

Haven Park ~1.0 Acres

Stormwater ~1.6 Acres

EXISTING STORMWATER

Felland Rd

1/4 Mile

Blissful Ave

EXISTING STORMWATER

Future Development

Future Development

Reiner Rd

Stormwater ~2.2 Acres

Stormwater ~3.3 Acres

Future Development

Future Development

T

0' 150' 300'

Revised: 4.28.25

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REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

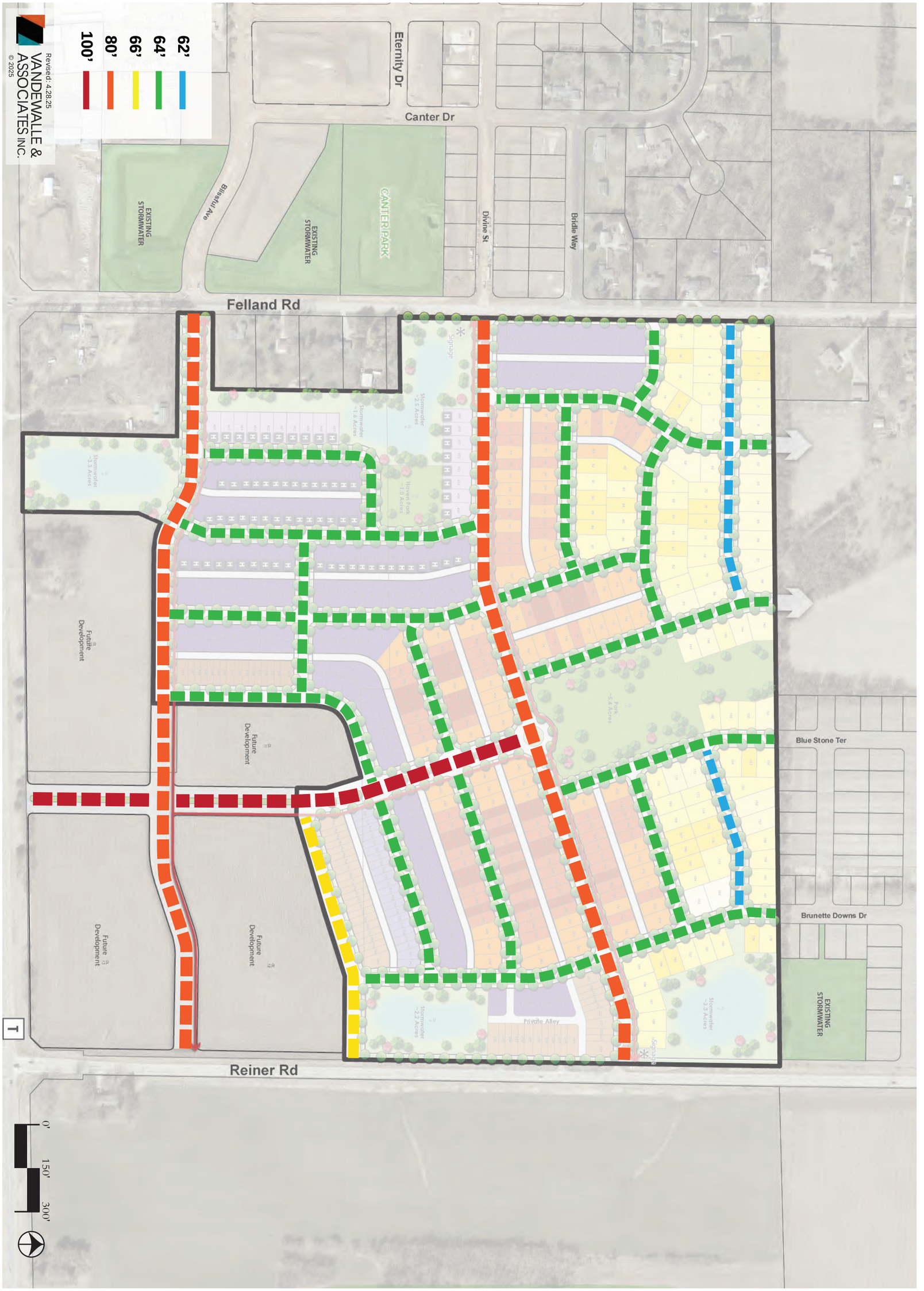
PARKS & OPEN SPACE PLAN

Revised: 4.28.25

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0' 150' 300'



RIGHT-OF-WAY WIDTHS

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

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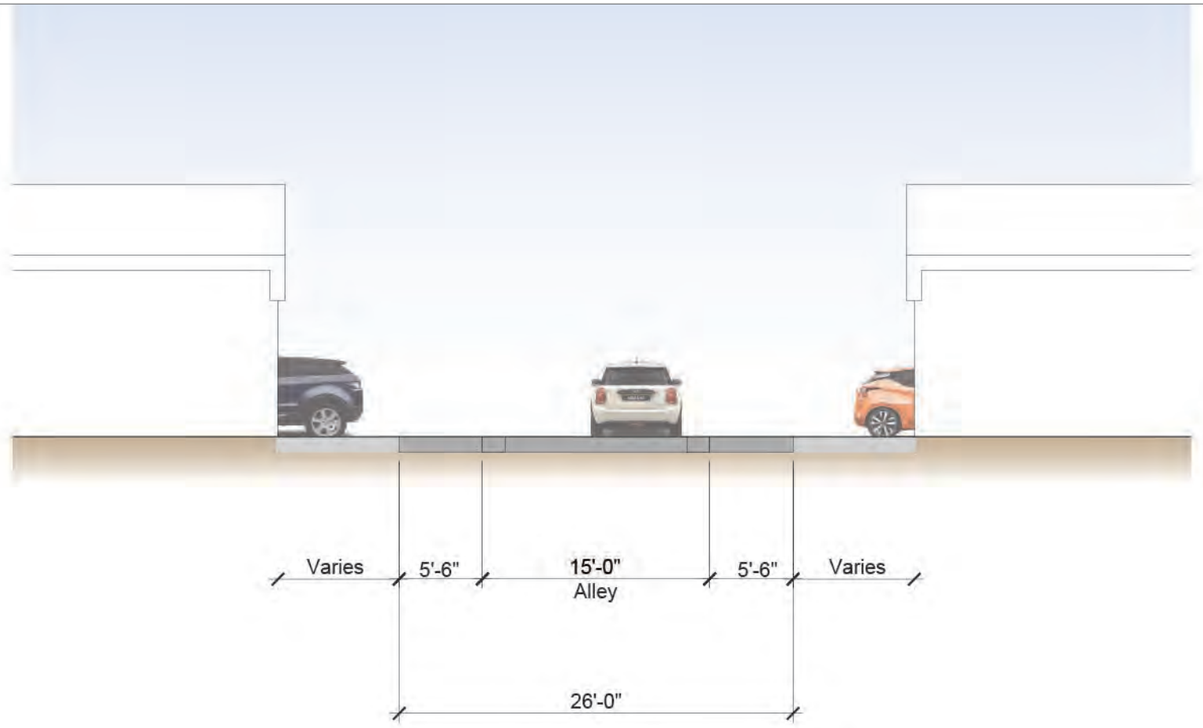
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REILAND GROVE NEIGHBORHOOD

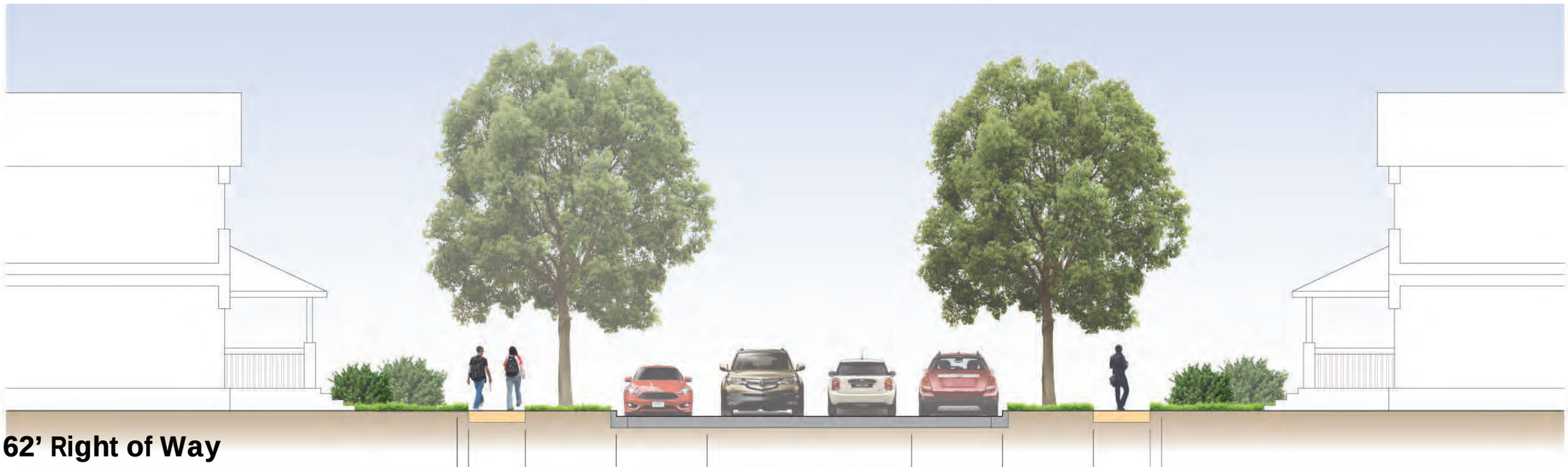
Madison, WISCONSIN

STREET CROSS SECTIONS

26’ Right of Way



62’ Right of Way

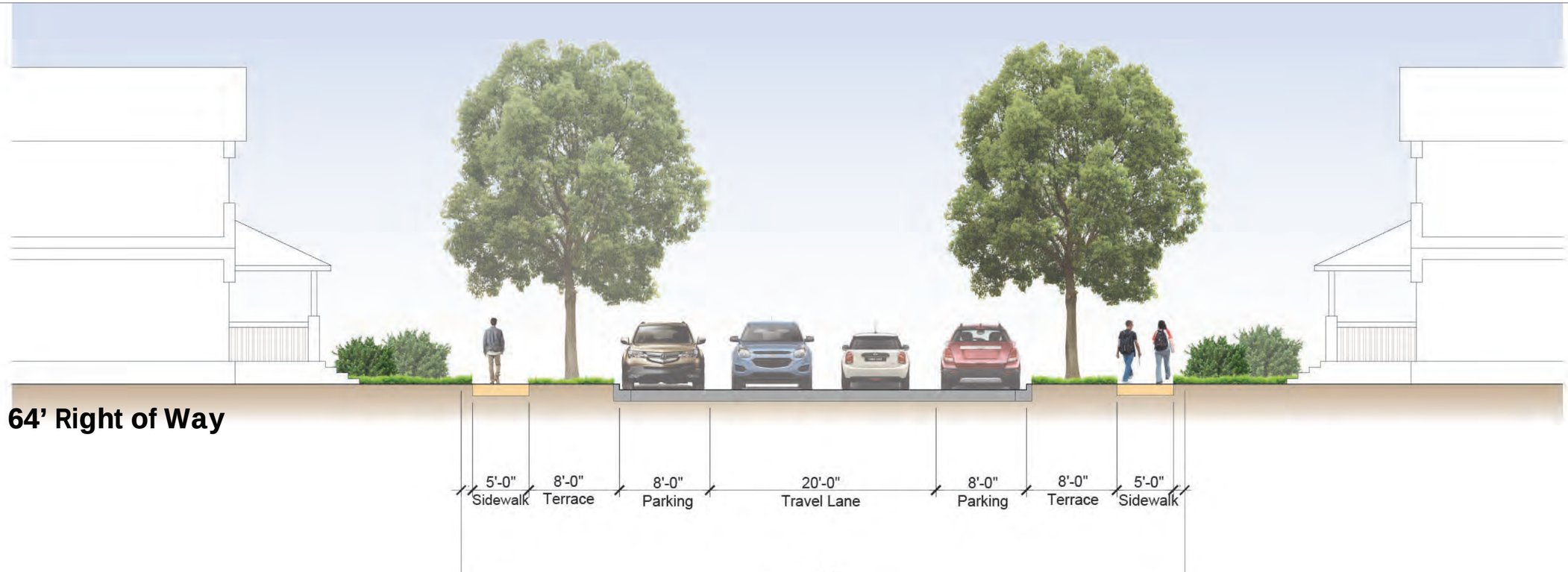


Revised: April 28, 2025

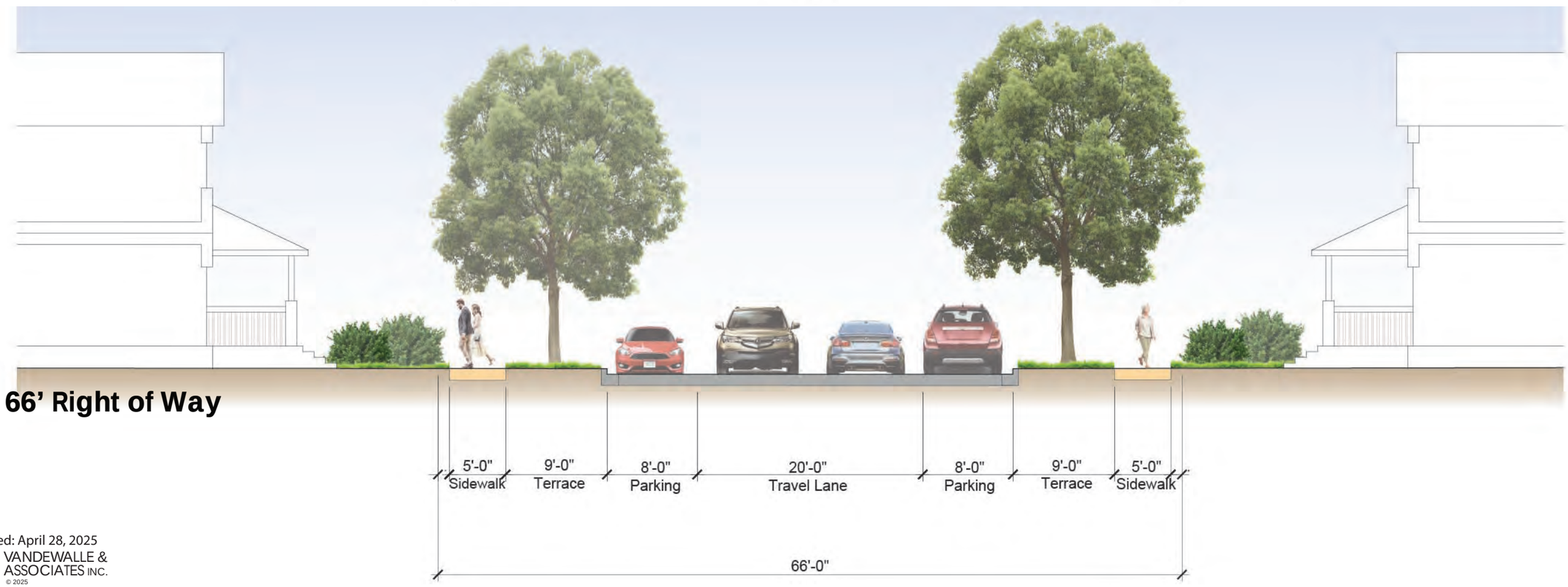
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64’ Right of Way



66’ Right of Way



Revised: April 28, 2025

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REILAND GROVE NEIGHBORHOOD

Madison, WISCONSIN

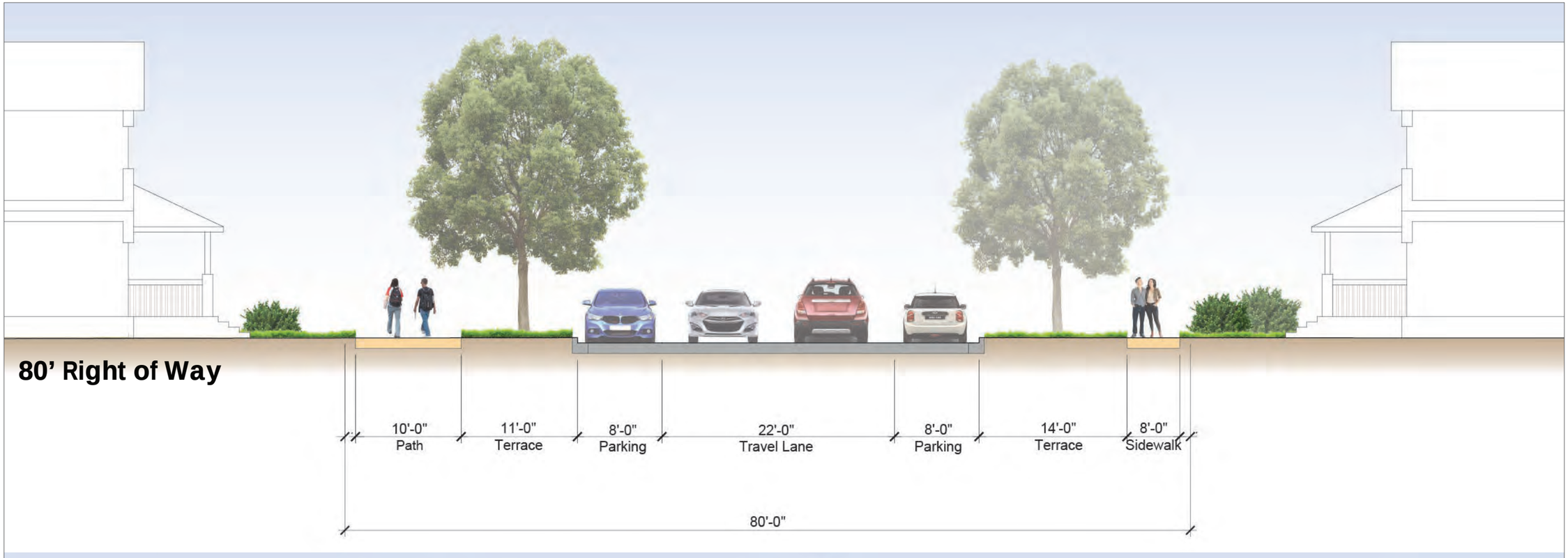
STREET CROSS SECTIONS

VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, WISCONSIN

STREET CROSS SECTIONS



80’ Right of Way



100’ Right of Way

Revised: April 28, 2025

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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: 3 June 2025

Referral(s): Plan Commission: 23 June 2025; Common Council: 1 July 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 6004 Commercial Avenue and 604-902 Reiner Road Alder District 3

From A District To TR-P and TR-U1 District

Proposed Use: Rezoning for future "Reiland Grove" subdivision

By Direction Of: _____ Date: 23 May 2025

Meagan Tuttle, Director Planning Division

City of Madison

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

Master

File Number: 88477

File ID:	88477	**File Type:**	Resolution	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	05/27/2025
File Name:	Vacating and discontinuing a portion of public street right-of-way of University Bay Drive; realigning and accepting a Permanent Limited Easement for public street purposes and amending the City of Madison Official Map, all to allow for the future; reloca			**Final Action:**	

Title: Vacating and discontinuing a portion of public street right-of-way of University Bay Drive; realigning and accepting a Permanent Limited Easement for public street purposes; and amending the City of Madison Official Map, all to allow for the future relocation of University Bay Drive and construction of the Lakeshore Nature Preserve Frautschi Center. Located in part of the Southeast 1/4 of the Northeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (District 5)

Notes: Jules Smith

		CC Agenda Date:	07/15/2025
		Agenda Number:	4.
Sponsors:	Regina M. Vidaver	**Effective Date:**	
Attachments:	Vicinity Map.pdf, Exhibit A and B.pdf, Exhibit C and D.pdf, PC Locator Maps.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	5/28/2025	Robert Mulcahy	Approve	5/29/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	05/27/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction

	Notes:	Board of Public Works (7/2/25), Transportation Commission (6/11/25), Plan Commission (6/23/25), Common Council (Public Hearing - 7/15/25)				
1	COMMON COUNCIL	06/03/2025	Referred	BOARD OF PUBLIC WORKS	07/02/2025	
	Action Text:	This Resolution was Referred to the BOARD OF PUBLIC WORKS				
	Notes:	Additional referrals to Transportation Commission and Plan Commission				
1	BOARD OF PUBLIC WORKS	06/03/2025	Referred	TRANSPORTATION COMMISSION		
	Action Text:	This Resolution was Referred to the TRANSPORTATION COMMISSION				
1	BOARD OF PUBLIC WORKS	06/03/2025	Referred	PLAN COMMISSION	06/23/2025	
	Action Text:	This Resolution was Referred to the PLAN COMMISSION				
1	TRANSPORTATION COMMISSION	06/11/2025	Return to Lead with the Recommendation for Common Council to Adopt	BOARD OF PUBLIC WORKS	07/02/2025	Pass
	Action Text:	Bremer moved to Return to Lead with the Recommendation for Common Council to Adopt, seconded by Webber. The motion passed by voice vote/other.				
1	PLAN COMMISSION	06/23/2025	Return to Lead with the Recommendation for Approval	BOARD OF PUBLIC WORKS	07/02/2025	Pass
	Action Text:	A motion was made by Field, seconded by Glenn, 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 Ald. Field, seconded by Ald. Glenn, the Plan Commission voted to return the vacation and discontinuance to Board of Public Works with a recommendation for approval. The motion passed by voice vote/other.				
1	BOARD OF PUBLIC WORKS	07/02/2025	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING			Pass
	Action Text:	A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.				

Text of Legislative File 88477

Fiscal Note

The proposed resolution authorizes the vacation and discontinuance for public street purposes of approximately 67,638 sq. ft. or 1.553 acres of public street right-of-way of University Bay Drive allowing for the future proposed Lakeshore Nature Preserve Frautschi Center located at 1972 University Bay Drive and accepts a Permanent Limited Easement for public street purposes realigning University Bay Drive. No City funds required.

Title

Vacating and discontinuing a portion of public street right-of-way of University Bay Drive; realigning and accepting a Permanent Limited Easement for public street purposes; and amending the City of Madison Official Map, all to allow for the future relocation of University Bay Drive and construction of the Lakeshore Nature Preserve Frautschi Center. Located in part of the Southeast 1/4 of the Northeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. (District 5)

Body

WHEREAS, A Town Road and Public Right-of-Way by Highway Easement was established within the former Town of Madison, which was physically established, renamed, and realigned over the years and is now known as University Bay Drive through parts of Section 16 Township

7 North, Range 9 East; and

WHEREAS, the Right-of-Way of University Bay Drive described above was annexed to the City of Madison from the Town of Madison by Ordinance No. 1390, File No. 5046-97, adopted by the Madison Common Council on September 13, 1962; and

WHEREAS, over time, this portion of the Town of Madison was absorbed into the University of Wisconsin campus, and the road now known as University Bay Drive is maintained by the University as a campus roadway; and

WHEREAS, University Bay Drive is identified on the City of Madison Official Map and on maps maintained by the Greater Madison Metropolitan Planning Organization (MPO), which categorizes the road as an “urban collector”; and

WHEREAS, an application was made with the Department of Planning & Community & Economic Development to change the zoning of property located at 1970-1978 University Bay Drive from CN (Conservancy) District to PR (Parks and Recreation) District as Ordinance ID No. 87841; and

WHEREAS, an application was made with the Department of Planning & Community & Economic Development for a Conditional Use (File ID 87657), to allow construction of a one-story, 11,500 square-foot visitor center for the Lakeshore Nature Preserve Frautschi Center at 1970-1978 University Bay Drive (“Visitor Center”) within, on the University of Wisconsin-Madison campus; and

WHEREAS, the applications and plans for the Visitor Center include the realignment of a part of University Bay Drive to allow a portion of the existing right of way to be used as part of the proposed development. Therefore, the proposed realignment of University Bay Drive requires the discontinuance and vacation of a portion of the University Bay Drive right-of-way and the granting of a new Permanent Limited Easement for public street purposes; and

WHEREAS, the proposed portion of the public street right-of-way of University Bay Drive to be realigned, located in unplatted lands being part of the Southeast 1/4 of the Northeast 1/4 and part of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 7 North, Range 9 East, City of Madison, is to be discontinued and vacated. The consulting firm of GRAEF and City of Madison Engineering Division, have prepared the necessary public right-of-way vacation and discontinuance map (Exhibit A) and legal description (Exhibit B) delineating all of these areas to be discontinued, the Exhibits are attached hereto and made part of this resolution; and

WHEREAS, the proposed portion of the public street right-of-way of University Bay Drive to be realigned requires the grant of a new Permanent Limited Easement for public street purposes. The consulting firm of GRAEF and City of Madison Engineering Division, have prepared the necessary Permanent Limited Easement map (Exhibit C) and legal description (Exhibit D) for the required easement area. The Exhibits being attached hereto and made part of this resolution; and

WHEREAS, this vacation and discontinuance will not result in a landlocked parcel of property due to the current contiguous common ownership of the unplatted lands adjacent to this proposed area of vacation and discontinuance; and

WHEREAS, the City Engineering Division recommends approval of this public right-of-way

vacation and discontinuance, acceptance of the Permanent Limited Easement for the relocated roadway, and amendment to the Official Map to reflect these changes subject to conditions as noted herein.

NOW THEREFORE BE IT RESOLVED, that since the public interest requires it, the City of Madison hereby conditionally vacates and discontinues the public right-of-ways as shown on attached Exhibit A and described on attached Exhibit B, under Wisconsin ss. 66.1003(4), upon completion of the following conditions:

- The conditions of approval as adopted by the Plan Commission for the proposed Conditional Use per Legislative File ID 87657 shall be addressed to the satisfaction of the City of Madison Engineer.

- The adoption of the Ordinance Amendment by the Common Council rezoning the property located at 1970-1978 University Bay Drive per Legislative File ID 87841.

- The Owner of the lands at 1970-1978 University Bay Drive granting a Permanent Limited Easement for public street purposes as necessary to realign University Bay Drive as proposed to allow the development and construction of the Visitor Center.

BE IT FURTHER RESOLVED, that, under Wisconsin ss. 66.1005(2)(a)(1) the City of Madison releases any easements and rights it may have within the public right-of-ways being vacated and discontinued; and

BE IT FURTHER RESOLVED, under Section 66.1005(2), Wisconsin Statutes any other existing easements and rights that exist within the vacated and discontinued public right-of-ways and unpaved public alleys shall continue unless as otherwise provided by statute; and

BE IT FURTHER RESOLVED, under Section 66.1005(1), Wisconsin Statutes, reversionary rights of the public right-of-ways herein vacated and discontinued shall attach to the adjacent properties; and

BE IT FURTHER RESOLVED, That the Mayor and City Clerk are hereby authorized to grant or accept dedication of lands and/or easements from/to the Owner for public street purposes located outside of existing public fee title or easement right-of-ways.

BE IT FURTHER RESOLVED, the City of Madison hereby amends the City of Madison Official Map to remove those lands being vacated and discontinued shown on attached Exhibit A and described on attached Exhibit B, and replaced with those shown on attached Exhibit C and described on attached Exhibit D pursuant to Section 16.25(6) of Madison General Ordinances and Wis. Stats. ss. 62.23(6)(c).

BE IT FURTHER RESOLVED, that notice of this amendment has been provided pursuant to the requirements under Wisconsin Statutes Sec. 62.23(6) and Section 16.25(6) of Madison General Ordinances.

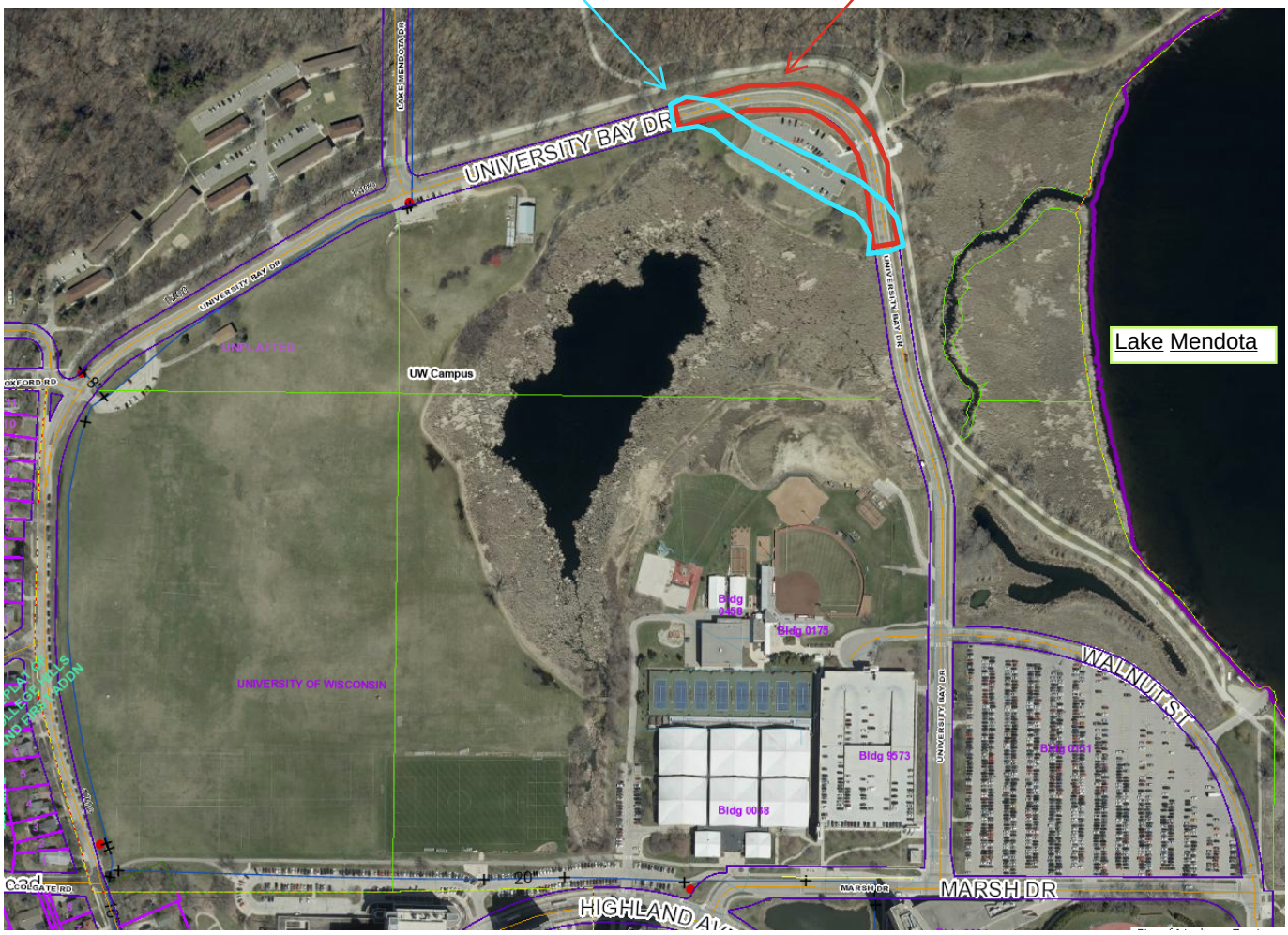
BE IT FURTHER RESOLVED, upon Common Council adoption of this resolution and completion all street vacation and discontinuance conditions identified above to the satisfaction of the City Engineer, the City Engineer will then authorize the City Clerk to validate and make effective this street vacation and discontinuance by recording it with all supplemental map

exhibits with the Dane County Register of Deeds, authorizing all City agencies to administer the appropriate workflows to complete and finalize all land record database updates.

Vicinity of portions of street to be discontinued and replaced with public street easement

Proposed Public Street Easement University Bay Drive

Portions of University Bay Drive to be Vacated/ Discontinued



Lake Mendota

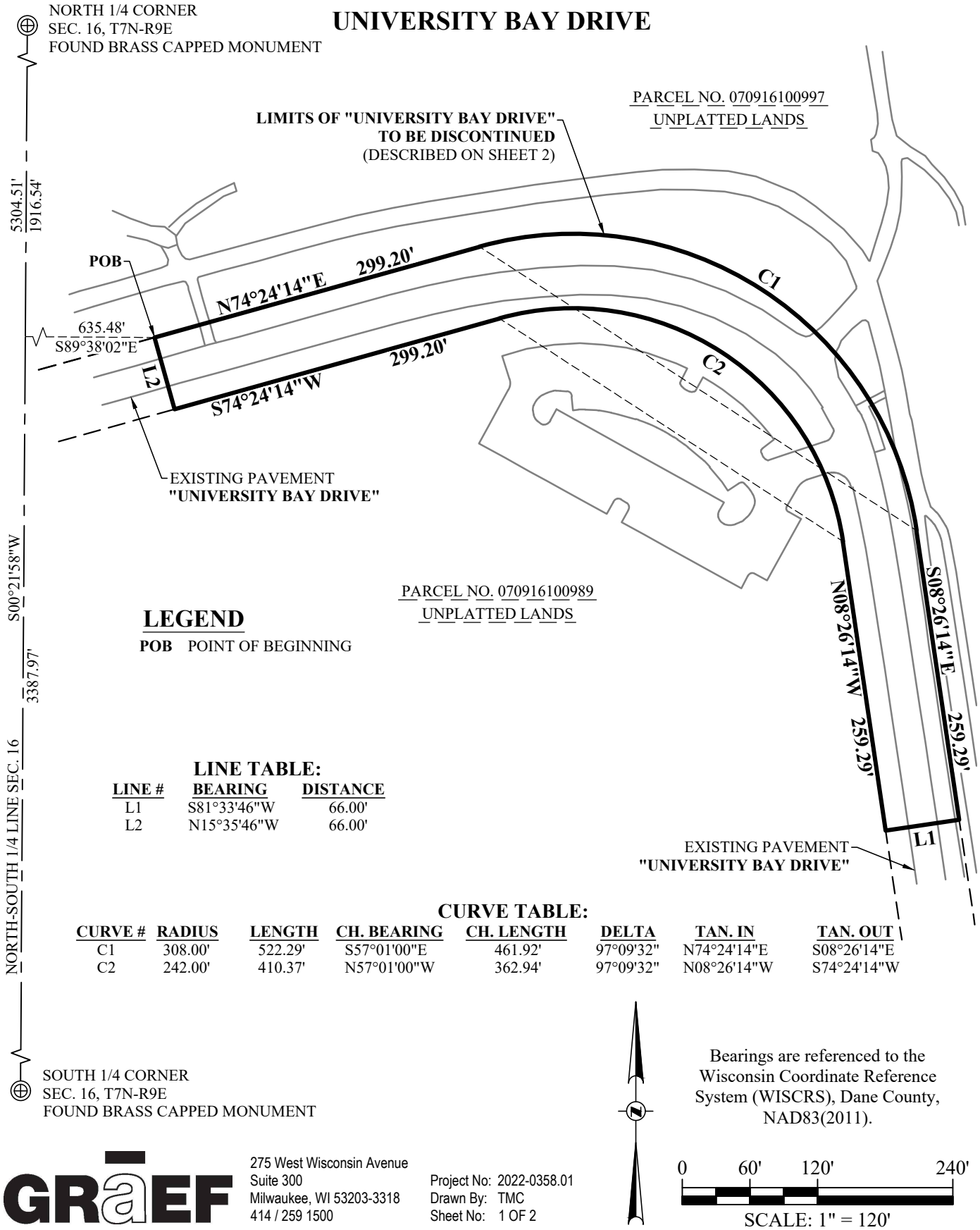
University of Wisconsin Hospital and Clinics

Proposed Easement for Public Street

Proposed limits of Discontinued Street

City of Madison Engineering | SCL | City of Madison, Wisconsin | City of Madison IT | U.S. Department of Agriculture, Natural Resources Conservation Service | WI Dept. of Natural Resources Division

EXHIBIT A
PUBLIC RIGHT-OF-WAY VACATION AND DISCONTINUANCE MAP
UNIVERSITY BAY DRIVE



LEGEND

POB POINT OF BEGINNING

LINE TABLE:

LINE #	BEARING	DISTANCE
L1	S81°33'46"W	66.00'
L2	N15°35'46"W	66.00'

CURVE TABLE:

CURVE #	RADIUS	LENGTH	CH. BEARING	CH. LENGTH	DELTA	TAN. IN	TAN. OUT
C1	308.00'	522.29'	S57°01'00"E	461.92'	97°09'32"	N74°24'14"E	S08°26'14"E
C2	242.00'	410.37'	N57°01'00"W	362.94'	97°09'32"	N08°26'14"W	S74°24'14"W

Bearings are referenced to the Wisconsin Coordinate Reference System (WISCRS), Dane County, NAD83(2011).

0 60' 120' 240'

SCALE: 1" = 120'

GRAEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

Project No: 2022-0358.01
Drawn By: TMC
Sheet No: 1 OF 2

EXHIBIT B
LEGAL DISCRIPTION
UNIVERSITY BAY DRIVE DISCONTINUANCE

LEGAL DESCRIPTION

That portion of University Bay Drive located in part of the SE 1/4 of the NE 1/4 and part of the SW 1/4 of the NE 1/4 of Section 16, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, lying within the following described tract of land:

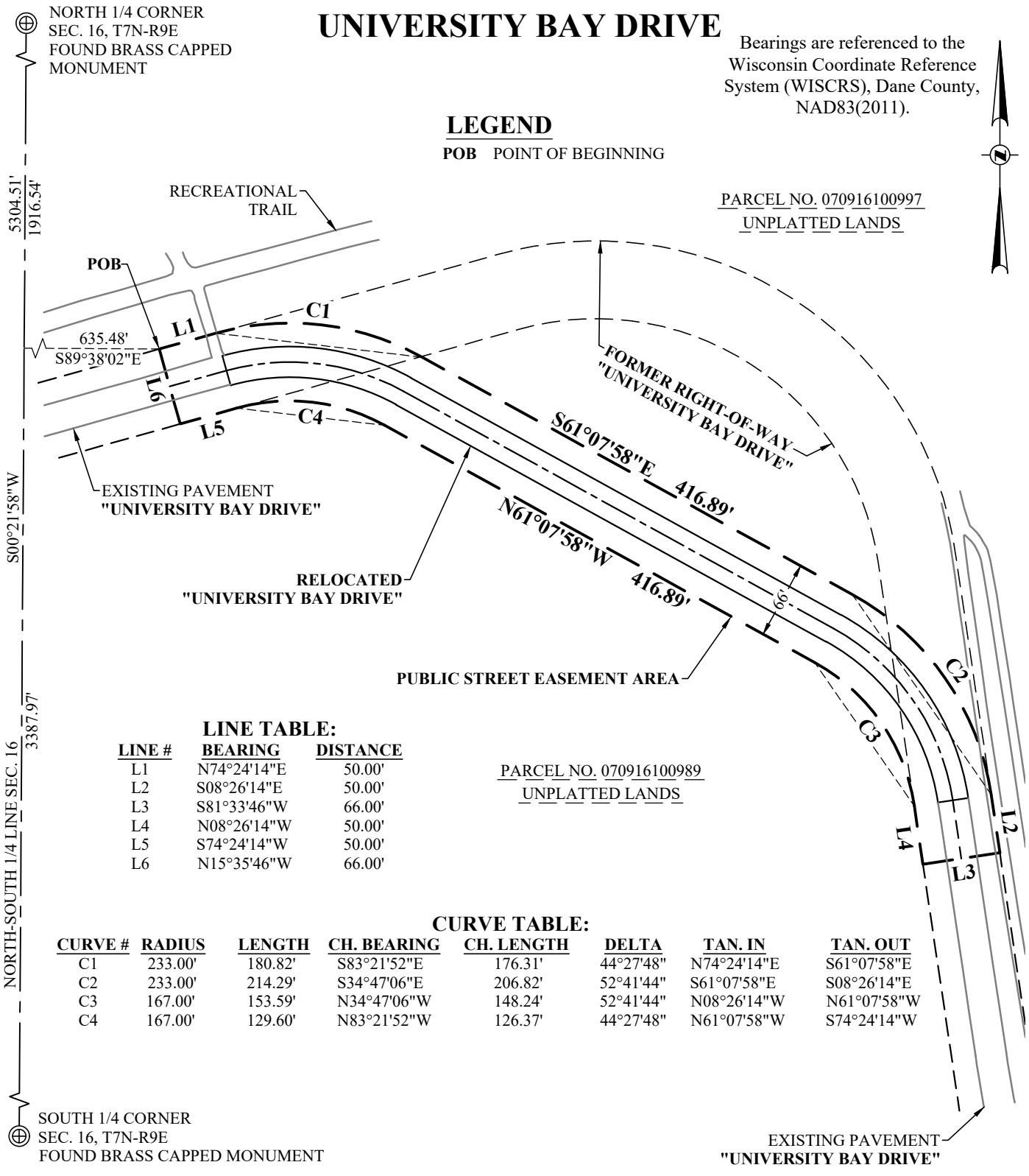
Commencing at the North 1/4 corner of said Section 16; Thence S00°21'58"W, 1916.54 feet along the North-South 1/4 line of said Section 16; Thence S89°38'02"E, 635.48 feet to the Northerly right-of-way line of University Bay Drive and the point of beginning; Thence N74°24'14"E, 299.20 feet along said Northerly right-of-way line; Thence 522.29 feet along said Northerly right-of-way line, being the arc of a 308.00-foot radius curve to the right having a long chord which bears S57°01'00"E, 461.92 feet; Thence S08°26'14"E, 259.29 feet along said Northerly right-of-way line; Thence S81°33'46"W, 66.00 feet to the Southerly right-of-way line of said University Bay Drive; Thence N08°26'14"W, 259.29 feet along said Southerly right-of-way line; Thence 410.37 feet along said Southerly right-of-way line, being the arc of a 242.00-foot radius curve to the left having a long chord which bears N57°01'00"W, 362.94 feet; Thence S74°24'14"W, 299.20 feet along said Southerly right-of-way line; Thence N15°35'46"W, 66.00 feet to the point of beginning.

Described tract of land contains 67,638 Sq. Feet (1.553 Acres).

GRĀEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

Project No: 2022-0358.01
Drawn By: TMC
Sheet No: 2 OF 2

EXHIBIT C
PERMANENT LIMITED EASEMENT FOR PUBLIC STREET PURPOSES
UNIVERSITY BAY DRIVE



LINE TABLE:

LINE #	BEARING	DISTANCE
L1	N74°24'14"E	50.00'
L2	S08°26'14"E	50.00'
L3	S81°33'46"W	66.00'
L4	N08°26'14"W	50.00'
L5	S74°24'14"W	50.00'
L6	N15°35'46"W	66.00'

CURVE TABLE:

CURVE #	RADIUS	LENGTH	CH. BEARING	CH. LENGTH	DELTA	TAN. IN	TAN. OUT
C1	233.00'	180.82'	S83°21'52"E	176.31'	44°27'48"	N74°24'14"E	S61°07'58"E
C2	233.00'	214.29'	S34°47'06"E	206.82'	52°41'44"	S61°07'58"E	S08°26'14"E
C3	167.00'	153.59'	N34°47'06"W	148.24'	52°41'44"	N08°26'14"W	N61°07'58"W
C4	167.00'	129.60'	N83°21'52"W	126.37'	44°27'48"	N61°07'58"W	S74°24'14"W

GRAEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

Project No: 2022-0358.01
Drawn By: TMC
Sheet No: 1 OF 2

0 60' 120' 240'
SCALE: 1" = 120'

EXHIBIT D
LEGAL DESCRIPTION
UNIVERSITY BAY DRIVE

LEGAL DESCRIPTION

A 66-foot wide public street easement, located in part of the SE 1/4 of the NE 1/4 and part of the SW 1/4 of the NE 1/4 of Section 16, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the North 1/4 corner of said Section 16; Thence S00°21'58"W, 1916.54 feet along the North-South 1/4 line of said Section 16; Thence S89°38'02"E, 635.48 feet to the Northerly right-of-way line of University Bay Drive and the the point of beginning; Thence N74°24'14"E, 50.00 feet; Thence 180.82 feet along a 233.00-foot radius curve to the right having a long chord which bears S83°21'52"E, 176.31 feet; Thence S61°07'58"E, 416.89 feet; Thence 214.29 feet along a 233.00-foot radius curve to the right having a long chord which bears S34°47'06"E, 206.82 feet; Thence S08°26'14"E, 50.00 feet to said Northerly right-of-way line; Thence S81°33'46"W, 66.00 feet to the Southerly right-of-way line of said University Bay Drive; Thence N08°26'14"W, 50.00 feet; Thence 153.59 feet along a 167.00-foot radius curve to the left having a long chord which bears N34°47'06"W, 148.24 feet; Thence N61°07'58"W, 416.89 feet; Thence 129.60 feet along a 167.00-foot radius curve to the left having a long chord which bears N83°21'52"W, 126.37 feet; Thence S74°24'14"W, 50.00 feet to said Southerly right-of-way line; Thence N15°35'46"W, 66.00 feet to the point of beginning.

Described easement contains 56,498 Sq. Feet (1.297 Acres).

GRÄEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

Project No: 2022-0358.01
Drawn By: TMC
Sheet No: 2 OF 2

City of Madison

Rezoning, Conditional Use, Vacation/ Discontinuance, and Official Map Amendment

Location

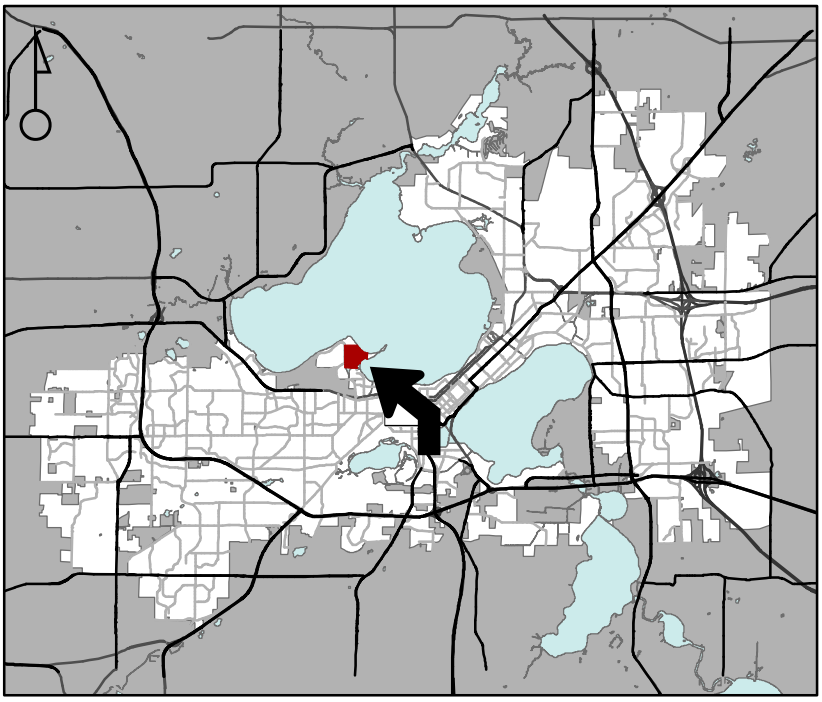
1970-1978 University Bay Drive

Applicant

Cindy Torstveit, Janine Glaeser, University of Wisconsin-Madison
The Board of Regents of the Universities of Wisconsin

Requests

- Rezone from CN to PR
- Construct one-story, 11,500 square-foot visitor center at Lakeshore Nature Preserve
- Relocate University Bay Drive



Public Hearing Dates

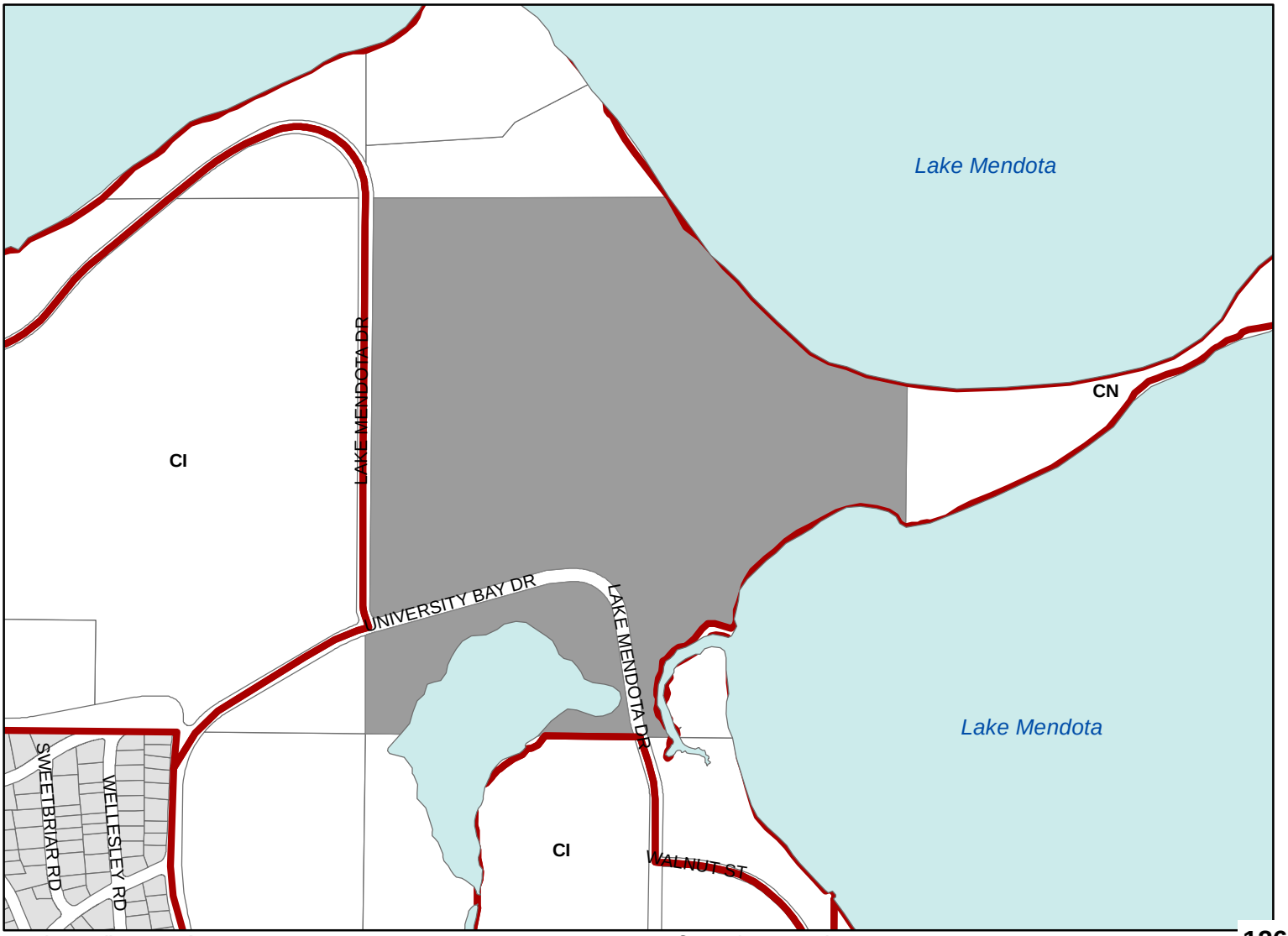
Plan Commission

June 23, 2025

Common Council

July 1, 2025

For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1"= 800'

City of Madison, Planning Division : JC : Date : 3-21-

City of Madison

1970-1978 University Bay Drive



Date of Aerial Photography : Spring 2

City of Madison

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

Master

File Number: 88717

File ID:	88717	**File Type:**	Ordinance	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	06/10/2025
File Name:	White Oaks Lane Zoning			**Final Action:**	

Title: Creating Section 28.022-00718 of the Madison General Ordinances to assign SR-C1 (Suburban Residential-Consistent 1) District zoning to property located at 60 White Oaks Lane. (District 20)

Notes: 6968WhiteOaksRZ

CC Agenda Date: 07/15/2025

Agenda Number: 5.

Sponsors: Planning Division

Effective Date:

Attachments: Locator Maps.pdf, Staff Comments.pdf, Lounsbury Attachment Worksheet_Final_06-07-16.pdf, 2016 Attachment Map.pdf, 60 White Oaks Lane.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	6/12/2025	Michael Haas	Approved as to Form	7/2/2025
1	2	6/12/2025	Maggie McClain	Approve	7/2/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	06/10/2025	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Plan Commission Public Hearing (7/7/25), Common Council (7/15/25)					
1	COMMON COUNCIL	06/17/2025	Referred for Public Hearing	PLAN COMMISSION		07/07/2025	
	Action Text:	This Ordinance was Referred for Public Hearing to the PLAN COMMISSION					

1	PLAN COMMISSION	07/07/2025	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass

Action Text: A motion was made by Glenn, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

Notes: On a motion by Ald. Glenn, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion to recommend approval passed by voice vote/ other.

Text of Legislative File 88717

Fiscal Note

No City appropriation required.

Title

Creating Section 28.022-00718 of the Madison General Ordinances to assign SR-C1 (Suburban Residential-Consistent 1) District zoning to property located at 60 White Oaks Lane. (District 20)

Body

DRAFTER'S ANALYSIS: This ordinance assigns SR-C1 (Suburban Residential-Consistent 1) District zoning to single-family residence located at 60 White Oaks Lane, attached to the City in May 2022.

****

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

1. Map Amendment 00718 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00718. The following described property is hereby zoned SR-C1 (Suburban Residential-Consistent 1) District.

A parcel of land located in the NE1/4 of the NE1/4 of Section 36, T7N, R8E, City of Madison, Dane County, Wisconsin described as follows: Commencing at the Northeast Corner of said Section 36; thence S00°48'28"W, 40.01 feet; thence S89°15'34"W, 461.02 feet along the south right-of-way line of Schroeder Road to the northwest corner of Lot 17 of White Oaks subdivision and the Point of Beginning; thence S00°52'56"W, 224.80 feet along the west line of said Lot 17; thence S59°22'34"W, 69.97 feet along the northwesterly line of Outlot 4 of said White Oaks; thence S89°15'33"W, 140.42 feet along the north line of Outlot 3 of said White Oaks; thence N00°52'52"E, 259.68 feet along the east line of Second Addition to Green Tree Hills; thence N89°15'34"E, 200.10 feet along said south right-of-way line of Schroeder Road to the Point of Beginning. Said described area contains 1.168 acres (50,900 square feet).”

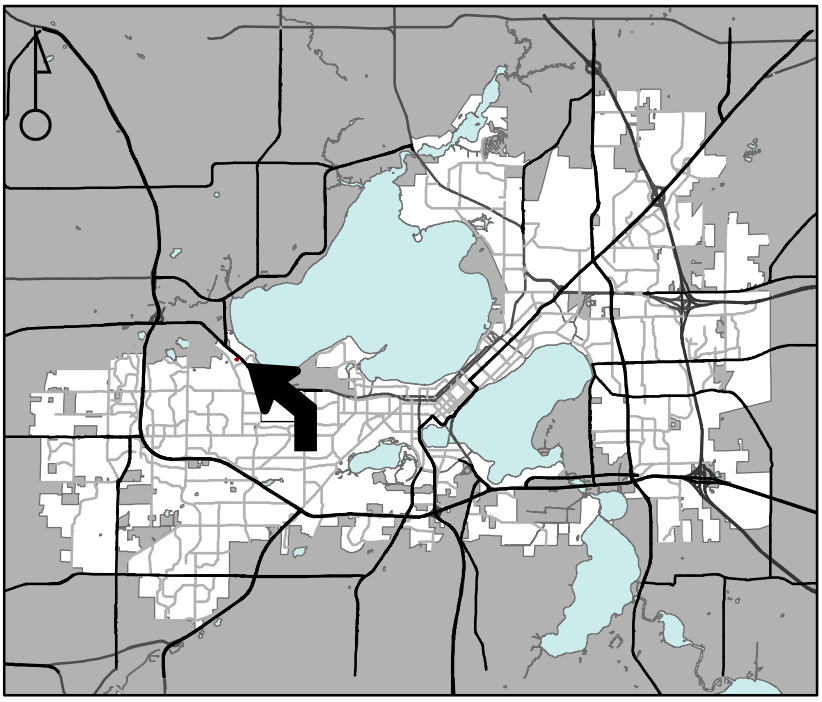
City of Madison

Rezoning

Location
60 White Oaks Lane

Sponsor
Planning Division

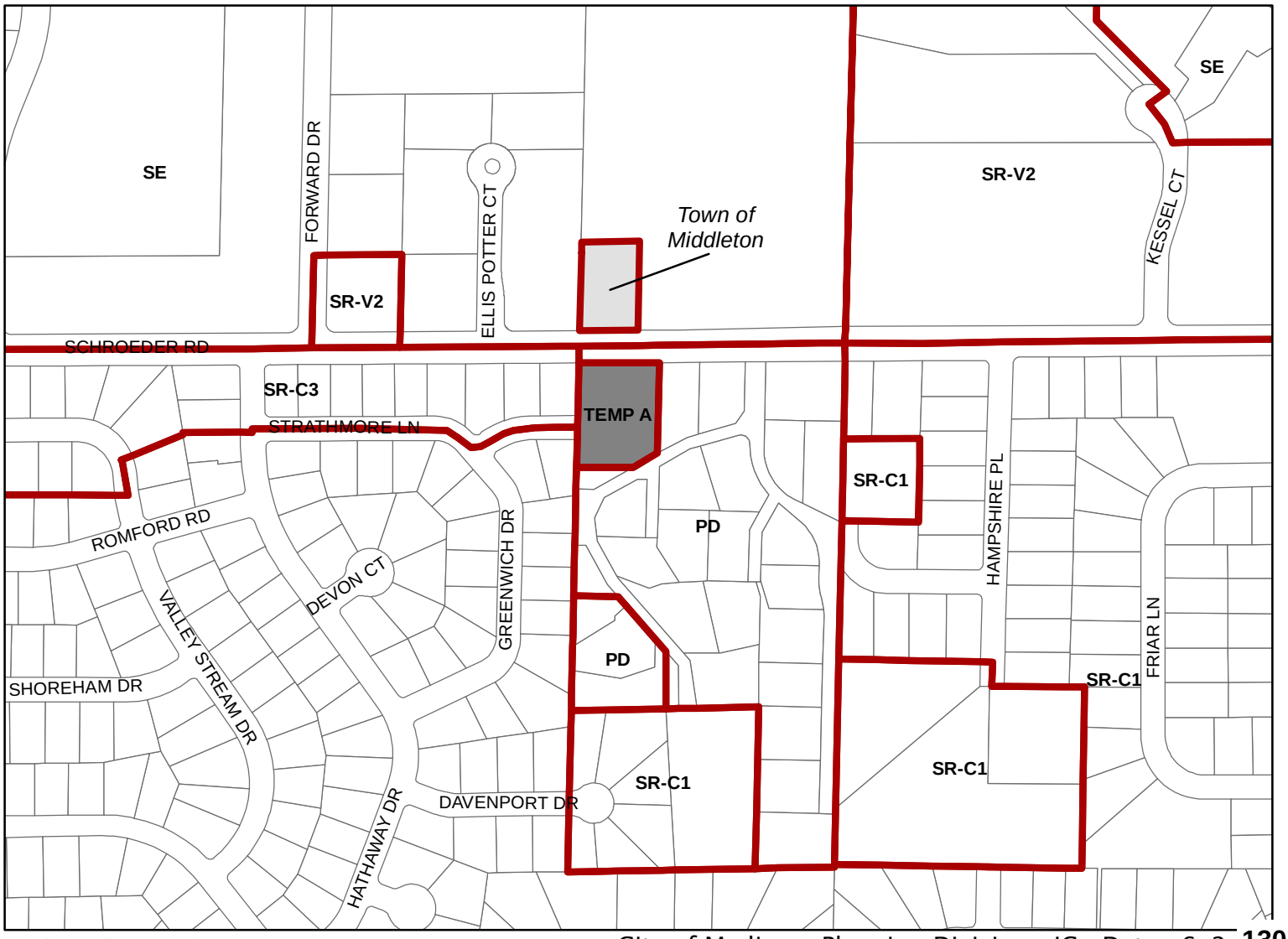
Request
Assign SR-C1 zoning to existing single-family residence attached to the City in April 2022



Public Hearing Dates
Plan Commission
July 7, 2025

Common Council
July 15, 2025

For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : JC : Date : 6-2-

City of Madison

60 White Oaks Lane



Date of Aerial Photography : Spring 2

Department of Planning & Community & Economic Development
Planning Division
Meagan E. Tuttle, Director
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
Phone: (608) 266-4635
planning@cityofmadison.com

TO: Plan Commission

FROM: Timothy M. Parks, Planner

DATE: July 7, 2025

SUBJECT: ID 88717 – Assigning SR-C1 (Suburban Residential–Consistent 1 District) zoning to property located at 60 White Oaks Lane (District 20)

On April 10, 2022, a 1.17-acre parcel located at 60 White Oaks Lane was attached to the City of Madison from the Town of Middleton. The property is developed with a single-family dwelling constructed in 1960 according to available records. The attachment was the result of a March 4, 2016 petition by Janet L. Lounsbury and Patricia Borman related to the connection of the property to the City of Madison sanitary sewer located in White Oaks Lane. The attachment of the property with delayed effective date follows a provision in the City's cooperative plan with the Town that allows a property owner in the Town to connect to City water and/or sanitary sewer subject to an agreement to pay for the costs of the service and a requirement to attach the property to the City with a delayed effective date of five (5) years. Attachment of the property with the delayed effective date was first approved by the Common Council on June 7, 2016 by Ordinance 16-00059 (ID 42655); the effective date was changed from June 1, 2021 to April 10, 2022 to correct an error in the original ordinance.

However, the property has not been assigned City zoning since the attachment took effect over three years ago. So that the property may have zoning to allow building permits to be issued for future modifications to the residence, the Planning Division proposes that SR-C1 (Suburban Residential–Consistent 1 District) zoning be assigned. SR-C1 is the same zoning district as the single-family properties located to the southwest of the subject property south of Strathmore Lane. [The rest of the White Oaks subdivision to the south and east is zoned PD (Planned Development District) consistent with its 1988 and 1991 zoning and subdivision approvals.] The proposed SR-C1 zoning is consistent with the Low Residential (LR) land use recommended for the subject property and surrounding parcels south of Schroeder Road by the 2023 Comprehensive Plan.

As with any zoning map amendment, notice of the proposed rezoning was published notice in the City's newspaper of record (Wisconsin State Journal) and notices were mailed to the property owners and occupants within 200 feet of the area subject to the map amendment. As of the writing of this report, no written comments have been received regarding the proposed zoning of the parcel.

Recommendation

In closing, the Planning Division recommends that the Plan Commission forward Zoning Map Amendment ID 28.022–00718, assigning SR-C1 zoning to property located at 60 White Oaks Lane, to the Common Council with a recommendation of **approval**.

Annexation/ Attachment Worksheet

This attachment will have a delayed effective date of five (5) years.

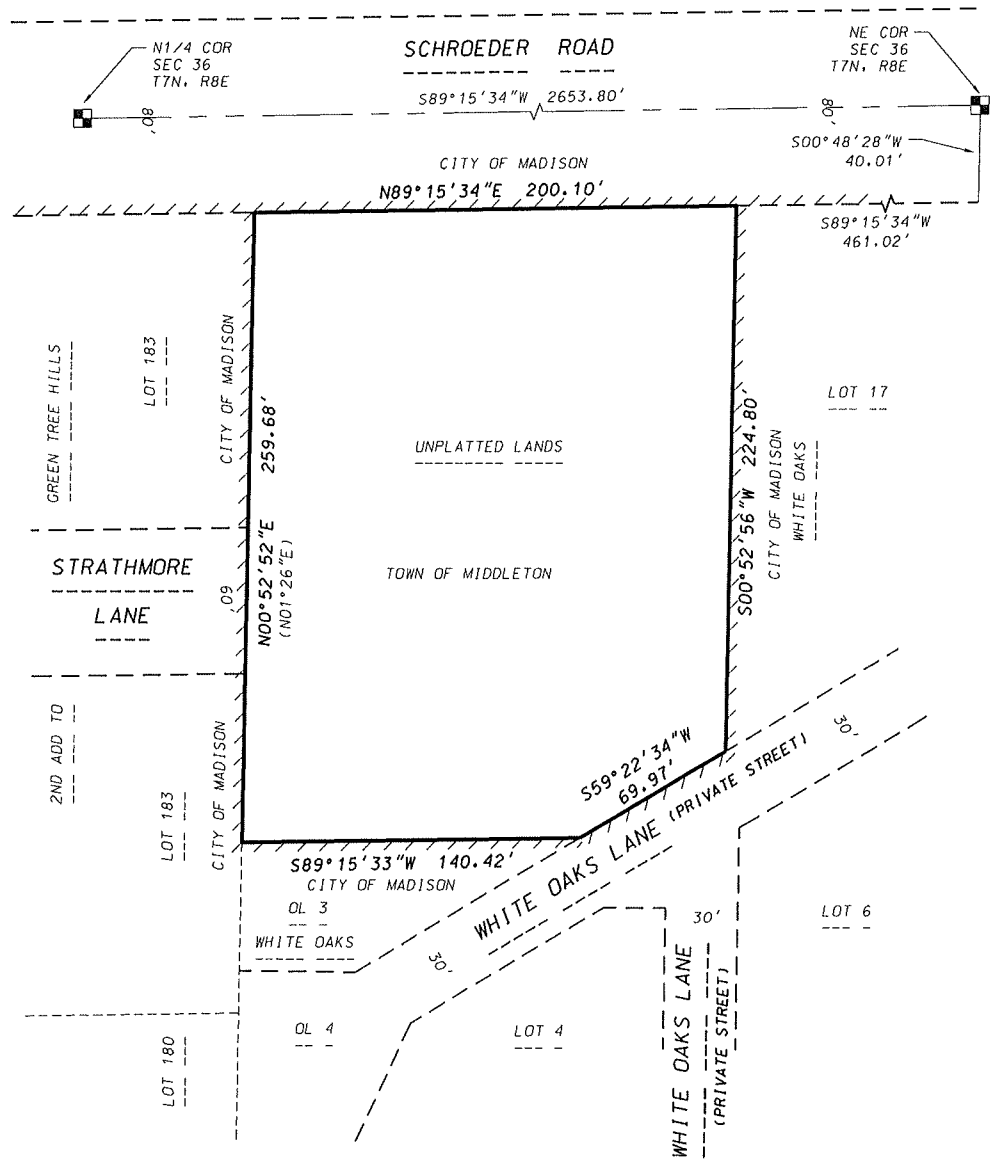
	Comment 1	*Comment 2*
Petition Name:	Lounsbury Attachment	
Dane County Address:	60 White Oaks Lane	
Township:	Middleton	
Parcel Numbers:	038/0708-361-8050-8	
Date Filed with City Clerk:	4 March 2016	
Date Accepted:	4 March 2016	
Date Filed with Town:	Unknown/ presumed	
Dept. of Administration Review:	No; Cooperative Plan	
Property Owner(s)		
Name:	Janet Lounsbury	
	~~*Patricia Borman*~~	
Address:	60 White Oaks Lane	
	Verona WI 53593	
Representative (if any)		
Name:		
Address:		
Surveyor		
Name:	Kevin Pape	
	D'Onofrio Kottke & Assoc., Inc.	
Address:	7530 Westward Way	
	Madison, WI 53717	
County Zoning of Annexed Land:	A-1	
Existing Use(s) of Annexed Land:	Single-family residence, detached garage, shed	
City Land Use Plan:	Comprehensive Plan – Low-Density Residential	
Zoning Upon Annexation:	**TBD – Will require subsequent ordinance to assign**	
CUSA Status:	In CUSA	
Environmental Corridors:	None	
Square-Footage of Annexation:	50,900	
Acreage of Annexation:	1.168	
Square-Mileage of Annexation:	0.002	

Dwelling Units:	1			
Population:	2			
Electors:	2			
Tax Information by Parcel/ Year	**8050-8**			
Assessed Land Value:	$159,900.00			
Ass. Improvement Value:	$73,800.00			
Total Assessed Value:	$233,700.00			
Taxes/ Year:	$4,461.59 (2015)			
Aldermanic District:	**TBD – Will require subsequent ordinance to assign**			
Ward:	**TBD – Will require subsequent ordinance to assign**			
Polling Place:	**TBD – Will require subsequent ordinance to assign**			
Supervisory District:	15			
Assembly District:	79			
Senate District:	27			
School District(s):	Madison Metropolitan School District			
Electricity:	MG&E			
Gas:	MG&E			
Trash Day:	Wednesday (6B)			
Telephone:	AT&T			
Petition Introduction to Council:	15 March 2016 (ID 42058)		*Accepted:* 29 March 2016	
Plan Commission Date:	None – Attachment			
Common Council				
Introduction:	3 May 2016			
Adoption:	7 June 2016			
Ordinance Number (ID):	ORD-16-00059 (ID 42655)			
Effective Date:	**1 June 2021**			
Recording Date:				
Legal Description:				

"A parcel of land located in the NE1/4 of the NE1/4 of Section 36, T7N, R8E, Town of Middleton, Dane County, Wisconsin described as follows: Commencing at the northeast corner of said Section 36; thence S00°48'28"W, 40.01 feet; thence S89°15'34"W, 461.02 feet along the south right-of-way line of Schroeder Road to the northwest corner of Lot 17, White Oaks, recorded in Volume 56-42B of Plats on Pages 118-119, Dane County Registry and the point of beginning; thence the following 5 courses along the existing City of Madison Corporate Boundary: S00°52'56"W, 224.80 feet along the west line of said Lot 17; thence S59°22'34"W, 69.97 feet along the northwesterly line of Outlot 4, said White Oaks; thence S89°15'33"W, 140.42 feet along the north line of Outlot 3, said White Oaks; thence N00°52'52"E, 259.68 feet along the east line of 2nd Addition to Green Tree Hills recorded in Volume 24 of Plats on Pages 31-32, Dane County Registry; thence N89°15'34"E, 200.10 feet along said south right-of-way line of Schroeder Road to the point of beginning. Said parcel contains 50,900 square feet (1.168 acres, 0.002 sq. mi.)."

RECEIVED
MAR 04 2016
MADISON CITY CLERK

EXHIBIT B



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

0 60
Scale 1" = 60'

DATE: February 8, 2016
F.N.: 15-02-161

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: 17 June 2025

Referral(s): Plan Commission: 7 July 2025; Common Council: 15 July 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 60 White Oaks Lane Alder District 20

From N/A District To SR-C1 District

Proposed Use: Assign SR-C1 Zoning to a single-family residence attached to the City in May 2022

By Direction Of: _____ Date: 9 June 2025

Meagan Tuttle, Director Planning Division

City of Madison

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

Master

File Number: 88735

File ID:	88735	**File Type:**	Ordinance	**Status:**	Council Public Hearing
Version:	2	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	06/11/2025
File Name:	Deep Residential Lots			**Final Action:**	

Title: SUBSTITUTE: Amending Sections 28.135 and16.23(6)(d) and creating 28.031(7) of the Madison General Ordinances related to Deep Residential Lots to facilitate easier development.

Notes: 6962DeepResidentialLots

CC Agenda Date: 07/15/2025

Agenda Number: 6.

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: 20250626_Staff Presentation to HPC.pdf, Public Comment 6-26-25, Zoning Text Memo 88735 Deep Residential Lots.pdf, Public Comments 07-05_07-07-25.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	6/12/2025	Michael Haas	Approved as to Form	7/2/2025
1	2	6/12/2025	Maggie McClain	Approve	7/2/2025
2	1	7/2/2025	Michael Haas	Approved as to Form	7/22/2025
2	2	7/3/2025	Maggie McClain	Approve	7/22/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

1	Attorney's Office	06/11/2025	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Plan Commission Public Hearing (7/7/25), Housing Policy Committee (6/26/25), Common Council (7/15/25)					
1	COMMON COUNCIL	06/17/2025	Referred for Public Hearing	PLAN COMMISSION		07/07/2025	
	Action Text:	This Ordinance was Referred for Public Hearing to the PLAN COMMISSION					
	Notes:	Additional referral to Housing Policy Committee					
1	PLAN COMMISSION	06/17/2025	Refer	HOUSING POLICY COMMITTEE		06/26/2025	
	Action Text:	This Ordinance was Referred to the HOUSING POLICY COMMITTEE					
1	HOUSING POLICY COMMITTEE	06/26/2025	Return to Lead with the Recommendation for Approval	PLAN COMMISSION	07/07/2025	07/07/2025	Pass
	Action Text:	A motion was made by Ochowicz, seconded by Tarby, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by voice vote/other.					
	Notes:	On a motion by Ochowicz, seconded by Tarby, the Housing Policy Committee voted to return the zoning text amendment to the Plan Commission with a recommendation for approval with the following amendments: -change the minimum lot depth from 80' to 75' -establish a standard 15' front yard setback for a backyard lot The motion to recommend approval of the zoning text amendment with the above amendments passed by voice vote/other.					
1	PLAN COMMISSION	07/07/2025	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass
	Action Text:	A motion was made by Solheim, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.					
	Notes:	On a motion by Solheim, seconded by Ald. Field, the Plan Commission found the standards for text amendments met and recommended adoption of the substitute ordinance. The motion to recommend approval passed by voice vote/ other.					

Text of Legislative File 88735

Fiscal Note

No City appropriation required.

Title

SUBSTITUTE: Amending Sections 28.135 and16.23(6)(d) and creating 28.031(7) of the Madison General Ordinances related to Deep Residential Lots to facilitate easier development.

Body

DRAFTER'S ANALYSIS: This proposed ordinance change amends MGO Secs. 28.135 and 16.23(6)(d) to facilitate the easier development of backyard lots, otherwise known as "flag lots" because they are characterized by being the shape of a flag. The pole portion of the lot provides the street frontage and the flag portion provides the buildable area of the lot. This ordinance amendment decreases the minimum lot width for the rear lot and removes Plan Commission review of this type of lot. It also amends the subdivision requirements to make the minimum required lot depth consistent for all zoning districts.

The SUBSTITUTE changes the minimum average depth listed in MGO Sec. 16.23(6)(d) from eighty (80) feet to seventy-five (75) feet and adds a standard fifteen (15) foot front setback for the new backyard lot in MGO Sec. 28.031(7). As lots get smaller, the location of any existing structures becomes a more relevant factor when considering where the lot division could take place because both lots need to meet front and rear setbacks. Depending on the zoning district today, these lots would be required to have anywhere from a fifteen (15) foot to thirty (30) foot

front yard setback. Incorporating this smaller front setback for all backyard lots would help provide a bit of flexibility as a property owner factors in all of the other required dimensions for a new lot.

****

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

1. Subdivision (a) of Subsection (2) entitled "Access to Public Street" of Section 28.135 entitled "Lot Division, Creation and Access" of the Madison General Ordinances is amended as follows:

"(a) Lots located in an approved planned multi-use site or planned development district, and deep residential lots pursuant to Section 28.135(3), MGO;"

2. Subsection (3) entitled "Development of Deep Residential Lots" of Section 28.135 entitled "Lot Division, Creation and Access" of the Madison General Ordinances is amended as follows:

"(3) Development of Deep Residential Lots.

(a) Statement of Purpose. This subsection is established to allow ~~the~~ more intensive development of certain deep residential lots which could not otherwise be fully developed under this or any other development control ordinance. ~~The intensive development of a deep lot is not a matter of right but instead a privilege granted to the developer by the City when the Plan Commission makes a finding that such development is in the public interest.~~

(b) General Regulations. The ~~Plan Commission may allow, after a public hearing and notice as set forth in Sec. 28.183 and consideration of the standards set forth in Sec. 28.183(6), the~~ development of a deep residential zoning lot into not more than four (4) zoning lots~~,~~ shall be allowed provided that:

1. The front lot(s) shall have a width not less than that required in the district in which it is located.
2. The rear lot shall have frontage onto an improved public street for a width not less than ~~thirty (30)~~ ten (10) feet.
3. The strip of land of land between the improved public street and the remainder of the rear lot shall not contain any buildings or structures and said strip of land shall not be used to satisfy any area or yard requirement for the rear lot. The rear lot shall be connected to the public street by a strip of land no narrower than 10 (ten) feet.
4. All of the lots proposed shall ~~have~~ comply with the minimum required lot area.
5. ~~The house numbers for all lots shall be on a sign visible from the public street.~~

(c) A building permit for residential construction shall be issued for any zoning lot legally created, pursuant to this section, prior to the effective date of this ordinance.

3. Paragraph 3. of Subdivision (d) entitled "Lots" of Subsection (6) entitled "Design Standards" of Section 16.23 entitled "Subdivision Regulations" of the Madison General Ordinances is amended as follows:

"3. Lot dimensions shall conform to the requirements of the Zoning Code in MGO Chapter 28. All lots shall have a minimum average depth of ~~one hundred (100) feet except for lots in the Traditional Residential-Consistent (TR-C), Traditional Residential-Varied (TR-V), Traditional Residential-Urban (TR-U), and Traditional Residential-Planned (TR-P) zoning districts in Chapter 28, MGO, which shall have a minimum average depth of eighty (80)~~ seventy-five (75) feet. No minimum depth shall be required for any lots in an approved Planned Multi-Use Site or Planned Development District. Where not served by a public sewer, lot dimensions and areas shall in addition conform to the requirements of the State of Wisconsin. The lot width shall normally be measured at the rear line of the required front yard setback except that for deep residential lots and for triangular or gore shaped lots, where the setback line is noted on the plat or certified survey map and is greater than the required yard, the lot width shall be measured at the indicated setback line. The average lot depth for a deep residential lot shall not include the strip of land that connects a rear lot to the public street."

4. Subsection (7) of Section 28.031 entitled "General Provisions for Residential Districts" of the Madison General Ordinances is created as follows:

"(7) The rear lot(s) in a deep residential lot division pursuant to Sec. 28.135(3) shall have a fifteen (15) foot front yard setback measured from the shared rear lot line of the front lot. This setback shall apply only to rear lots and shall not supersede any district-specific front yard setbacks for the front lot. The rear lot(s) shall meet all other applicable setbacks required by the district(s)."

EDITOR'S NOTE:
SUBSTITUTE: Amending Sections 28.135 and16.23(6)(d) and creating 28.031(7) of the Madison General Ordinances related to Deep Residential Lots to facilitate easier development.

HOUSING FORWARD

OVERVIEW OF JUNE 2025 PROPOSED ORDINANCES

Meagan Tuttle, AICP, Planning Division Director

Housing Policy Committee, June 26, 2025



#1 Increase Housing Choice

- Pursue more code and process changes to support small-scale "missing middle" housing, including duplexes, townhomes, and small apartment buildings

Agenda Item 3, Leg ID 88736

- Look for ways to make lot division and subdivision processes simpler to create more new lots for homes

Agenda Item 4, Leg ID 88735

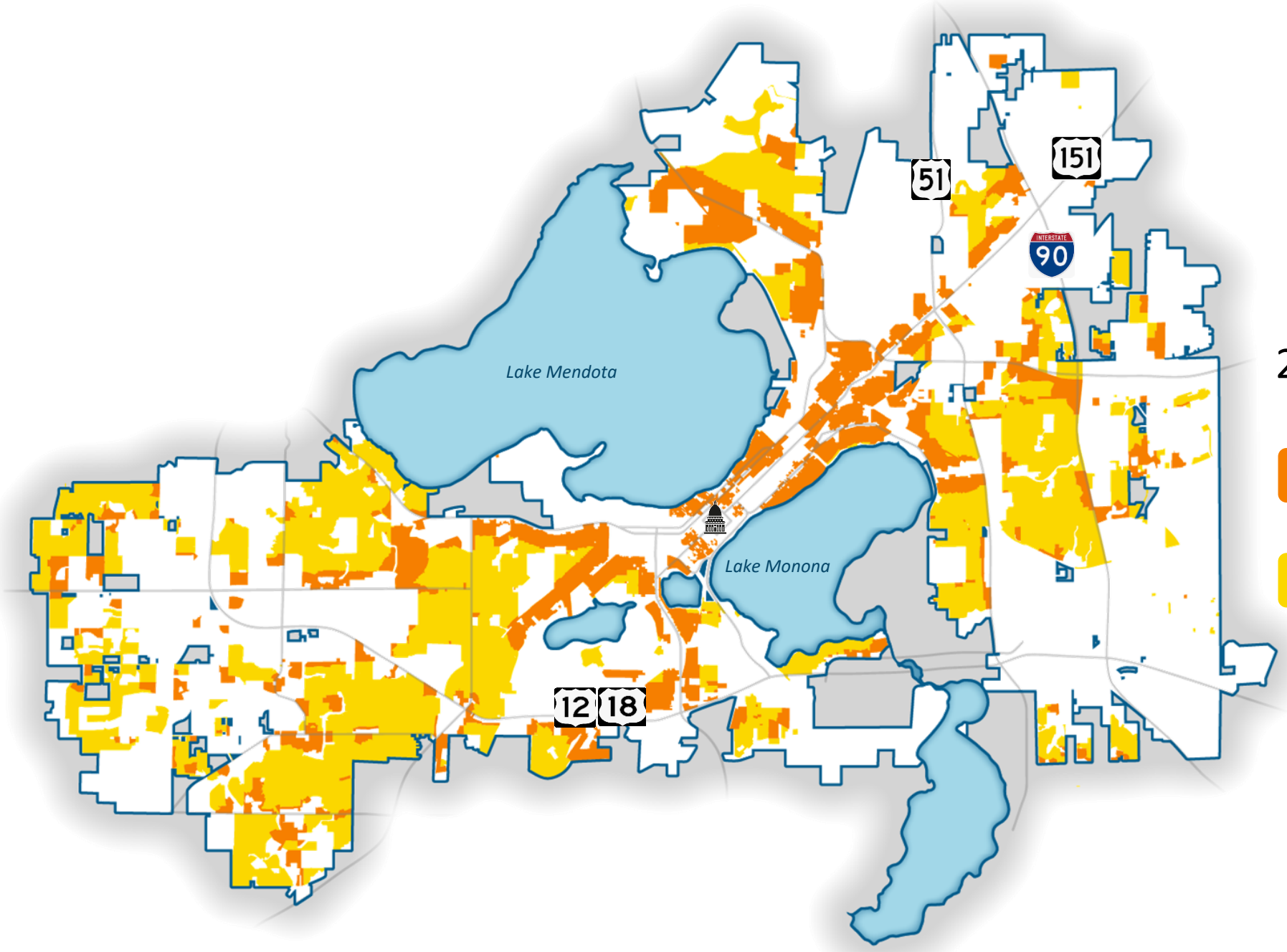
- Continue to simplify zoning standards for infill housing citywide, including specific options that make sense downtown

Agenda Item 5, Leg ID 88737

Allow duplexes & twin homes in all residential zoning districts



- Amends Zoning Code to allow duplexes & twin homes (2-unit buildings) where single-family homes (1-unit buildings) are allowed
- Expands change made in 2023 for areas closest to transit to entire city
- Intended to promote more small-scale housing choices in the long term

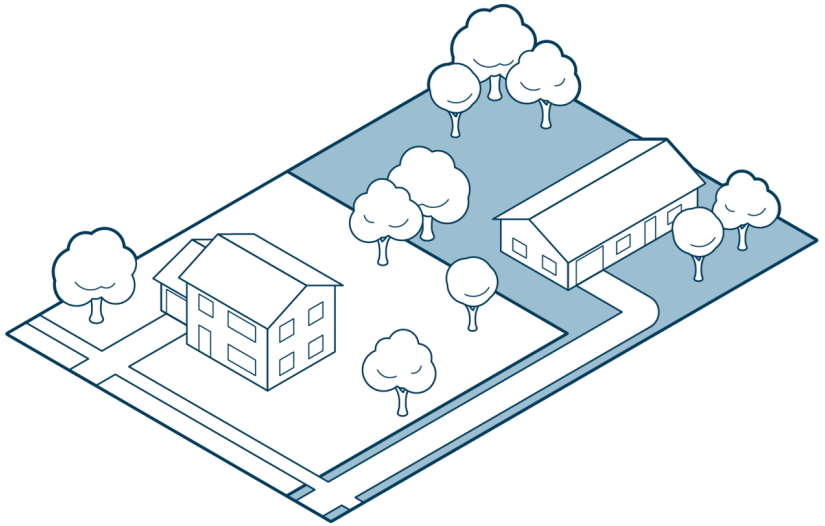


2-unit Buildings

Allowed today

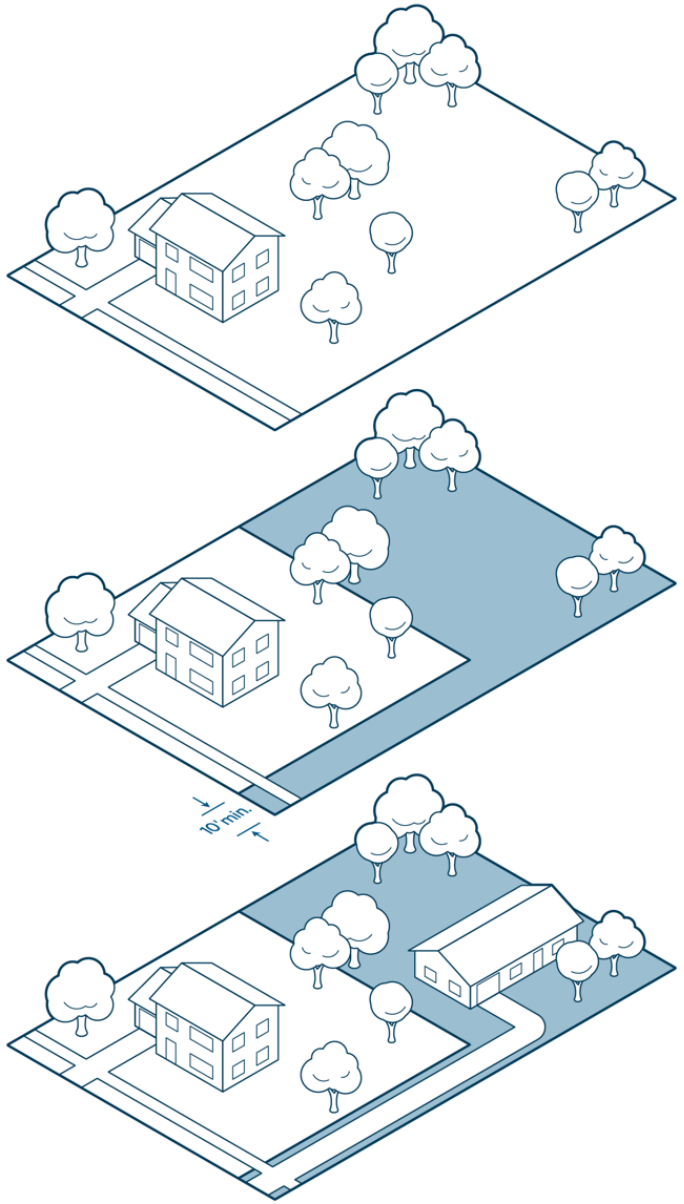
Proposed expansion

Allow more “backyard lots”



- Changes make it easier to divide a large lot to create a new “backyard lot” (also known as “flag lot; “deep residential lot” in Madison General Ordinances)

- New housing choices and homeownership opportunities in existing neighborhoods

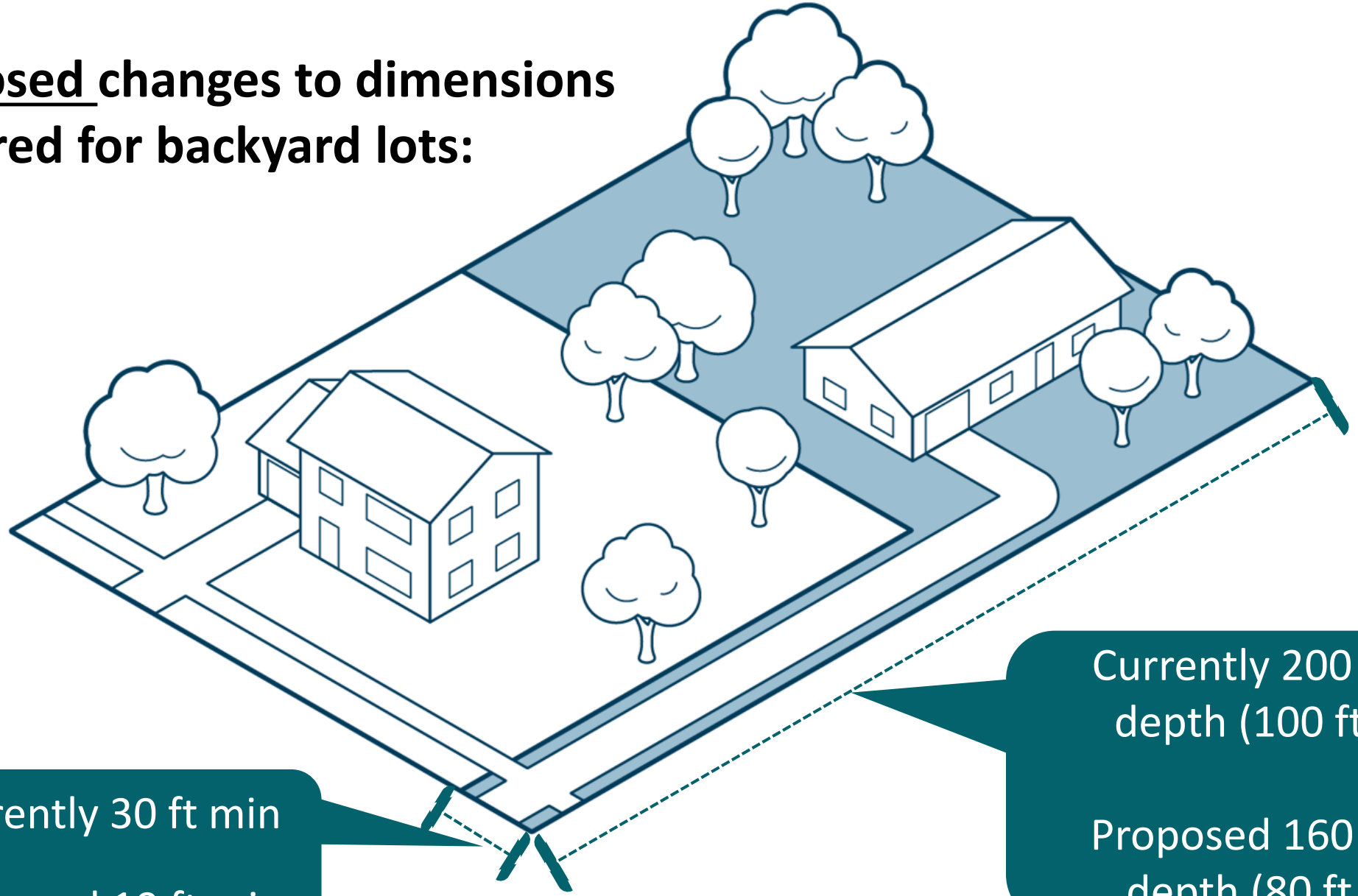


1. Large residential lot meets all specifications

2. Owner splits lot to create “backyard lot” to sell to new neighbor or keep for future options

3. Owner of “backyard lot” builds new home

Proposed changes to dimensions required for backyard lots:

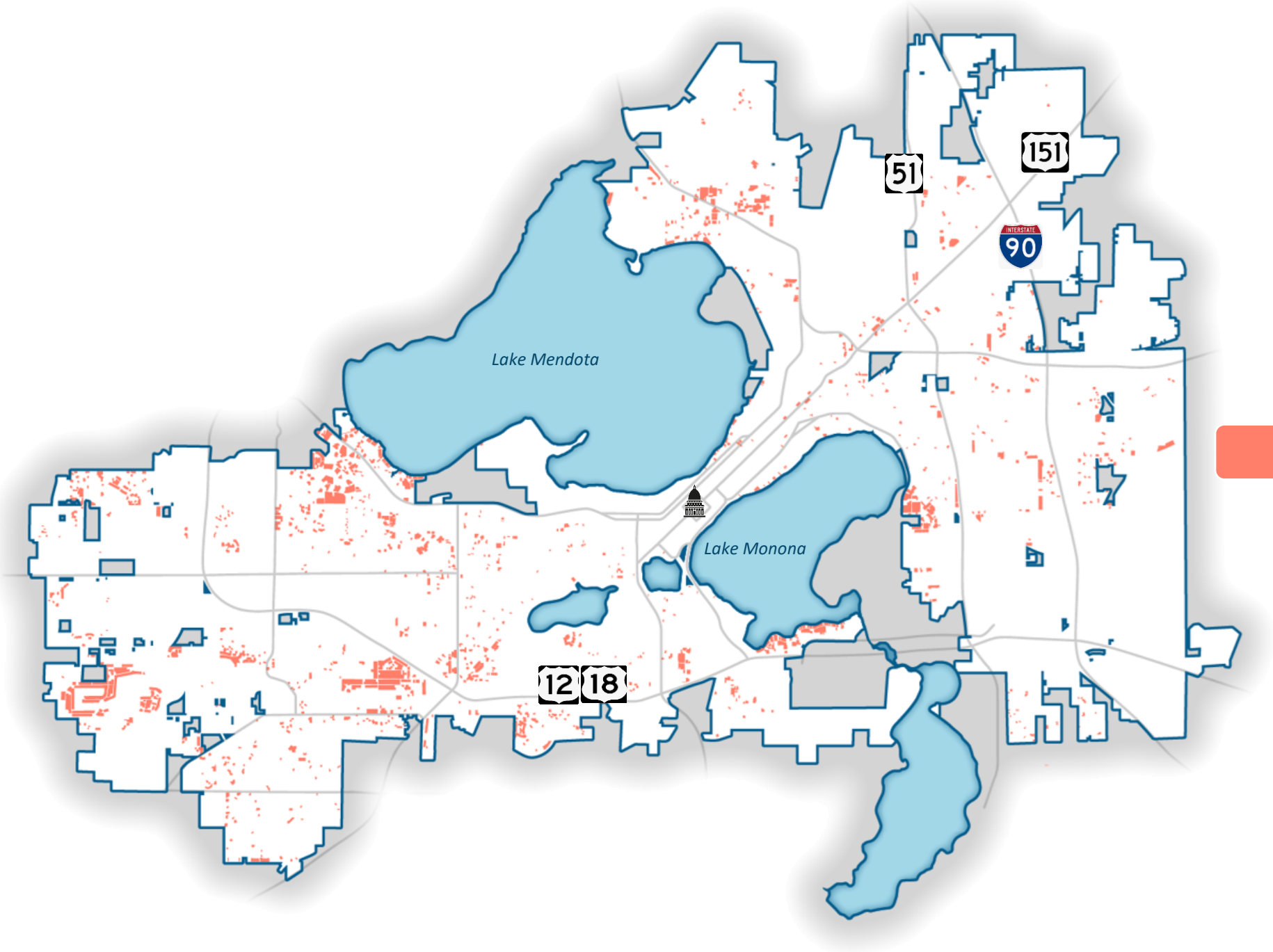


Currently 30 ft min

Proposed 10 ft min

Currently 200 ft min lot depth (100 ft per lot)

Proposed 160 ft min lot depth (80 ft per lot)



Lots meet basic size requirements proposed for “backyard lot” creation


Norman Way






Veblen Pl





Simplify small/medium-sized downtown development process



- Raises thresholds for conditional use review like other mixed-use areas
- More permitted uses to make Downtown development more predictable
- Design standards in zoning code continue to apply, processes for review by Urban Design Commission remain

Permitted Uses

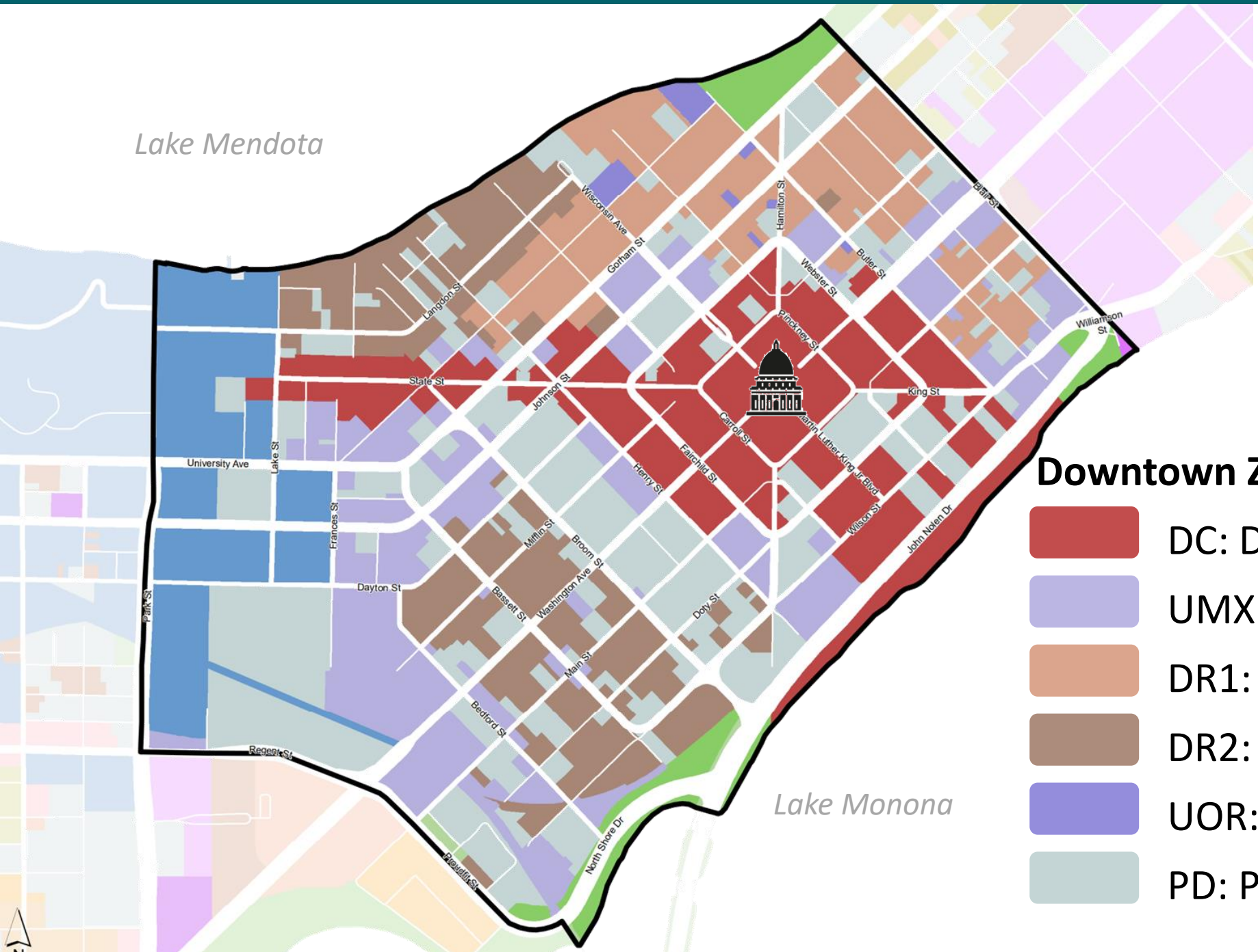


- Allowed “by right”
- Reviewed administratively to make sure all ordinances are met
- Landmarks Commission / Urban Design Commission review when relevant

Conditional Uses

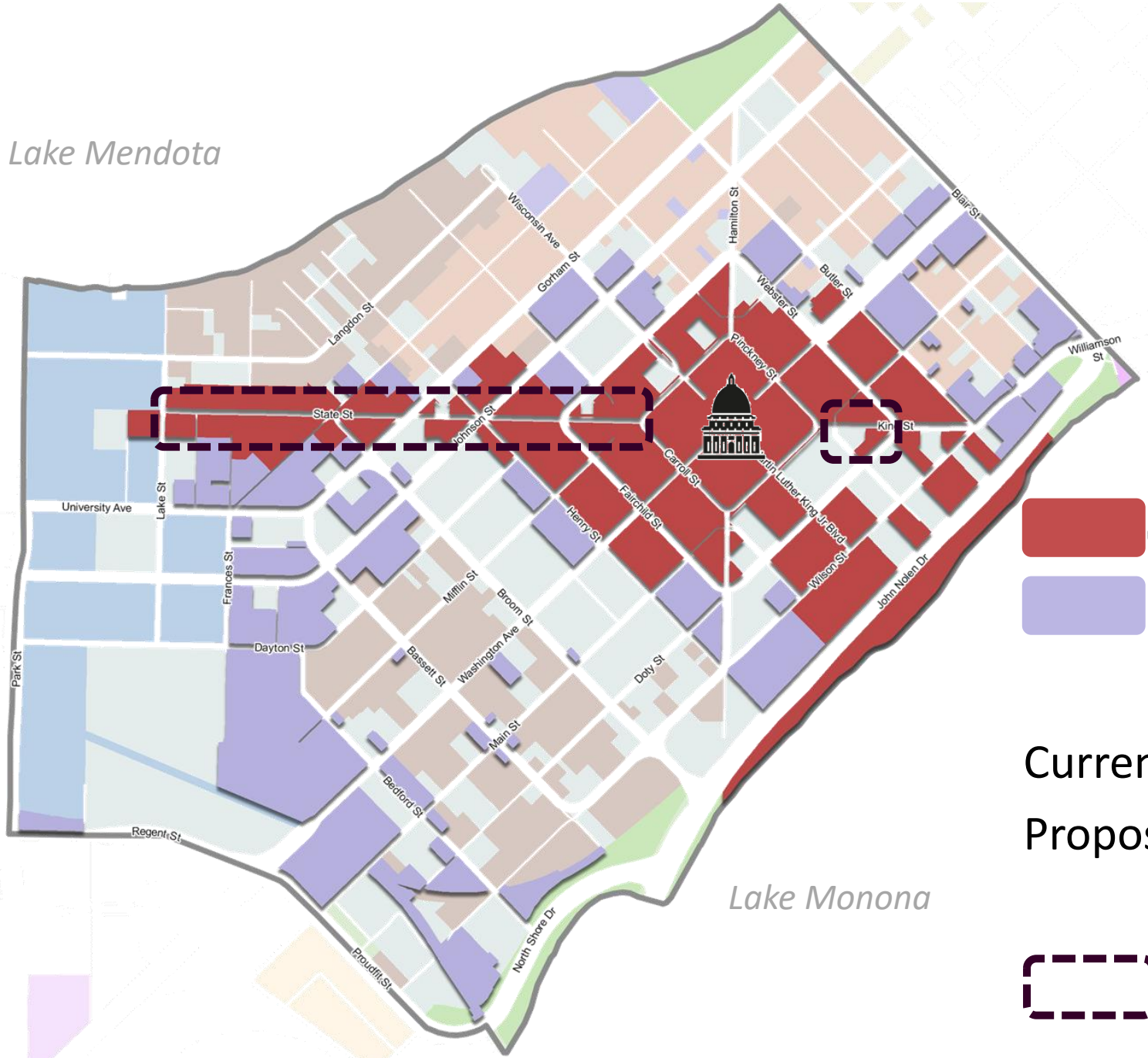


- Allowed when standards are met
- Reviewed by Plan Commission with Public Hearing
- Reviewed administratively to make sure ordinances and special conditions of approval are met



Downtown Zoning Districts

- DC: Downtown Core
- UMX: Urban Mixed-Use
- DR1: Downtown Residential 1
- DR2: Downtown Residential 2
- UOR: Urban Office Residential
- PD: Planned Development



DC: Downtown Core

UMX: Urban Mixed-Use

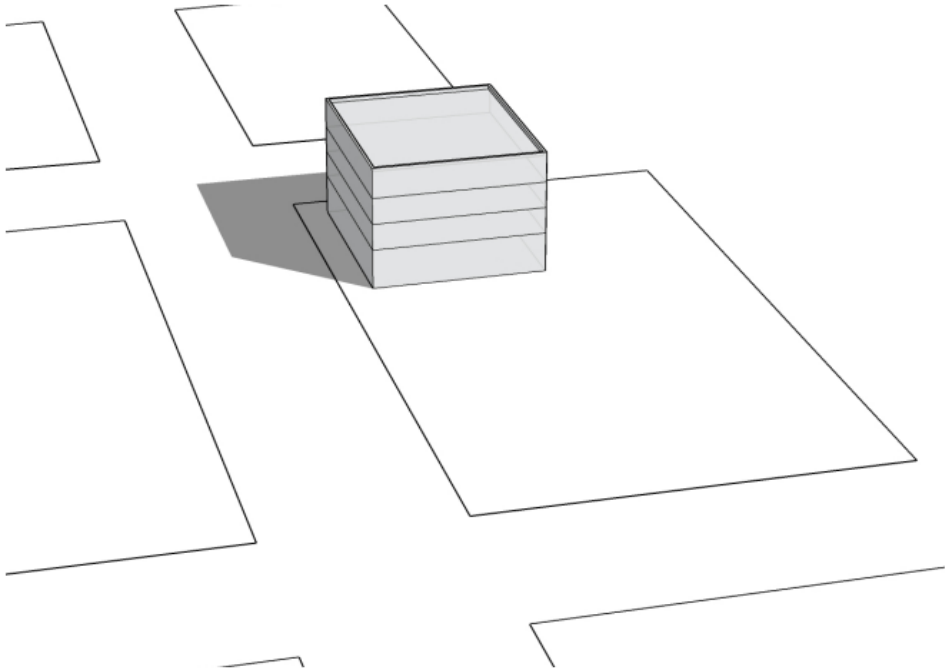
Current threshold: >4 stories, 20K sq ft

Proposed threshold: >6 stories

State/King Exception

<u>Current</u> max size/height as permitted use:

- 20,000 sq ft total
- 4 stories



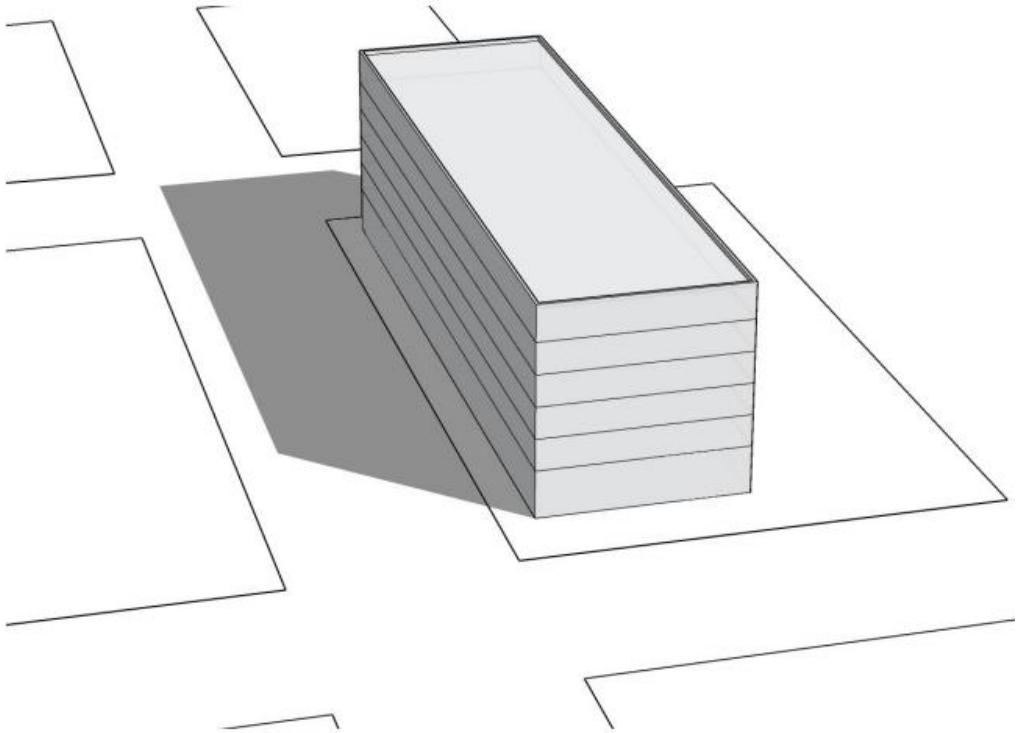
Example building mass that could be a permitted use in UMX zone today.



520 E Washington Ave. is a real-world example of a building below this threshold.

Proposed max height as permitted use:

- 6 stories



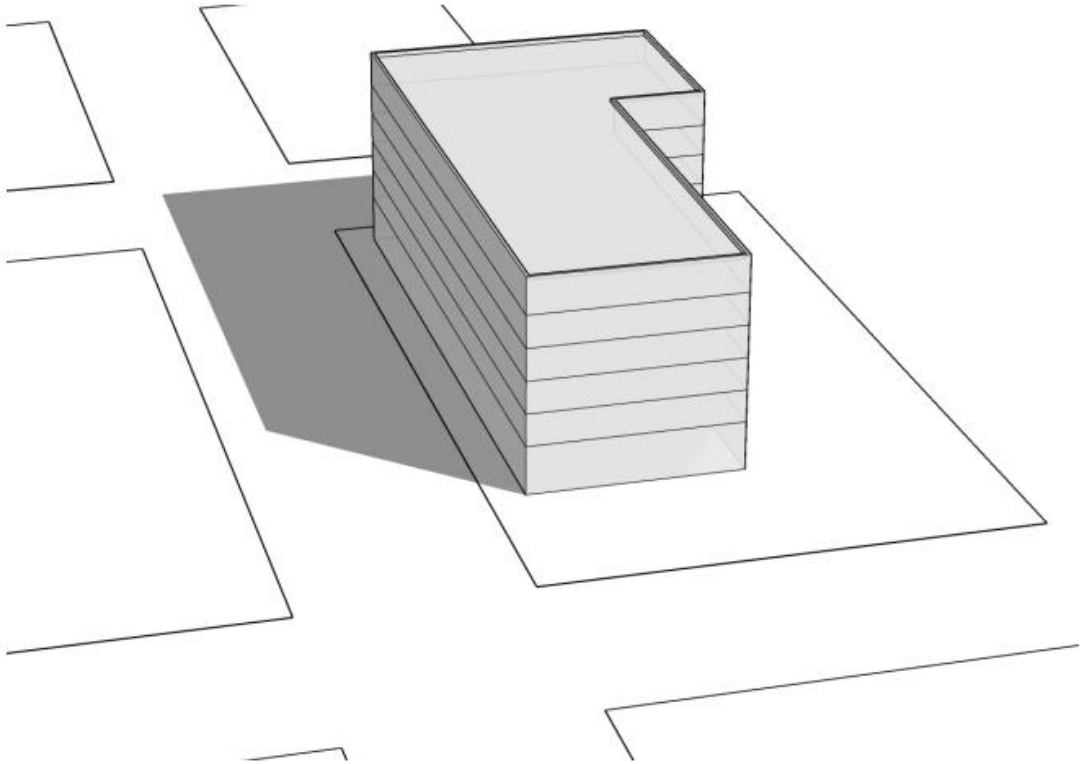
Example building mass that could be a permitted use in DC & UMX with this change.



316 E Wilson St. is a real-world example of a building that this change would enable as a permitted use.

Proposed max height as permitted use:

- 6 stories



Example building mass that could be a permitted use in DC & UMX with this change.



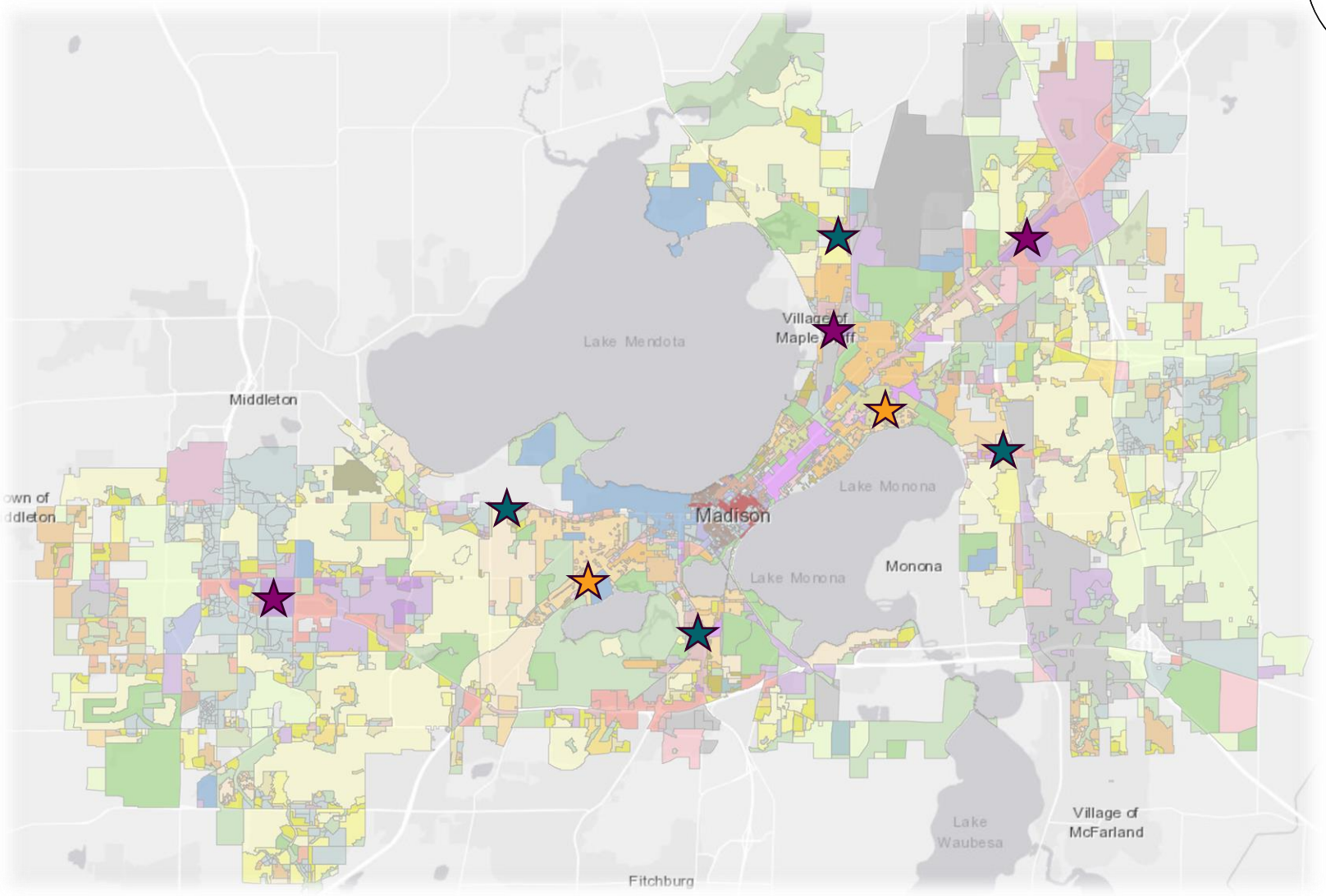
27 N Webster St. is a real-world example of a building that this change would enable as a permitted use.

Conditional Use Thresholds Outside of Downtown

8 stories
- East Towne
- West Towne
- Oscar Mayer

6 stories
- Northport Dr.
- Cottage Grove Rd
- S Park St
- University Ave

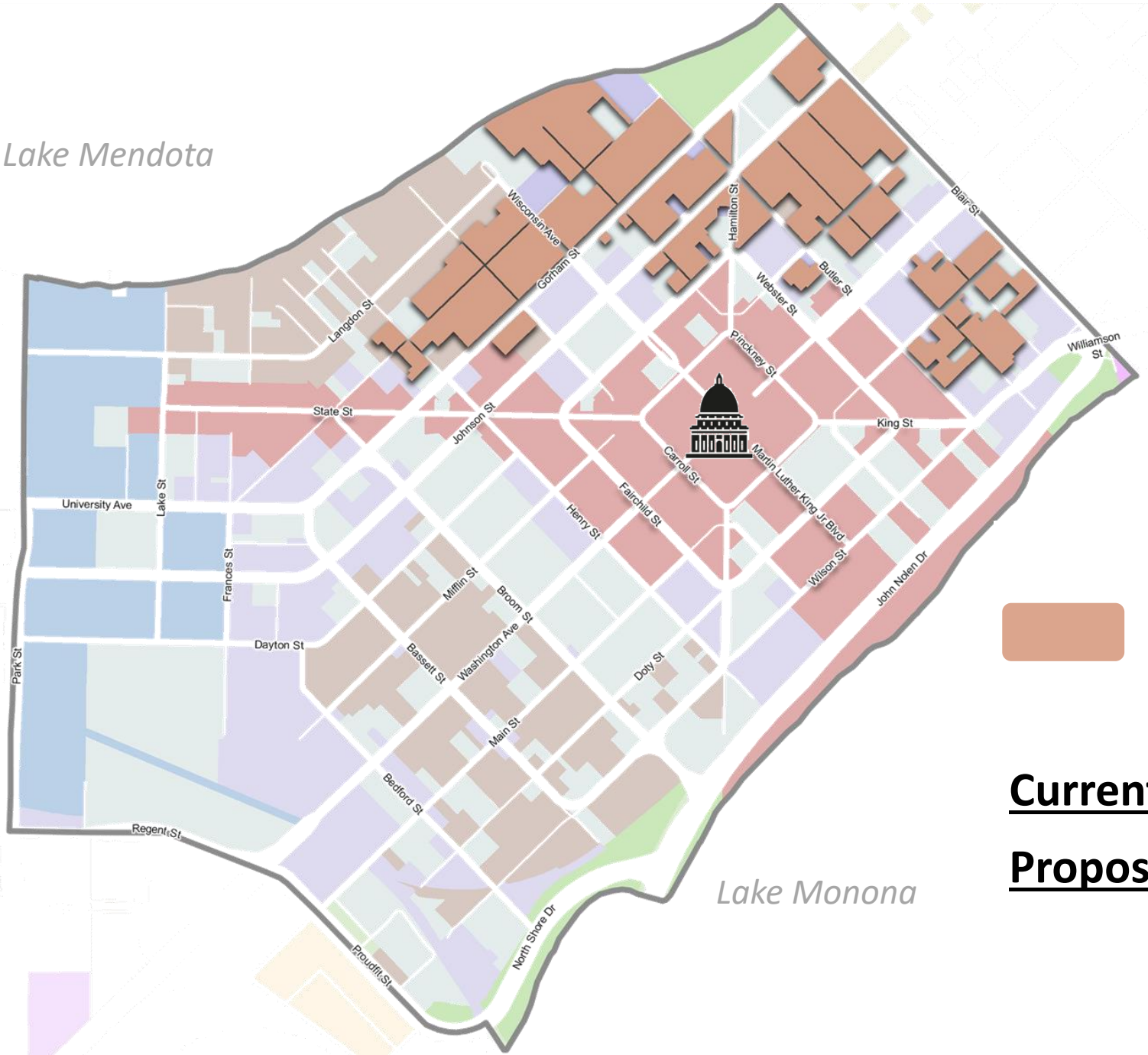
4 stories
- Atwood Ave
- Monroe St



Based on recent development activity, Conditional Use review still likely for most (re)development in DC & UMX zones.



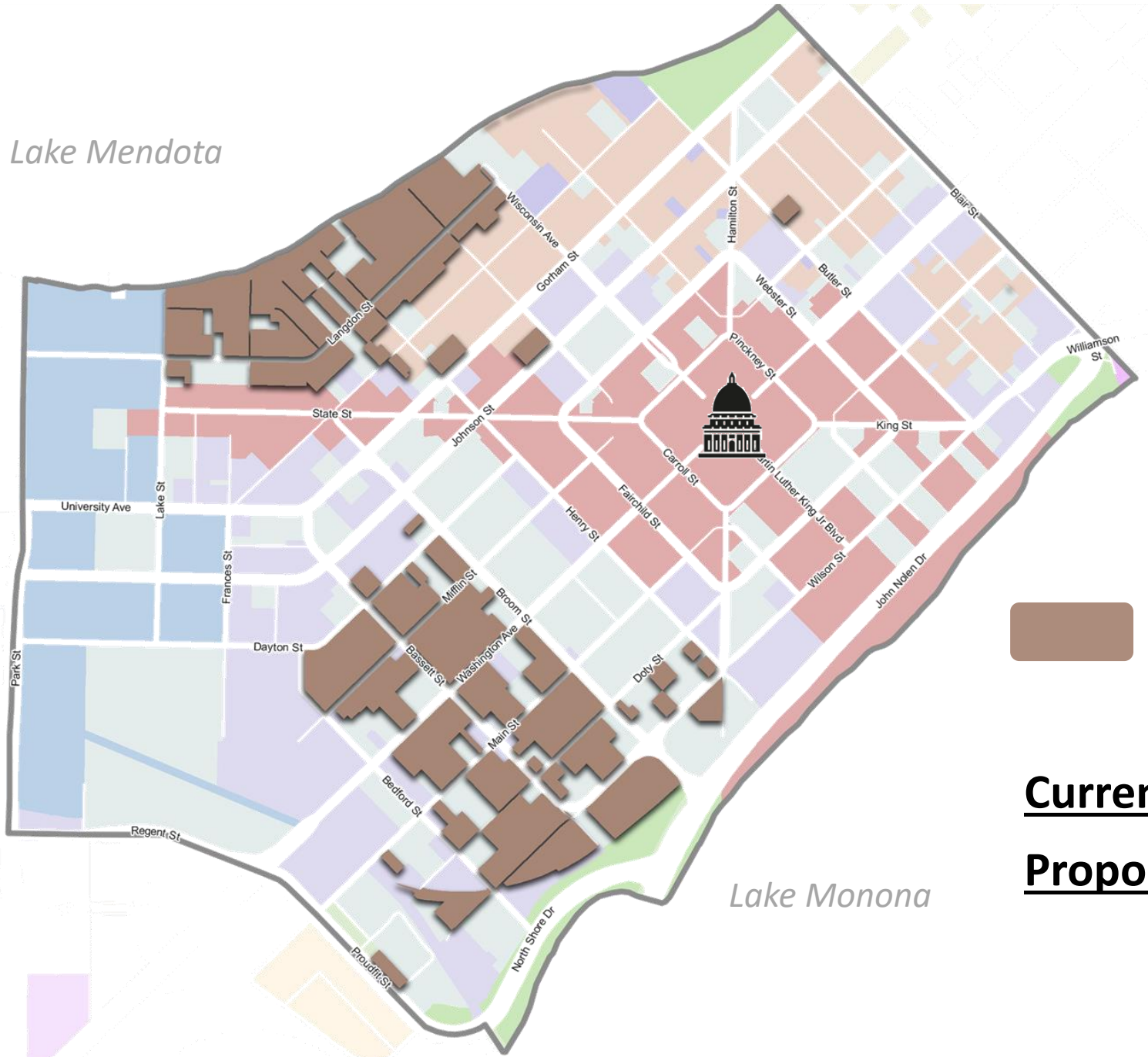




DR1: Downtown Residential 1

Current threshold: >4 housing units

Proposed threshold: >12 housing units



DR2: Downtown Residential 2

Current threshold: >8 housing units

Proposed threshold: >36 housing units

Next Steps

Housing Policy Committee
Monday, June 26, 4:30 pm
(In Person - Madison Municipal Building Rm 215)

Community Information Meeting
Wednesday, July 2, 6:00 pm
(Virtual – Zoom)

Plan Commission
Monday, July 7, 5:30 pm
(Virtual – Zoom)

Common Council
Tuesday, July 15, 5:30 pm
(Hybrid – City County Building Rm 201 or Zoom)

Questions & Discussion

Housing Policy Committee, June 26, 2025

Heiser-Ertel, Lauren

Subject: FW: Legistar 88736 and equity concerns related to PD zoning

From: Megan Ross <megan.ross0225@gmail.com>
Sent: Thursday, June 26, 2025 2:37 PM
To: housingpolicy <housingpolicy@cityofmadison.com>
Cc: Field, Derek <district3@cityofmadison.com>
Subject: Legistar 88736 and equity concerns related to PD zoning

Some people who received this message don't often get email from megan.ross0225@gmail.com. Learn why this is important

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello,

I am writing to share public comment for 6/26 meeting. I support the intent of Legistar 88736. Allowing two housing units on residential lots is a necessary step toward expanding Madison's housing options and addressing affordability. But the exemption for Planned Development zoning weakens both the effectiveness and fairness of this policy.

PD zones are common in newer, wealthier, and less diverse parts of the city. These neighborhoods were often designed to limit housing types and preserve low-density patterns. By excluding them from this change, we are protecting already advantaged areas while placing the burden of reform on older, more racially and economically diverse neighborhoods. That is not equitable.

Even if most new density ends up concentrated in central areas due to market demand, infrastructure, or transit access, the zoning rules still matter. They reflect what kind of city we are trying to build and who is expected to participate in its future. If we continue to make room for new residents in only a few parts of the city while others are allowed to avoid any change, we are not building an inclusive future. We are protecting existing privilege and deepening old divides.

Equity in housing policy requires shared participation. When some neighborhoods are permanently protected by technical zoning overlays while others absorb all the impact of reform, we are not distributing opportunity. We are reinforcing the same structural inequalities we claim to address.

This can be corrected. The city has several tools to bring PD zones into alignment without derailing the broader reform. I urge the committee to recommend one or more of the following:

- Introduce a sunset clause that would phase out the exemption after a fixed period
- Create an opt-in process for homeowners in PD zones who want to build a second unit
- Allow two units in PD areas if the lot meets clear, objective criteria like size or access
- Launch a citywide PD zoning review with an equity lens to update outdated plans

These are practical steps. They acknowledge that zoning complexity exists but refuse to let it be used as an excuse for exclusion. This policy has the potential to be a strong move toward a more inclusive and flexible housing system. I urge you to help close the gap between intention and impact by addressing the PD exemption directly.

Thank you for your time and your work on this issue.

Megan Ross
Madison, WI Resident

(540) 288-6705
megan.ross0225@gmail.com

Robert C. Procter
Government Affairs Director
Axley Brynelson, LLP
rprocter@axley.com
(608) 283-6762

Re: Legistar File ID #s 88735, 88736 & 88737
Duplex by Right, Flag Lots, Adjust Zoning Rules

TO: Housing Committee

FROM: Realtors® Association of South Central Wisconsin[1]
Robert C. Procter, Government Affairs Director
Allison M. Soucie, Government Affairs Coordinator

DATE: June 25, 2025

The Realtors® Association of South-Central Wisconsin strongly supports the proposed new 'Housing Forward' policies for 'missing middle' housing. These proposals will make it easier to build new types of housing and increase housing choice.

The proposed changes recognize the fact that in the City of Madison:

- We need to offer housing options for all stages of life
- We do not have enough affordable housing
- Adding 'missing middle' housing is a key goal of the city's comprehensive plan

These proposed regulation changes will not only allow for the production of more housing options but will also revitalize and renew Madison's commitment to thriving, culturally diverse neighborhoods while maintaining what makes each neighborhood unique.

As a leading proponent of housing, RASCW works with people from all over Madison, among other areas of Wisconsin, and the consensus is clear; Madison needs housing now.

With Dane County projected to grow by 38% by 2050, these proposals cannot wait.

In the words of Mayor Satya Rhodes-Conway from the June 11th press conference: "If we want a community that is economically diverse, we have to build more homes."

The Realtors® Association of South-Central Wisconsin strongly supports these proposals and encourages the committee to do the same.

[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.

PLANNING DIVISION STAFF REPORT

July 7, 2025

PREPARED FOR THE PLAN COMMISSION

Proposal: **Zoning Text Amendment, General Planning (Subdivision) Ordinance Text Amendment**

Legistar File ID #: 88735 Deep Residential "Backyard Lots"

Prepared By: Zoning and Planning Staff

88735 – This code change eases some requirements to enable the development of deep residential lots, more commonly referred to as "backyard lots" or "flag lots."

Deep residential lots are lot divisions which result in new lots generally to the rear of the developed front lot, or are part of a redeveloped larger lot, with a "flagpole" strip of land to a public right of way for access and utilities. Currently, deep residential lots are a conditional use and require a 30' wide strip of land to connect the rear lot to the public right-of-way. Within the Zoning Code, this amendment removes the conditional use requirement and modifies the minimum lot width for the access to the right-of-way to 10'. The amendment also strikes some unnecessary language.

Deep residential lots are somewhat rare, primarily because the current requirement of a 30' access strip eliminates the possibility of subdivision for most lots because this strip of land must be accommodated in addition to the required minimum lot frontage for the existing lot. The proposal for a 10' access strip allows for the minimum 8' wide driveway access and the utility connections. A narrower strip connecting to the right-of-way will make the option for subdivision under the deep residential lots more possible for some lots.

The code change also includes modification of MGO 16.23, which includes standards for land subdivision. The amendment reduces the minimum lot depth for lots within certain zoning districts from 100' to 80' to standardize the minimum lot depth for lots in all residential districts at 80'. At its meeting on June 26, 2025, the Housing Policy Committee recommended an amendment to this ordinance that would further reduce this minimum lot depth to 75'. These changes also clarify that the access and utility strip part of a deep residential lot is not part of the calculation of the average lot depth.

In order to approve a deep residential lot division, both resulting lots are required to meet typical district dimensional requirements, including front/side/rear yard setbacks, minimum lot area, and minimum lot width. These requirements will result in a practical separation between the development (the home, detached accessory structures) on zoning lots, and yard areas. With the recommendation to further reduce the minimum lot depth, the Housing Policy Committee also recommended establishing a standard 15' front setback for the rear lot. This is particularly relevant when lots meeting the minimum depth are located in districts that require deeper front yard setbacks—such as 30'-- in order to maintain a buildable area of reasonable size on the rear lot.

Additional zoning code requirements, such as building forms, allowable projections into setbacks, and driveway design will continue to apply to development on deep residential lots.

The following chart identifies the current and proposed lot requirements including the changes recommended by the Housing Policy Committee on June 26:

	Current	**Proposed**
Minimum Lot Width	The minimum lot width for the zoning district (for the front lot) plus 30' (for the back lot's flagpole access area)	The minimum lot width for the zoning district (for the front lot) plus 10' (for the back lot's flagpole access area)
Minimum Lot Depth	100' in all districts, except Traditional Residential-Consistent (TR-C), Traditional Residential-Varied (TR-V), Traditional Residential-Urban (TR-U), and Traditional Residential-Planned (TR-P) districts, which have a minimum of 80'	Originally, proposed to be minimum of 80' in all districts. Housing Policy Committee recommended minimum of 75' in all districts. The flagpole portion of the back lot does not count towards minimum lot depth.
Minimum Lot Area	The minimum lot area for the zoning district (for the front lot) and the minimum lot area for the zoning district, not including the flagpole access area (for the back lot)	No change
Front Yard Setback	Both the front lot and the back lot must meet the front yard setback required by the zoning district (ranges from 15' to 30')	Front lot must meet the front yard setback required by the zoning district. Back lot must meet a 15' front yard setback from the rear property line of the front lot.
Plan Commission Conditional Use Approval	Required	Not Required

Staff supports this amendment.

Additional Background on Backyard Lots

The following three renderings provide a conceptual illustration for the purposes of communicating how a deep residential lot development can occur and result in a developable rear lot.



The following table includes a basic summary of prerequisite lot conditions in various zoning districts that may make a lot eligible for a deep residential lot division. This summary does not account for site-specific conditions, such as the placement of existing buildings, or factors that may constrain lot division or development on lots, such as easements or certain natural features. It is estimated that approx. 3,800 lots (approx. 7% of residential lots) in the city meet these basic prerequisites.

Zoning District(s)	**Lot Depth***	**Lot Size** (must be at least twice the minimum lot size for the zoning district)	**Lot Width at Street** (must be 10' wider than the minimum lot width for the zoning district)
SR-C1	150'	16,000 sq. ft.	70'
SR-C2 or TR-C1	150'	12,000 sq. ft.	60'
SR-C3	150'	16,000 sq. ft.	60'
TR-C2 or TR-C4	150'	8,000 sq. ft.	50'
TR-C3	150'	6,000 sq. ft.	40'
TRR	150'	52,272 sq. ft.	75'

**With changes recommended by Housing Policy Committee on June 26.*

From:	Charles Gervasi
To:	Plan Commission Comments
Cc:	Melinda Gustafson Gervasi; Tishler, Bill
Subject:	Plan Commission July 7, 2025 Meeting
Date:	Saturday, July 5, 2025 12:49:51 PM
Attachments:	image.png

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I am writing in support of agenda items 12, 13, and 14 at the July 7, 2025 Plan Commission meeting.

Zoning Text Amendments

12.	**88735**	Amending Sections 28.135 and16.23(6)(d) of the Madison General Ordinances related to Deep Residential Lots to facilitate easier development.
13.	**88736**	SUBSTITUTE: Amending various tables within Chapter 28 of the Madison General Ordinances to permit two-family twin and two-unit buildings in all districts where single-family dwellings are also allowed.
14.	**88737**	Amending Sections in Chapter 28 of the Madison General Ordinances related to Downtown and Urban Districts to allow more permitted uses within the districts.

I have lived at 218 S Whitney Way for 15 years. In the years before that I lived in a duplex in Hill Farms and an apartment in Hill Farms. The availability of dense housing benefitted my family when I was younger. With all the good jobs moving into this year, we could use more housing. Living on the BRT allows my family, including my two teenagers, to get downtown easily for events. We wouldn't be able to go to as many events downtown if it weren't for the BRT. I want this easy, environmentally-friendly transit to be available to more people, especially young families like mine 20 years ago. If building more housing is illegal, it forces people to pay more or live farther from downtown, where they are more car-dependent. This is a needless cost to residents. It's bad for the environment. It's bad for kids, who benefit greatly from being able to go to events without finding someone to drive them.

I categorically reject arguments that we cannot have more housing because of "procedural concerns" with how the measures legalizing more housing are introduced or because of water management issues. We need to do whatever work is required to support more housing in Madison.

I urge the Plan Commission to make it easier to build more housing units in Madison, especially in areas that provide easy accessibility to downtown.

Respectfully Yours,

Charles J Gervasi

608-320-6161
tomlynchmadison@gmail.com

THOMAS W. LYNCH PE PTOE PTP AICP

3121 LINDBERGH ST
MADISON WI 53704

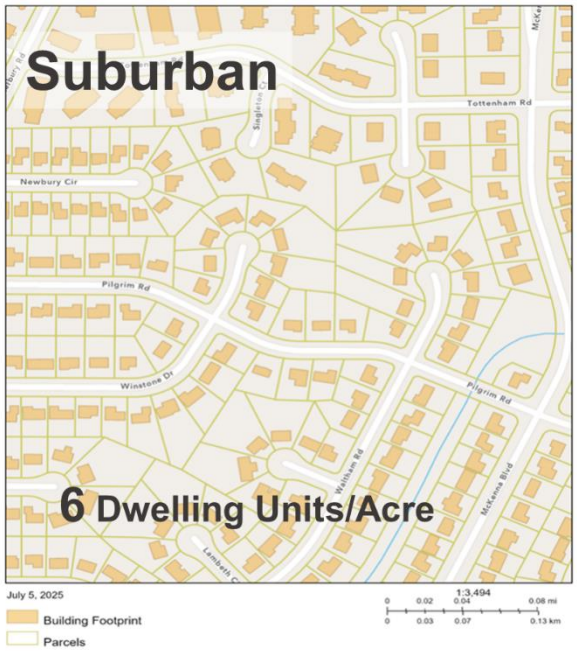
JULY 5, 2025

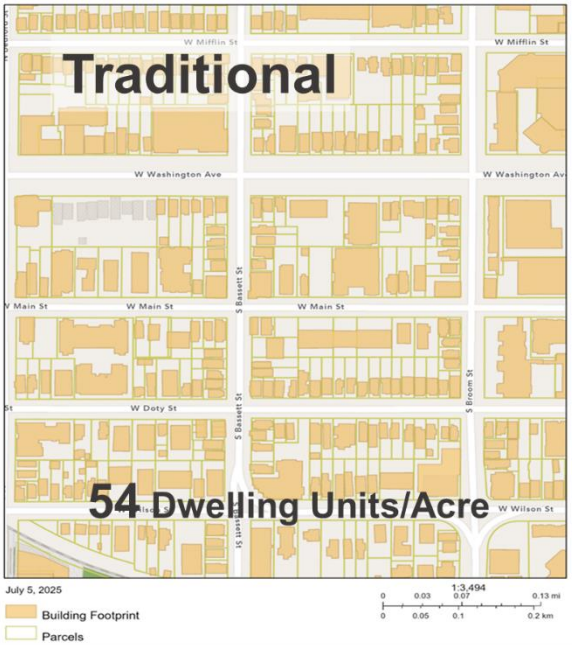
Plan Commission

Legistar 88736 and 88737

I am writing to support Legistar items 88736 and 88737 as they seek to allow modest increases in density in areas zoned for single family residential. These measures provide opportunities for more families to enjoy Madison based housing and move us towards more sustainable land use patterns.

In February of 2025 I was able to present the History of Madison Transportation to the Common Council. In that presentation I contrasted a traditional central Madison neighborhood with a peripheral Madison neighborhood. The traditional near west neighborhood (near West Wilson) supported 9 times more households (families) per acre than the neighborhood on Madison's periphery (54 vs 6 dwellings per acre).





The drawbacks of the lower density neighborhood are hard to ignore. The lower-density neighborhood requires:

- 9 times more roadway, water, and sewer service to serve the same number of households.
- 9 times more street sweeping and maintenance activities to serve the same number of households.

- 9 times more bus travel to capture the same number of passengers.

Conversely, the slightly higher density of the traditional near west neighborhood, which includes flats, and duplexes, provides more housing, reduces infrastructure costs, and maintains the charm associated with Madison's neighborhoods.

Traffic impacts caused by these zoning changes are modest to negligible. For example, if 3 additional housing units on my street of 25 parcels were constructed over the next decade, the ITE Trip Generation Manual estimates it would result in no more than 3 trips on our street during the morning rush hour. 3 trips! This is not a traffic impact that will overwhelm our system.

My Madison neighborhood has seen a considerable housing increase over the past decade – much of it opposed. Yet this new housing has not diminished out neighborhood, but enhanced the number of families that can enjoy our neighborhood.

Therefore, I urge you to support these measures.



Thomas W. Lynch PE PTOE PTP AICP

From: Nicholas Davies
To: Plan Commission Comments
Subject: Support for Housing Forward (88735, 88736, 88737)
Date: Sunday, July 6, 2025 11:59:51 AM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Plan Commission,

I strongly support these changes, but I'd hesitate to take up time at your meeting on something where I may have nothing unique to add (these issues are not so nuanced), and see no controversy. Even Paul Fanlund failed to come up with anything new or substantive to say about these items.

Allowing duplexes will not change anything overnight. Madison's ADU ordinance has been in play for a while now, and not much has changed. If anything, I wish we could go a step further, and fully combine TR-C1, TR-C2, TR-C3, and TR-C4 into one. However that would perhaps entail reconciling the various setback requirements (etc.) of those zones.

It's unlikely that anyone will tear down a single-unit house in good condition just to build a duplex in the same spot. That would cost a lot up front (and I'm not sure about the prospects of financing for it), and return relatively little over time.

However, owning a duplex can be a less risky prospect. With a single-unit house, the long-term value of it is entirely dependent on market inflation, while with a duplex, the owner could rent out the other half, so that as an investment it generates immediate returns, not just one big gamble on the future.

Flag lots on their own don't make a ton of difference to density, but they can help homeowners mitigate their ongoing tax burden and their long-term risk. A homeowner who is feeling overburdened by the assessment on their oversized lot could sell off the back half of it, and have a lower assessment next year, and cash to pay for it.

Combining these two changes, those flag lots could be opportunities to add duplexes without having to tear down a house to do so. These two things work in concert with each other.

The downtown changes are also a welcome increase in density, but if anything, I see this as a process change. Everyone is supportive of more density downtown, except in certain cases where it comes into conflict with other ordinance-defined factors like Capitol- or landmark views. Today, 5-6 story projects downtown come to you for approval, and you all don't need much convincing on that front (rightly so). In that case, the approval of these projects might as well be administrative.

Thank you,

Nick Davies
3717 Richard St

From: Emmett Nolan
To: Plan Commission Comments
Subject: Support for Items 12-14
Date: Monday, July 7, 2025 9:07:18 AM

You don't often get email from emmettnolan04@gmail.com. Learn why this is important

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello,

I'm reaching out to convey my support for items 12-14 on the agenda for this week's Plan Commission meeting. I believe these changes will make it easier to build more housing in Madison--and at that, a more diverse array of different types of housing.

I'm currently twenty years old, and I'm hoping to live in Madison permanently after I graduate from college next spring. I know I'm not alone. Changing city code to promote the construction of greater numbers of housing units will help continue to make this city accessible and affordable for future generations. I hope that you will approve these agenda items in your meeting on Monday.

Best regards,

Emmett Nolan
District 13

City of Madison

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

Master

File Number: 88736

File ID:	88736	**File Type:**	Ordinance	**Status:**	Council Public Hearing
Version:	2	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	06/11/2025
File Name:	Two-Unit and Two-Unit Twin Buildings			**Final Action:**	

Title: SUBSTITUTE: Amending various tables within Chapter 28 of the Madison General Ordinances to permit two-family twin and two-unit buildings in all districts where single-family dwellings are also allowed.

Notes: 6869ResidentialDdistricts

CC Agenda Date: 07/15/2025

Agenda Number: 13.

Sponsors: Satya V. Rhodes-Conway, John W. Duncan, Tag Evers, 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: 88736 Body - Version 2, 20250626_Staff Presentation to HPC.pdf, 88736 Body - Version 1, 88736 Master Report - Version 1, Public Comment 6-26-25, Zoning Text Memo 88736 7-7-25 Two Units in Residential Districts.pdf, Public Comments 07-05_07-07-25.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	6/12/2025	Michael Haas	Approved as to Form	7/2/2025
1	2	6/12/2025	Maggie McClain	Approve	7/2/2025
2	1		Michael Haas		
2	2		Maggie McClain		

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	06/11/2025	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Plan Commission Public Hearing (7/7/25), Housing Policy Committee (6/26/25), Common Council (7/15/25)					
1	COMMON COUNCIL	06/17/2025	Referred for Public Hearing	PLAN COMMISSION		07/07/2025	
	Action Text:	This Ordinance was Referred for Public Hearing to the PLAN COMMISSION					
	Notes:	Additional referral to Housing Policy Committee					
1	PLAN COMMISSION	06/17/2025	Refer	HOUSING POLICY COMMITTEE		06/26/2025	
	Action Text:	This Ordinance was Refer to the HOUSING POLICY COMMITTEE					
1	HOUSING POLICY COMMITTEE	06/26/2025	Return to Lead with the Recommendation for Approval	PLAN COMMISSION	07/07/2025	07/07/2025	Pass
	Action Text:	A motion was made by Ochowicz, seconded by Noack, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by voice vote/other.					
	Notes:	On a motion by Ochowicz, seconded by Noack, the Housing Policy Committee voted to return the zoning text amendment to the Plan Commission with a recommendation for approval. The motion passed by voice vote/other.					
2	PLAN COMMISSION	07/07/2025	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass
	Action Text:	A motion was made by Glenn, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.					
	Notes:	On a motion by Ald. Glenn, seconded by Ald. Guequierre, the Plan Commission found the standards for text amendments met and recommended adoption of the substitute ordinance. The motion to recommend approval passed by voice vote/ other.					

Text of Legislative File 88736

Fiscal Note

No City appropriation required.

Title

SUBSTITUTE: Amending various tables within Chapter 28 of the Madison General Ordinances to permit two-family twin and two-unit buildings in all districts where single-family dwellings are also allowed.

Body

DRAFTER'S ANALYSIS: This proposed zoning change amends several sections of the zoning code to allow two family twin and two-unit buildings/uses in all districts where single-family dwelling/use is allowed. It also removes different Accessory Dwelling Unit standards in the TR-P district, so they are the same as other residential districts. Finally, this proposed change adds two-family twin as an allowed type of two-unit dwelling in the DR-1 and DR-2 districts.

The SUBSTITUTE makes a technical change updating the front-yard setback in the SR-C3 district to 25' to align with an ordinance change (Legistar file No. 88001) that was passed by Common Council at their June 17, 2025 meeting. The change is in the table in Section 28.037(2).

****

Please see Legistar File No. 88736 Body in Attachments.

Legistar File No. 88736 Body Version 2

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****

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

1. Table 28C-1 entitled "Residential Districts" of Chapter 28.032 entitled "Residential District Uses" is amended as follows:

Residential Districts																
	SR-C1	**SR-C2**	**SR-C3**	**SR-V1**	**SR-V2**	**TR-C1**	**TR-C2**	**TR-C3**	**TR-C4**	**TR-V1**	**TR-V2**	**TR-U1**	**TR-U2**	**TR-R**	**TR-P**	**Supplemental Regulations Sec.28.151**
Residential - Family Living																
Three-family dwelling - three-unit				P	P				P	P	P	P	P		P	
Two-family dwelling - twin	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	Y
Two-family dwelling - two-unit	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	
Residential - Group Living																

2. Table entitled "Building Form" of Chapter 28.033 entitled "Residential District Building Forms" is amended as follows:

Building Form	**SR-C1**	**SR-C2**	**SR-C3**	**SR-V1**	**SR-V2**	**TR-C1**	**TR-C2**	**TR-C3**	**TR-C4**	**TR-V1**	**TR-V2**	**TR-U1**	**TR-U2**	**TR-R**	**TR-P**
Two-Family, Two-Unit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Two-Family, Twin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

3. Table entitled “SR-C1 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.035 entitled “SR-C1 District” is amended as follows:

SR-C1 District				
	Single-family detached	**Two-family Two unit**	**Two-family Twin**	**Nonresidential**
Lot Area (sq. ft.)	8,000	8,000	4,000/d.u.	8,000
Lot Width	60	60	30/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 See (a) below	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) 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%	35
Maximum building coverage	n/a	n/a	n/a	n/a

4. Table entitled “SR-C2 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.036 entitled “SR-C2 District” is amended as follows:

SR-C2 District				
	Single-family detached	**Two-family Two-unit**	**Two-family Twin**	**Nonresidential**
Lot Area (sq. ft.)	6,000	6,000	3,000/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 See (a) below	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) 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%	60%
Maximum building coverage	n/a	n/a	n/a	50%

5. Table entitled “SR-C3 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.037 entitled “SR-C3 District” is amended as follows:

SR-C3 District				
	Single-family detached	**Two-family Two-unit**	**Two-family Twin**	**Nonresidential**
Lot Area (sq. ft.)	6,000	~~8,000~~ 6,000	~~4,000~~ 3,000/d.u.	6,000
Lot Width	50	50	~~50~~ 25/d.u.	50
Front Yard Setback	~~30~~ 25	~~30~~ 25	~~30~~ 25	~~30~~ 25
Side Yard Setback	5	5	5	5
Reversed Corner Side Yard Setback	15	15	15	25
Rear Yard Setback	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) 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%

6. Table entitled “TR-C1 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.042 entitled “TR-C1 District” is amended as follows:

TR-C1 District				
	Single-family detached	**Two-family Two-unit**	**Two-family Twin**	**Nonresidential**
Lot Area (sq. ft.)	6,000	6,000	3,000/d.u.	6,000
Lot Width	50	50	25/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 See (a) below	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) 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%

7. Table entitled “TR-C2 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.043 entitled “TR-C2 District” is amended as follows:

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	Lesser of 30% lot depth or 30	Lesser of 30% lot depth or 30	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%

8. Table entitled “TR-C3 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.044 entitled “TR-C3 District” is amended as follows:

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	20 alley-accessed: 2 See (a) below	20 alley-accessed: 2 See (a) below	20 alley-accessed: 2 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%

9. Table entitled “TR-R District: Permitted and Conditional Uses” of Subsection (3) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.052 entitled “Traditional Residential - Rustic (TR-R) District)” of the Madison General Ordinances is amended as follows:

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.)	0.6 acres (26,136 sq. ft.)	13,086 sq. ft./d.u.	0.6 acres (26,136 sq. ft.)
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	40	40	40

Maximum height	3 stories/40	3 stories/40	3 stories/40	40
Maximum lot coverage	15%	15%	15%	15%
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

10. Table entitled "TR-P District: Permitted Uses" of Subsection (4) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.053 entitled "Traditional Residential - Planned (TR-P) District" of the Madison General Ordinances is amended by amending therein the following:

TR-P District: Permitted Uses						
	Single-family detached	**Single-family attached**	**Two-family Two unit**	**Two-family - Twin**	**~~Single-family accessory dwelling unit~~**	**Multi-family, except residential building complex**
Lot Area (sq. ft.)	2,900	2,000/d.u.	~~2,500/d.u.~~ 2,900	1,800/d.u.	~~5,000 (per lot)~~	600/d.u. + 300 per bedroom >2
Lot Width	30	20	~~40~~ 30	~~25~~ 15/d.u.	~~50~~	50
Front Yard Setback	15	15	15	15	~~n/a~~	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	Exterior end walls: 6	5	5	~~5~~	10
Reversed Corner Side Yard Setback	8 (10 for garage)	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	20	Street-accessed: 20 Alley-accessed: 2	Street-accessed: 20 Alley-accessed: 2	~~Street-accessed: 20 Alley-accessed: 2~~	Street-accessed: 20 Alley-accessed: 2
Maximum height	3 stories/35	3 stories/40	3 stories/35	3 stories/35	~~2 stories, no greater than height of principal structure~~	4 stories/52 See (a) below
Maximum lot coverage	75%	90%	75%	75%	~~80% (per lot)~~	75%

11. Table 28E-2 entitled “Downtown and Urban Districts” of Subsection (1) of Section 28.072 entitled “Downtown District Uses” of the Madison General Ordinances is amended by amending therein the following:

“**Table 28E-2.**

Downtown and Urban Districts						
	DC	**UOR**	**UMX**	**DR1**	**DR2**	**Supplemental Regulations Sec. 28.151**
Residential - Family Living						
Single-family detached dwellings				P	P	
Two-family dwelling - two unit				P	P	
Two-family dwelling - twin				P	P	
Three-family dwelling - three unit				P	P”	

12. Subsection (2) entitled “Dimensional Standards” of Section 28.078 entitled “Downtown Residential 1 District” of the Madison General Ordinances is amended as follows:

“(2) Dimensional Standards.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Downtown Residential 1 District		
	All Other Uses	**Two-family - Twin**
Lot area (sq. ft.)	3,000	1,500/d.u.
Lot width	Residential buildings: 30 Non-residential and mixed-use buildings: 40	15/d.u.
Front yard setback	15 See (a) below and Downtown Setback Map	15 See (a) below and Downtown Setback Map
Side yard setback	5 Lot width <40: 10% lot width See Downtown Setback Map	5 Lot width <40: 10% lot width See Downtown Setback Map
Rear yard setback	Lesser of 20% lot depth or 30 See (b) below	Lesser of 20% lot depth or 30 See (b) below

Maximum lot coverage	75%	75%
Maximum height	See Downtown Height Map	See Downtown Height Map
Stepback	See Downtown Stepback Map	See Downtown Stepback Map

(a) Front yard setbacks may be designated on the zoning map as a specific location (build to line), a minimum, or a range.

(b) Underground parking may extend into the rear yard setback if located completely below grade.

(c) Reserved."

13. Subsection (2) entitled "Dimensional Standards" of Section 28.079 entitled "Downtown Residential 2 District" of the Madison General Ordinances is amended as follows:

"(2) Dimensional Standards.

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Downtown Residential 2 District		
	All Other Uses	**Two-family – Twin**
Lot area (sq.ft.)	3,000 ~~sq. ft.~~	1,500/d.u.
Lot width	Residential buildings: 30 Non-residential and mixed-use buildings: 40	15/d.u
Front yard setback	10 See (a) below and Downtown Setback Map	10 See (a) below and Downtown Setback Map
Side yard setback	5 Lot width <40: 10% See Downtown Setback Map	5 Lot width <40: 10% See Downtown Setback Map
Rear yard setback	Lesser of 20% lot depth or 20 See (b) below	Lesser of 20% lot depth or 20 See (b) below
Maximum lot coverage	80%	80%
Minimum height	2 stories	2 stories
Maximum height	See Downtown Height Map	See Downtown Height Map
Stepbacks	See Downtown Stepback Map	See Downtown Stepback Map

(a) Front yard setbacks may be designated on the zoning map as a specific location (build to line), a minimum, or a range.

(b) Underground parking may extend into the rear yard setback if located completely below grade.

(c) Reserved."

14. Subdivision (a) entitled “Lots of Record” of Subsection (1) of Section 28.193 entitled “Nonconforming Lots” of the Madison General Ordinances is amended as follows:

“(a) Lots of Record. In any district where residential uses are allowed, a single-family or two-family dwelling may be established on a lot of record existing on the effective date of this ordinance, regardless of the size of the lot, provided that all other requirements of the applicable zoning district are complied with.”

HOUSING FORWARD

OVERVIEW OF JUNE 2025 PROPOSED ORDINANCES

Meagan Tuttle, AICP, Planning Division Director

Housing Policy Committee, June 26, 2025



Meeting housing needs for all in a growing city

Housing FORWARD

#1 Increase Housing Choice

- Pursue more code and process changes to support small-scale "missing middle" housing, including duplexes, townhomes, and small apartment buildings

Agenda Item 3, Leg ID 88736

- Look for ways to make lot division and subdivision processes simpler to create more new lots for homes

Agenda Item 4, Leg ID 88735

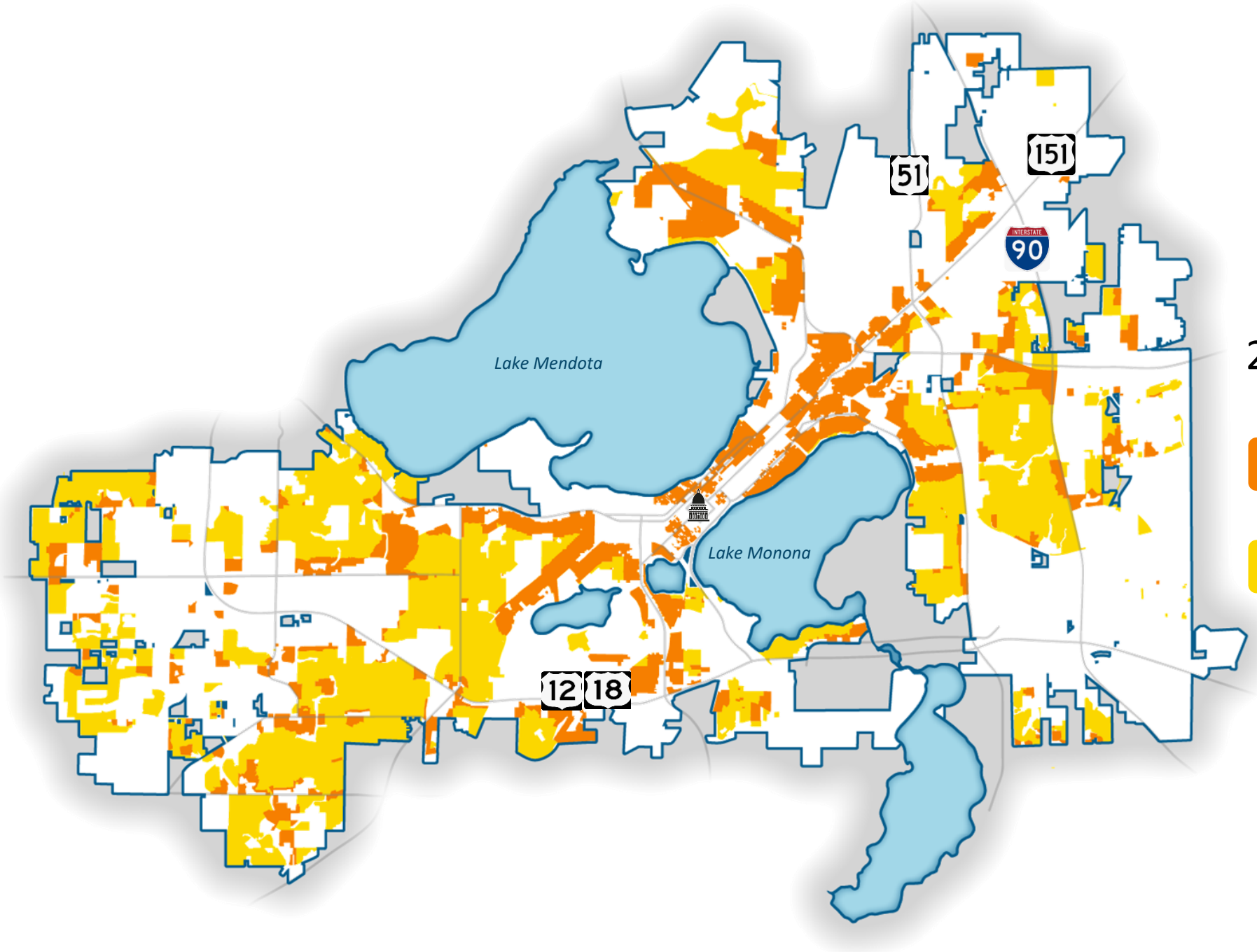
- Continue to simplify zoning standards for infill housing citywide, including specific options that make sense downtown

Agenda Item 5, Leg ID 88737

Allow duplexes & twin homes in all residential zoning districts



- Amends Zoning Code to allow duplexes & twin homes (2-unit buildings) where single-family homes (1-unit buildings) are allowed
- Expands change made in 2023 for areas closest to transit to entire city
- Intended to promote more small-scale housing choices in the long term

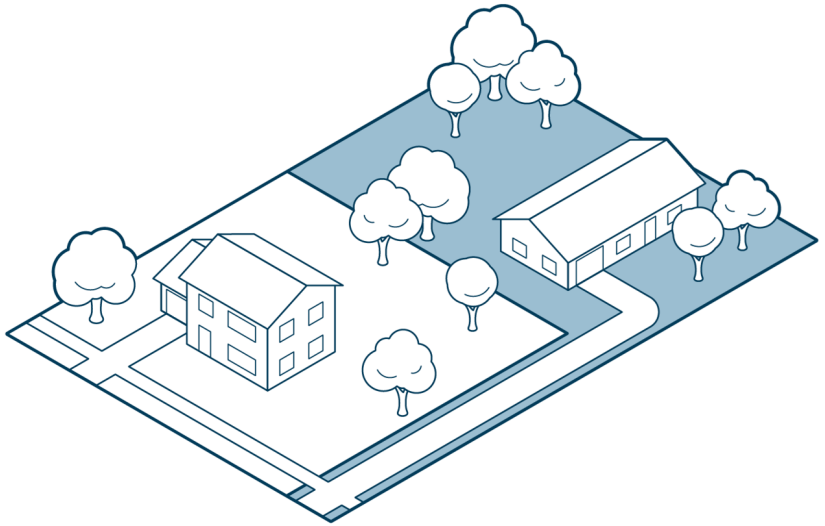


2-unit Buildings

Allowed today

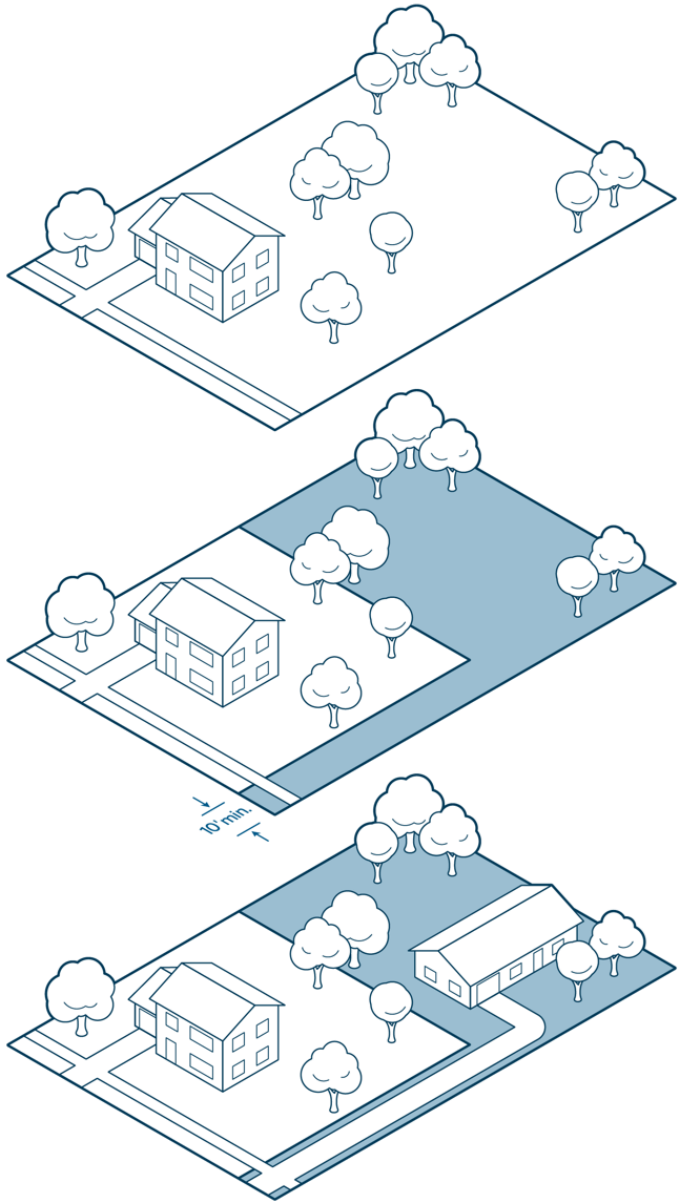
Proposed expansion

Allow more “backyard lots”



- Changes make it easier to divide a large lot to create a new “backyard lot” (also known as “flag lot; “deep residential lot” in Madison General Ordinances)

- New housing choices and homeownership opportunities in existing neighborhoods

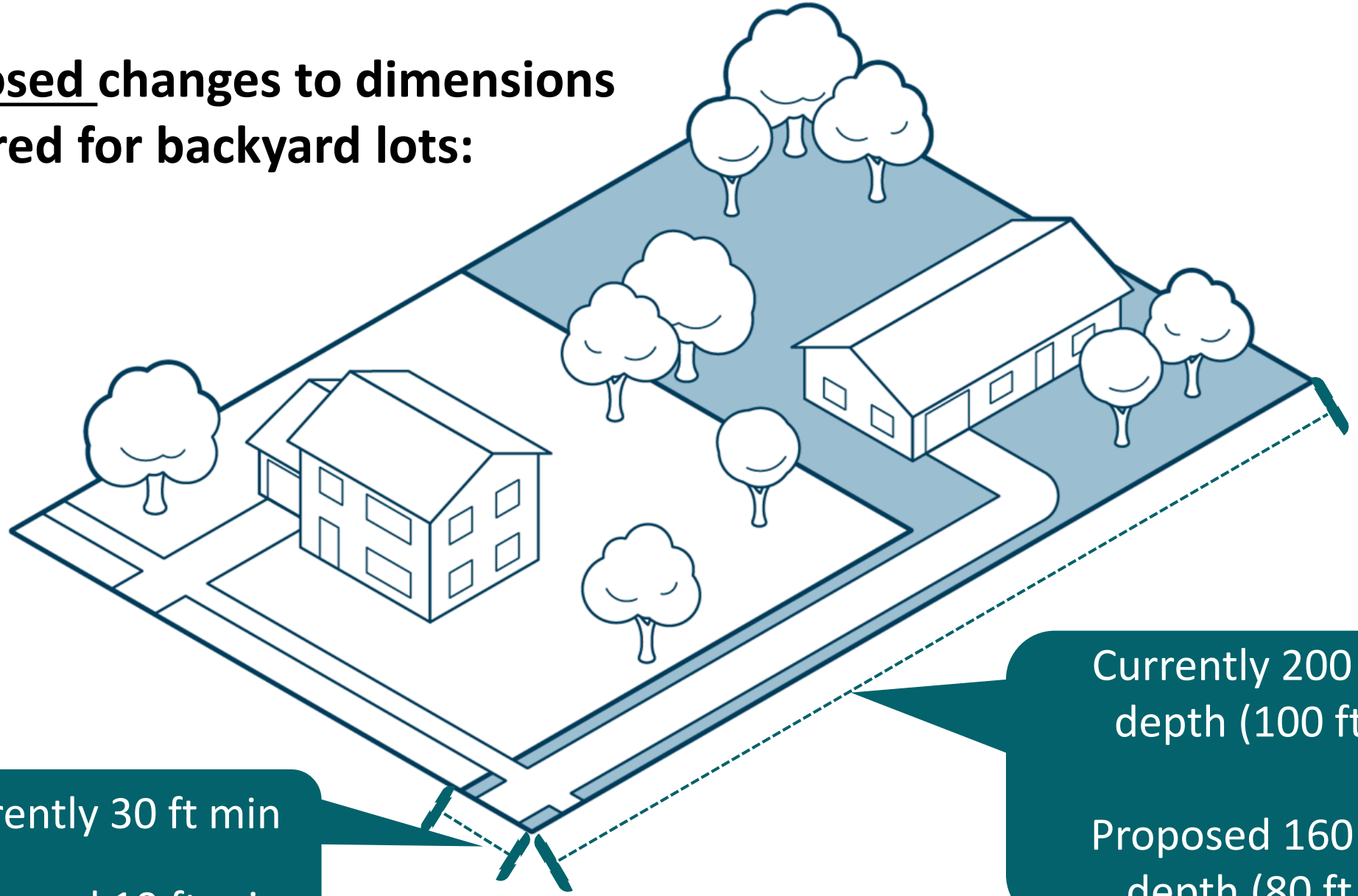


1. Large residential lot meets all specifications

2. Owner splits lot to create “backyard lot” to sell to new neighbor or keep for future options

3. Owner of “backyard lot” builds new home

Proposed changes to dimensions required for backyard lots:

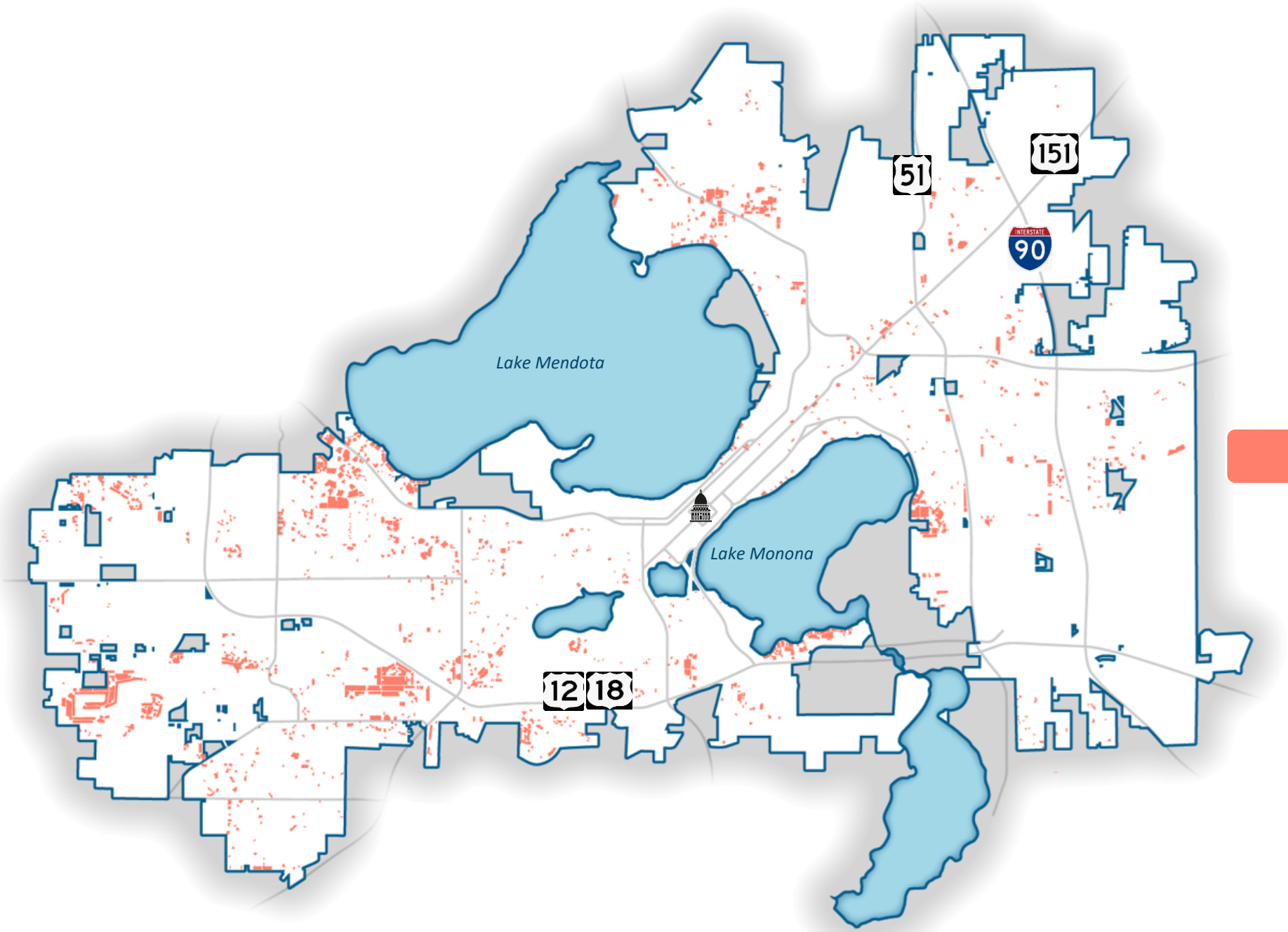


Currently 30 ft min

Proposed 10 ft min

Currently 200 ft min lot depth (100 ft per lot)

Proposed 160 ft min lot depth (80 ft per lot)



Lots meet basic size requirements proposed for “backyard lot” creation


Norman Way






Veblen Pl





Simplify small/medium-sized downtown development process



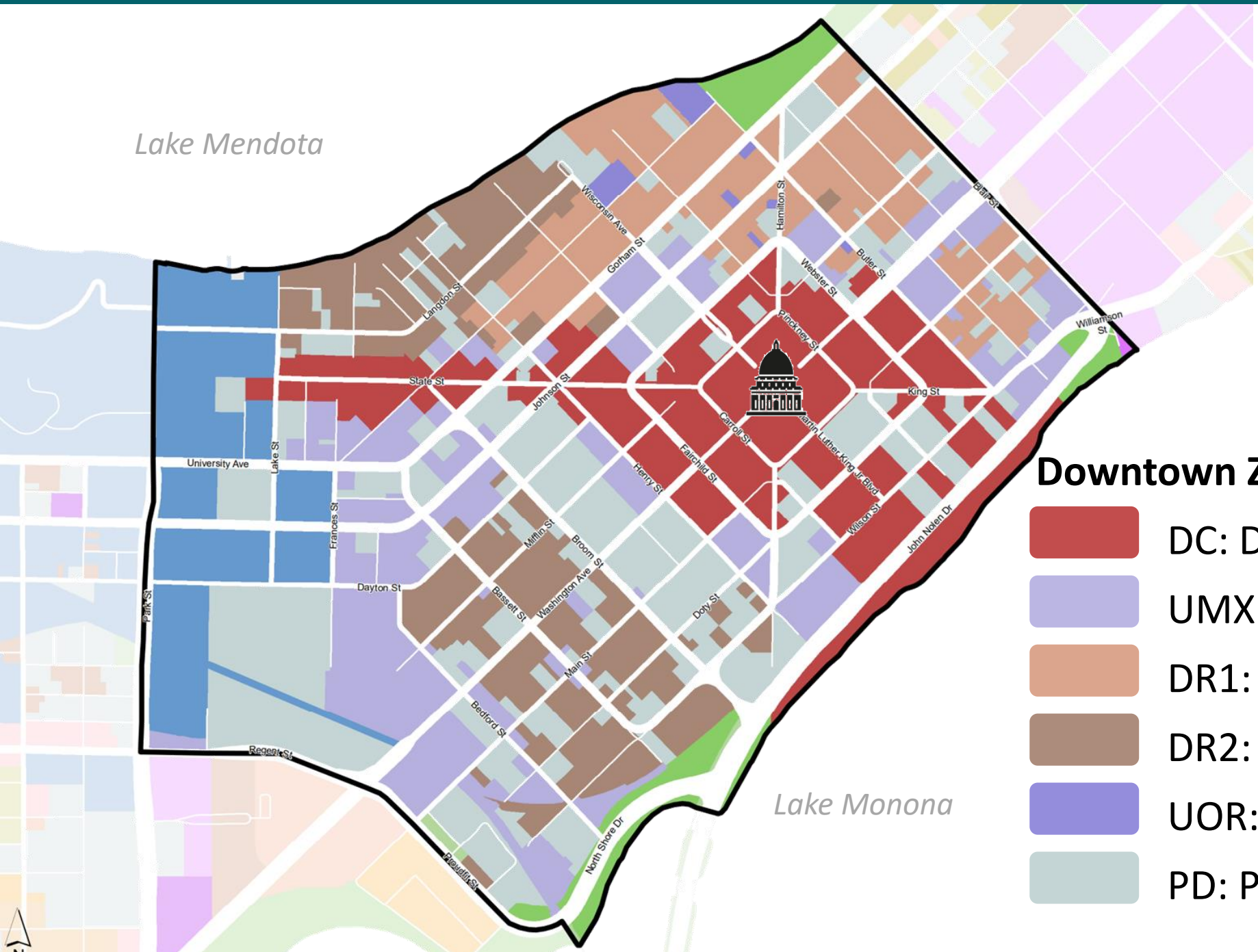
- Raises thresholds for conditional use review like other mixed-use areas
- More permitted uses to make Downtown development more predictable
- Design standards in zoning code continue to apply, processes for review by Urban Design Commission remain

Permitted Uses

- Allowed “by right”
- Reviewed administratively to make sure all ordinances are met
- Landmarks Commission / Urban Design Commission review when relevant

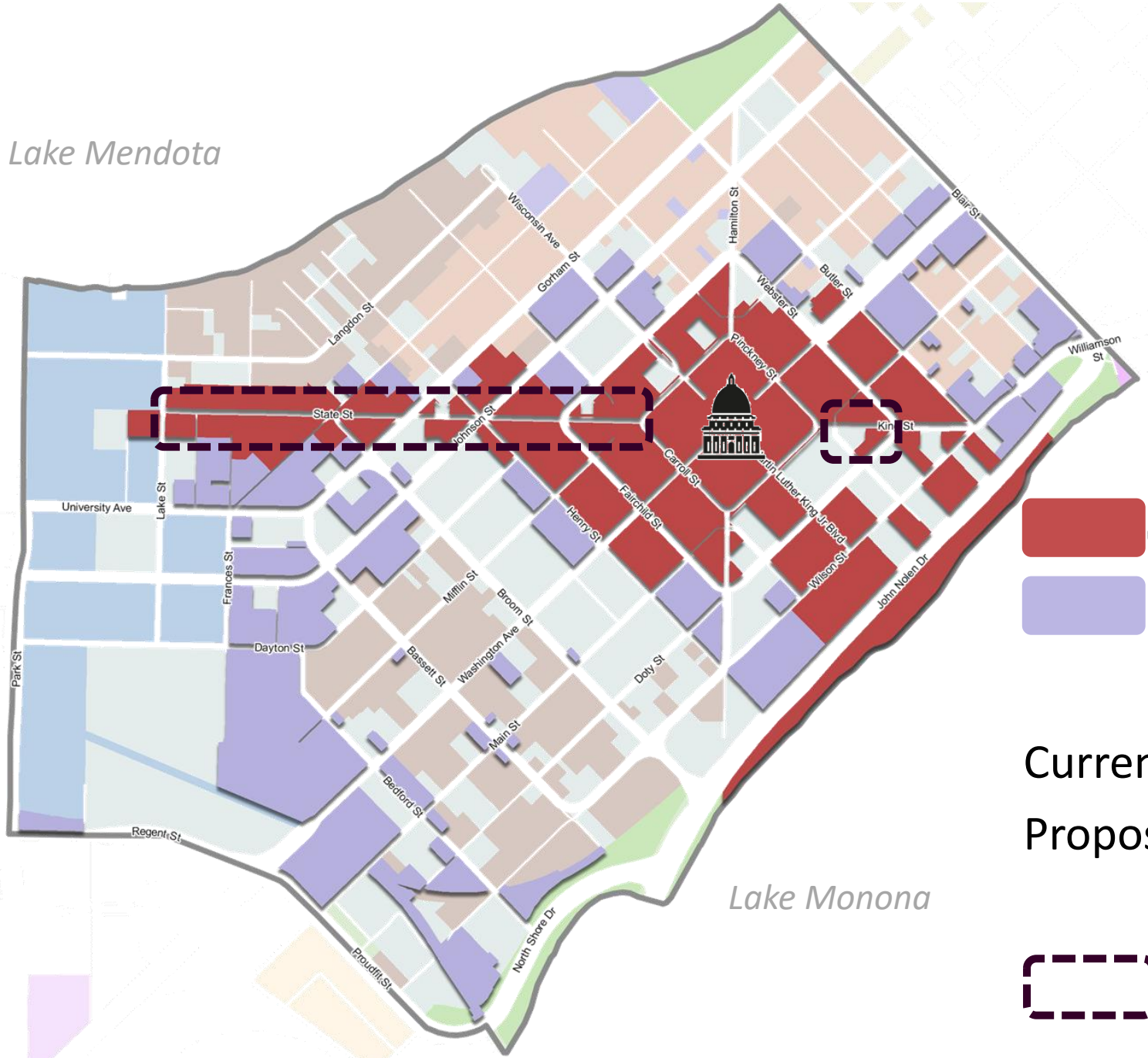
Conditional Uses

- Allowed when standards are met
- Reviewed by Plan Commission with Public Hearing
- Reviewed administratively to make sure ordinances and special conditions of approval are met



Downtown Zoning Districts

- DC: Downtown Core
- UMX: Urban Mixed-Use
- DR1: Downtown Residential 1
- DR2: Downtown Residential 2
- UOR: Urban Office Residential
- PD: Planned Development



DC: Downtown Core

UMX: Urban Mixed-Use

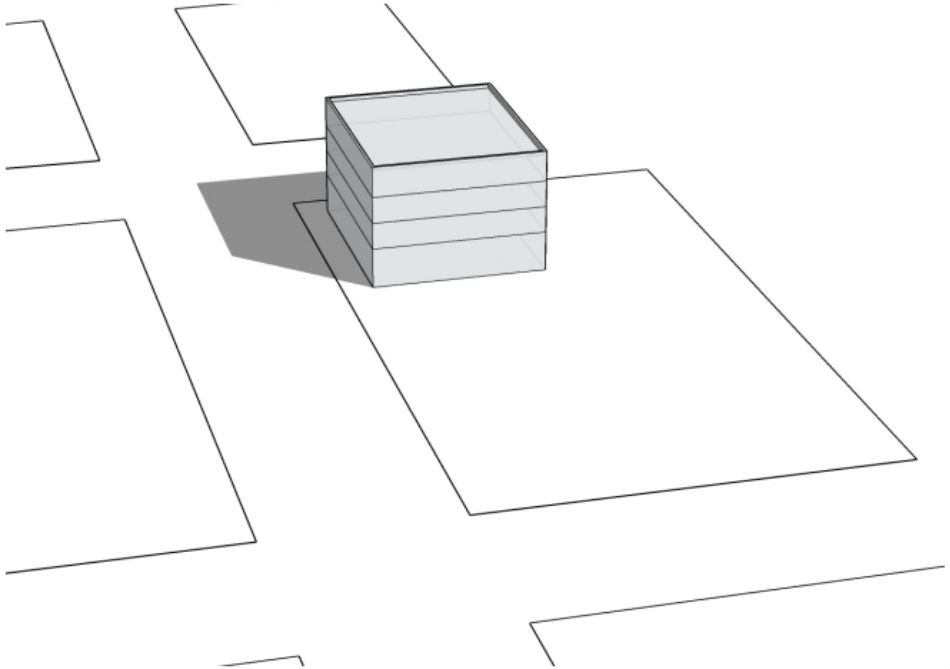
Current threshold: >4 stories, 20K sq ft

Proposed threshold: >6 stories

State/King Exception

<u>Current</u> max size/height as permitted use:

- 20,000 sq ft total
- 4 stories



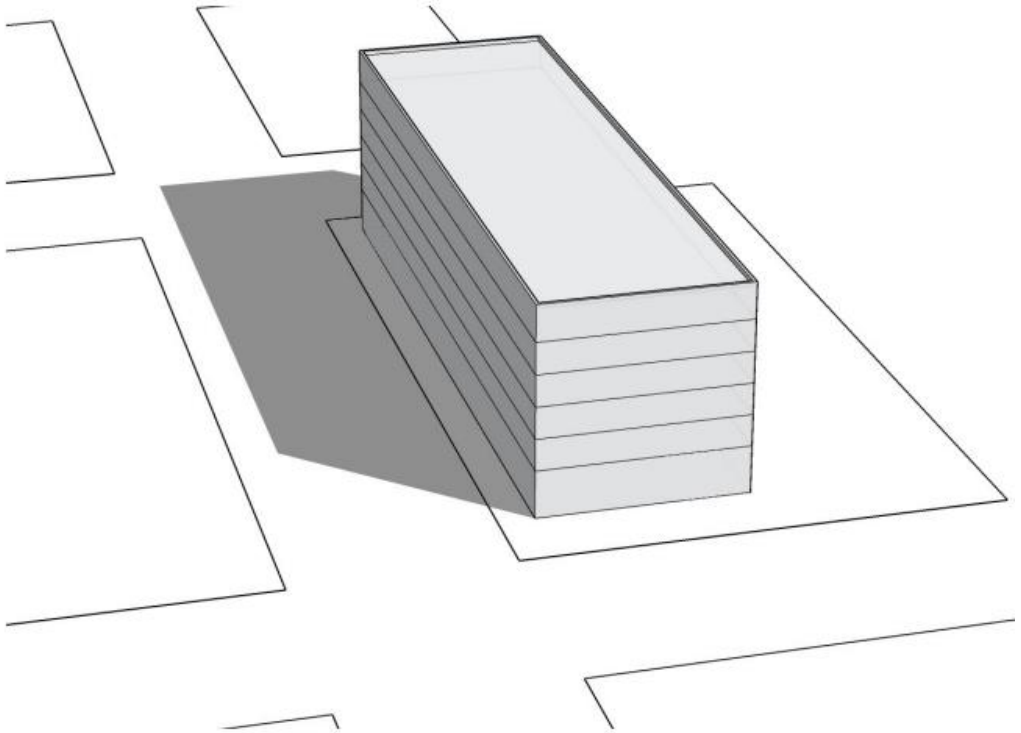
Example building mass that could be a permitted use in UMX zone today.



520 E Washington Ave. is a real-world example of a building below this threshold.

<u>Proposed</u> max height as permitted use:

- 6 stories



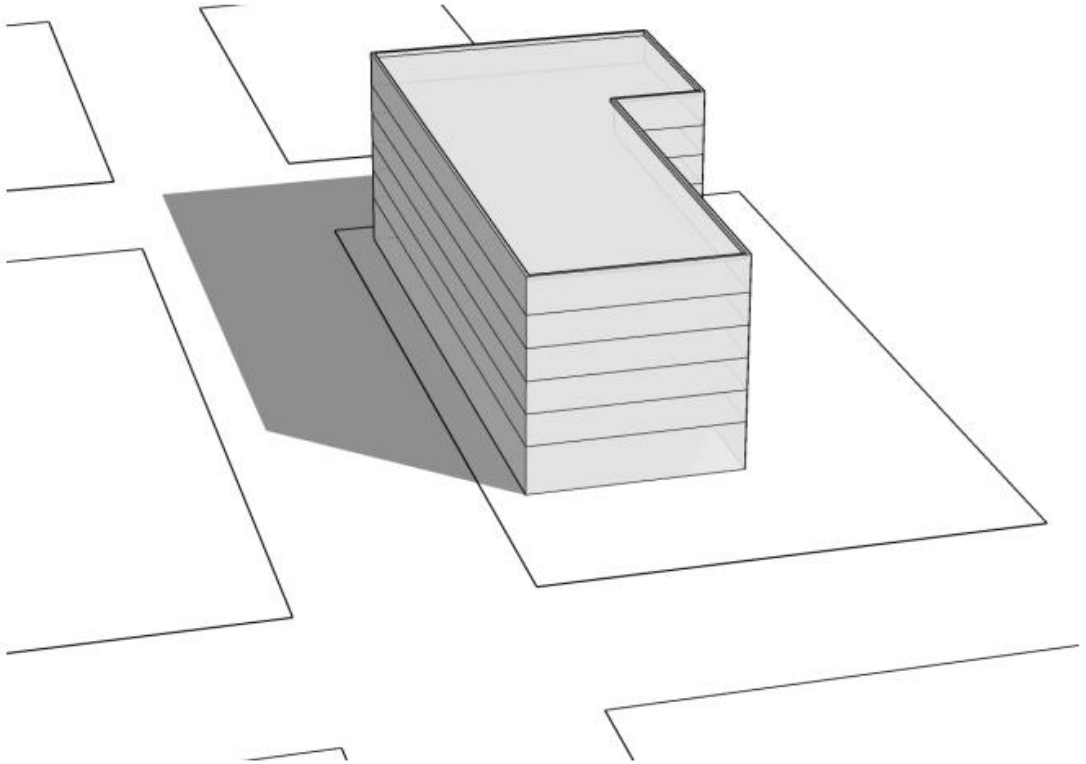
Example building mass that could be a permitted use in DC & UMX with this change.



316 E Wilson St. is a real-world example of a building that this change would enable as a permitted use.

Proposed max height as permitted use:

- 6 stories



Example building mass that could be a permitted use in DC & UMX with this change.



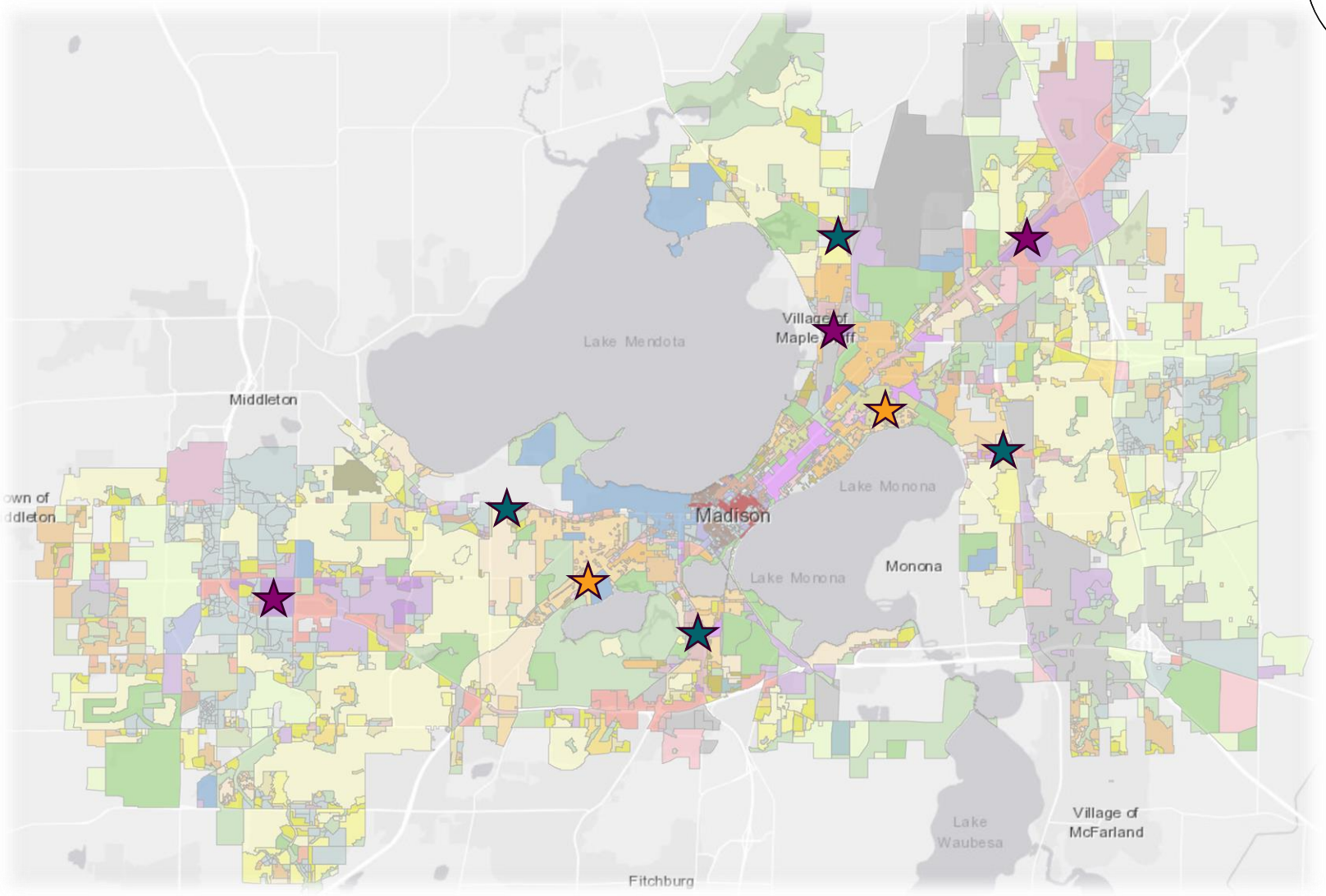
27 N Webster St. is a real-world example of a building that this change would enable as a permitted use.

Conditional Use Thresholds Outside of Downtown

8 stories
- East Towne
- West Towne
- Oscar Mayer

6 stories
- Northport Dr.
- Cottage Grove Rd
- S Park St
- University Ave

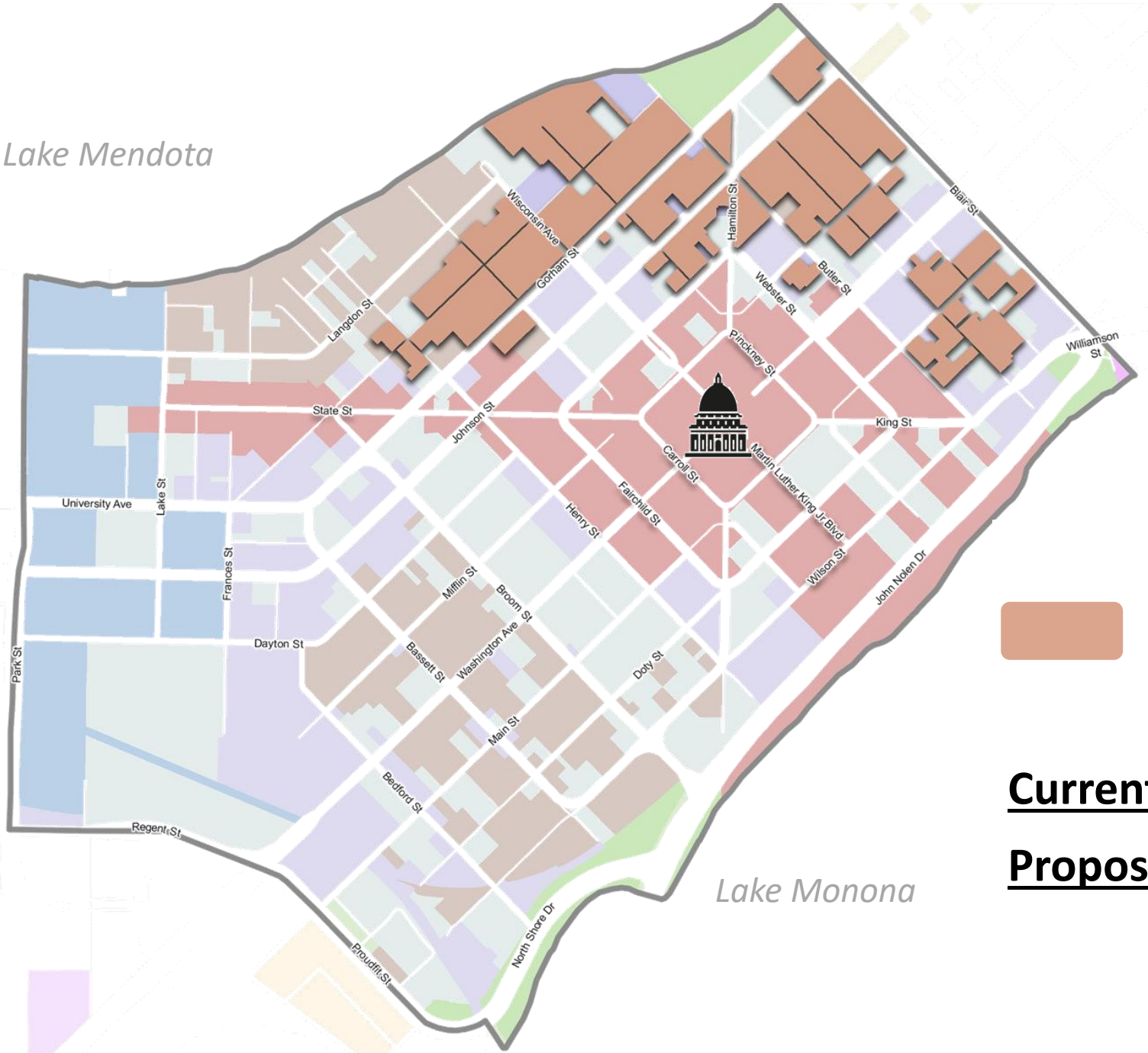
4 stories
- Atwood Ave
- Monroe St



Based on recent development activity, Conditional Use review still likely for most (re)development in DC & UMX zones.



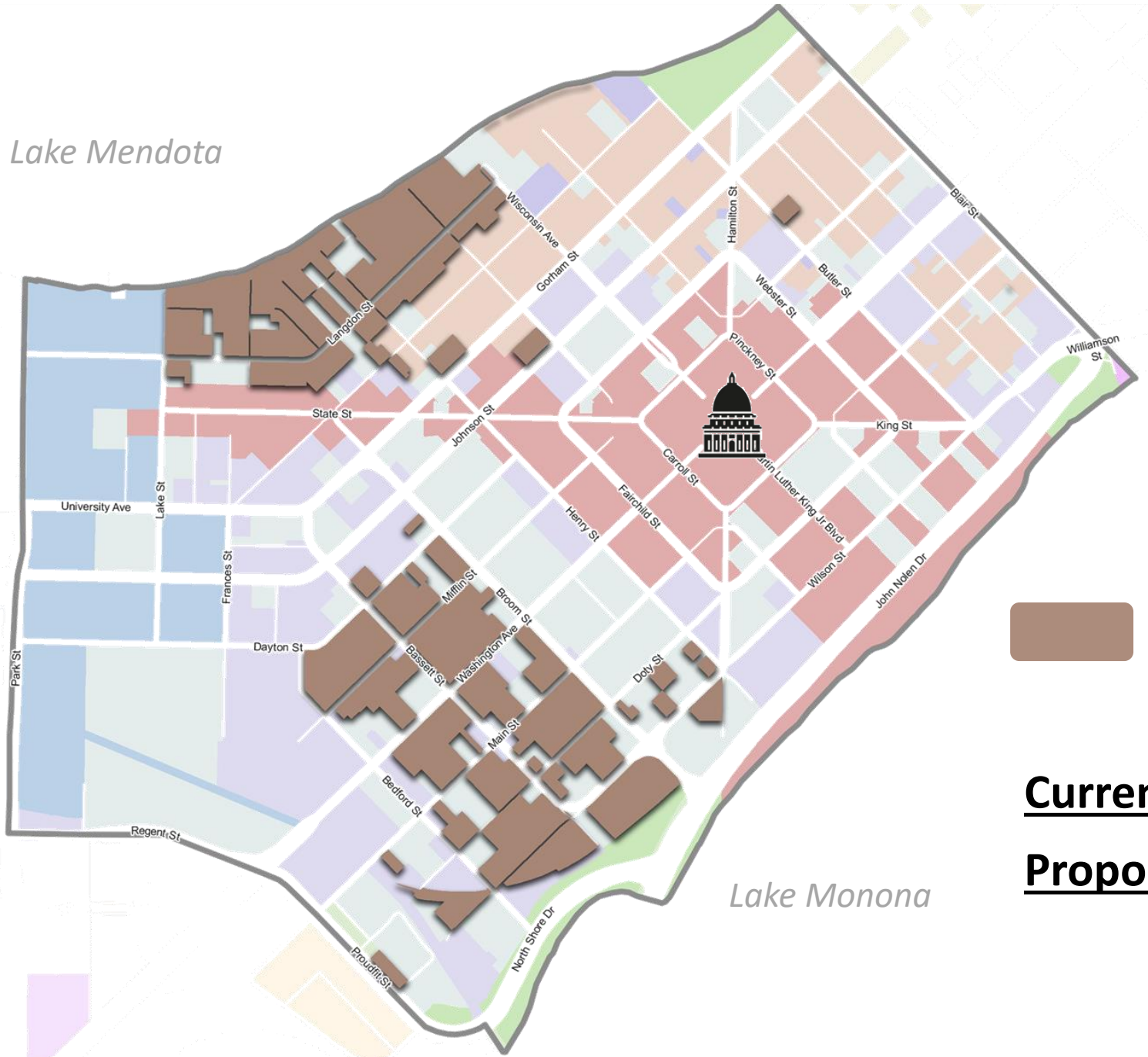




DR1: Downtown Residential 1

Current threshold: >4 housing units

Proposed threshold: >12 housing units



DR2: Downtown Residential 2

Current threshold: >8 housing units

Proposed threshold: >36 housing units

Next Steps

Housing Policy Committee
Monday, June 26, 4:30 pm
(In Person - Madison Municipal Building Rm 215)

Community Information Meeting
Wednesday, July 2, 6:00 pm
(Virtual – Zoom)

Plan Commission
Monday, July 7, 5:30 pm
(Virtual – Zoom)

Common Council
Tuesday, July 15, 5:30 pm
(Hybrid – City County Building Rm 201 or Zoom)

Questions & Discussion

Housing Policy Committee, June 26, 2025

Legistar File No. 88736 Body

DRAFTER'S ANALYSIS: This proposed zoning change amends several sections of the zoning code to allow two family twin and two-unit buildings/uses in all districts where single-family dwelling/use is allowed. It also removes different Accessory Dwelling Unit standards in the TR-P district, so they are the same as other residential districts. Finally, this proposed change adds two-family twin as an allowed type of two-unit dwelling in the DR-1 and DR-2 districts.

****

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

1. Table 28C-1 entitled "Residential Districts" of Chapter 28.032 entitled "Residential District Uses" is amended as follows:

Residential Districts																
	SR-C1	**SR-C2**	**SR-C3**	**SR-V1**	**SR-V2**	**TR-C1**	**TR-C2**	**TR-C3**	**TR-C4**	**TR-V1**	**TR-V2**	**TR-U1**	**TR-U2**	**TR-R**	**TR-P**	**Supplemental Regulations Sec.28.151**
Residential - Family Living																
Three-family dwelling - three-unit				P	P				P	P	P	P	P		P	
Two-family dwelling - twin	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	Y
Two-family dwelling - two-unit	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	
Residential - Group Living																

2. Table entitled "Building Form" of Chapter 28.033 entitled "Residential District Building Forms" is amended as follows:

Building Form	**SR-C1**	**SR-C2**	**SR-C3**	**SR-V1**	**SR-V2**	**TR-C1**	**TR-C2**	**TR-C3**	**TR-C4**	**TR-V1**	**TR-V2**	**TR-U1**	**TR-U2**	**TR-R**	**TR-P**
Two-Family, Two-Unit	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Two-Family, Twin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

3. Table entitled “SR-C1 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.035 entitled “SR-C1 District” is amended as follows:

SR-C1 District				
	Single-family detached	**Two-family Two unit**	**Two-family Twin**	**Nonresidential**
Lot Area (sq. ft.)	8,000	8,000	4,000/d.u.	8,000
Lot Width	60	60	30/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 See (a) below	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) 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%	35
Maximum building coverage	n/a	n/a	n/a	n/a

4. Table entitled “SR-C2 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.036 entitled “SR-C2 District” is amended as follows:

SR-C2 District				
	Single-family detached	**Two-family Two-unit**	**Two-family Twin**	**Nonresidential**
Lot Area (sq. ft.)	6,000	6,000	3,000/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 See (a) below	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) 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%	60%

Maximum building coverage	n/a	n/a	n/a	50%

5. Table entitled “SR-C3 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.037 entitled “SR-C3 District” is amended as follows:

SR-C3 District				
	Single-family detached	**Two-family Two-unit**	**Two-family Twin**	**Nonresidential**
Lot Area (sq. ft.)	6,000	~~8,000~~ 6,000	~~4,000~~ 3,000/d.u.	6,000
Lot Width	50	50	~~50~~ 25/d.u.	50
Front Yard Setback	30	30	30	30
Side Yard Setback	5	5	5	5
Reversed Corner Side Yard Setback	15	15	15	25
Rear Yard Setback	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) 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%

6. Table entitled “TR-C1 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.042 entitled “TR-C1 District” is amended as follows:

TR-C1 District				
	Single-family detached	**Two-family Two-unit**	**Two-family Twin**	**Nonresidential**
Lot Area (sq. ft.)	6,000	6,000	3,000/d.u.	6,000
Lot Width	50	50	25/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 See (a) below	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) 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%

7. Table entitled “TR-C2 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.043 entitled “TR-C2 District” is amended as follows:

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	Lesser of 30% lot depth or 30	Lesser of 30% lot depth or 30	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%

8. Table entitled “TR-C3 District” of Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.044 entitled “TR-C3 District” is amended as follows:

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	20 alley-accessed: 2 See (a) below	20 alley-accessed: 2 See (a) below	20 alley-accessed: 2 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%

9. Table entitled “TR-R District: Permitted and Conditional Uses” of Subsection (3) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.052 entitled “Traditional Residential - Rustic (TR-R) District)” of the Madison General Ordinances is amended as follows:

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.)	0.6 acres (26,136 sq. ft.)	13,086 sq. ft./d.u.	0.6 acres (26,136 sq. ft.)
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	40	40	40
Maximum height	3 stories/40	3 stories/40	3 stories/40	40
Maximum lot coverage	15%	15%	15%	15%

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

10. Table entitled "TR-P District: Permitted Uses" of Subsection (4) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.053 entitled "Traditional Residential - Planned (TR-P) District" of the Madison General Ordinances is amended by amending therein the following:

TR-P District: Permitted Uses						
	Single-family detached	**Single-family attached**	**Two-family Two unit**	**Two-family - Twin**	**~~Single-family accessory dwelling unit~~**	**Multi-family, except residential building complex**
Lot Area (sq. ft.)	2,900	2,000/d.u.	~~2,500/d.u.~~ 2,900	1,800/d.u.	~~5,000 (per lot)~~	600/d.u. + 300 per bedroom >2
Lot Width	30	20	~~40~~ 30	~~25~~ 15/d.u.	~~50~~	50
Front Yard Setback	15	15	15	15	~~n/a~~	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	Exterior end walls: 6	5	5	~~5~~	10
Reversed Corner Side Yard Setback	8 (10 for garage)	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	20	Street-accessed: 20 Alley-accessed: 2	Street-accessed: 20 Alley-accessed: 2	~~Street-accessed: 20~~ ~~Alley-accessed: 2~~	Street-accessed: 20 Alley-accessed: 2
Maximum height	3 stories/35	3 stories/40	3 stories/35	3 stories/35	~~2 stories, no greater than height of principal structure~~	4 stories/52 See (a) below
Maximum lot coverage	75%	90%	75%	75%	~~80% (per lot)~~	75%

11. Table 28E-2 entitled “Downtown and Urban Districts” of Subsection (1) of Section 28.072 entitled “Downtown District Uses” of the Madison General Ordinances is amended by amending therein the following:

“**Table 28E-2.**

Downtown and Urban Districts						
	DC	**UOR**	**UMX**	**DR1**	**DR2**	**Supplemental Regulations Sec. 28.151**
Residential - Family Living						
Single-family detached dwellings				P	P	
Two-family dwelling - two unit				P	P	
Two-family dwelling - twin				P	P	
Three-family dwelling - three unit				P	P”	

12. Subsection (2) entitled “Dimensional Standards” of Section 28.078 entitled “Downtown Residential 1 District” of the Madison General Ordinances is amended as follows:

“(2) Dimensional Standards.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Downtown Residential 1 District		
	All Other Uses	**Two-family - Twin**
Lot area (sq. ft.)	3,000	1,500/d.u.
Lot width	Residential buildings: 30 Non-residential and mixed-use buildings: 40	15/d.u.
Front yard setback	15 See (a) below and Downtown Setback Map	15 See (a) below and Downtown Setback Map
Side yard setback	5 Lot width <40: 10% lot width See Downtown Setback Map	5 Lot width <40: 10% lot width See Downtown Setback Map
Rear yard setback	Lesser of 20% lot depth or 30 See (b) below	Lesser of 20% lot depth or 30 See (b) below

Maximum lot coverage	75%	75%
Maximum height	See Downtown Height Map	See Downtown Height Map
Stepback	See Downtown Stepback Map	See Downtown Stepback Map

(a) Front yard setbacks may be designated on the zoning map as a specific location (build to line), a minimum, or a range.

(b) Underground parking may extend into the rear yard setback if located completely below grade.

(c) Reserved."

13. Subsection (2) entitled "Dimensional Standards" of Section 28.079 entitled "Downtown Residential 2 District" of the Madison General Ordinances is amended as follows:

"(2) Dimensional Standards.

Standards represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Downtown Residential 2 District		
	All Other Uses	**Two-family – Twin**
Lot area (sq.ft.)	3,000 ~~sq. ft.~~	1,500/d.u.
Lot width	Residential buildings: 30 Non-residential and mixed-use buildings: 40	15/d.u
Front yard setback	10 See (a) below and Downtown Setback Map	10 See (a) below and Downtown Setback Map
Side yard setback	5 Lot width <40: 10% See Downtown Setback Map	5 Lot width <40: 10% See Downtown Setback Map
Rear yard setback	Lesser of 20% lot depth or 20 See (b) below	Lesser of 20% lot depth or 20 See (b) below
Maximum lot coverage	80%	80%
Minimum height	2 stories	2 stories
Maximum height	See Downtown Height Map	See Downtown Height Map
Stepbacks	See Downtown Stepback Map	See Downtown Stepback Map

(a) Front yard setbacks may be designated on the zoning map as a specific location (build to line), a minimum, or a range.

(b) Underground parking may extend into the rear yard setback if located completely below grade.

(c) Reserved."

14. Subdivision (a) entitled “Lots of Record” of Subsection (1) of Section 28.193 entitled “Nonconforming Lots” of the Madison General Ordinances is amended as follows:

“(a) Lots of Record. In any district where residential uses are allowed, a single-family or two-family dwelling may be established on a lot of record existing on the effective date of this ordinance, regardless of the size of the lot, provided that all other requirements of the applicable zoning district are complied with.”

City of Madison

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

Master

File Number: 88736

File ID:	88736	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	Attorney's Office
				File Created Date :	06/11/2025
File Name:	Two-Unit and Two-Unit Twin Buildings			**Final Action:**	

Title: Amending various tables within Chapter 28 of the Madison General Ordinances to permit two-family twin and two-unit buildings in all districts where single-family dwellings are also allowed.

Notes: 6869ResidentialDistricts

Sponsors:	Satya V. Rhodes-Conway, John W. Duncan, Tag Evers, 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 And Michael E. Verveer	**Effective Date:**	
Attachments:	88736 Body	**Enactment Number:**	
Author:	Kate Smith	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	06/11/2025	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction
Notes: Plan Commission (Public Hearing - 7/7/25), Housing Policy Committee (6/26/25), Common Council (7/15/25)

Text of Legislative File 88736

Fiscal Note

[Enter Fiscal Note Here]

Title

Amending various tables within Chapter 28 of the Madison General Ordinances to permit two-family twin and two-unit buildings in all districts where single-family dwellings are also allowed.

Body

DRAFTER'S ANALYSIS: This proposed zoning change amends several sections of the zoning code to allow two family twin and two-unit buildings/uses in all districts where single-family dwelling/use is allowed. It also removes different Accessory Dwelling Unit

standards in the TR-P district, so they are the same as other residential districts. Finally, this proposed change adds two-family twin as an allowed type of two-unit dwelling in the DR-1 and DR-2 districts.

****

Please see Legistar File No. 88736 Body in Attachments.

Heiser-Ertel, Lauren

Subject: FW: Legistar 88736 and equity concerns related to PD zoning

From: Megan Ross <megan.ross0225@gmail.com>
Sent: Thursday, June 26, 2025 2:37 PM
To: housingpolicy <housingpolicy@cityofmadison.com>
Cc: Field, Derek <district3@cityofmadison.com>
Subject: Legistar 88736 and equity concerns related to PD zoning

Some people who received this message don't often get email from megan.ross0225@gmail.com. Learn why this is important

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello,

I am writing to share public comment for 6/26 meeting. I support the intent of Legistar 88736. Allowing two housing units on residential lots is a necessary step toward expanding Madison's housing options and addressing affordability. But the exemption for Planned Development zoning weakens both the effectiveness and fairness of this policy.

PD zones are common in newer, wealthier, and less diverse parts of the city. These neighborhoods were often designed to limit housing types and preserve low-density patterns. By excluding them from this change, we are protecting already advantaged areas while placing the burden of reform on older, more racially and economically diverse neighborhoods. That is not equitable.

Even if most new density ends up concentrated in central areas due to market demand, infrastructure, or transit access, the zoning rules still matter. They reflect what kind of city we are trying to build and who is expected to participate in its future. If we continue to make room for new residents in only a few parts of the city while others are allowed to avoid any change, we are not building an inclusive future. We are protecting existing privilege and deepening old divides.

Equity in housing policy requires shared participation. When some neighborhoods are permanently protected by technical zoning overlays while others absorb all the impact of reform, we are not distributing opportunity. We are reinforcing the same structural inequalities we claim to address.

This can be corrected. The city has several tools to bring PD zones into alignment without derailing the broader reform. I urge the committee to recommend one or more of the following:

- Introduce a sunset clause that would phase out the exemption after a fixed period
- Create an opt-in process for homeowners in PD zones who want to build a second unit
- Allow two units in PD areas if the lot meets clear, objective criteria like size or access
- Launch a citywide PD zoning review with an equity lens to update outdated plans

These are practical steps. They acknowledge that zoning complexity exists but refuse to let it be used as an excuse for exclusion. This policy has the potential to be a strong move toward a more inclusive and flexible housing system. I urge you to help close the gap between intention and impact by addressing the PD exemption directly.

Thank you for your time and your work on this issue.

Megan Ross
Madison, WI Resident

(540) 288-6705
megan.ross0225@gmail.com

Robert C. Procter
Government Affairs Director
Axley Brynelson, LLP
rprocter@axley.com
(608) 283-6762

Re: Legistar File ID #s 88735, 88736 & 88737
Duplex by Right, Flag Lots, Adjust Zoning Rules

TO: Housing Committee

FROM: Realtors® Association of South Central Wisconsin[1]
Robert C. Procter, Government Affairs Director
Allison M. Soucie, Government Affairs Coordinator

DATE: June 25, 2025

The Realtors® Association of South-Central Wisconsin strongly supports the proposed new 'Housing Forward' policies for 'missing middle' housing. These proposals will make it easier to build new types of housing and increase housing choice.

The proposed changes recognize the fact that in the City of Madison:

- We need to offer housing options for all stages of life
- We do not have enough affordable housing
- Adding 'missing middle' housing is a key goal of the city's comprehensive plan

These proposed regulation changes will not only allow for the production of more housing options but will also revitalize and renew Madison's commitment to thriving, culturally diverse neighborhoods while maintaining what makes each neighborhood unique.

As a leading proponent of housing, RASCW works with people from all over Madison, among other areas of Wisconsin, and the consensus is clear; Madison needs housing now.

With Dane County projected to grow by 38% by 2050, these proposals cannot wait.

In the words of Mayor Satya Rhodes-Conway from the June 11th press conference: "If we want a community that is economically diverse, we have to build more homes."

The Realtors® Association of South-Central Wisconsin strongly supports these proposals and encourages the committee to do the same.

[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.

PLANNING DIVISION STAFF REPORT

July 7, 2025

PREPARED FOR THE PLAN COMMISSION

Proposal: **Zoning Text Amendment**

Legistar File ID #: 88736 (Two-Unit and Two-Unit Twin Buildings)

Prepared By: Zoning and Planning Staff

88736 – This code change allows two-unit homes in all residential zoning districts where single family is a permitted use. This amendment expands upon the allowance for two-family dwellings in all single family districts within the Transit Oriented Development overlay – based on proximity to certain high transit corridors—adopted in 2022.

Two family dwellings are defined in the zoning code as follows:

> *Dwelling, Two-Family - Two-Unit. A building containing two dwelling units, other than a two-family twin, with a separate entrance to each unit and with yards on all sides.*
>
> *Dwelling, Two-Family - Twin. A single-family dwelling which is attached on one side to another single-family dwelling with a common side wall, each of which may be located on an individual lot.*

The amendment modifies the SR-C1, SR-C2, TR-C1, TR-C2, TR-C3 and TR-R zoning districts which, outside of the Transit Oriented Development overlay, currently allow only single family residential use. Within these districts, the bulk requirements are modified to accommodate two-unit uses and two-unit building forms are allowed in these districts.

The amendment also modifies the bulk requirements in the DR1 and DR2 Downtown Residential Districts to allow the two-unit-twin style of duplex buildings.

The amendment also modifies the "lot of record" allowance for legal nonconforming residentially zoned lots, to allow for two-unit dwellings in addition to Single Family Dwellings.

Staff supports this amendment.

From:	Charles Gervasi
To:	Plan Commission Comments
Cc:	Melinda Gustafson Gervasi; Tishler, Bill
Subject:	Plan Commission July 7, 2025 Meeting
Date:	Saturday, July 5, 2025 12:49:51 PM
Attachments:	image.png

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I am writing in support of agenda items 12, 13, and 14 at the July 7, 2025 Plan Commission meeting.

Zoning Text Amendments

12.	**88735**	Amending Sections 28.135 and16.23(6)(d) of the Madison General Ordinances related to Deep Residential Lots to facilitate easier development.
13.	**88736**	SUBSTITUTE: Amending various tables within Chapter 28 of the Madison General Ordinances to permit two-family twin and two-unit buildings in all districts where single-family dwellings are also allowed.
14.	**88737**	Amending Sections in Chapter 28 of the Madison General Ordinances related to Downtown and Urban Districts to allow more permitted uses within the districts.

I have lived at 218 S Whitney Way for 15 years. In the years before that I lived in a duplex in Hill Farms and an apartment in Hill Farms. The availability of dense housing benefitted my family when I was younger. With all the good jobs moving into this year, we could use more housing. Living on the BRT allows my family, including my two teenagers, to get downtown easily for events. We wouldn't be able to go to as many events downtown if it weren't for the BRT. I want this easy, environmentally-friendly transit to be available to more people, especially young families like mine 20 years ago. If building more housing is illegal, it forces people to pay more or live farther from downtown, where they are more car-dependent. This is a needless cost to residents. It's bad for the environment. It's bad for kids, who benefit greatly from being able to go to events without finding someone to drive them.

I categorically reject arguments that we cannot have more housing because of "procedural concerns" with how the measures legalizing more housing are introduced or because of water management issues. We need to do whatever work is required to support more housing in Madison.

I urge the Plan Commission to make it easier to build more housing units in Madison, especially in areas that provide easy accessibility to downtown.

Respectfully Yours,

Charles J Gervasi

608-320-6161
tomlynchmadison@gmail.com

THOMAS W. LYNCH PE PTOE PTP AICP

3121 LINDBERGH ST
MADISON WI 53704

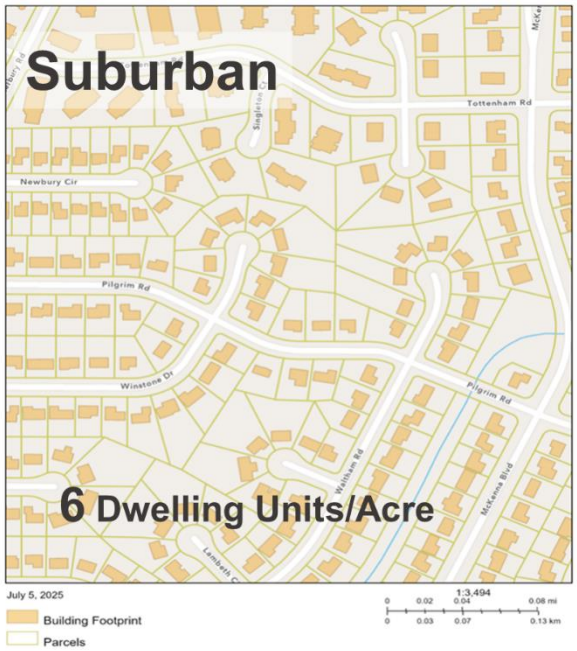
JULY 5, 2025

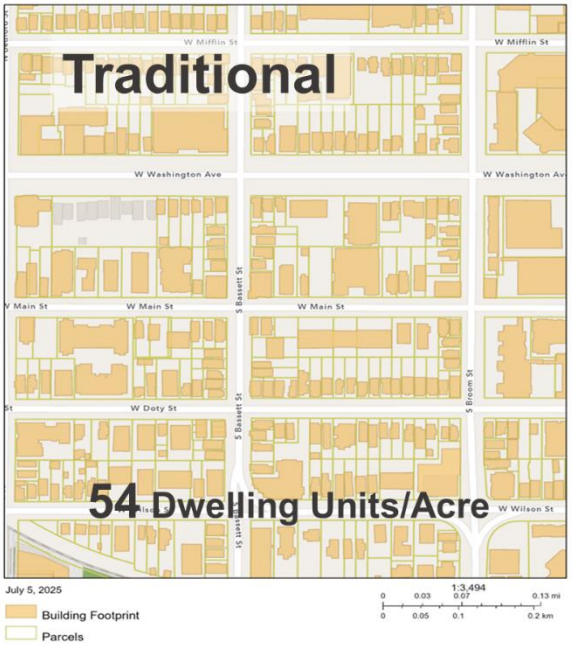
Plan Commission

Legistar 88736 and 88737

I am writing to support Legistar items 88736 and 88737 as they seek to allow modest increases in density in areas zoned for single family residential. These measures provide opportunities for more families to enjoy Madison based housing and move us towards more sustainable land use patterns.

In February of 2025 I was able to present the History of Madison Transportation to the Common Council. In that presentation I contrasted a traditional central Madison neighborhood with a peripheral Madison neighborhood. The traditional near west neighborhood (near West Wilson) supported 9 times more households (families) per acre than the neighborhood on Madison's periphery (54 vs 6 dwellings per acre).





The drawbacks of the lower density neighborhood are hard to ignore. The lower-density neighborhood requires:

- 9 times more roadway, water, and sewer service to serve the same number of households.
- 9 times more street sweeping and maintenance activities to serve the same number of households.

- 9 times more bus travel to capture the same number of passengers.

Conversely, the slightly higher density of the traditional near west neighborhood, which includes flats, and duplexes, provides more housing, reduces infrastructure costs, and maintains the charm associated with Madison's neighborhoods.

Traffic impacts caused by these zoning changes are modest to negligible. For example, if 3 additional housing units on my street of 25 parcels were constructed over the next decade, the ITE Trip Generation Manual estimates it would result in no more than 3 trips on our street during the morning rush hour. 3 trips! This is not a traffic impact that will overwhelm our system.

My Madison neighborhood has seen a considerable housing increase over the past decade – much of it opposed. Yet this new housing has not diminished out neighborhood, but enhanced the number of families that can enjoy our neighborhood.

Therefore, I urge you to support these measures.



Thomas W. Lynch PE PTOE PTP AICP

From: Nicholas Davies
To: Plan Commission Comments
Subject: Support for Housing Forward (88735, 88736, 88737)
Date: Sunday, July 6, 2025 11:59:51 AM

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Dear Plan Commission,

I strongly support these changes, but I'd hesitate to take up time at your meeting on something where I may have nothing unique to add (these issues are not so nuanced), and see no controversy. Even Paul Fanlund failed to come up with anything new or substantive to say about these items.

Allowing duplexes will not change anything overnight. Madison's ADU ordinance has been in play for a while now, and not much has changed. If anything, I wish we could go a step further, and fully combine TR-C1, TR-C2, TR-C3, and TR-C4 into one. However that would perhaps entail reconciling the various setback requirements (etc.) of those zones.

It's unlikely that anyone will tear down a single-unit house in good condition just to build a duplex in the same spot. That would cost a lot up front (and I'm not sure about the prospects of financing for it), and return relatively little over time.

However, owning a duplex can be a less risky prospect. With a single-unit house, the long-term value of it is entirely dependent on market inflation, while with a duplex, the owner could rent out the other half, so that as an investment it generates immediate returns, not just one big gamble on the future.

Flag lots on their own don't make a ton of difference to density, but they can help homeowners mitigate their ongoing tax burden and their long-term risk. A homeowner who is feeling overburdened by the assessment on their oversized lot could sell off the back half of it, and have a lower assessment next year, and cash to pay for it.

Combining these two changes, those flag lots could be opportunities to add duplexes without having to tear down a house to do so. These two things work in concert with each other.

The downtown changes are also a welcome increase in density, but if anything, I see this as a process change. Everyone is supportive of more density downtown, except in certain cases where it comes into conflict with other ordinance-defined factors like Capitol- or landmark views. Today, 5-6 story projects downtown come to you for approval, and you all don't need much convincing on that front (rightly so). In that case, the approval of these projects might as well be administrative.

Thank you,

Nick Davies
3717 Richard St

From: Emmett Nolan
To: Plan Commission Comments
Subject: Support for Items 12-14
Date: Monday, July 7, 2025 9:07:18 AM

You don't often get email from emmettnolan04@gmail.com. Learn why this is important

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello,

I'm reaching out to convey my support for items 12-14 on the agenda for this week's Plan Commission meeting. I believe these changes will make it easier to build more housing in Madison--and at that, a more diverse array of different types of housing.

I'm currently twenty years old, and I'm hoping to live in Madison permanently after I graduate from college next spring. I know I'm not alone. Changing city code to promote the construction of greater numbers of housing units will help continue to make this city accessible and affordable for future generations. I hope that you will approve these agenda items in your meeting on Monday.

Best regards,

Emmett Nolan
District 13

City of Madison

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

Master

File Number: 88737

File ID:	88737	**File Type:**	Ordinance	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	06/11/2025
File Name:	Downtown and Urban Districts Permitted Uses			**Final Action:**	

Title: Amending Sections in Chapter 28 of the Madison General Ordinances related to Downtown and Urban Districts to allow more permitted uses within the districts.

Notes: 6967DowntownUrbanHeight

CC Agenda Date: 07/15/2025

Agenda Number: 8.

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

Effective Date:

Attachments: 88737 Body, 20250626_Staff Presentation to HPC.pdf, Public Comment 6-26-25, Zoning Text Memo 88737 7-7-25 Downtown Permitted Uses.pdf, Public Comments 07-05_07-07-25.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	6/12/2025	Michael Haas	Approved as to Form	7/2/2025
1	2	6/12/2025	Maggie McClain	Approve	7/2/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	06/11/2025	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction

Notes: Plan Commission Public Hearing (7/7/25), Housing Policy Committee (6/26/25), Common Council (7/15/25)

1	COMMON COUNCIL	06/17/2025	Referred for Public Hearing	PLAN COMMISSION		07/07/2025	
	Action Text:	This Ordinance was Referred for Public Hearing to the PLAN COMMISSION					
	Notes:	Additional referral to Housing Policy Committee					
1	PLAN COMMISSION	06/17/2025	Refer	HOUSING POLICY COMMITTEE		06/26/2025	
	Action Text:	This Ordinance was Referred to the HOUSING POLICY COMMITTEE					
1	HOUSING POLICY COMMITTEE	06/26/2025	Return to Lead with the Recommendation for Approval	PLAN COMMISSION	07/07/2025	07/07/2025	Pass
	Action Text:	A motion was made by Tarby, seconded by Ochowicz, to Return to Lead with the Recommendation for Approval to the PLAN COMMISSION. The motion passed by voice vote/other.					
	Notes:	On a motion by Tarby, seconded by Ochowicz, the Housing Policy Committee voted to return the zoning text amendment to the Plan Commission with a recommendation for approval. The motion passed by voice vote/other.					
1	PLAN COMMISSION	07/07/2025	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass
	Action Text:	A motion was made by Solheim, seconded by Heck, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.					
	Notes:	On a motion by Solheim, seconded by Heck, the Plan Commission found the standards for text amendments met and recommended adoption of the ordinance. The motion to recommend approval passed by voice vote/ other. In recommending approval of the zoning text amendment, members of the Plan Commission recommended that staff map how the changes to the downtown and urban zoning districts interface with matters under the purview of the Landmarks Commission.					

Text of Legislative File 88737

Fiscal Note

No City appropriation required.

Title

Amending Sections in Chapter 28 of the Madison General Ordinances related to Downtown and Urban Districts to allow more permitted uses within the districts.

Body

DRAFTER'S ANALYSIS: This proposed ordinance change amends MGO Sec. 28.072, 28.074 and 28.076 in the "Downtown and Urban Districts" section of the zoning code. It changes the threshold for when buildings in the Urban Mixed Use (UMX) or Downtown Core (DC) districts would need conditional use approval. The changes modify the threshold to allow more multi-family dwellings and larger-scale buildings as permitted uses in the two districts.

****

Please see Legistar File No. 88737 Body in Attachments

DRAFTER'S ANALYSIS: This proposed ordinance change amends MGO Sec. 28.072, 28.074 and 28.076 in the "Downtown and Urban Districts" section of the zoning code. It changes the threshold for when buildings in the Urban Mixed Use (UMX) or Downtown Core (DC) districts would need conditional use approval. The changes modify the threshold to allow more multi-family dwellings and larger-scale buildings as permitted uses in the two districts.

****

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

1. Table 28E-2 entitled "Downtown and Urban Districts" of Subsection (1) of Section 28.072 entitled "Downtown District Uses" of the Madison General Ordinances is amended by amending therein the following:

"**Table 28E-2.**

Downtown and Urban Districts						
	DC	**UOR**	**UMX**	**DR1**	**DR2**	**Supplemental Regulations Sec. 28.151**
Residential - Family Living						
Dwelling units in mixed-use buildings	P	P/C	P	P/C	P/C	Y
Multi-family dwelling (4-12 dwelling units)	P	P	P	P	P	Y
Multi-family dwelling (~~5-8~~ 13-24 dwelling units)	P	P	P	C	P	Y
Multi-family dwelling (25-36 dwelling units)	P	C	P	C	P	Y
Multi-family dwelling (37-60 dwelling units)	P	C	P	C	C	Y
Multi-family dwelling (>~~8~~ 60 dwelling units)	P	C	~~C~~ P	C	C	Y

2. Subsection (4) entitled "Design Review" of Section 28.074 entitled "Downtown Core District" of the Madison General Ordinances is amended as follows:

"(4) ~~Design~~ Review.

~~Design review~~ Review for all buildings and structures shall be as follows:

(a) Minor exterior changes or additions may be approved by the Director of the Department of Planning, Community, and Economic Development if they determine that the changes or additions are compatible with the existing design or consistent with the Downtown Urban Design Guidelines.

(b) All new buildings and additions ~~that are less than twenty-thousand (20,000) square feet and are not approved pursuant to (a) above~~ to buildings with six (6) stories or fewer, as well as all major exterior alterations to any building shall be

approved by the Urban Design Commission based on the design standards in ~~Sec. 28.071(3), if applicable, and~~ the Downtown Urban Design Guidelines. The applicant or the Alderperson of the District in which the use is located may appeal the decision of the Urban Design Commission to the Plan Commission.

(c) All new buildings and additions to buildings with greater than ~~twenty thousand (20,000) square feet or that have more than four (4)~~ six (6) stories shall obtain conditional use approval. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in ~~Sec. 28.071(3), if applicable, and~~ the Downtown Urban Design Guidelines and shall report its findings to the Plan Commission.

(d) For lots with frontage on State Street or the 100 block of King Street, all new buildings and additions to buildings with greater than twenty thousand (20,000) square feet or that have greater than four (4) stories shall obtain conditional use approval. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in the Downtown Urban Design Guidelines and shall report its findings to the Plan Commission.

(e) Class 2 Collocations and Radio Broadcast Service Facilities are permitted uses and are not subject to design review. They are subject to review as provided in Sections 28.143 and 28.148. See Wis. Stat. §§ 66.0404(3)(a)1 and (4)(gm) and 66.0406 (2013).”

3. Subsection (4) entitled “Design Review” of Section 28.076 entitled “Urban Mixed-Use (UMX) District” of the Madison General Ordinances is amended as follows:

“(4) ~~Design~~ Review.

~~Design review~~ Review for all buildings and structures shall be as follows:

(a) Minor exterior changes or additions may be approved by the Director of the Department of Planning, Community, and Economic Development if they determine that the changes or additions are compatible with the existing design or consistent with the Downtown Urban Design Guidelines.

(b) All new buildings and additions ~~that are less than twenty-thousand (20,000) square feet and are not approved pursuant to (a) above~~ to buildings with six (6) stories or fewer, as well as all major exterior alterations to any building shall be approved by the Urban Design Commission based on the design standards in ~~Sec. 28.071(3), if applicable, and~~ the Downtown Urban Design Guidelines. The applicant or the Alderperson of the District in which the use is located may appeal the decision of the Urban Design Commission to the Plan Commission.

(c) All new buildings and additions to buildings with greater than ~~twenty thousand (20,000) square feet or that have more than four (4)~~ six (6) stories shall obtain conditional use approval. In addition, the Urban Design Commission shall review such projects for conformity to the design standards in ~~Sec. 28.071(3), if applicable, and~~ the Downtown Urban Design Guidelines and shall report its findings to the Plan Commission.

(d) Class 2 Collocations and Radio Broadcast Service Facilities are permitted uses and are not subject to design review. They are subject to review as provided in Sections 28.143 and 28.148. See Wis. Stat. §§ 66.0404(3)(a)1 and (4)(gm) and 66.0406 (2013).”

HOUSING FORWARD

OVERVIEW OF JUNE 2025 PROPOSED ORDINANCES

Meagan Tuttle, AICP, Planning Division Director

Housing Policy Committee, June 26, 2025



Meeting housing needs for all in a growing city

Housing FORWARD

#1 Increase Housing Choice

- Pursue more code and process changes to support small-scale "missing middle" housing, including duplexes, townhomes, and small apartment buildings

Agenda Item 3, Leg ID 88736

- Look for ways to make lot division and subdivision processes simpler to create more new lots for homes

Agenda Item 4, Leg ID 88735

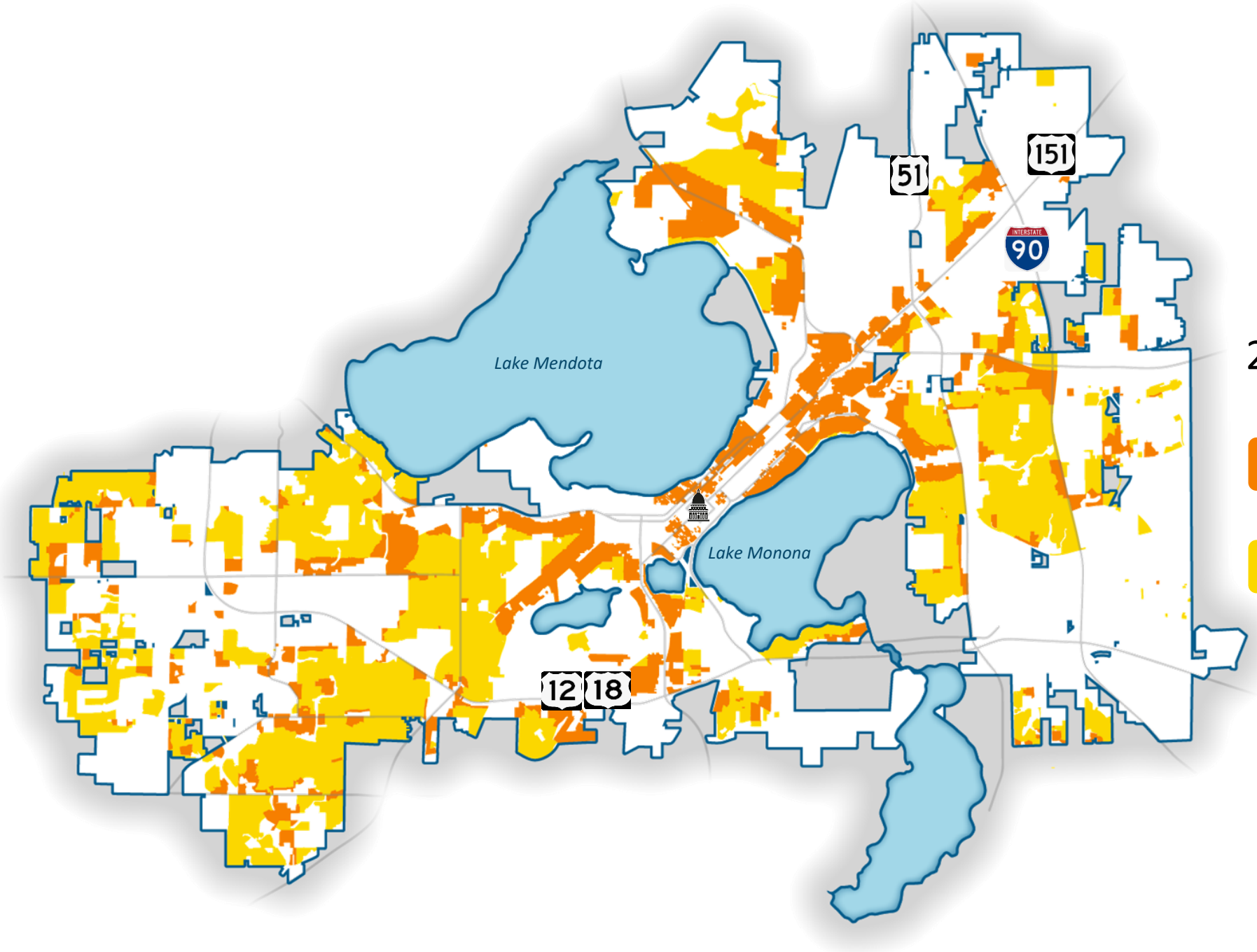
- Continue to simplify zoning standards for infill housing citywide, including specific options that make sense downtown

Agenda Item 5, Leg ID 88737

Allow duplexes & twin homes in all residential zoning districts



- Amends Zoning Code to allow duplexes & twin homes (2-unit buildings) where single-family homes (1-unit buildings) are allowed
- Expands change made in 2023 for areas closest to transit to entire city
- Intended to promote more small-scale housing choices in the long term

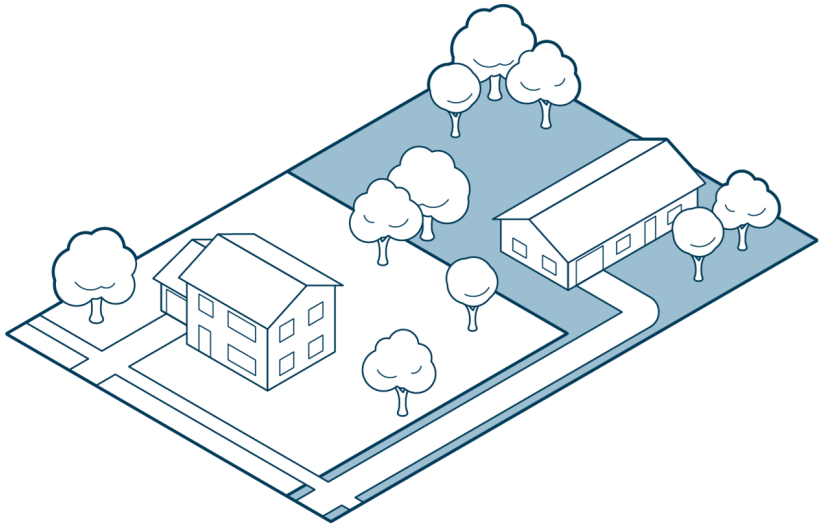


2-unit Buildings

Allowed today

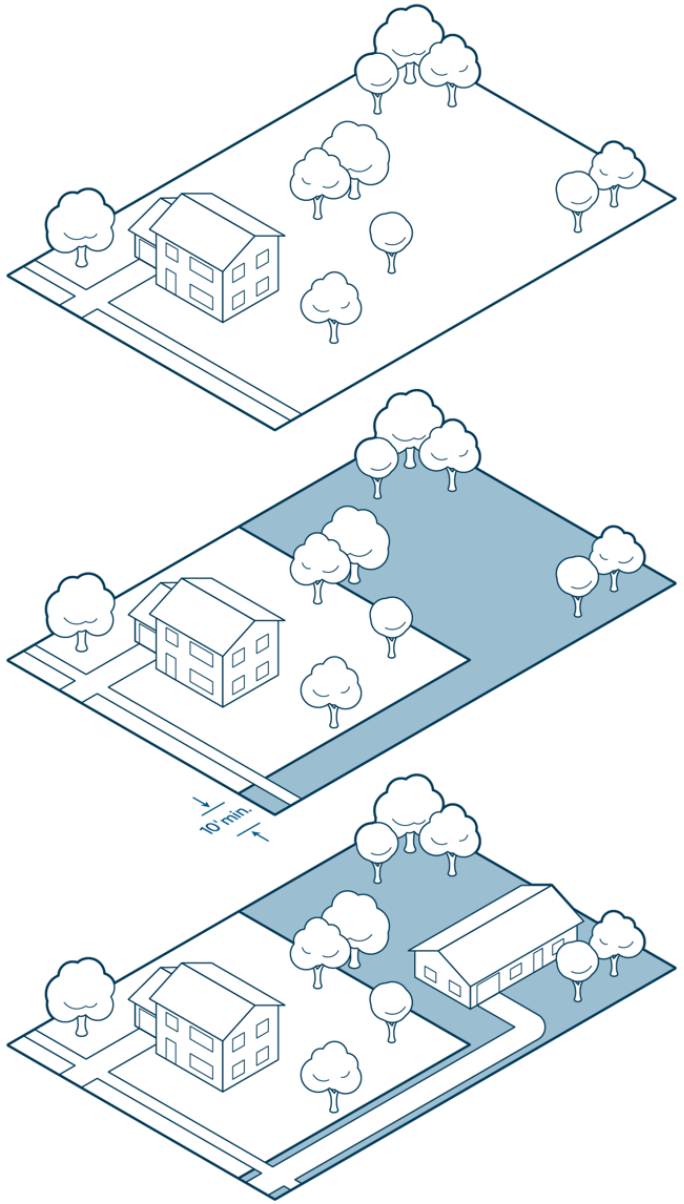
Proposed expansion

Allow more “backyard lots”



- Changes make it easier to divide a large lot to create a new “backyard lot” (also known as “flag lot; “deep residential lot” in Madison General Ordinances)

- New housing choices and homeownership opportunities in existing neighborhoods

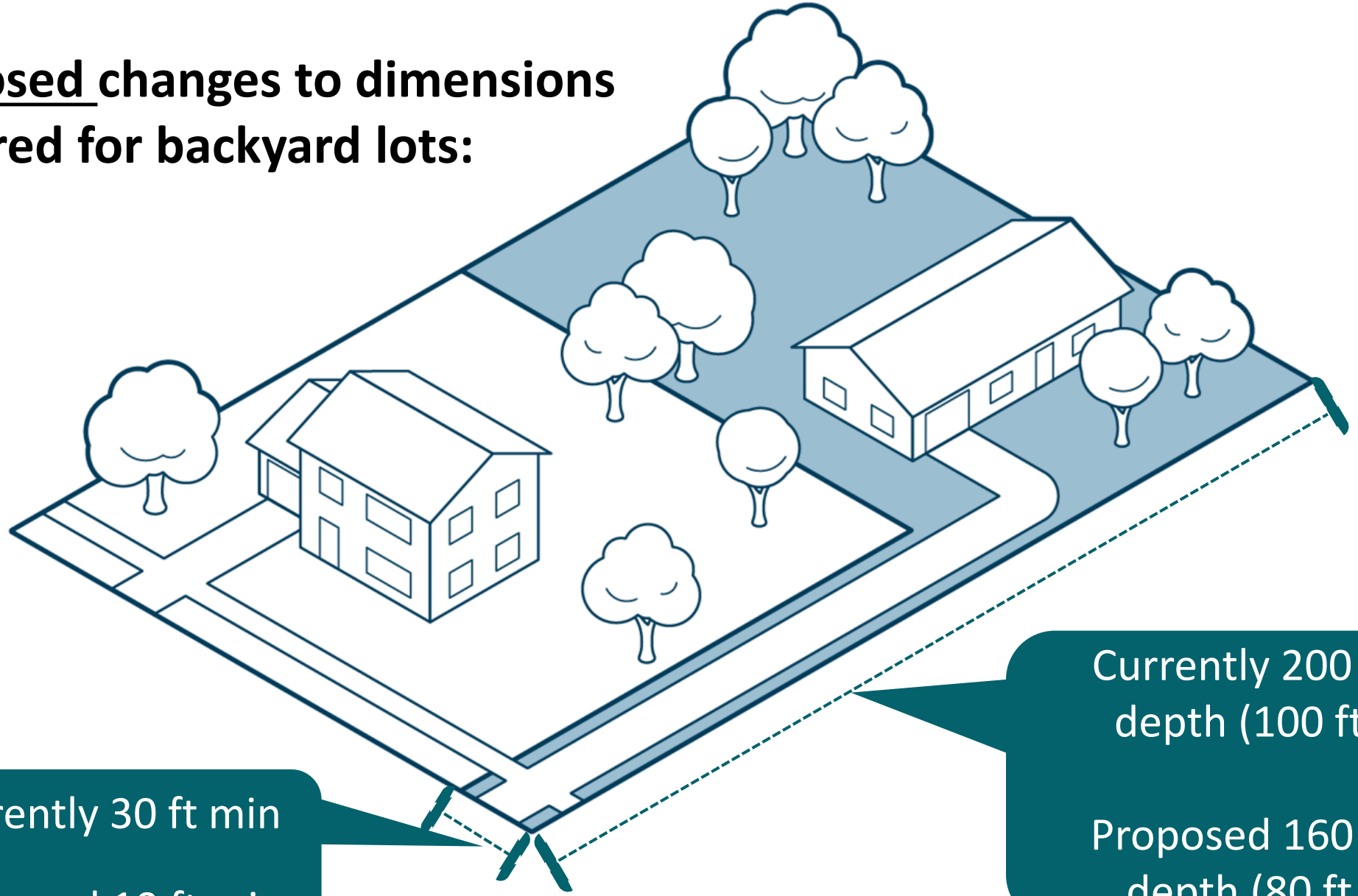


1. Large residential lot meets all specifications

2. Owner splits lot to create “backyard lot” to sell to new neighbor or keep for future options

3. Owner of “backyard lot” builds new home

Proposed changes to dimensions required for backyard lots:

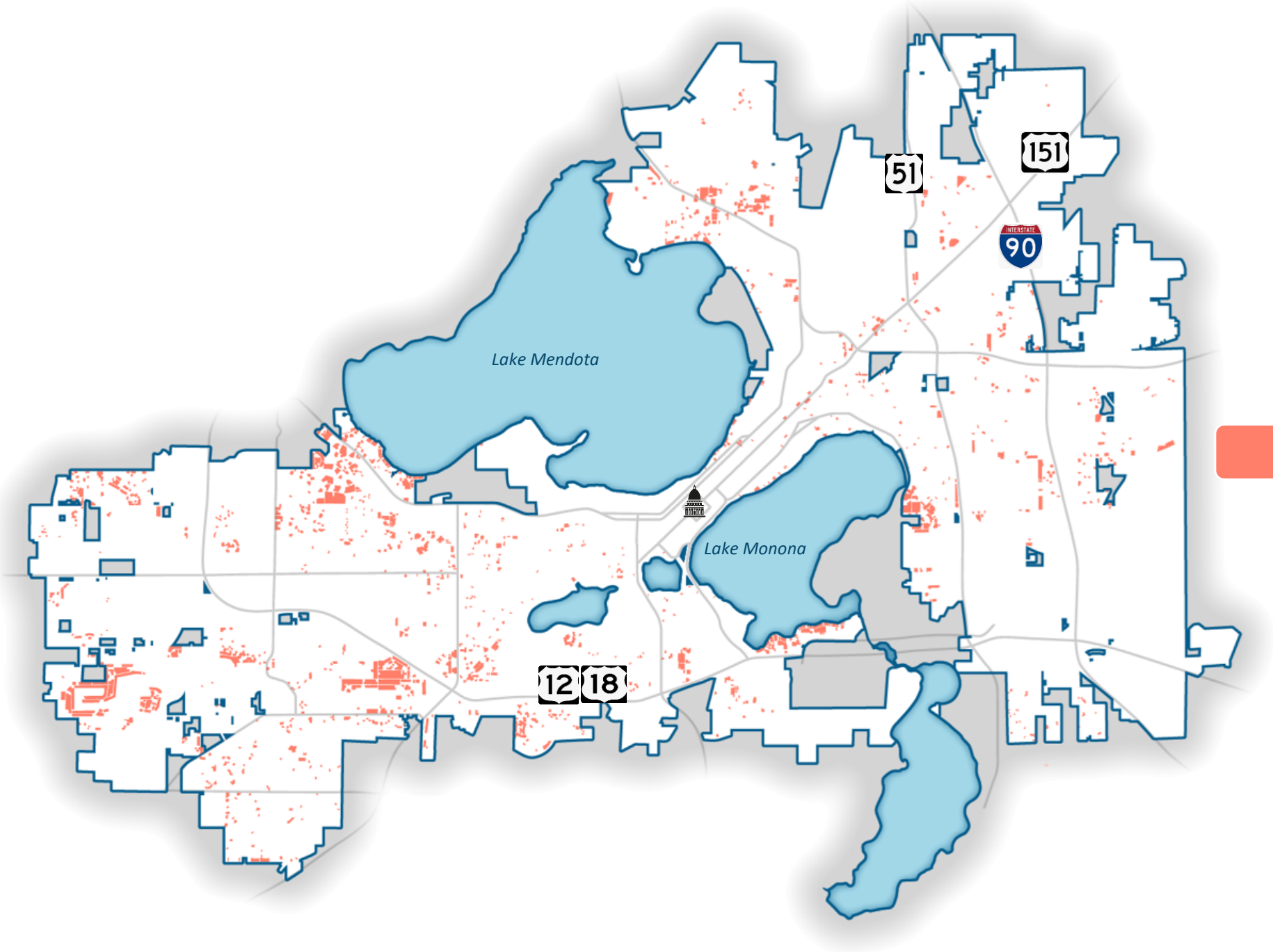


Currently 30 ft min

Proposed 10 ft min

Currently 200 ft min lot depth (100 ft per lot)

Proposed 160 ft min lot depth (80 ft per lot)



Lots meet basic size requirements proposed for “backyard lot” creation


Norman Way






Veblen Pl





Simplify small/medium-sized downtown development process



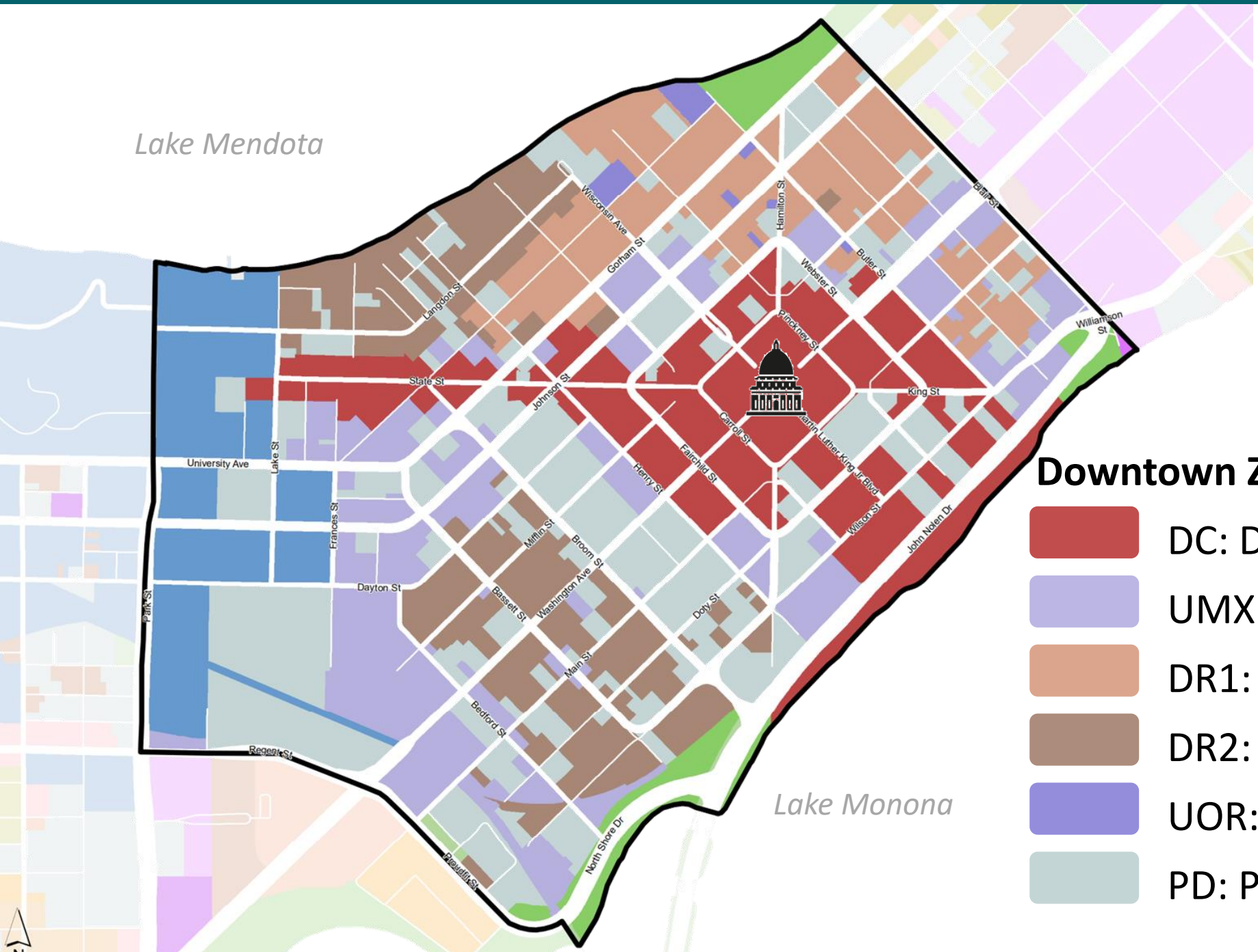
- Raises thresholds for conditional use review like other mixed-use areas
- More permitted uses to make Downtown development more predictable
- Design standards in zoning code continue to apply, processes for review by Urban Design Commission remain

Permitted Uses

- Allowed “by right”
- Reviewed administratively to make sure all ordinances are met
- Landmarks Commission / Urban Design Commission review when relevant

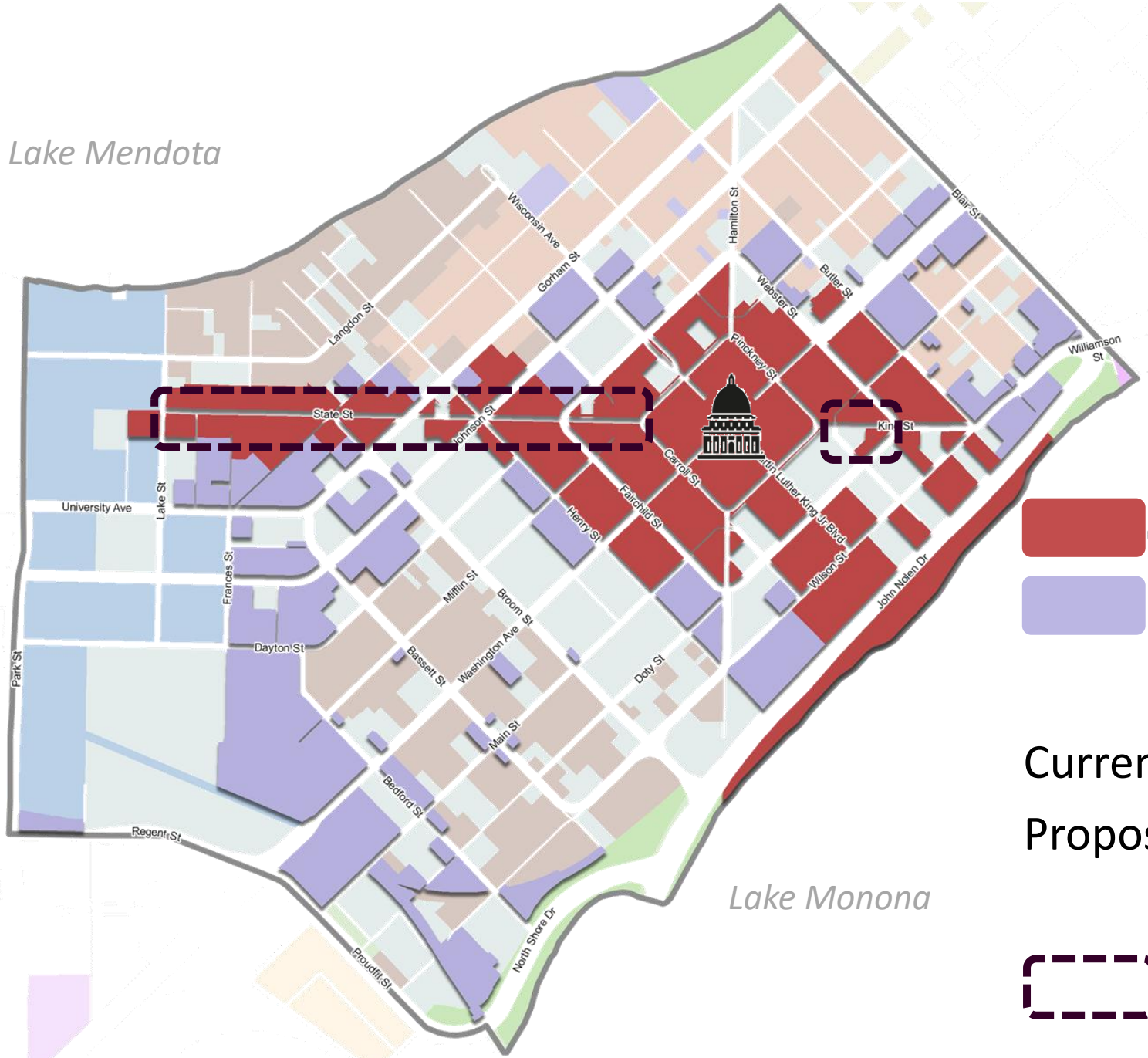
Conditional Uses

- Allowed when standards are met
- Reviewed by Plan Commission with Public Hearing
- Reviewed administratively to make sure ordinances and special conditions of approval are met



Downtown Zoning Districts

- DC: Downtown Core
- UMX: Urban Mixed-Use
- DR1: Downtown Residential 1
- DR2: Downtown Residential 2
- UOR: Urban Office Residential
- PD: Planned Development



DC: Downtown Core

UMX: Urban Mixed-Use

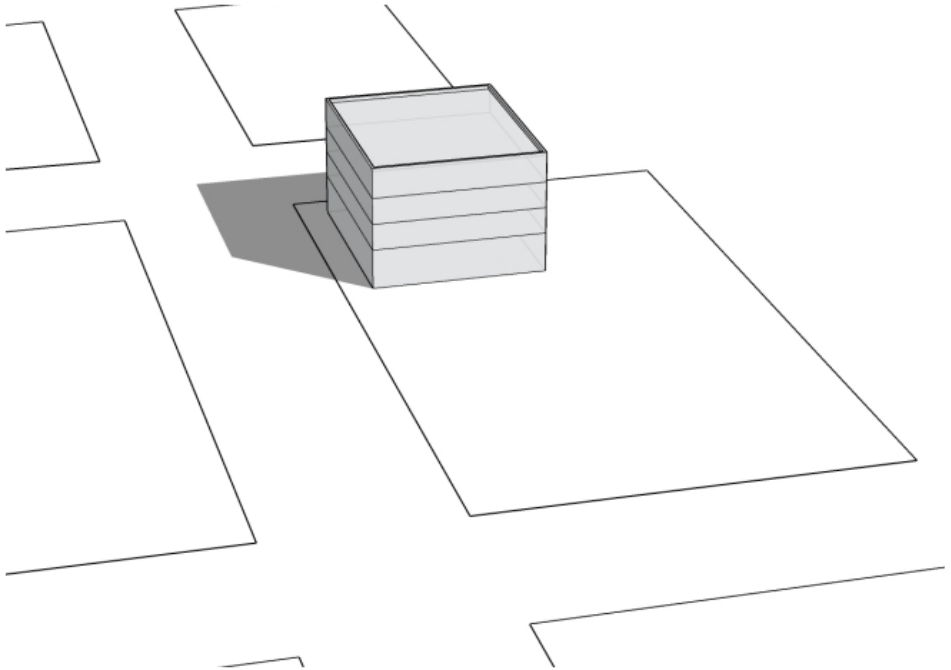
Current threshold: >4 stories, 20K sq ft

Proposed threshold: >6 stories

State/King Exception

<u>Current</u> max size/height as permitted use:

- 20,000 sq ft total
- 4 stories



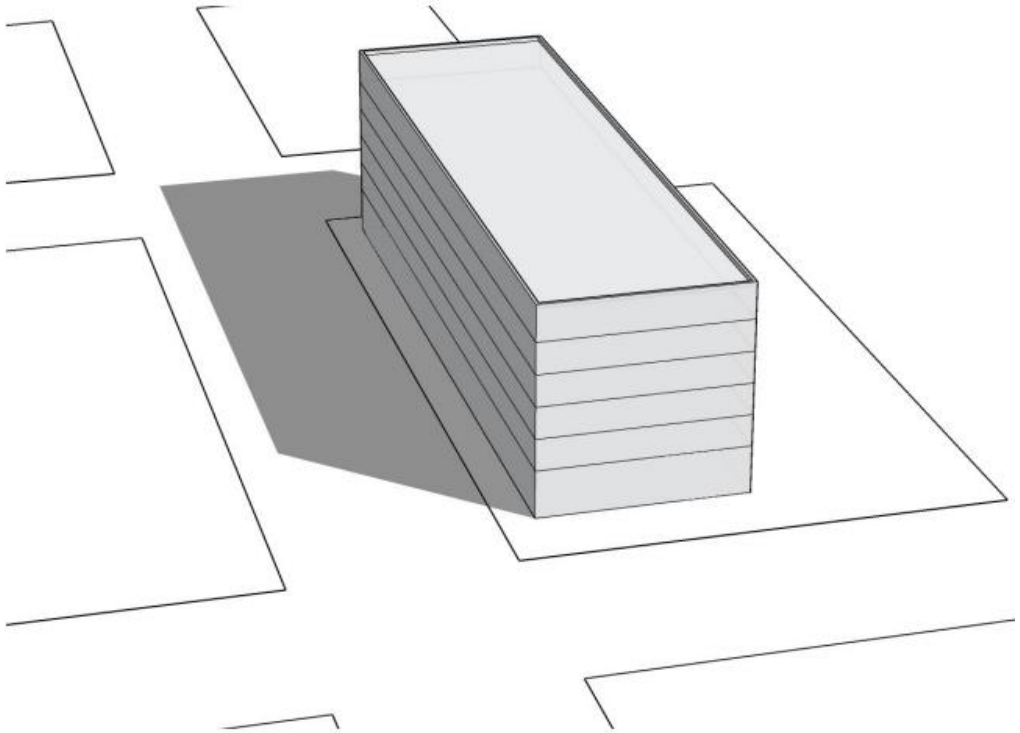
Example building mass that could be a permitted use in UMX zone today.



520 E Washington Ave. is a real-world example of a building below this threshold.

Proposed max height as permitted use:

- 6 stories



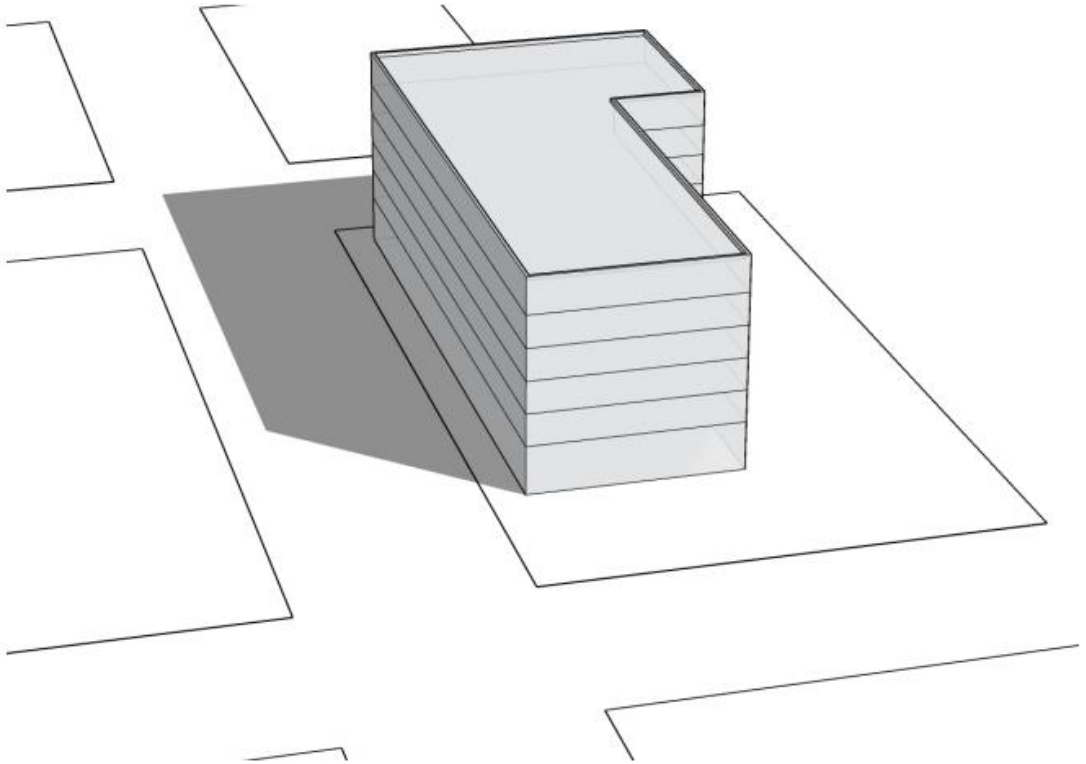
Example building mass that could be a permitted use in DC & UMX with this change.



316 E Wilson St. is a real-world example of a building that this change would enable as a permitted use.

Proposed max height as permitted use:

- 6 stories



Example building mass that could be a permitted use in DC & UMX with this change.



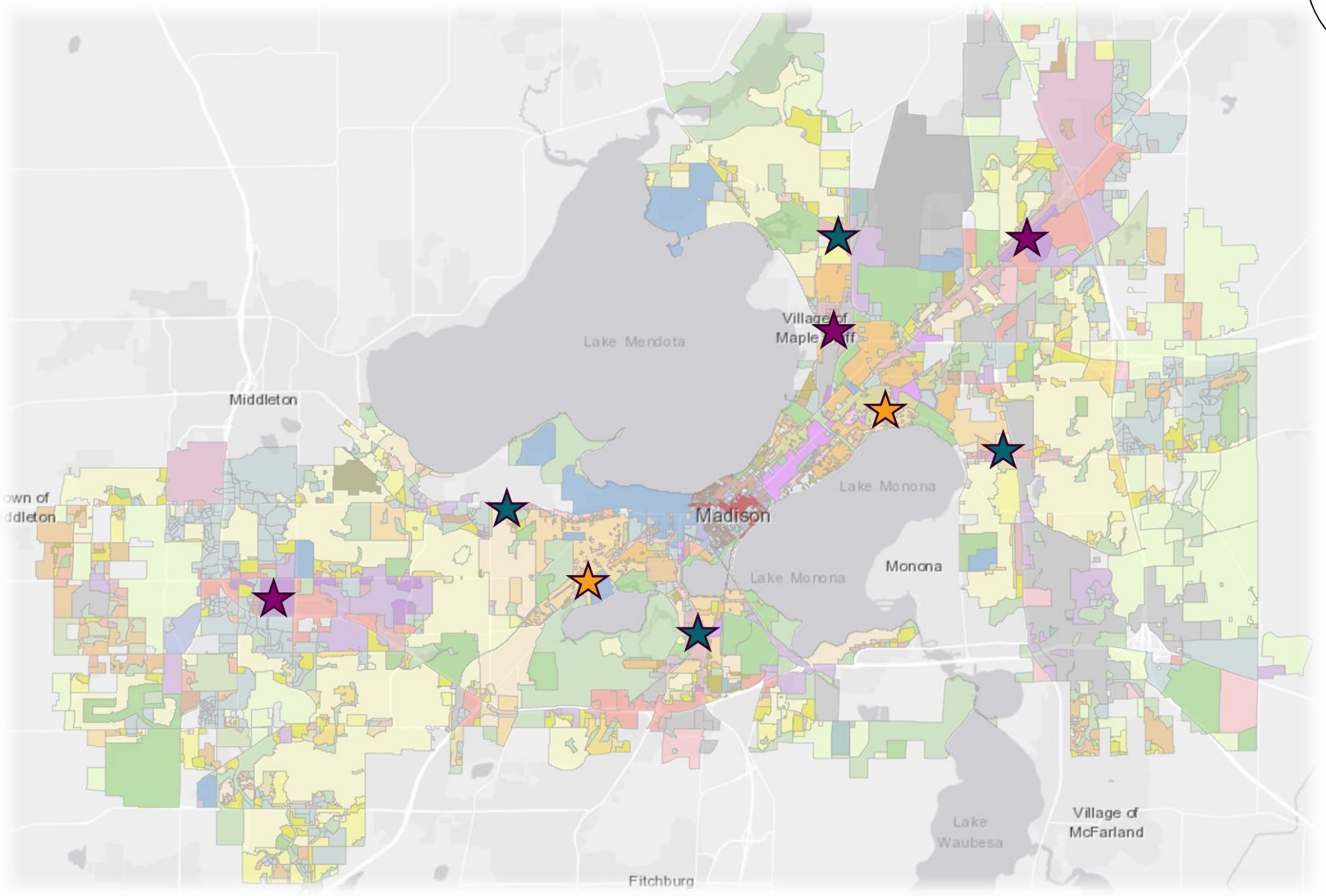
27 N Webster St. is a real-world example of a building that this change would enable as a permitted use.

Conditional Use Thresholds Outside of Downtown

8 stories
- East Towne
- West Towne
- Oscar Mayer

6 stories
- Northport Dr.
- Cottage Grove Rd
- S Park St
- University Ave

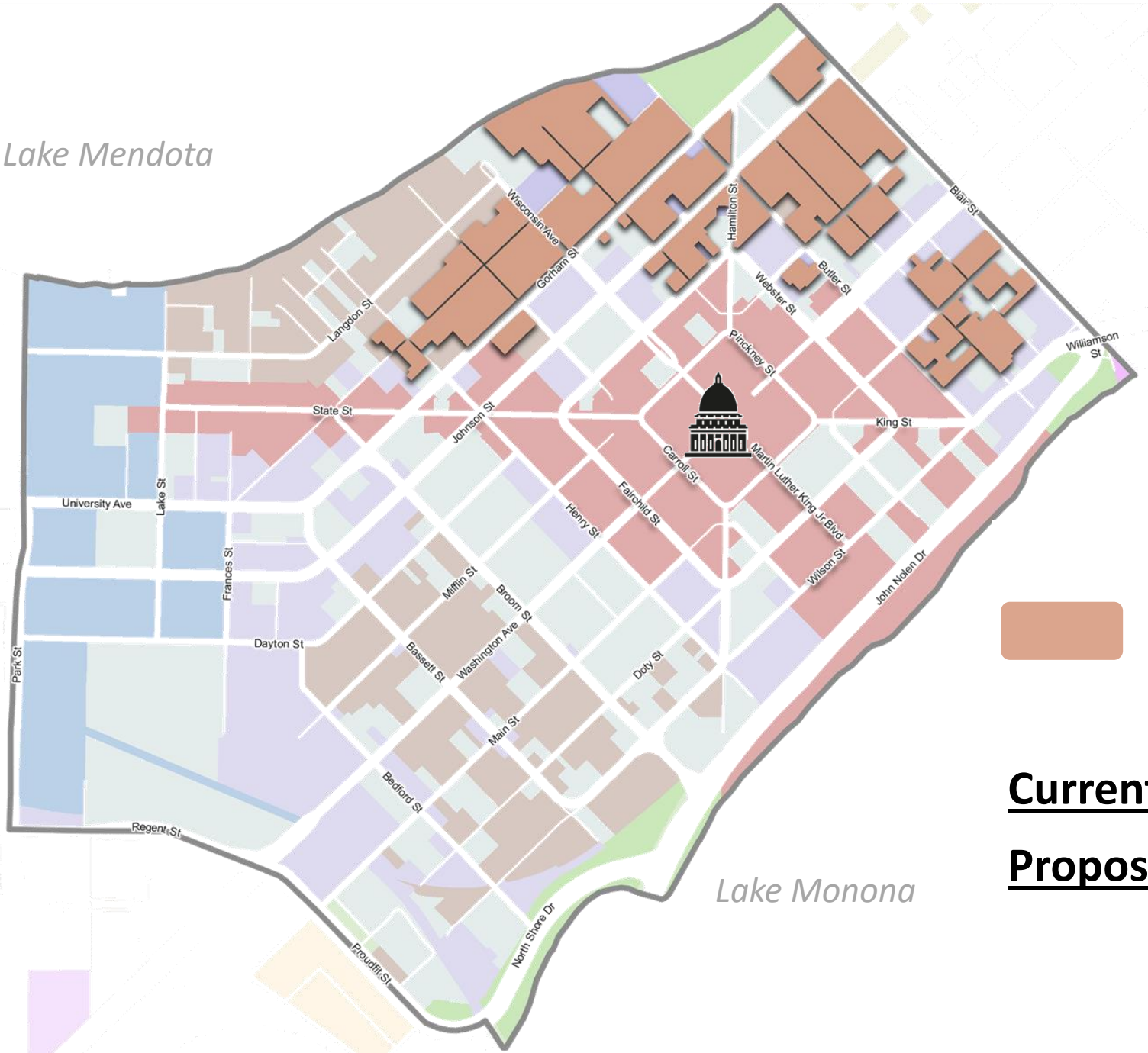
4 stories
- Atwood Ave
- Monroe St



Based on recent development activity, Conditional Use review still likely for most (re)development in DC & UMX zones.



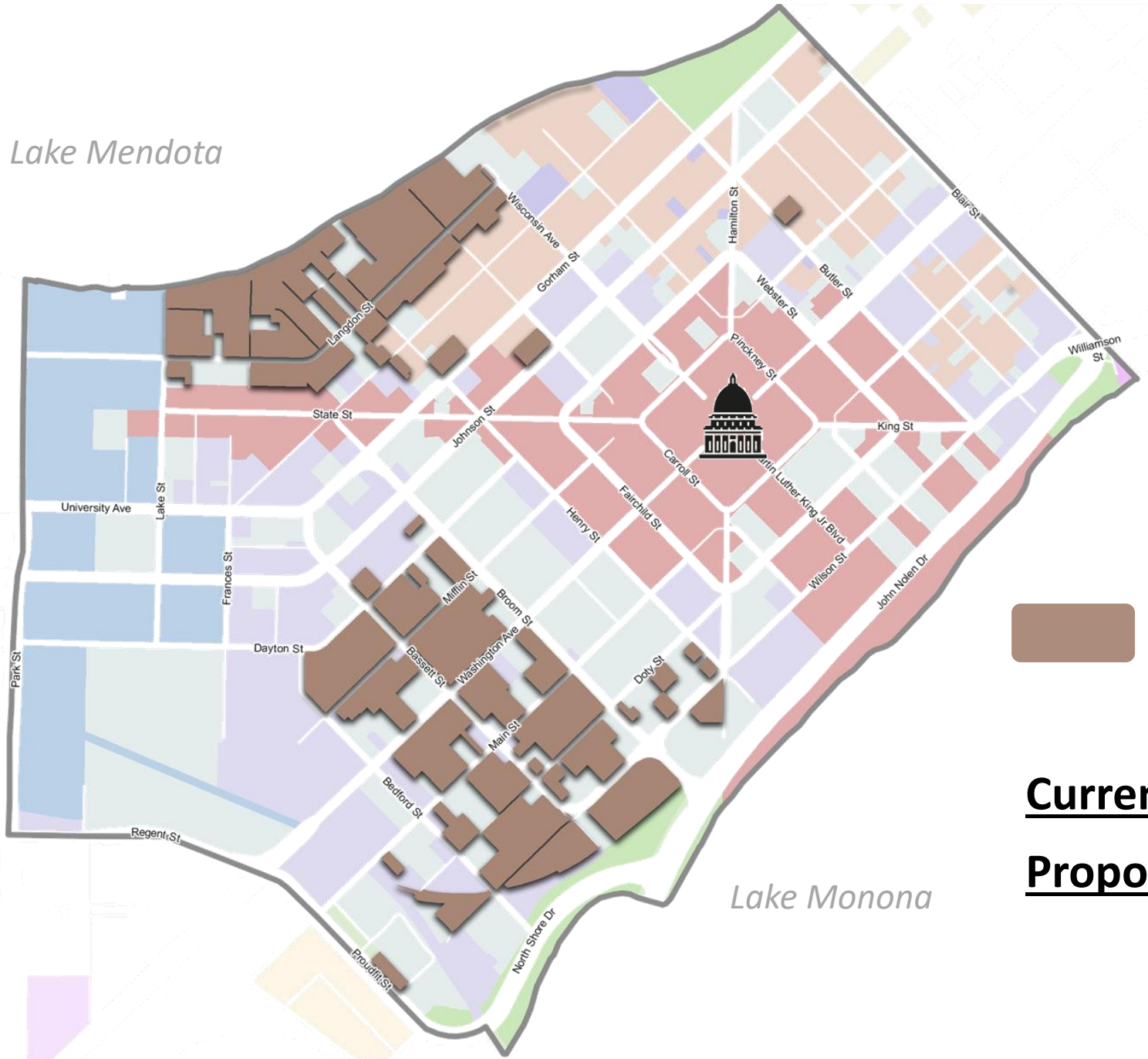




DR1: Downtown Residential 1

Current threshold: >4 housing units

Proposed threshold: >12 housing units



DR2: Downtown Residential 2

Current threshold: >8 housing units

Proposed threshold: >36 housing units

Next Steps

Housing Policy Committee
Monday, June 26, 4:30 pm
(In Person - Madison Municipal Building Rm 215)

Community Information Meeting
Wednesday, July 2, 6:00 pm
(Virtual – Zoom)

Plan Commission
Monday, July 7, 5:30 pm
(Virtual – Zoom)

Common Council
Tuesday, July 15, 5:30 pm
(Hybrid – City County Building Rm 201 or Zoom)

Questions & Discussion

Housing Policy Committee, June 26, 2025

Heiser-Ertel, Lauren

Subject: FW: Legistar 88736 and equity concerns related to PD zoning

From: Megan Ross <megan.ross0225@gmail.com>
Sent: Thursday, June 26, 2025 2:37 PM
To: housingpolicy <housingpolicy@cityofmadison.com>
Cc: Field, Derek <district3@cityofmadison.com>
Subject: Legistar 88736 and equity concerns related to PD zoning

Some people who received this message don't often get email from megan.ross0225@gmail.com. Learn why this is important

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello,

I am writing to share public comment for 6/26 meeting. I support the intent of Legistar 88736. Allowing two housing units on residential lots is a necessary step toward expanding Madison's housing options and addressing affordability. But the exemption for Planned Development zoning weakens both the effectiveness and fairness of this policy.

PD zones are common in newer, wealthier, and less diverse parts of the city. These neighborhoods were often designed to limit housing types and preserve low-density patterns. By excluding them from this change, we are protecting already advantaged areas while placing the burden of reform on older, more racially and economically diverse neighborhoods. That is not equitable.

Even if most new density ends up concentrated in central areas due to market demand, infrastructure, or transit access, the zoning rules still matter. They reflect what kind of city we are trying to build and who is expected to participate in its future. If we continue to make room for new residents in only a few parts of the city while others are allowed to avoid any change, we are not building an inclusive future. We are protecting existing privilege and deepening old divides.

Equity in housing policy requires shared participation. When some neighborhoods are permanently protected by technical zoning overlays while others absorb all the impact of reform, we are not distributing opportunity. We are reinforcing the same structural inequalities we claim to address.

This can be corrected. The city has several tools to bring PD zones into alignment without derailing the broader reform. I urge the committee to recommend one or more of the following:

- Introduce a sunset clause that would phase out the exemption after a fixed period
- Create an opt-in process for homeowners in PD zones who want to build a second unit
- Allow two units in PD areas if the lot meets clear, objective criteria like size or access
- Launch a citywide PD zoning review with an equity lens to update outdated plans

These are practical steps. They acknowledge that zoning complexity exists but refuse to let it be used as an excuse for exclusion. This policy has the potential to be a strong move toward a more inclusive and flexible housing system. I urge you to help close the gap between intention and impact by addressing the PD exemption directly.

Thank you for your time and your work on this issue.

Megan Ross
Madison, WI Resident

(540) 288-6705
megan.ross0225@gmail.com

Robert C. Procter
Government Affairs Director
Axley Brynelson, LLP
rprocter@axley.com
(608) 283-6762

Re: Legistar File ID #s 88735, 88736 & 88737
Duplex by Right, Flag Lots, Adjust Zoning Rules

TO: Housing Committee

FROM: Realtors® Association of South Central Wisconsin[1]
Robert C. Procter, Government Affairs Director
Allison M. Soucie, Government Affairs Coordinator

DATE: June 25, 2025

The Realtors® Association of South-Central Wisconsin strongly supports the proposed new 'Housing Forward' policies for 'missing middle' housing. These proposals will make it easier to build new types of housing and increase housing choice.

The proposed changes recognize the fact that in the City of Madison:

- We need to offer housing options for all stages of life
- We do not have enough affordable housing
- Adding 'missing middle' housing is a key goal of the city's comprehensive plan

These proposed regulation changes will not only allow for the production of more housing options but will also revitalize and renew Madison's commitment to thriving, culturally diverse neighborhoods while maintaining what makes each neighborhood unique.

As a leading proponent of housing, RASCW works with people from all over Madison, among other areas of Wisconsin, and the consensus is clear; Madison needs housing now.

With Dane County projected to grow by 38% by 2050, these proposals cannot wait.

In the words of Mayor Satya Rhodes-Conway from the June 11th press conference: "If we want a community that is economically diverse, we have to build more homes."

The Realtors® Association of South-Central Wisconsin strongly supports these proposals and encourages the committee to do the same.

[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.

PLANNING DIVISION STAFF REPORT

July 7, 2025

PREPARED FOR THE PLAN COMMISSION

Proposal: **Zoning Text Amendment**

Legistar File ID #: 88737 (Downtown and Urban Districts Permitted Uses)

Prepared By: Zoning and Planning Staff

88737 – This code change changes conditional use threshold to allow more small and midscale residential and mixed use developments to be reviewed as a permitted use within certain downtown zoning districts.

Presently, the threshold for conditional use review varies by downtown zoning district. This code increases the threshold for when a development is subject to conditional use review within the Downtown Core (DC), Urban Mixed-Use (UMX), Downtown Residential 1 (DR-1), and Downtown Residential 2 (DR-2) zones. The changes proposed to each district are outlined in the following table:

Downtown Area or Zone	**Current Threshold(s) requiring Conditional Use Review**	**Proposed Threshold(s) requiring Conditional Use Review**
Downtown Core (DC)	Greater than 4 stories or 20,000 square feet in size	Greater than 6 stories
Within DC with frontage on State Street and 100 Block of King Street	Greater than 4 stories or 20,000 square feet in size	No change
Urban Mixed-Use (UMX)	Greater than 4 stories, 20,000 square feet in size, or 8 housing units	Greater than 6 stories
Downtown Residential 1 (DR1)	More than 4 housing units	More than 12 housing units
Downtown Residential 2 (DR2)	More than 8 housing units	More than 36 housing units

For the majority of the DC district and within the UMX district, this changes the conditional use thresholds to be based on a building's height rather than number of units or building area. This is consistent with the Conditional Use Thresholds in some zoning districts that are used to implement the Comprehensive Plan future land use recommendations in certain growth priority areas. The proposed changes, however, will not impact the conditional use threshold for developments within the DC district with frontage along State Street or the 100 block of King Street. Additionally, these changes make the threshold for DR-2 more similar to other high-density residential areas, and for DR-1 are intended to support city goals to create more missing middle housing.

All downtown projects will continue to receive design review. Today, buildings within the downtown zoning districts are required to comply with zoning rules regarding buildings' overall height and certain aspects of their design. Administration of and evaluation of compliance with these rules is completed by the Zoning staff within the Building Inspection Division, and apply regardless of whether a project is reviewed as a conditional or permitted use. This code change makes a correction to remove a reference in the DC and UMX districts'

standards that states the UDC reviews these zoning code requirements. This review is and will continue to be performed by staff.

Projects within the DC and UMX zoning districts are also required to adhere to the Downtown Design Guidelines, which is reviewed by the City's Urban Design Commission (UDC). If a proposed development is reviewed as a conditional use, the UDC reviews a project under these guidelines and makes a recommendation to the Plan Commission. If a proposed development is reviewed as a permitted use, the UDC reviews a project under these guidelines and issues final approval. This process is not proposed to change, though with an increased threshold for conditional use review it is possible that additional projects could be reviewed by the UDC for final approval, rather than for an advisory recommendation to the Plan Commission.

Finally, within the DR-1 and DR-2 zones, applicants, Alders or staff can request that the UDC review a project and provide an advisory recommendation per its duties in MGO 33.24.

Staff supports this amendment.

From:	Charles Gervasi
To:	Plan Commission Comments
Cc:	Melinda Gustafson Gervasi; Tishler, Bill
Subject:	Plan Commission July 7, 2025 Meeting
Date:	Saturday, July 5, 2025 12:49:51 PM
Attachments:	image.png

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I am writing in support of agenda items 12, 13, and 14 at the July 7, 2025 Plan Commission meeting.

Zoning Text Amendments

12.	**88735**	Amending Sections 28.135 and16.23(6)(d) of the Madison General Ordinances related to Deep Residential Lots to facilitate easier development.
13.	**88736**	SUBSTITUTE: Amending various tables within Chapter 28 of the Madison General Ordinances to permit two-family twin and two-unit buildings in all districts where single-family dwellings are also allowed.
14.	**88737**	Amending Sections in Chapter 28 of the Madison General Ordinances related to Downtown and Urban Districts to allow more permitted uses within the districts.

I have lived at 218 S Whitney Way for 15 years. In the years before that I lived in a duplex in Hill Farms and an apartment in Hill Farms. The availability of dense housing benefitted my family when I was younger. With all the good jobs moving into this year, we could use more housing. Living on the BRT allows my family, including my two teenagers, to get downtown easily for events. We wouldn't be able to go to as many events downtown if it weren't for the BRT. I want this easy, environmentally-friendly transit to be available to more people, especially young families like mine 20 years ago. If building more housing is illegal, it forces people to pay more or live farther from downtown, where they are more car-dependent. This is a needless cost to residents. It's bad for the environment. It's bad for kids, who benefit greatly from being able to go to events without finding someone to drive them.

I categorically reject arguments that we cannot have more housing because of "procedural concerns" with how the measures legalizing more housing are introduced or because of water management issues. We need to do whatever work is required to support more housing in Madison.

I urge the Plan Commission to make it easier to build more housing units in Madison, especially in areas that provide easy accessibility to downtown.

Respectfully Yours,

Charles J Gervasi

608-320-6161
tomlynchmadison@gmail.com

THOMAS W. LYNCH PE PTOE PTP AICP

3121 LINDBERGH ST
MADISON WI 53704

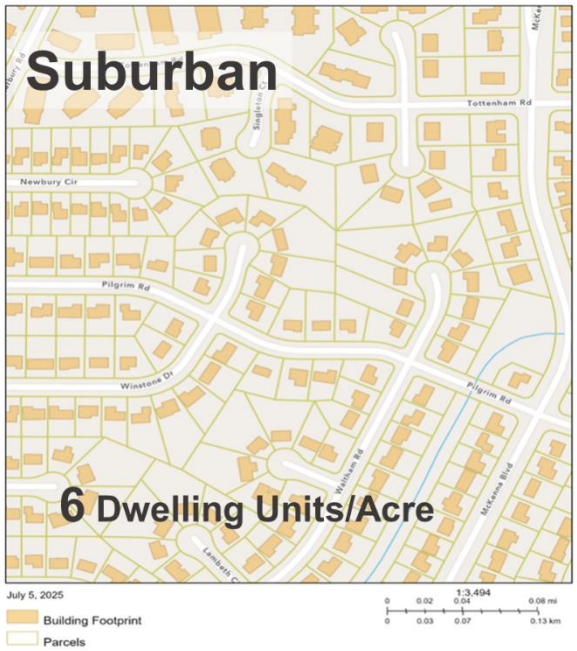
JULY 5, 2025

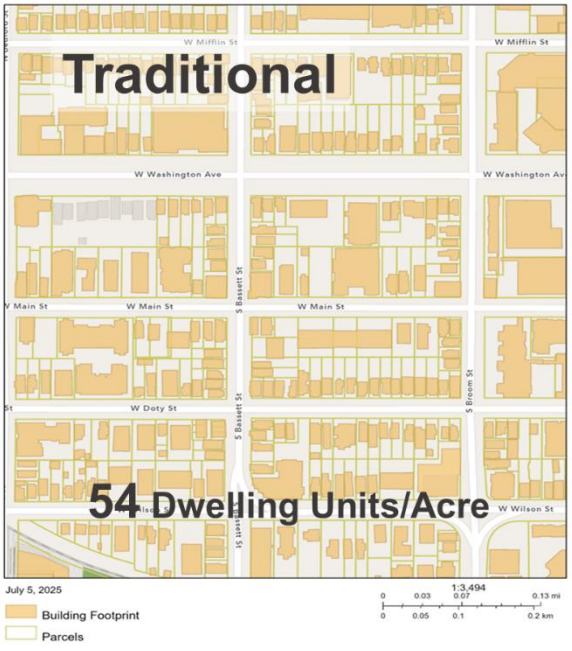
Plan Commission

Legistar 88736 and 88737

I am writing to support Legistar items 88736 and 88737 as they seek to allow modest increases in density in areas zoned for single family residential. These measures provide opportunities for more families to enjoy Madison based housing and move us towards more sustainable land use patterns.

In February of 2025 I was able to present the History of Madison Transportation to the Common Council. In that presentation I contrasted a traditional central Madison neighborhood with a peripheral Madison neighborhood. The traditional near west neighborhood (near West Wilson) supported 9 times more households (families) per acre than the neighborhood on Madison's periphery (54 vs 6 dwellings per acre).





The drawbacks of the lower density neighborhood are hard to ignore. The lower-density neighborhood requires:

- 9 times more roadway, water, and sewer service to serve the same number of households.
- 9 times more street sweeping and maintenance activities to serve the same number of households.

- 9 times more bus travel to capture the same number of passengers.

Conversely, the slightly higher density of the traditional near west neighborhood, which includes flats, and duplexes, provides more housing, reduces infrastructure costs, and maintains the charm associated with Madison's neighborhoods.

Traffic impacts caused by these zoning changes are modest to negligible. For example, if 3 additional housing units on my street of 25 parcels were constructed over the next decade, the ITE Trip Generation Manual estimates it would result in no more than 3 trips on our street during the morning rush hour. 3 trips! This is not a traffic impact that will overwhelm our system.

My Madison neighborhood has seen a considerable housing increase over the past decade – much of it opposed. Yet this new housing has not diminished out neighborhood, but enhanced the number of families that can enjoy our neighborhood.

Therefore, I urge you to support these measures.



Thomas W. Lynch PE PTOE PTP AICP

From: Nicholas Davies
To: Plan Commission Comments
Subject: Support for Housing Forward (88735, 88736, 88737)
Date: Sunday, July 6, 2025 11:59:51 AM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Plan Commission,

I strongly support these changes, but I'd hesitate to take up time at your meeting on something where I may have nothing unique to add (these issues are not so nuanced), and see no controversy. Even Paul Fanlund failed to come up with anything new or substantive to say about these items.

Allowing duplexes will not change anything overnight. Madison's ADU ordinance has been in play for a while now, and not much has changed. If anything, I wish we could go a step further, and fully combine TR-C1, TR-C2, TR-C3, and TR-C4 into one. However that would perhaps entail reconciling the various setback requirements (etc.) of those zones.

It's unlikely that anyone will tear down a single-unit house in good condition just to build a duplex in the same spot. That would cost a lot up front (and I'm not sure about the prospects of financing for it), and return relatively little over time.

However, owning a duplex can be a less risky prospect. With a single-unit house, the long-term value of it is entirely dependent on market inflation, while with a duplex, the owner could rent out the other half, so that as an investment it generates immediate returns, not just one big gamble on the future.

Flag lots on their own don't make a ton of difference to density, but they can help homeowners mitigate their ongoing tax burden and their long-term risk. A homeowner who is feeling overburdened by the assessment on their oversized lot could sell off the back half of it, and have a lower assessment next year, and cash to pay for it.

Combining these two changes, those flag lots could be opportunities to add duplexes without having to tear down a house to do so. These two things work in concert with each other.

The downtown changes are also a welcome increase in density, but if anything, I see this as a process change. Everyone is supportive of more density downtown, except in certain cases where it comes into conflict with other ordinance-defined factors like Capitol- or landmark views. Today, 5-6 story projects downtown come to you for approval, and you all don't need much convincing on that front (rightly so). In that case, the approval of these projects might as well be administrative.

Thank you,

Nick Davies
3717 Richard St

From: Emmett Nolan
To: Plan Commission Comments
Subject: Support for Items 12-14
Date: Monday, July 7, 2025 9:07:18 AM

You don't often get email from emmettnolan04@gmail.com. Learn why this is important

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello,

I'm reaching out to convey my support for items 12-14 on the agenda for this week's Plan Commission meeting. I believe these changes will make it easier to build more housing in Madison--and at that, a more diverse array of different types of housing.

I'm currently twenty years old, and I'm hoping to live in Madison permanently after I graduate from college next spring. I know I'm not alone. Changing city code to promote the construction of greater numbers of housing units will help continue to make this city accessible and affordable for future generations. I hope that you will approve these agenda items in your meeting on Monday.

Best regards,

Emmett Nolan
District 13

City of Madison

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

Master

File Number: 88872

File ID:	88872	**File Type:**	Appointment	**Status:**	Mayoral Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/25/2025
File Name:	7-15-2025 Resident committee appointments			**Final Action:**	

Title: Report of the Mayor submitting resident committee appointments (introduction 7-1-2025; action 7-15-2025).

Notes:

CC Agenda Date:	07/15/2025
Agenda Number:	9.
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	06/25/2025	Referred for Introduction				
	Action Text:	This Appointment was Referred for Introduction					
	Notes:	Confirm 7/15/25					
1	COMMON COUNCIL	07/01/2025	Refer to a future Meeting to Confirm	COMMON COUNCIL			Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to a future Meeting to Confirm to the COMMON COUNCIL. The motion passed by voice vote/other.					

Text of Legislative File 88872

Title

Report of the Mayor submitting resident committee appointments (introduction 7-1-2025; action 7-15-2025).

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."

BOARD OF PUBLIC WORKS

AARON J. WILLIAMS (13th A.D.) - reappoint to a two-year term to the position of Adult City Resident. First appointed 12-1-2020.
TERM EXPIRES: 4-30-2027

HARALD KLIEMS (5th A.D.) - reappoint to a two-year term to the position of First Alternate. First appointed 7-25-2023.
TERM EXPIRES: 4-30-2027

ECONOMIC DEVELOPMENT COMMITTEE

*SETH W. LENTZ, Janesville - reappoint to a three-year term to the position of Resident Member.
TERM EXPIRES: 4-30-2028

Rationale: Seth Lentz is the Executive Director/CEO of the Workforce Development Board of South Central Wisconsin (WDBSCW). The WDBSCW is a private, not-for profit organization charged with providing strategic & operational oversight to the workforce system in the six-county (Columbia, Dane, Dodge, Jefferson, Marquette, Sauk) south central region.

KABA BAH (2nd A.D.) - reappoint to a three-year term to the position of Resident Member. First appointed 8-30-2021.
TERM EXPIRES: 4-30-2028

EQUAL OPPORTUNITIES COMMISSION

LINDA J. KETCHAM (3rd A.D.) - reappoint to a three-year term to the position of Adult City Resident. First appointed 9-6-2022.
TERM EXPIRES: 4-18-2028

ROBERT KLEBBA (6th A.D.) - reappoint to a three-year term to the position of Adult City Resident. First appointed 7-12-2022.
TERM EXPIRES: 4-18-2028

ETHICS BOARD

TRAVIS R. AUSTIN (5th A.D.) - reappoint to a three-year term to the position of Resident Member. First appointed 8-6-2024.
TERM EXPIRES: 4-30-2028

GREATER MADISON METROPOLITAN PLANNING ORGANIZATION (MPO)

ELIZABETH (LIZ) CALLIN - reappoint to a two-year term to the position of Transportation-Related Member. First appointed 10-17-2023.
TERM EXPIRES: 4-30-2027

CHRISTOF SPIELER - appoint to a two-year term to the position of Metro Transit Representative succeeding Tom Lynch. Christof Spieler is the City of Madison's new Director of Transportation.
TERM EXPIRES: 4-30-2027

MADISON ARTS COMMISSION

GREGORY M. DOBY (16th A.D.) - appoint to a three-year term to the position of Member succeeding Mitchell F. Branscombe. Greg Doby is a media arts professional and A/V specialist. He is active in the Madison arts community and is the founder of Unidec Media.
TERM EXPIRES: 4-30-2028

MADISON PUBLIC LIBRARY

PLUMER B. LOVELACE III (20th A.D.) - reappoint to a three-year term to the position of Adult City Resident. First appointed 4-16-2024.
TERM EXPIRES: 6-30-2028

THOMAS A. DECHANT (13th A.D.) - reappoint to a three-year term to the position of Adult City Resident. First appointed 9-20-2022.
TERM EXPIRES: 6-30-2028

MONONA TERRACE BOOKING EVENT ASSISTANCE ADVISORY COMMITTEE

STEVE DONGARRA, Monona Terrace - appoint to the position of Monona Terrace Representative succeeding Bill Zeinemann who is retiring. Steve Dongarra is Monona Terrace's associate director of marketing and event services.
TERM EXPIRES: OPEN-ENDED

MONONA TERRACE COMMUNITY AND CONVENTION CENTER BOARD

ELIZABETH A. DOYLE (15th A.D.) - appoint to a three-year term to the position of City

Alternate succeeding Steven Peters, who assumed a regular seat. Elizabeth Doyle is a health program manager with the Department of Health Services. She is a former Verona council person and Dane County board supervisor. She previously served on this board in her role as a county board supervisor.
TERM EXPIRES: 5-1-2028

PERSONNEL BOARD

HELGA P. VRANY (7th A.D.) - reappoint to a three-year term to the position of Qualified Elector. First appointed 2-7-2023.
TERM EXPIRES: 4-30-2028

PLAN COMMISSION

CHRIS MCCAHILL (15th A.D.) - reappoint to a three-year term to the position of Adult City Resident. First appointed 6-6-2023.
TERM EXPIRES: 4-30-2028

ANJALI BHASIN (15th A.D.) - appoint to a three-year term to the position of Adult City Resident succeeding Arnold (Gabe) Mendez. Anjali Bhasin currently holds the First Alternate seat and has served since 5-21-2024.
TERM EXPIRES: 4-30-2028

DARRIN S. WASNIEWSKI (10th A.D.) - appoint to a one-year term to the position of First Alternate succeeding Anjali Bhasin, who is assuming a regular seat. Darrin Wasniewski currently holds the Second Alternate seat and has served since 10-8-2024.
TERM EXPIRE: 4-30-2026

Respectfully submitted,

Satya Rhodes-Conway
Mayor

City of Madison

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

Master

File Number: 86552

File ID:	86552	**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:
8/5/25 - Hybrid (Virtual & CCB 201)
9/2/25 - Hybrid (Virtual & CCB 201)
9/16/25 - Hybrid (Virtual & CCB 201)
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:	07/15/2025
		Agenda Number:	10.
Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	lwindsor-engnell@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	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 86552

Title

Confirming the Madison Common Council meeting formats through December 9, 2025:
8/5/25 - Hybrid (Virtual & CCB 201)
9/2/25 - Hybrid (Virtual & CCB 201)
9/16/25 - Hybrid (Virtual & CCB 201)
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: 88846

File ID:	88846	**File Type:**	Ordinance	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Attorney's Office
				File Created Date :	06/24/2025
File Name:	Madison LakeWay Project			**Final Action:**	

Title: Creating Subdivision 8.35(3)(f) of the Madison General Ordinances to allow for construction and change in the legal status of certain lands associated with the Madison LakeWay Project.

Notes: 6974LakeWayProject

		CC Agenda Date:	07/15/2025
		Agenda Number:	11.
Sponsors:	Michael E. Verveer, Derek Field And Carmella Glenn	**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	6/24/2025	Michael Haas	Approved as to Form	7/14/2025
1	2	6/25/2025	Robert Mulcahy	Approve	7/14/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	06/24/2025	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Board of Park Commissioners (7/9/25), Common Council (7/15/25)					
1	COMMON COUNCIL	07/01/2025	Refer	BOARD OF PARK COMMISSIONERS	07/09/2025		Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.					
1	BOARD OF PARK COMMISSIONERS	07/09/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				

Action Text: This Ordinance was RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

Text of Legislative File 88846

Fiscal Note

No City appropriation required.

Title

Creating Subdivision 8.35(3)(f) of the Madison General Ordinances to allow for construction and change in the legal status of certain lands associated with the Madison LakeWay Project.

Body

DRAFTER'S ANALYSIS: This ordinance would create an exception to the preservation of shoreline parks ordinance to allow the City to proceed with the Madison LakeWay Project in Olin Park (northwest of Wingra Creek), along the John Nolen causeway, and in Brittingham and Law Parks. Under the ordinance, any change in the legal status of, or major construction in, a shoreline park must be approved by City-wide referendum. The Madison LakeWay Project is a major project that, by the time of its construction, will have been the subject of years of planning and public discussions. Exempting this project from the ordinance will allow implementation of the Master Plan to proceed without the need of a referendum.

****

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

1. Subdivision (f) of Subsection (3) entitled "Exceptions" of Section 8.35 entitled "Preservation of Shoreline Parks" of the Madison General Ordinances is created as follows:

"(f) Any construction in or change in the legal status of Olin Park northwest of Wingra Creek, along the John Nolen Drive causeway, in Brittingham Park, and in Law Park that is associated with the Madison LakeWay Project."

City of Madison

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

Master

File Number: 88752

File ID:	88752	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/12/2025
File Name:	Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Quann Park Path Lighting Improvements			**Final Action:**	

Title: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Quann Park Path Lighting Improvements (District 14).

Notes:

		CC Agenda Date:	07/15/2025
		Agenda Number:	12.
Sponsors:	Isadore Knox Jr.	**Effective Date:**	
Attachments:	Quann Park Lighting Project.pdf	**Enactment Number:**	
Author:	Gretchen Aviles-Pineiro, Traffic Engineering	**Hearing Date:**	
Entered by:	ALarson2@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/8/2025	Robert Mulcahy	Delegated	
1	2	7/9/2025	Ryan Pennington	Approve	7/14/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Traffic Engineering Division	06/12/2025	Refer	BOARD OF PUBLIC WORKS	07/02/2025	07/02/2025	
	Action Text:	This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 7/2/2025					
1	BOARD OF PUBLIC WORKS	07/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 88752

Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for Quann Park Path Lighting Improvements project. The total estimated cost of the project is $125,000.00. Available funding includes up to $103,000 in federal CDBG grant funds authorized via Leg File #85811, and $22,000.00 from Traffic Engineering Capital Budget. No additional appropriation is required.

Title

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Quann Park Path Lighting Improvements (District 14).

Body

BE IT RESOLVED,

1) That the plans and specifications for Quann Park Path Lighting Improvements, be and are hereby approved.

2) That the Board of Public Works be and is hereby authorized to advertise and receive bids for said project.

3) That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

Madison, Wisconsin

INDEX OF SHEETS

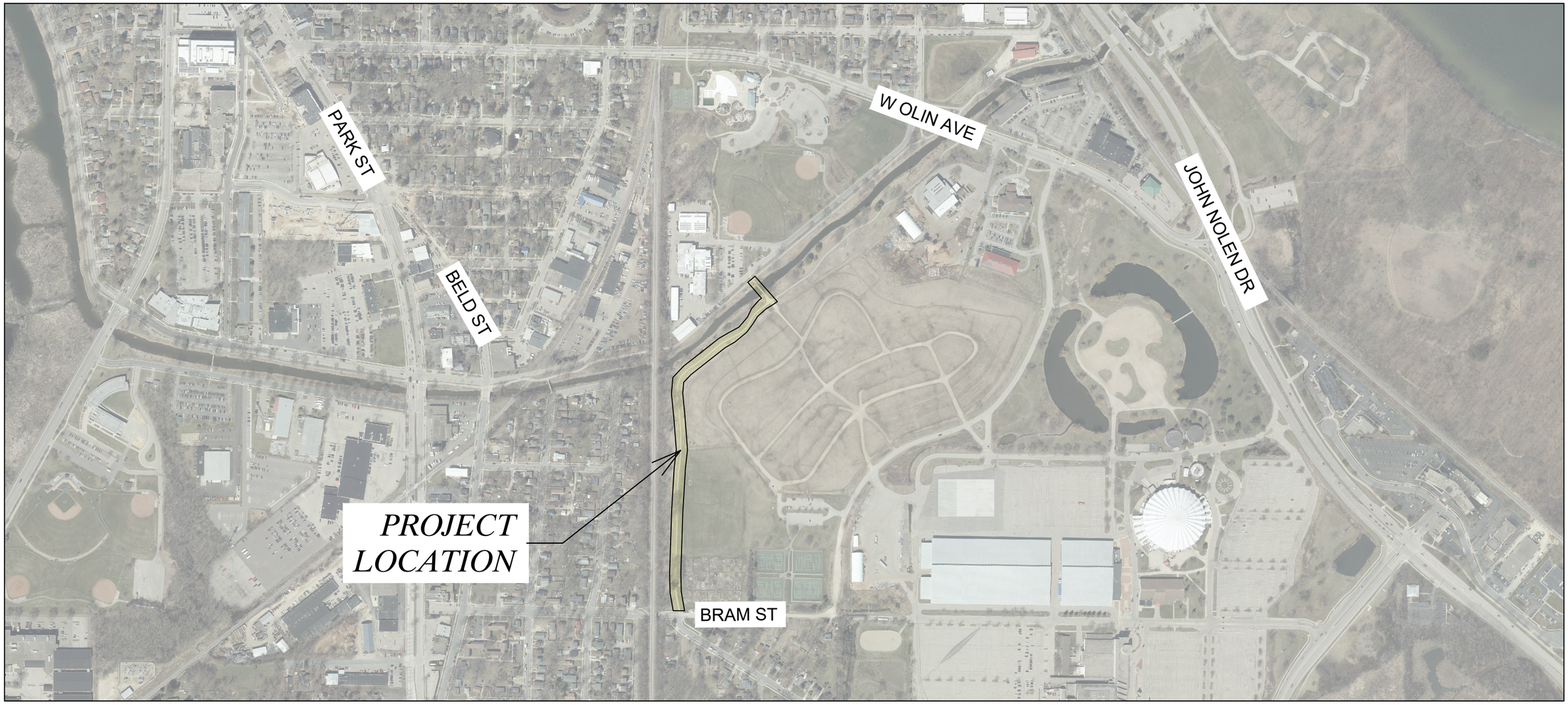
SHEET NO.		
S1		PLAN

CITY OF MADISON

TRAFFIC ENGINEERING DIVISION
DEPARTMENT OF TRANSPORTATION
PROPOSED IMPROVEMENT

N
W E
S

QUANN PARK PATH LIGHTING PROJECT



ORIGINATOR: CITY_OF_MADISON

DATE: 02/20/2024



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MARK	REVISION	DATE	BY		

Designed By: ###
Date: 10/8/2024 4:17 PM
Scale: Custom
S1

N/A

MADISON, WI

CONTRACT NO: N/A

QUANN PARK PROPOSED LIGHTING

SAFE STREETS 2024

N/A

S1

Quann Park Path Lighting Project

Funding: Community Development Block Grant & Traffic Engineering 204 Capital Budget

Lighting of the path in Quann Park was Priority #7 in the South Madison Neighborhood Plan list of projects that would be eligible for Community Develop Block Grant funds.

Implementation Schedule: Summer/Fall 2025

Project Details:

- Light spacing: 180-200 FT
- Poles: 20 FT tall
- Fixture: Dark Sky Approved (USSL-Petite, standard for paths)

Fixture Style



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 88848

File ID:	88848	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/24/2025
File Name:	Accepting sanitary sewer and street improvements constructed by Private Contract In 1212 Huxley Street, Private Contract No. 8959.			**Final Action:**	

Title: Accepting sanitary sewer and street improvements constructed by Private Contract In 1212 Huxley Street, Private Contract No. 8959 (District 12).

Notes:

		CC Agenda Date:	07/15/2025
		Agenda Number:	13.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	8959 Street Schedule A.pdf, 1212 Huxley St Sanitary Schedule A Unit Cost.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	7/7/2025	Robert Mulcahy	Approve	7/9/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/24/2025	Refer	BOARD OF PUBLIC WORKS	07/02/2025	07/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	07/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 88848

Fiscal Note

No City Funds required. Private Contract.

Title

Accepting sanitary sewer and street improvements constructed by Private Contract In 1212 Huxley Street, Private Contract No. 8959 (District 12).

Body

WHEREAS, The Oscar Apartments, LLC, has satisfactorily completed the installation of sanitary sewer and street improvements by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, in: 1212 Huxley Street.

NOW, THEREFORE, BE IT RESOLVED

1. That said sanitary sewer and street 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)	$	3,286.36
B)	Contributions in Aid of Construction:		
	a) Public Sewer Components	$	3,286.36
	b) Sewer Laterals	$	-0-
C)	Investments in Capital (MSU Share)	$	-0-
D)	Total Plant Value	$	3,286.36

3. That the street improvements on the following streets be and are hereby accepted:

- Huxley Street from N of 1212 Huxley Street to S of 1212 Huxley Street.

The attached Schedule "A" representing the actual cost of construction of these improvements, which shall increase the street infrastructure value for Project No. 13254 by $ 12,869.64 for a useful life of 40 years.

STREET PLANT VALUE
STREETS WITH SIDEWALK

1212 Huxley Street
13254

STREET

Description	From	To	Quantity	Unit	Unit Cost	Total Cost
Huxley Street	**N of 1212 Huxley Street**	**S of 1212 Huxley Street**	309	LF		$ 11,490.75
Type 'B' Pavement 36' wide			*Engineering @ 12%*			$ 1,378.89
MS LINK NO. 2,077				***Total Cost***		$ 12,869.64
			Engineering @ 12%			
				Total Cost		
			Engineering @ 12%			
				Total Cost		
			Engineering @ 12%			
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				Total Cost		
			Engineering @ 12%			
				Total Cost		
GRAND TOTAL COST						$ 12,869.64

TOTAL STREET IMPROVEMENTS $ 12,869.64

Prepared By: aek
Date: 6/12/2025

SANITARY SEWER PLANT VALUE

(Schedule 'A' / Sanitary Structures)

1212 Huxley St

13254

STRUCTURES

Description	Quantity	Unit	Unit Cost	Total Cost
4' DIAM SAS	1	EA	$ 2,934.25	$ 2,934.25
Engineering @ 12%				$ 352.11
Total Cost			$ 3,286.36	$ 3,286.36
Engineering @ 12%				
Total Cost			

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 88856

File ID:	88856	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/24/2025
File Name:	Authorizing the Mayor and the City Clerk to enter into a 2-year competitively selected service contract with MSA Professional Services for engineering services for the Starkweather Creek and Olbrich Gardens Watershed Study.			**Final Action:**	

Title: Authorizing the Mayor and the City Clerk to enter into a 2-year competitively selected service contract with MSA Professional Services for engineering services for the Starkweather Creek and Olbrich Gardens Watershed Study. (District 3, District 12, District 15, District 16, District 17, and District 18)

Notes: Ryan Stenjem

		CC Agenda Date:	07/15/2025
		Agenda Number:	14.
Sponsors:	Dina Nina Martinez-Rutherford, Derek Field, Sabrina V. Madison And Sean O'Brien	**Effective Date:**	
Attachments:	Starkweather_Watershed_Study_proposal_evaluation_report.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	6/26/2025	Robert Mulcahy	Approve	6/26/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/25/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Public Works (7/2/25), Common Council (7/15/25)						
1	COMMON COUNCIL	07/01/2025	Refer	BOARD OF PUBLIC WORKS		07/02/2025	Pass

	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.		
1	BOARD OF PUBLIC WORKS	07/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
	Action Text:	A motion was made by Ald. Lankella, seconded by Ald.Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.		

Text of Legislative File 88856

Fiscal Note

The proposed resolution authorizes an agreement with MSA Professional Services for engineering services for the Starkweather Creek and Olbrich Gardens Watershed Study for a total cost of $337,045. Funding for the watershed consulting services agreement is provided in the 2025 Adopted Stormwater Utility Operating Budget. No additional appropriation is required.

Title

Authorizing the Mayor and the City Clerk to enter into a 2-year competitively selected service contract with MSA Professional Services for engineering services for the Starkweather Creek and Olbrich Gardens Watershed Study. (District 3, District 12, District 15, District 16, District 17, and District 18)

Body

The City of Madison Engineering Division is conducting watershed and flood studies for the City as a result of extreme rain events over the past several years. The August 2018 historic event has highlighted the need for a comprehensive approach to Stormwater management to assist with identification of deficiencies on the system, project alternatives analysis for potential flood mitigation solutions, as well as prioritization and budgeting for future improvements to the system.

This contract will be a multi-year analysis (2025-2027). The City Engineer has advertised for consultant services for the completion of a comprehensive watershed study and report. Pursuant to City Ordinances and Policies, the City Engineer advertised for consultant proposals, reviewed the submitted proposals, and recommends the engineering contract be awarded to MSA Professional Services.

The term of the contract shall end December 31, 2027 and the contract price shall not exceed $337,045.

NOW THEREFORE BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute an agreement with MSA Professional Services for engineering services for the Starkweather Creek and Olbrich Gardens Watershed Study.

BE IT FURTHER RESOLVED that the Finance Director or designee is hereby authorized to execute any contract amendments for term extensions up to 6 months beyond the original contract expiration.

EVALUATION PANEL REPORT

Project(s): Starkweather and Olbrich Gardens Watershed Study
Location: Starkweather Watershed North and East Side of Madison
Aldermanic District: 3, 12, 15, 16, 17, 18
RFP: 14028-0-2025-BG
Date: 6/23/2025

This Evaluation has been reviewed and approved by a Principal Architect 2, Principal Engineer 2, Deputy City Engineer, Deputy Division Manager, or the City Engineer. ☒ Yes ☐ No

A. Project Details

1. Background Information

Following the August 2018 storm event, the City of Madison embarked on a comprehensive, citywide watershed study program. Twenty-one of the twenty-two watershed studies are underway with the eight of the watershed studies fully complete.

The study (Starkweather Creek and Olbrich Gardens Watershed Study) described in this Evaluation Panel Report is anticipated to be the final (twenty-second) study to be completed as part of the program. See Figure A for the locations of the watersheds.

The Starkweather Creek and Olbrich Gardens Watershed Study was originally put out to RFP to consultants in 2021. An engineering consulting team was selected for the work through the City's typical competitive process for a contract amount of $469,930 and began work in the Spring of 2021 with a contract end data of December 31, 2023. During the contract period the consultant built a set of models of the "existing conditions" of watershed per the City's specifications described in the original RFP. The project schedule was delayed multiple times due to staff changes at the City and within the consultant's team and due to the complexity of the watershed. The contract was amended for an additional $52,336 in 2023 due to unanticipated limitations of the modeling software and to extend the contract period by one year to December 31, 2024. During the additional period the consultant was unable to achieve a calibration of the models that met the City's stated criteria and the decision was made to allow the contract to expire without moving to later phases and the consultant delivered the uncalibrated models to the city for evaluation. The total amount paid on the initial contract was $309,537 of the total potential $522,266. City Engineering City reissued the RFP referenced in this review panel report in May 2025, for consultants to take the models that were developed by the previous consultant, fix any identified errors, calibrate them to City specifications, map existing flood conditions, and develop flood mitigation solutions within the watershed.

The Starkweather Creek and Olbrich Gardens watersheds are located on the north and east side of Madison. The watershed study area drains to Starkweather Creek and the eastern side of Lake Monona. This study area is approximately 15,500 acres, the largest study area within the watershed study program, and hydraulically complex. Starkweather Creek itself drains into Lake Monona at Olbrich Park south of Atwood Ave, going upstream the creek splits south of Milwaukee St and S Fair Oaks Ave into the East and West Branches. The watershed study area very roughly extends from Lake Monona and roughly Packers Ave on the east, Buckeye Rd on the South, areas east of I 39-90 and Reiner Rd on the East, and just north of Hoepker Rd on the north. Major land uses within the watershed area of the creek includes the Dane County Regional Airport, East Towne Mall, the American Center Business Park, residential development, and undeveloped wetlands and farm fields.

Most of the watershed is within the City of Madison Municipal limits, there are areas of the study that encompass the Town of Burke, City of Sun Prairie, and Town of Blooming Grove. The watershed's conveyance system varies widely with urban curb and gutter and storm sewer, open channel ditches, and perennial waterways. The age of the infrastructure varies and data regarding the infrastructure size, materials.

The proposal review and selection process has followed the approach established in the selection of engineering consultants for previous studies.

2. Role of Watershed Studies

The watershed studies are complex hydrologic and hydraulic analysis that help identify the causes of flooding and identify potential solutions to reduce flood risk. All watershed studies include an extensive public outreach effort.

The scope of work is consistent with the scopes of all the other watershed study efforts.

The watershed study main webpage is found here: https://www.cityofmadison.com/flooding/city-initiatives/watershed-studies

B. Purchasing Details

1. Guidelines for RFP Evaluation

The watershed study projects require highly technical staff with expertise in hydrologic and hydraulic modeling, geographic information systems (GIS), and public outreach and education techniques. As such, Engineering utilizes the City's Competitive Selection process.

The projects will be more than $100,000 and last longer than 1 year, therefore the competitive process outlined in the Purchasing Guidelines (https://www.cityofmadison.com/employeenet-finance/documents/PurchasingGuidelines.pdf), *Greater than 5 calendar/budget years or 1-5 years and averaging more than $100,000 per year – PO, RFP, Purchase of Services Contract, and Council Resolution*, was used.

The City of Madison solicited proposals from qualified vendors through a Request for Proposals (RFP) process. The RFP and associated materials were posted on the City's webpage and two distribution networks, VendorNet and DemandStar, on Tuesday, May 13, 2025. Prospective RFP respondents could submit questions about the RFP, due by Friday May 23 to be responded to by Wednesday, May 28, 2025. RFP responses were due to Purchasing on Wednesday, June 11, 2025.

Section B5. Evaluation Structure and Scoring describes the process used to select the consultant team for each watershed study.

2. RFP Respondents

The list below shows the consultant teams that proposed for the study.

Firm A – Carollo Engineers, Inc
Firm B –MSA Professional Services
Firm C – Baxter and Woodman Consulting Engineers

3. Disqualifications

No firms were disqualified.

4. Evaluation Panel

The evaluation panel for each study was composed of three City Staff from the Engineering Division Storm Section and one member outside of Engineering from the Water Utility. The evaluation panel was – Ryan Stenjem, Alaina Baker, Phil Gaebler, and Peter Braselton. The three Storm Section Staff on the panel bring previous experience in the watershed program, including watershed study project management, extensive watershed modeling experience, previous RFP review, and stormwater project design. Peter from the Water Utility, has experience in utility planning and modeling, data management, GIS analysis and management.

5. Evaluation Structure and Scoring

Per instruction within the Request for Proposals (attached to this document in Appendix A), respondents were asked to provide a proposal to be evaluated by the evaluation panel. Proposals were initially provided to a Purchasing Agent whom facilitated the review process.

Panelists followed City Purchasing Guidelines when evaluating the proposals. A maximum of 100 points were available. Cost was assigned a weight of 30%, Local Preference was assigned a weight of 5% per Resolution #05943, Project Understanding and Approach was assigned a weight of 25%, Project Team was assigned a weight of 20%, and Relevant Project Experience was assigned a weight of 20%. Please note the RFP provided detailed instruction and grading scales to each evaluated category.

Each member of the review panel first reviewed and scored each proposal for each study independently for technical content only (Approach, Team, and Relevant Project Experience), with costs removed. Scores were submitted to the Purchasing Agent

for compiling. Following completion of the individual review, the Review Panel met to discuss the proposals and at that time were provided the costs and local preference scores for each proposal. Following the meeting reviewers were allowed to review the detailed cost breakdowns and revise their technical scores if they wanted.

Additional email questions were sent to Firms B and C regarding the number of assumed solutions for the scope of work under Task 6 – Evaluate Flood Mitigation Alternatives. The RFP did not require a specific approach for estimating the proposed flood mitigation solutions, only Firm A clearly stated an assumed number of proposed solutions to be developed. There was concern that the Firm B and C may not have sufficient budget under Task 6 to meet the anticipated needs of the project given that Starkweather is the largest watershed in the city. Requesting the additional information allowed for more direct cost comparisons among the firms. After the additional correspondence; a total of $42,905 was added to the Firm B Task 6 budget, for a total project budget of $337,045; and a total of $50,000 was added to the Firm C Task 6 budget, for a total project budget of $294,896. It was determined that including these cost changes in the final scoring would not have significantly changed the final scores and the relative rankings would be the same.

Evaluations were documented through a quantifiable scoring mechanism – see Section C of this document. The evaluation was conducted in a structured manner that facilitated object comparison between proposals. Individual scores of each panel member were averaged to create the Combined Score for each Proposer for each Watershed Study.

Section C1 shows the proposal scoring for each watershed study.

All proposals are available for review. Due to the large size of the documents, there were not included with this Evaluation Panel Report.

6. Evaluation Timeline

May 13, 2025	– RFP issued
May 23, 2025	– Questions from Consultants due
May 28, 2025	– Answers to Consultant questions and Addendum 1 posted
June 11, 2025	– Proposals due
June 11, 2025	– Distribute proposals to evaluation panel for review and scoring prior to evaluation meeting
June 16, 2025	- Preliminary Technical Scores due to Purchasing
June 18, 2025	– Evaluation panel meets to discuss proposals and scores
June 23, 2025	– Review of Evaluation by Managing Engineers and revisions based on review
June 24, 2025	– Notify selected team of Intent to Award
June 24, 2025	– Notify teams not selected; results posted

C. Summary of Evaluation Panel Findings

1. Evaluation and Scoring

The selection process was competitive as three qualified proposals were received and multiple respondents have extensive knowledge or worked on watershed studies in the past. There was a wide range of costs across the three proposals representing three relatively different approaches to meeting the stated performance targets.

The combined scoring of the panel can be found in the table below.

		Baxter & Woodman					Carollo					MSA				
Criteria	Weight					Weighted Average					Weighted Average					Weighted Average
Project Understanding and Approach	25	4.00	6.00	8.00	4.00	13.75	6.00	8.00	7.00	7.00	17.50	10.00	6.00	9.00	8.00	20.63
Team Composition, Performance and Key Persc	20	5.00	7.00	9.00	5.00	13.00	9.00	8.00	9.00	6.00	16.00	9.00	5.00	8.00	7.00	14.50
Relevant Project Experience	20	7.00	8.00	8.00	6.00	14.50	6.00	8.00	7.00	7.00	14.00	8.00	5.00	7.00	8.00	14.00
Total	**65**					**41.3**					**47.5**					**49.1**

Criteria	Weight	Baxter & Woodman	Carollo	MSA
Technical score	65	41.30	47.50	49.10
Cost score	30	30.00	15.21	24.98
Local Vendor Preference	5	0.00	0.00	0.00
Total score	**100**	**71.3**	**62.7**	**74.1**

Notes:

1. Proposal review is the primary basis for evaluating the respondents (based on response to the RFP guidelines in Section 4)
2. Discussion among the panelists was held to share perspectives noted from the proposals during review and to deliberate over selecting a firm to recommend.
3. A full description of requested material and grading weights can be found in this resolution's associated RFP documents.

2. Fee Breakdown

The table below shows the fee break down for each firm.

Criteria		Baxter & Woodman	Carollo	MSA
Task 1 - Review Existing Watershed Models		$ 21,406	$ 84,000	$ 20,260
Task 2 - Develop and Calibrate Existing Conditions Models		$ 37,307	$ 93,100	$ 68,530
Task 3 - Evaluate Olbrich Gardens Sub-watershed Preliminary Storm Sewer Sizing		$ 13,683	$ 16,100	$ 15,520
Task 4 - Execute Existing Conditions Models		$ 13,898	$ 31,900	$ 27,520
Task 5 - Public Engagement 2				
Task 2 - PIM #1		$ 12,450	$ 4,000	$ 3,290
Task 2 - Focus Group or Stakeholder Meetings		$ 13,183	$ 8,500	$ 9,525
Phase 1 Subtotal		**111,927**	**237,600**	**144,645**
Task 6 - Evaluate Flood Mitigation Alternatives		72,538	189,000	85,220
Task 7 - Public Engagement 3				
Task 5 -PIM #2		12,450	5,200	3,290
Task 5 - Focus Group or Stakeholder Meetings				* optional 9525
Phase 2 Subtotal		**84,988**	**194,200**	**88,510**
Phase 3 - Task 8 - Final Report		22,464	19,900	21,150
Task 9 - Progress and Coordination Meetings		25517	31200	39835
Other Fees and Expenses			3900	
Total Cost		**$ 244,896**	**$ 482,900**	**$ 294,140**
Cost Points	30	30.00	15.09	24.98
Local Vendor Preference	5	-	-	-

Comments:

MSA and Baxter Woodman were asked to provide a budget estimate under Task 6 assuming that they evaluted 50 problem flooding areas for solutions to better meet the anticipated needs of the project. Carollo stated in their proposal that they assumed 50 problem areas would be evaluted. This would increase the total project contract costs for MSA by $42,905 and Baxter and Woodman by $50,000

Cost per Progress Meeting	$1,800.00	$830.00	$1,425.00
Cost per Public Information Meeting	$13,000.00	$5,200.00	$3,290.00
Cost per Focus Group or Stakeholder Meeting	$1,400.00	$850.00	$952.50

Additional Task 1	$9,000.00		
Additional Task 2	$45,000.00		
Additional Task 3			

3. Local Preference

The City of Madison has adopted a local preference purchasing policy granting a scoring preference to local suppliers. Only suppliers who meet the criteria and are registered as of the bid's due date will receive preference. www.cityofmadison.com/business/localPurchasing

Was the outcome of this bid changed by the local purchasing ordinance? ☐ Yes ☒ No

4. Recommendation

Firm B

Based on the evaluation, scoring, and discussion, the evaluation panel recommends that MSA Professional Services be approved as the consultant for the professional services required for the Starkweather Creek and Olbrich Gardens Watershed Study. Based on the questions and follow up with the Firms it is also recommended that the total contract amount for MSA be $337,045.

5. Additional Proposal Discussion

All members of the review team felt Firm B would be able to deliver a successful project. They provided a thorough and comprehensive project approach and more clearly identified solutions to fix the issues with the models built by the previous consultant than other proposers. They had a well-qualified project team, and extensive relevant experience. Their team has strong top to bottom experience using the desired modeling software and has previous experience completing watershed studies within the City of Madison. While they were not the absolute lowest cost proposer the review panel had concerns about the technical approach of the lowest cost proposal since it would be drastically different than what has been done in the 21 other watershed studies in progress or completed.

Appendix A – 2025 Starkweather Creek and Olbrich Gardens Watershed Study RFP

CITY OF MADISON

REQUEST FOR PROPOSALS

RFP #: 14028-0-2025-BG

Title: Starkweather Creek and Olbrich Gardens Watershed Models Calibration and Flood Mitigation Modeling

City Agency: Engineering Division

Due Date: Wednesday, June 11th, 2025
2:00 PM Central Time

Our Madison – Inclusive, Innovative, & Thriving

1 OPPORTUNITY AND WELCOME

Thank you for your interest in bidding on a City of Madison (City) contract opportunity. The City's mission is to provide the highest quality service for the common good of our residents and visitors.

The City of Madison Engineering Division is seeking proposals from firms or teams (Consultant) for advanced watershed modeling and planning services for Starkweather Creek and Olbrich Gardens Watershed Models Calibration and Flood Mitigation Moldeling.

Thank you for considering this opportunity to work with the City and further our mission!

1.1 Background

The City of Madison, like many communities, has seen a recent increase in extreme flood events. This increase has occurred most notably in Madison since 2016, when a large and intense rain event in late July caused extensive flooding of public and private property on Madison's west side. Large events in July 2017 and June 2018 caused similar flooding, again largely focused on Madison's west side.

On August 20, 2018, Dane County experienced an unusual precipitation event that caused flooding in excess of that seen in any of the prior events mentioned. Rain gages monitoring that event registered between 3-4" of precipitation on Madison's east side and 8-10" of precipitation on its west side over (approximately) a 12-hr period. Many of Madison's west side neighborhoods experienced flash flooding, resulting in millions of dollars in property damage.

In response to the damage incurred due to recent extreme rainfall events, as well as the likely increasing frequency of such events due to global climate change, the Madison Common Council authorized the City of Madison Engineering Division (City Engineering) to develop watershed models and plans for watersheds of greatest concern in the Madison area. Specific watershed information is included in Exhibits 1a-1b.

1.2 Summary of Services Requested

This Request for Proposals (RFP) is intended to solicit information from interested firms including qualifications of project team and key personnel, project understanding and potential challenges, previous related project experience, level of effort, and schedule of services. City of Madison Engineering staff will use submitted RFP responses to select the Consultant to complete the watershed modeling and planning work.

The City of Madison Engineering Division is developing actionable mitigation measures in each watershed to meet the City's goals of reducing damages associated with flooding events, prioritizing for flood mitigation projects and providing enough guidance to budget for the construction of projects identified in the watershed plans. Phase 1 is for model development and analysis of existing conditions. Phase 2 is anticipated to cover conceptual development of flood mitigation solutions and detailed modeling of preferred mitigation measures, providing cost-benefit information and design feasibility analyses. Phase 3 is anticipated to cover final modeling, mitigation alternative refinement, and report documentation.

The City has a set of five (5) XPSWMM models of the Starkweather Creek and Olbrich Gardens Watersheds Study Area constructed by others under a previous contract. However, these models have not achieve a satisfactory level of calibration. Additional work is needed to bring these models up to the standards needed to meet the City's Watershed Study Program objectives. The selected Consultant will review the existing models, identify and resolve model instabilities or errors, and calibrate the models using monitoring data provided by the City. The Consultant will then evaluate existing stormwater flooding conditions and develop a set of mitigation solutions in accordance with the City's Watershed Study Program and Scope of work described herein.

The City requests that work on the Olbrich Gardens sub-watershed be prioritized ahead of the remaining sub-watersheds in the study area. Additional details regarding this requirement are provided in the scope of work in Section 5.

The City has budgeted $250,000-$300,000 for the scope of work described.

1.1 Project Area

The watersheds included in this RFP process are listed below. Additional specific watershed information is found in:

Exhibit 1: Starkweather Creek and Olbrich Gardens

It is expected that the CONSULTANT will complete site investigations to become familiar with the watershed.

2 IMPORTANT INFORMATION

DEADLINE FOR PROPOSALS: Wednesday, June 11th, 2025 at 2:00 PM Central Time.

The City will not accept late proposals. Any changes to the deadlines will be posted as an addendum on the bid distribution websites listed below. See Section 3.1 for instructions for using these websites.

RFP NAME: Starkweather Creek and Olbrich Gardens Watershed Models Calibration and Flood Mitigation Modeling	
DEADLINE FOR QUESTIONS:	The deadline for questions is Friday, May 23rd, 2025 at 2:00 PM Central Time. Questions and/or inquiries must be submitted by email.
CITY'S ANSWERS POSTED BY:	The City's answers to your questions will be posted as an addendum by Wednesday, May 28th, 2025. You must check the bid distribution websites for any addendums.
DUE DATE FOR PROPOSALS:	Wednesday, June 11th, 2025 2:00 PM Central Time
BID DISTRIBUTION WEBSITES:	https://vendornet.wi.gov/Bids.aspx https://www.demandstar.com/
CONTACT INFORMATION:	Brittany Garcia Purchasing Services 210 Martin Luther King, Jr. Blvd. Room 407 City-County Building Madison, WI 53703-3346 Phone: (608) 608-243-0529 Email: bids@cityofmadison.com

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Appendix A: Sample Contract

Form A: Price Proposal and Signature Affidavit

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Form C: Vendor Profile

Cover Letter

Exhibit 1: Watershed Specific Information

Exhibit 2: Data provided by City of Madison

Exhibit 3: City of Madison Modeling Guidance

Exhibit 4: Final Report Outline and Deliverables Format XPSWMM models and Geodata available by FTP link

3 HOW TO FIND RFP DOCUMENTS AND CONTACT THE CITY OF MADISON

3.1 Official Bid Distribution Websites – IMPORTANT

The City of Madison posts all requests for proposals (RFPs), addendums, updates, awards, and announcements on two websites: VendorNet and DemandStar. Both sites are free to register for City of Madison bids.

These two websites are the only places to get the official RFP and updates to the RFP.

Updates and addendums will only be posted on these websites. It is your responsibility to check the websites for updates and "addendums." An addendum is a document that answers questions from bidders. It could make important changes to the RFP. **If the addendum requires a response, and you fail to respond to it, you could be disqualified.**

State of Wisconsin VendorNet System	State of Wisconsin and local government bid network. Registration is free. Search for City of Madison in the Agency search field.
VendorNet link	https://vendornet.wi.gov/Bids.aspx
DemandStar by Onvia	National bid network. Free subscription is available. Sign up for the free "Basic Plan" and select Wisconsin Association for Public Procurement (WAPP) as the agency to access City of Madison RFPs.
DemandStar link	https://www.demandstar.com/app/agencies/wisconsin/city-of-madison-purchasing-services/procurement-opportunities/573ff565-ce2b-4c75-86ec-401cd5abf736/
Register on DemandStar	www.demandstar.com/app/registration

3.2 Contact Information

City of Madison Purchasing Contact (Buyer)	Brittany Garcia City of Madison Engineering Division 210 Martin Luther King, Jr. Blvd. Room 407 City-County Building Madison, WI 53703-3346 PH: (608) 608-243-0529 bids@cityofmadison.com
Questions about Affirmative Action Plans	Contract Compliance, Department of Civil Rights 210 Martin Luther King, Jr. Blvd. Room 523 City-County Building Madison, WI 53703 PH: (608) 266-4910 dcr@cityofmadison.com
Email note	Some email to the City gets lost in "spam." If you send the City an email and you do not hear back within 3 days, please call the Buyer at (608) 608-243-0529.

4 OUR PURCHASING VALUES

4.1 Local Preference Purchasing Policy

The City of Madison gives preference to local vendors and suppliers. You must be registered with the City as a local vendor by the RFP due date to get preference points. Learn more and register at the City of Madison website: www.cityofmadison.com/finance/purchasing/local-businesses/register-business/

If you are a local vendor, be sure to complete the Local Vendor section on Form C.

4.2 Equity in Contracting

The mission of the City of Madison is to provide the highest quality service for the common good of our residents and visitors. The City's values include

- Equity - fairness, justice and equal outcomes for all, and
- Shared prosperity - where all are able to achieve economic success and social mobility.

It is our goal to spend money equitably among businesses owned by women, people of color, and small businesses. Our contractors should reflect shared dedication to equity in their work and employment practices, and we invite you to become part of this mission!

4.3 Equitable Hiring & Affirmative Action Plan

Affirmative Action Plan The City of Madison values diversity in hiring and contracting. We expect our contractors to do the same. Contractors with 15 or more employees and more than $50,000 in annual contracts with the City (each calendar year) must submit an **Affirmative Action Plan.**

Information about the Affirmative Action Plan and how to comply is found here:
https://www.cityofmadison.com/civil-rights/contract-compliance/affirmative-action-plan/vendors-suppliers

Or call the Affirmative Action Division at (608) 266-4910.

See **Section 13. B. of the Sample Contract** for Affirmative Action Plan requirements.

Job Openings in Dane County You must notify the City of openings for jobs in Dane County, Wisconsin if you have 15 or more employees. You must agree to interview candidates that we refer to you through our Referrals and Interviews for Sustainable Employment (RaISE) program. Information is here:
http://www.cityofmadison.com/civil-rights/programs/referrals-and-interviews-for-sustainable-employment-raise-program

The job posting requirement is found in **Section 13 A. of the Sample Contract.**

4.4 Limitations on Nuclear Weapons Producers

It is the City's policy not to make purchases from companies that produce nuclear weapons, or their subsidiaries. See Common Council Resolution 79719 for more information.

4.5 Sweatfree Purchasing

It is the City's policy not to purchase apparel (clothes made from textiles, shoes, footwear) from vendors who source their materials from sweatshops, where labor practices are inconsistent with international standards of human rights. See Madison General Ordinances Section 4.25 (https://library.municode.com/wi/madison/codes/code_of_ordinances?nodeId=COORMAWIVOICH1--10_CH4FI_4.25PRITAP) for more information.

5 SCOPE OF WORK AND REQUIRED INFORMATION

5.1 Scope of Work

The Starkweather Creek and Olbrich Gardens Watershed Study Area is the largest watershed study area in the City of Madison (Exhibit 1b). The City already has five (5) existing 1D/2D computer models covering the containing the entire study area built in XPSWMM 2020.2 by others. The CONSULTANT will evaluate the models and find the most effective way to develop flood inundation mapping for the entire study area in accordance with the City's Watershed Study Program. Whether utilizing the existing models or developing a new model or multiple models. It is the City's desire to develop and maintain 2D flood mapping at grid dimension of approximately 10-15 ft. Documentation of issues known to the City with the existing models and configuration are provided in Exhibit 1c to this RFP. This information may not be comprehensive of all errors or deficiencies in the modeling.

Specific tasks for this RFP have been identified below, along with the required deliverables per task. All cost estimates shall refer to the specific task number or sub-task component as outlined in the **Cost Proposal** document, included with the RFP.

Consultants are encouraged to review in detail the preferred scope of work described herein and may propose deviations or alternative approaches that, in their professional judgment, will better achieve the project objectives. Any such deviations or alternatives must be clearly documented and justified within the proposal. The City will review all proposed deviations during the selection process, and, if accepted, they will be incorporated into the final contract scope of services.

To address the City's desire for expedited analysis and project development in the Olbrich Gardens sub-watershed, the CONSULTANT shall treat Olbrich Gardens as a priority work package within this contract. All modeling, calibration, analysis, and reporting tasks for Olbrich Gardens shall be completed and delivered to the City prior to commencing equivalent tasks for the remaining sub-watersheds within the Starkweather Creek Study Area. This approach is intended to allow the City to advance project development and potential implementation in Olbrich Gardens ahead of the broader study area.

For each task in Phases 1 and 2, the CONSULTANT shall first complete all work for the Olbrich Gardens sub-watershed and submit deliverables and then move on to subsequent tasks for the sub-watershed. All other sub-watersheds in the study area shall progress through the study tasks together.

Please note, the Scope of Services outlined below is distinct to the Starkweather Creek and Olbrich Gardens Watershed Study. It is the responsibility of the CONSULTANT to read and understand differences in the Scope of Services from past RFP issuances.

PHASE 1 Existing Conditions

TASK 1 Review Existing Watershed Models

The City will provide the consultant with all five (5) existing models within the study area. Additionally, available GIS supporting data used in constructing the models will be provided including storm pipes, storm structures, and subbasin areas.

The methodology for establishing boundary conditions between the models have not yet been established and will need to be determined by the CONSULTANT (except for the outlet boundary to Lake Monona). The CONSULTANT shall describe how they will incorporate appropriate boundary conditions and inflow hydrographs, as well as, how the watershed-wide inundation mapping will be created.

All work described in this task shall be completed for the Olbrich Gardens sub-watershed as a first priority.

1.1 CONSULTANT shall first review the existing model(s) for the Olbrich Gardens sub-watershed, meet with the City and discuss findings and a modeling approach. The consultant then may proceed to Task 2 within the Olbrich Gardens sub-watershed only and proceed with work under Task 1 for the remaining sub-watersheds.

1.2 CONSULTANT will review the existing set of five (5) XP-SWMM 1D/2D watershed models provided by the City for the Starkweather Creek watershed. The review shall include, but not be limited to,

assessment of model construction, identification of errors, consistency with the City's most recent modeling guidance documentation, and evaluation of model stability.

1.1 CONSULTANT will systematically identify and document model construction errors, including but not limited to:

- Incorrect or missing connectivity between model elements
- Data entry errors (e.g., invert elevations, pipe sizes, structure attributes)
- Incomplete or inconsistent representation of physical features, particularly bridges or other 1D/2D connections
- Issues with model geometry or network configuration

1.2 CONSULTANT will evaluate model stability for each of the five models, identifying sources of instability such as excessive continuity errors or convergence issues.

1.3 CONSULTANT will document all identified stability issues and model construction errors and propose corrective actions. All corrections and modifications shall be documented in a summary memorandum, including rationale for changes.

1.4 CONSULTANT will propose and develop a methodology for establishing appropriate boundary conditions to ensure proper linkage between the models during calibration and design storm simulations. The proposed methodology shall consider the following:

- Accuracy, consistency, and stability of model results near the boundary.
- Justification of boundary condition selection (e.g., flow, stage, rating curve)
- Available data sources
- Procedures for updating and linking models at shared boundaries for various design storms under existing and proposed conditions
- Recommendations for any additional data collection or analysis needed to support boundary condition development
- The Lake Monona boundary condition for design storm analysis shall be 1 ft over the Summer Target Maximum, established by the WI DNR operating order. (Unless otherwise directed by the project manager prior to the modeling of design storms).
- The Lake Monona boundary condition for calibration storms shall be set based on Lake Monona gage location maintained by USGS (USGS 05429000), unless otherwise agreed to by the city.

TASK 1 Deliverables:

1) Meeting with City Staff to discuss review findings of the Olbrich Gardens sub-watershed model and recommendations for model improvement.
2) For all sub-watersheds, a technical memorandum summarizing:
    1. Model construction errors, stability issues, and any recommended corrective actions to be taken.
    2. Proposed methodology for upstream and downstream boundary conditions, including supporting documentation and recommendations
3) Meeting with City staff to review findings and proposed approach for all sub-watersheds

TASK 2 Develop and Calibrate Existing Conditions Models

CONSULTANT will conduct hydrologic and hydraulic modeling as described in this project using Innovyze's/Autodesk's XP-SWMM 1D and 2D software. The version of the software will be explicitly agreed to in writing by the City prior to beginning model calibration. The modeling version shall not change after the model is determined by the City to be calibrated.

CONSULTANT will also use ArcGIS as-needed for the project; where the City is on a different version of ArcGIS than the CONSULTANT, CONSULTANT will save files to version the City is in. City is currently utilizing ArcGIS v10.8.

All work described in this task shall be completed for the Olbrich Gardens sub-watershed as a first priority.

2.1 CONSULTANT shall implement watershed model modifications to improve model stability and connectivity identified in TASK 1. This may include constructing new models if CONSULTANT determines that is the preferred approach.

2.2 The CONSULTANT shall develop and submit Non-calibrated Olbrich Gardens model input and output for City review and acceptance prior to commencing equivalent work for the remaining sub-watersheds

Once the City has accepted the Olbrich Gardens Non-calibrated model work on the Olbrich Gardens sub-watershed may progress to TASK 3 for the Olbrich Gardens sub-watershed only, unless otherwise agreed to by the City.

2.3 A Modeling Guidance document has been created for the Watershed Studies to provide for consistency in modeling among watersheds. It is understood this document will evolve as modeling tools and data change. The CONSULTANT will coordinate with City and other Consultants to update the Modeling Guidance document where appropriate for these watershed studies (*see Exhibit 3*). Coordination may be done via email or phone.

The Modeling Guidance document will be updated and maintained to reflect group decisions on the modeling source documents, naming conventions, standardized coordinate systems, modeling input parameters, and other factors to maximize the consistency among the models being developed for all watersheds.

The Modeling Guidance document will include documentation of modeling parameters and agreed-upon changes to parameters with a log of dates,

The Modeling Guidance document will include documentation of all other agreed-upon changes by the City and CONSULTANT.

The City will have final veto authority over any and all changes to the Modeling Guidance document.

2.4 For the purpose of this contract, the level of effort required shall be reflected in the assumptions made within the Modeling Guidance document, dated May 8, 2025 and provided with this RFP. Any further assumptions or changes to the Modeling Guidance document that will result in a measurable increase in the level of effort will be consulted with the City and adjustments to the contract cost will be determined prior to proceeding.

2.5 If the CONSULTANT considers the level of effort outlined in the Modeling Guidance to be insufficient to meet the City's flood mitigation goals (as outlined in the Modeling Guidance document) in some or all of the proposed model area, they are encouraged to address that in their response to this RFP.

2.6 If the CONSULTANT considers the level of effort outlined in the Modeling Guidance to be sufficient to meet the City's flood mitigation goals, but would recommend increased level of effort in some or all parts of the model to meet a different standard, they are encouraged to scope the proposal to the level of effort outlined in the Modeling Guidance document. Discussion of the increased level of effort, and its associated costs, should be included with this submittal as an Additional Task or Service in the Attachments/Appendices section of the CONSULTANT's response to this RFP (see Section 5.3 of this RFP).

2.7 *Exhibit 1* identifies areas of concern and known areas of flooding. Additional model detail is anticipated for the identified areas. The level of detail is dependent upon the specific area. **CONSULTANT TO PROVIDE AN APPROACH AND SCOPE FOR THE APPROPRIATE LEVEL OF DETAIL BASED ON THEIR PROFESSIONAL JUDGEMENT.**

2.8 Applicable portions of the private conveyance system may be included; the expectation is that private systems and private properties will be analyzed to the extent necessary to build and calibrate the models. This effort is not intended to result in solutions to solve flooding on private property but it may be necessary in order to accurately build and calibrate the model. If additional work beyond the assumptions are required on a case by case basis, that should be noted and provided to the City for consideration of additional compensation.

2.9 Following the review and refinement of the existing conditions model, the CONSULTANT will calibrate the model with available data.

2.10 The City of Madison monitored key locations within the watershed in accordance with the joint USGS-City of Madison monitoring plan for the watershed. Monitoring began in the Spring of 2020 and continued until Fall of 2021. Monitoring data will be provided to the CONSULTANT in spreadsheet format for the locations within the watershed.

2.11 CONSULTANT will review the calibration data and identify suitable calibration events based on rainfall measurements and collected monitoring data. A total of six (6) locations had water level or flow monitoring equipment installed during the monitoring period. CONSULTANT shall attempt to identify calibration storms with high quality data at all locations. The final number of locations considered for use in calibration shall be based on the actual number of locations successfully monitored by the USGS with qualifying rain events.

2.12 Calibration will consider applicable rainfall data collected and damage information from August 20, 2018 storm if available. It will also consider anecdotal information collected during PIM #1 or Focus Groups, debris line surveys, or other pertinent information provided by the City or the public.

2.13 CONSULTANT will complete field verification, site visits, and evaluations as necessary to verify the existing conditions model.

2.14 Calibration will be attempted for no more than three (3) 2020-2021-monitored storm events. The three (3) events will be selected by City and CONSULTANT(s). If suitable events cannot be identified, CONSULTANT and City will agree on revised schedule for both monitoring and remainder of modeling.

2.15 For purposes of this project, the model will be considered to be calibrated if the overall average model bias for water surface elevations is within +/- 5% with reasonable effort made to minimize the largest absolute error while at the same time balancing that effort with the relative importance of the model results at each monitoring site location. The largest absolute error at each monitored location is defined as +/- 25%. It is understood that there may be some circumstances where calibration at this level cannot be accomplished. If calibration cannot be accomplished, CONSULTANT and the City will discuss and decide on an acceptable course of action.

2.16 CONSULTANT will apply calibration parameters determined for the study area to the Olbrich Gardens model. Based on the anticipated sequence of work the calibration adjustment for Olbrich will take place after completion of work on TASK 3.

2.17 CONSULTANT will participate in one (1) meeting (virtual or in person) with City staff to discuss the calibration methodology prior to creation of the existing conditions model. This may be done in conjunction with the monthly progress meetings. Calibration parameters will be discussed and agreed upon prior to proceeding with following tasks.

2.18 CONSULTANT will complete field verification, site visits, and evaluations as necessary to complete and verify the existing conditions model.

TASK 2 Deliverables:

1) Non-Calibrated Existing Conditions Model input files
    a. Olbrich Gardens
    b. Other sub-watersheds
2) Non-Calibrated Existing Conditions Model output files
    a. Olbrich Gardens
    b. Other sub-watersheds
3) GIS shapefiles and feature classes including (if revised from what city provided in TASK 1):
    a. Subbasins
    b. Flow paths
    c. Modeled conveyance network (pipes, structures, greenways, etc)
4) Tables and graphs to illustrate calibration
5) Calibrated Existing Conditions Model Input
6) Calibrated Existing Conditions Model Output
7) Calibration Memo describing calibrations and pre-and post-calibrated parameters

TASK 3 Evaluate Olbrich Gardens Sub-watershed Preliminary Storm Sewer Sizing

The City has developed preliminary storm sewer sizing for several proposed areas within the Olbrich Gardens sub-watershed to as part of near-term street reconstruction projects. The City would like to understand the performance of the proposed improvements ahead of the remaining watershed study.

3.1 CONSULTANT shall execute the Non-calibrated Olbrich Gardens model for the 1-, 2-, 5-, 10-, 25-, 100-, 200-, and 500-yr, 24hr storm events.

3.2 CONSULTANT shall input City's preliminary pipe sizing into the un-calibrated Olbrich Gardens Watershed Model and execute the model for the storm events listed in Section 3.1.

3.3 CONSULTANT shall evaluate the performance of the City's preliminary storm sewer pipe sizing against the City's flood mitigation targets.

3.4 CONSULTANT shall prepare maps of the Existing Conditions and Proposed Conditions maximum extent flood inundation for the 1-, 2-, 5-, 10-, 25-, 100-, 200-, and 500-yr, 24 hour storm events and meet with the City to discuss the findings of the analysis. At this point the consultant should pause and meet with the City to determine if/where additional pipe sizing or mitigations solutions should be evaluated should be investigated.

3.5 If the City determines the preliminary pipe sizing is insufficient, CONSULTANT shall provide recommendations for alternative pipe sizing or configurations, or detention.

TASK 3 Deliverables

1) Non-calibrated existing conditions Olbrich Gardens sub-watershed model.
2) Non-calibrated proposed conditions Olbrich Gardens sub-watershed model.
3) Color figures showing maximum extent of flooding in the Olbrich Gardens sub-watershed under existing conditions.
4) Meeting to discuss findings of analysis of City's preliminary storm sewer pipe sizing.
5) Color Figures showing proposed pipe sizing, or other flood mitigation measures, if the City's pipe sizing is determined to be insufficient.

TASK 4 Execute Existing Conditions Models

4.1 CONSULTANT will run the calibrated model for the 1-, 2-, 5-, 10-, 25-, 100-, 200-, and 500-yr, 24-hr design events using the MSE4 rainfall distribution and the rainfall depths provided by the City in the Modeling Guidance document.

4.2 CONSULTANT shall also run one long-duration (>24-hr) event as described in the Modeling Guidance document for the existing conditions model.

4.3 CONSULTANT will review model results with City Engineering staff. This meeting shall be face-to-face and may be done in conjunction with the monthly progress meetings.

4.4 The City will provide information on the preferred symbology for inundation depth mapping.

4.5 CONSULTANT will prepare a Draft Watershed Existing Conditions Report and provide draft documents for City staff review. The City has developed an outline for the report and will provide it to the CONSULTANT. The report shall include the following:

1) Introduction
2) Description of existing conditions.
3) Current land uses and assumptions
4) Land use maps
5) Soils maps
6) Major storm infrastructure networks
7) Calibration methodology, approach, and results
8) Maximum extent of flooding figures / inundation mapping under the 1-, 2-, 5-, 10-, 25-, 100-, 200-, and 500-yr, 24-hr design events
9) Modeling Guidance documentation (if revised for any reason).

10) Compiled feedback from Focus Groups and PIMs #1 and #2.

TASK 4 Deliverables:

1) Color figures showing the maximum extent of flooding during each storm event. The figures shall be color coded to show depth of flooding (typical ranges utilized are: 0.01'-0.25', 0.25'-0.5', 0.5'-1.0', and greater than 1').
2) Table noting the flooding depth for up to 25 locations for each design storm. Locations will be determined through coordination with City staff.
3) Table and figure showing structures flooded during the 100-yr storm event.
4) Table and figure showing streets not meeting 10-year goal.
5) Draft report for existing conditions.
6) Model files and documentation.
7) GIS files generated for model development. All files shall be delivered to the City on an external hard drive.

TASK 5 Public Engagement 2 (Present Existing Conditions Results and Get Feedback from Stakeholders)

The first Public Information Meeting (PIM #1) for the study area has already been held. CONSULTANT will not be responsible for additional outreach prior to PIM#2

5.1 CONSULTANT will provide information materials and three (3) staff people to help conduct Public Information Meeting #2 (PIM #2). The purpose of PIM #2 is to present the existing conditions modeling results and ask for public feedback regarding the results.

5.2 PIM #2 will be held following the calibration of the existing conditions model. City has prepared a PIM #2 template that will be provided. CONSULTANT will create supplemental materials including in the PowerPoint presentation and a map showing the project area. CONSULTANT shall provide draft PowerPoint presentation to the City and work with City staff to finalize the presentation.

5.3 CONSULTANT will provide one (1) staff person and facilitate up to ten (10) focus group or stakeholder meetings, as authorized and organized by the City, with affected residents or neighborhoods. The purpose of the meetings will be to gather additional information and gain input regarding flooding impacts in specific locations.

5.4 The City will identify the group(s) for each meeting, arrange for a suitable location, and notify residents of the meeting. CONSULTANT will provide the materials created for PIM #2 as well as 11x17" figures of each focus group/stakeholder's area of interest.

5.5 CONSULTANT will conduct the listening session and document the citizen comments.

TASK 5 Deliverables:

1) Public feedback from implemented public outreach and engagement plan
2) PIM #2 presentation in PowerPoint format.
3) Other PIM#2 presentation materials as necessary.
4) 11"x17" focus group area figures.
5) Compile feedback and responses to questions from PIM#2 and focus groups and provide report to the City. This report shall include an executive summary that can be posted to the City website.
6) Specific focus group deliverables include:
    - Bulleted summary of information provided by focus group attendees
    - Point shapefile/feature class showing locations that were visited during focus group
    - If reasonable, August 2018 flood extent sketch for each focus group
    -

PHASE 2 Develop Recommended Flood Mitigation Solutions

CONSULTANT shall not move on to Phase 2 without express direction by the City. All comments and changes as identified by the City in Phase 1 and any respective modeling, calibration and draft report modifications shall be addressed prior to starting the mitigation alternative analysis.

TASK 6 Evaluate Flood Mitigation Alternatives

6.1 Peak Flow Control

For purposes of this watershed study, Peak Flow Control (PFC) is considered any stormwater control measure that can store or convey water but is not intended to infiltrate water. These types of stormwater control measures could be referred to as Grey Infrastructure.

This Task has subtasks. First, the Consultant will identify possible causes of flooding in Task 6.1.1. Then, in Task 6.1.2, the Consultant will identify potential locations for solutions. Task 6.1.3 will combine Tasks 6.1.1 and 6.1.2 to develop and evaluation solutions to mitigate the potential causes.

6.1.1 Identify Causes of Flooding

The objective of this subtask is to identify the major causes of flooding, but not necessarily solve them. This will:

- Guide later sections of this scope
- Provide big picture causes such that if the solutions presented in the final report cannot be implemented, then other options targeting the issue can be developed at a later date

General causes include but are not limited to:

- Undersized surface storage – insufficient above-ground storage capacity (ponds, etc)
- Insufficient surface-to-underground conveyance capacity – insufficient inlet/pond discharge/etc. capacity to allow water to exit the above-ground system and enter the below-ground system
- Restrictions in underground system – undersized trunk line conveyance
- High tailwater at discharge point

Use the inundation maps and flooding locations table generated in TASK 4, Deliverables 1 and 2 in the Scope of Work to identify problem flooding areas throughout the watershed.

Using professional judgement and drainage network properties (including but not limited to contributing area and existing storm infrastructure), identify locations where flooding occurs and the identified reason(s) for flooding throughout the watershed for the 10-yr, 25-yr, and 100-yr, 24-hour MSE4 storm events. It is understood that locations may vary in meeting the City's Goals based on the storm event.

The Consultant should use the City of Madison Flood Mitigation Goals in the Modeling Guidance Document to guide selection of the locations.

Prior to finalizing the selection of locations, the CONSULANT should meet with City staff to review locations and discuss the identified reasons for flooding.

Deliverables for this step shall include:

1) Color map of watershed with selected locations clearly identified for each storm event.
2) For each selected point, a brief description of why that point was selected for further study.

6.1.2 Develop Solutions for PFC

The City's preferred approach to developing a set up flood mitigation solutions is provided below. If the CONSULTANT prefers an alternate approach it shall be documented in writing and approved by the City prior to proceeding.

Step 1: Create a Model with All Potential Peak Flow Control Infrastructure.

This step creates a theoretical scenario to understand what the outcome would be if all available Peak Flow Control Infrastructure (PFCI) were implemented.

The first part of Step 1 will be to meet with City staff for a brainstorming session. Consultants should be prepared with high-level, idyllic solutions to solve flooding. For

example, a solution that could solve flooding would be to install 6' x 10' box culverts under every street in a watershed. Although this could solve flooding, it may not be feasible for a particular watershed. During this meeting, high-level, idyllic solutions will be discussed and guidance will be given to the consultant on which to further evaluate.

Using the information from the meeting, maximize a PFCI in each watershed. These solutions may "oversolve" the flooding; this is okay for this step as it will be refined in subsequent steps.

Solutions offered shall not make conditions worse downstream (worse is defined as increased peak water surface elevations), unless the upstream solution is paired with a downstream solution that mitigates the worsened condition.

For this step, assume solutions may not increase peak flows to a downstream municipality.

A solution may solve flooding at multiple locations or there may be a solution for each identified location.

This model will be called the *Maximum PFCI Model*. Run the model for the 10-yr, 25-yr, 100-yr and 500-yr, 24-hour MSE4 storm events. Note: solutions do not need to be provided for the 500-year, 24-hour event. The purpose of the model run is to understand the effect the solutions have on that storm.

Deliverables for this step shall include:

1) A spreadsheet or list for each PFCI that includes rough sizing/dimensions where applicable (approximate storage volume required, increase in pipe size, diversion pipe size, etc.).
2) Color figures showing the maximum extent of flooding during each storm event. The figures shall be color coded to show depth of flooding (typical ranges utilized are: 0.01'-0.25', 0.25'-0.5', 0.5'-1.0', and greater than 1').
3) Table noting the flooding depth for the locations identified during Task 4 for each design storm.
4) Table and figure showing structures flooded and removed during the 100-yr storm event.
5) Model files and documentation.
6) GIS files generated for model development. All files shall be delivered to the City on an external hard drive.

At this point, Consultants will pause on proposed tasks while City conducts internal meetings with City agencies including, but not limited to, the Parks, Forestry and Streets Departments and the Office of the Mayor. Consultants are not expected to attend these meetings.

Step 2: Develop PFC Solutions Model
Using the information identified in Task 6.1.1and the information the City collects during its internal meetings, develop "feasible" solutions to solve the identified causes of flooding. Solutions could include:

- Above-ground detention basins
- Additional inlets
- Underground storage
- Enlarged greenways and pipes
- Pumping
- Locations to purchase property that is repeatedly flooded

- Other solutions the consultant deems sound

It is expected that one (1) holistic set of solutions will be developed for the watershed.

The consultant shall develop conceptual solutions to meet the goals of the watershed studies as outlined in the Modeling Guidance. The holistic set of solutions should include conceptual solutions to meet all City Goals in all areas of the watershed unless a location(s) is explicitly discussed with City staff and removed from the solutions set.

Conceptual solutions should consider:
- Utility conflicts (using available data)
- Topographic relief (if pumps are required to get stormwater runoff to/from PFCI)
- Downstream flood impacts
- Environmental concerns (using available data including CARPC info, wetland indicators, etc)
- Permitting concerns

This model will be called the *PFC Solutions Model.* Run the model for the 2-yr, 5-yr, 10-yr, 25-yr, 100-yr and 500-yr, 24-hour MSE4 storm events. The purpose of the model run is to understand the effect the solutions have on each incremental storm event.

Develop conceptual (30%) cost estimates for each proposed PFCI included in the *PFC Solutions Model*.

Deliverables for this step shall include:
1) A spreadsheet or list for each PFCI that includes rough sizing/dimensions where applicable (approximate storage volume required, increase in pipe size, diversion pipe size, etc.).
2) Conceptual (30%) drawings (1 per PFCI) showing (if applicable):
   a. The footprint and inlet/outlet information for storage or greenway modifications
   b. Tie-in and required changes (increased size, decreased size, abandonment, etc) to existing storm sewer system
   c. Locations of additional inlets
   d. Location of pump station, pump station footprint, and inlet/outlet pipes
   e. Locations of properties to be purchased
   f. Utility conflicts from existing available GIS data
   g. Known wetlands/FEMA floodplains/environmental areas of concern
3) Conceptual (30%) cost estimates utilizing unit costs provided by the City for items identified by the Consultant.
4) Color figures showing the maximum extent of flooding during each storm event. The figures shall be color coded to show depth of flooding (typical ranges utilized are: 0.01'-0.25', 0.25'-0.5', 0.5'-1.0', and greater than 1').
5) Table noting the flooding depth for the 25 locations identified during TASK 4.
6) Table and figure showing number of structures flooded and removed from flooding during the 100-year event.
7) Figure showing streets meeting and still not meeting goal during the 10-year storm event.
8) Model files and documentation.
9) GIS files generated for model development. All files shall be delivered to the City on an external hard drive.

6.1.3 Assess the 500-yr Storm and Potential Upgrades

The purpose of this subtask is to further understand where it may be practical to purchase property and/or where PFCI could be maximized to achieve additional flood control benefits. In

some cases this may not be practical or feasible, therefore solution is considered partially theoretical.

Using the model from Task 6.1.2, Step 2 (PFC Solutions Model) as a base, increase the capacity of all conveyance, storage, and/or pumps in the model to relieve as much flooding as possible for the 500-yr event while staying within the ownership boundaries of the PFC devices. For example, if a PFCI is going to be proposed for an open lot owned by the City of Madison, maximize the PFCI on the land owned by the City but do not go outside those boundaries. This model is called the *Upsized PFC Solutions Model.*

The solutions may involve increase infrastructure upstream and/or downstream of the solutions identified in Task 6.1.2, Step 2, as long the solution stays within the ownership boundaries.

Run the *PFC Solutions Model* from Task 6.1.2, Step 2 for the 500-yr event. Compare the results from this model to the results of the *Upsized PFC Solutions Model* run for the 500-yr storm.

As part of the comparison, identify the location and number of buildings that are no longer inundated with the upsized PFCI. For purposes of this analysis, inundation will be identified as water touching a structure.

Prepare a conceptual (30%) cost estimate for upsized PFCI identified in Task 6.1.2.

Deliverables

1) Comparison of infrastructure costs between the *PFC Solutions Model* and the *Upsized PFC Solutions Model* for the 500-yr event
2) Count of buildings inundated in *PFC Solutions Model* compared to the *Upsized PFC Solutions Model* during the 500-yr event
3) Model files and documentation

6.2 Draft Watershed Proposed Solutions Report:

CONSULTANT will provide a draft document for the proposed mitigation alternatives to be reviewed by the City.

The report shall include the following:

1) Overview and description of the modeling approach and selection of solution locations.
2) Proposed solutions for deficiencies.
3) Maximum extent of flooding/inundation maps comparing existing and proposed alternatives.
4) Critical elevations in areas where structural flooding is occurring for the 500-year flood extent.
    a. Critical elevations for structures will be based on available data provided by the City and/or from field survey work conducted by the survey firm under City contract.

TASK 6 Deliverables

1) Color figures showing the maximum extent of flooding during each storm event for each alternative. The figures shall be color coded to show depth of flooding (typical ranges utilized are: 0.01'- 0.25', 0.25'-0.5', 0.5'-1.0', and greater than 1.0').
2) Table noting the flooding depth for up to 25 locations identified during Task 4 for each design storm.
3) Table and figure showing number of structures flooded and removed from flooding during the 100-year event.
4) Figure showing streets meeting and still not meeting goal during the 10-year storm event.
5) Draft Watershed Proposed Solutions Report.

TASK 7 <u>Public Engagement 3 (Present Mitigation Alternatives)</u>

7.1 CONSULTANT will provide information materials and three (3) staff people to help conduct Public Information Meeting #3 (PIM #3). The purpose of PIM #3 is to present the proposed conditions selected alternative scenario and solicit public feedback.

7.2 PIM #3 will be held after the completion of the proposed conditions modeling. CONSULTANT will create materials including a PowerPoint presentation and a map showing the project area. CONSULTANT shall provide draft PowerPoint presentation to the City and work with City staff to finalize the presentation.

7.3 If authorized by the City, additional public informational meeting may be required based on feedback from the City, policy makers or the public. Additional meetings are not budgeted under the initial contract. A contract amendment for additional meetings will be executed by the City if additional meetings are requested.

TASK 7 Deliverables:

1) Public feedback from implemented public outreach and engagement plan.
2) PIM#3 Presentation in PowerPoint format.
3) Other PIM#3 presentation materials as necessary.
4) Compile feedback and responses to questions from PIM#3 and provide report to the City. This report shall include an executive summary that can be posted to the City website.

PHASE 3 FINAL REPORT

CONSULTANT shall not move on to Phase 3 without express direction by the City. All comments and changes as identified by the City in both Phase 1 and Phase 2 and the respective modeling, alternative analysis and draft report shall be addressed prior to final preparation of the final deliverables in Task 8.

TASK 8 Prepare Detailed Written Report and Deliver Model

CONSULTANT will prepare a detailed Watershed Report that includes the existing conditions report, modeling results, maximum extent of flooding/inundation maps, and proposed mitigation alternatives, as detailed in TASK 4 and TASK 6.

The report shall also include an executive summary that identifies and prioritizes the recommended improvements and, if necessary, identifies improvements that would need to be completed in a specific order. A draft report will be prepared for City review, and a final report will be prepared based on City review comments.

The final report will also refine cost estimates as identified in TASK 6 for the improvements identified in the summary. The cost refinements will be based upon updated unit cost information provided by the City. The report will also include response to QA/QC comments as identified in TASK 7.

TASK 8 Deliverables:

Reports will be provided to the City as follows:

1) One (1) copy of a colored, bound hard copy report, including all necessary maps, exhibits, etc. as identified in the Scope of Services.
2) One (1) digital copy of the document in the software in which it was prepared.
3) One (1) digital copy of the document in PDF format.

CONSULTANT will also provide:

1) The final model(s), fully QA/QC'ed, to the City including the existing conditions models for the respective storms as identified in Task 4 and all alternative analyses or scenarios as identified in Task 6. The model(s) shall be provided to the City on a hard drive.
2) All related files used in the creation of the model shall be provided to the City as part of the final deliverables, including but not limited to GIS, CADD, topographic surveys, Access database, or Excel files.

PHASE 4 PROJECT COORDINATION

TASK 9 Progress Meetings and Coordination

CONSULTANT will attend the kick-off meeting and up to eighteen (18) additional virtual or in-person monthly progress meetings as requested by the City. CONSULTANT shall provide an agenda prior to progress meetings and prepare meeting minutes summarizing the discussions held during the meetings.

CONSULTANT will attend up to five (5) additional progress meetings via conference call as-needed and participate in preparing meeting minutes summarizing the discussions held during the meetings.

CONSULTANT should expect to coordinate with other CONSULTANTs working on other watershed studies within the City of Madison.

TASK 9 Deliverables:

1) Cooperation and Coordination by phone or email with the City and other consultants as needed.
2) Meeting agendas prior to progress meetings.
3) Meeting minutes or summaries within 3 days of each meeting.

SEQUENCE of WORK

A sequence of work and deliverables has been developed based on the scope of work described and is provided below. CONSULTANT may proposed modifications to the sequence. Modifications may be approved at the City's discretion as long as the overall study objectives and timeline are met.

Sequence	Task	Sub-watershed	Work Deliverable
1	1	Olbrich Gardens	Task 1, Deliverable 1 – Review existing Olbrich Gardens model for instabilities and errors, meet with City to discuss
2	2	Olbrich Gardens	Task 2, Deliverables 1a and 2a – make recommended modifications to Olbrich Gardens model and provided non-calibrated model input/output to the City
3	3	Olbrich Gardens	Task 3, Deliverables 1-4 – Evaluate City preliminary storm sewer sizing
4	1	Other sub-watersheds	Task 1, Deliverables 2 and 3 – Review remaining existing conditions models and provide city with recommendations for improvements.
5	2	Other sub-watersheds	Deliverables 1b, 2b, and 3-7 – make recommended modifications to remaining sub-watershed models, review monitoring data, calibrate models, and provide non-calibrated and calibrated model input/output to the City and prepare calibration memo.
6	4	All sub-watersheds	Task 4, All deliverables - Execute existing conditions models and provide results to the City
7	5	All sub-watersheds	Task 5, All deliverables – Public Engagement (Public Information Meeting #2 and Focus Groups)
8	6	All sub-watersheds	Task 6, All deliverables – Develop flood mitigation recommendations and
9	7	All sub-watersheds	Task 7, All deliverables – Public Engagement (Public Information Meeting #3 and Focus Groups)
10	8	All-sub watersheds	Task 8, All deliverables – Final Written Report
-	9	All – sub watersheds	Task 9, All deliverables – Progress meetings and project coordination. Ongoing throughout project.

5.2 Anticipated Project Timeline

An anticipated project timeline for issuance of the RFP, Proposal Review, major project phases, and some intermediate stages. The dates provided below may be adjusted during the course of the study based on unanticipated opportunities or challenges that arise. However, proposing firms shall confirm that they are able to meet the desired timeline or propose modifications. Overall, the anticipated project timeline will be 18-24 months.

ANTICIPATED TIMELINE	
RFP released	May 14, 2025
Submission deadline	June 11, 2025
Selection of Consultant(s)	before June 24, 2025
Anticipated Project Start/Project Kick off Meeting	August 1, 2025
Anticipated Completion of Olbrich Gardens Tasks 1-3	October 31, 2025
Public Information Meeting #2	Spring 2026
Anticipated Completion of Phase 1 work for all sub-watersheds	June 30, 2026
Public Information Meeting #3	Winter 2026/27
Project Completed by	June 30, 2027

		2025					2026												2027					
Phase	TASK	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Phase 1	Kick off Meeting																							
	1																							
	2																							
	3																							
	4																							
	5								PIM #2															
Phase 2	6																							
	7																	PIM #3						
Phase 3	8																							
Phase 4	9																							

5.3 Basis for Selection

Responses to this RFP will be reviewed by a Selection Committee chosen by the City Engineer based on the appropriateness of the Proposal, budget, and ability to meet the proposed timeline.

If necessary, the City Selection Committee may elect to interview a subset of respondents to this RFP to better understand differing proposed approaches to the projects. Each interview will be scheduled by the City following submission of all proposals. The City reserves the right to interview any subset of respondents the Selection Committee chooses for further review.

There are no page limits for the Proposal submission. Please keep responses clear and concise. Proposals should not only include information regarding complex hydrologic and hydraulic modeling, but also the design of both green (volume control) and grey (peak flow control) infrastructure.

Evaluation Criteria

Scoring will be weighted as follows:

1. 25% for Project Understanding and Approach
2. 20% for Team Composition, Performance, and Key Personnel
3. 20% for Relevant Project Experience
4. 5% for Local Vendor Preference
5. 30% for Cost

5.4 Required Information and Content of Proposals

Below is a detailed list of items required in each submittal section.

1. Cover Letter
    a. Lead Consultant name and mailing address
    b. Contact person's name, title, phone number, and email address
    c. Signature of the individual(s) authorized to negotiate and bind the Consultant contractually

2. Project Understanding and Approach (25%)
    a. Describe the Team's understanding of the unique conditions in the watershed and how they will be accounted for.
    b. Describe the Team's approach for reviewing and completing QA/QC of models.
    c. Describe the Team's anticipated approach for establishing upstream and downstream boundary conditions within adjacent watershed models.
    d. Describe the opportunities related to the anticipated work, including challenges or unique issues related to specific watershed conditions.
    e. Describe how your team will ensure Racial Equity and Social Justice is a core principle throughout the duration of this project. Further explain strategies and techniques intended to encourage inclusive stakeholder engagement, just decisions making processes, and equitable environmental planning.
    f. Describe Team's understanding of scope of work. This scope is similar to that of the watershed studies currently underway.
        i. If Consultant proposes to follow scope of work as stated, there is not a need to reiterate scope.
        ii. If comments are provided on the proposed scope of work, organize comments by task number as identified in the Scope of Services.
        iii. If the proposed scope or work sequence differs from what is identified in this RFP the Consultant shall identify any areas in the scope that they do not intend to follow and provide reasoning.
        iv. Any additional scope items should be summarized in a separate section in the Attachments/Appendices Section.

3. Team Composition, Performance, and Key Personnel (20%)
    a. Summarize the Consultant Team's background and focus.
    b. Provide a Team organizational chart that identifies a project manager and the relationship among consulting team members, including sub-consultants.
    c. Briefly summarize the Key Personnel's role for this project.
    d. Where a proposal is being submitted for more than one watershed study, provide documentation showing adequate staff capacity to complete the work within the proposed schedule.

4. Relevant Project Experience (20%)
    a. Provide up to 5 relevant projects, including Client and Project information, Team's responsibility in the projects, the challenges presented by each project, and the results. Include which Key Personnel were involved.
    b. Limit project examples to those completed within the last 10 years.
    c. List the project year(s), Key Personnel, and Client contact person and telephone number for each.

5. Local Vendor Preference (5%)
   See Section 4.1

6. Schedule, Level of Effort, and Costs (30%)
   a. Include schedule for completion by Task.
   b. Provide information showing Team can meet schedule outlined in this RFP. For example, include percent availability for Key Personnel.
   c. Complete attached Cost Proposal and include with submittal.
   d. Costs to include:
      i. List proposed costs by Main Task (1-9)
      ii. Provide unit costs for meetings
         1. Public information meetings
         2. Stake holder or focus group meetings
         3. Monthly progress meetings with City staff
      iii. Provide a total not-to exceed dollar value for any reimbursable expenses associated with each individual task, including the type of expense, such as mileage, printing expenses, etc.
      iv. Provide detailed project budget, estimated hours by position title per task, and billing rates for all personnel to be assigned to the project.

7. Attachments/Appendices
   a. Resumes (suggested length: 2 pages maximum per resume)
   b. References: Provide three references for the consultant team. Include the reference contact's name, address, phone number and relationship to the firm/team.
   c. Additional Tasks or Services: Consultants may offer suggestions for additional tasks to be conducted during the watershed study. Provide a summary of the tasks that were not identified in the provide Scope of Work, along with a separate line item with costs for those services they wish the City to consider.

6 HOW TO SUBMIT YOUR PROPOSAL

6.1 Proposal Checklist

Required Documents to Submit:		
Your Technical Proposal		
Cost Proposal Form		
Required Forms to Submit:		
Form A: Price Proposal and Signature Affidavit		
Form B: References		
Form C: Vendor Profile		
RFP ADDENDUM Check the bid websites for any addendum. See Section 3.1. • You can use the area below to track addendums. • An addendum might require you to submit additional documents. Make sure to read it carefully and send any additional documents.		
Addendum # (if any)	Have you read it?	Have you submitted any documents required by the addendum?
Addendum # _____		
Addendum # _____		

6.2 Submit your Proposal by the Deadline

Submit your proposal by email to City of Madison Purchasing Services by Wednesday, June 11th, 2025 at 2:00 PM Central Time.

- Make sure your proposal is complete (see checklist above) and readable.
- **Include RFP 14028-0-2025-BG in the email subject line.**
- **Email proposals to:** bids@cityofmadison.com
- Do not send your proposal to any other City email or agency
- If you cannot send your proposal by email, please contact the Buyer at (608) 608-243-0529

You must include RFP 14028-0-2025-BG on your proposal and all other communication to the City. **For email, include RFP 14028-0-2025-BG in the subject line.**

For example, an email subject line could read: RFP 14028-0-2025-BG Starkweather Creek and Olbrich Gardens Watershed Models Calibration and Flood Mitigation Moldeling Questions

6.3 Format

- **Electronic** – proposals are submitted electronically. Exceptions can be made for paper submittals but you must contact the Buyer ahead of time to make those arrangements.
- **Legible and readable** – if not the City might reject it.
- **Simple** – not necessary to include elaborate/ high tech/ expensive graphics or similar features.
- **Complete** – your proposal must include all required sections and forms. See checklist.

6.4 Questions

You can ask questions about the RFP until the **deadline for questions of Friday, May 23rd, 2025 at 2:00 PM Central Time.**

Email questions to Brittany Garcia at bgarcia@cityofmadison.com. Remember to include RFP 14028-0-2025-BG in the subject line.

We post answers to bidder questions as an **addendum** on the bid websites. Check the websites regularly.

6.5 Addendum (Changes or Clarifications to this RFP)

RFP addendums make clarifications, answer bidder questions, make changes to RFP timeline, and provide other important information. Addendums are posted on the bid websites listed in Section 3.1.

IMPORTANT: It is your responsibility to check for addendums. An addendum might require you to submit additional information. Your proposal could be disqualified if you do not:

- **Check the bid websites regularly during the posting period**
- **Read all addendum**
- **Follow the instructions in the addendum**

6.6 Multiple Proposals

You may submit more than one proposal if you are proposing more than one way to fulfill the scope requested by this RFP. If so, each proposal must meet the requirements of the RFP. Clearly label each proposal by number (Proposal #1, Proposal #2) and submit each separately.

6.7 Changing or Withdrawing your Proposal

You may make changes to your proposal before the due date of Wednesday, June 11th, 2025 at 2:00 PM Central Time.

You may withdraw your proposal before the due date. After the due date, no proposals may be withdrawn for 90 days or as otherwise provided by law.

6.8 Correcting Errors in your Proposal after the Due Date

The City will notify you if we believe you made an error in your proposal and may allow you to correct the error. The City will decide if correcting the error is in the City's best interest, is fair to the other bidders, and preserves competition. The City will decide whether an error can be corrected and will notify you.

6.9 No Exceptions from Bidders

Exceptions to this RFP are <u>not</u> permitted. The City of Madison reserves the right to reject bids that take exceptions or don't follow the requirements of this RFP. If you ask to change the requirements, specifications, sample contract, or legal terms, that is considered an "exception." A statement that you will not or cannot comply with any part of this RFP or the sample contract will also be considered an "exception." *(If this RFP allows substitutions or alternate solutions, the Scope of Services (Section 5) will make this clear, and that is not considered an "exception.")*

6.10 You are Responsible for all of your Costs in Making a Proposal

You participate in this RFP at your own expense. You may be asked to attend virtual or in-person meetings, make presentations, give demonstrations, inspect City locations, or make your facilities available for a site inspection. The City will not pay any costs incurred in your preparation of bids, even if this RFP is changed or cancelled.

6.11 Public Records and Trade Secrets

Your response to this RFP is a public record. Wisconsin and other public records laws may require the City to share your proposal or the resulting contract if someone makes a public records request. If a public records request is made, the City's Records Custodian applies the law to decide whether the record must be disclosed, or if any part of the record can be redacted or not disclosed. There are very few exceptions to disclosure under Wisconsin law. One exception is for "trade secrets" as defined by sec. 134.90(1)(c) of the Wisconsin Statutes. It is your responsibility to research trade secrets as defined by Wisconsin law if you think any part of your proposal might be a "trade secret." The City cannot give private legal advice to you. Most things will NOT meet this exception.

You may label items you believe meet this definition as a "trade secret" and submit them separately from the rest of your proposal, **but the City cannot guarantee that information will be treated as a trade secret or confidential.**

Things that are not considered confidential: your proposal or bid in its entirety, price proposal, pricing information, references, or the resulting contract. This is not a complete list.

Preserving competition: To the extent permitted by law, the City intends to withhold proposals under this RFP from public view until competitive or bargaining reasons no longer require it, in the City's opinion. At that time, all proposals will be available for review in accordance with public records laws.

The City will not provide advance notice to bidders prior to releasing any requested public record.

7 RULES FOR THE SELECTION PROCESS

This RFP does not commit the City to award a contract. The City can cancel this RFP at any time. There is no guarantee that the City will award any contract as a result of this RFP. While the City considers this procurement important to City operations, the circumstances could change.

The City might make a partial award. By submitting a proposal you are willing to accept an order for all or part of the items/services. Note in your proposal if you do not agree to accept a partial award.

The City reserves the right to make changes to this RFP. Any changes will be made with an Addendum. Changes could impact due dates or specifications, or could require additional information from all bidders.

The City reserves the right to reject any proposal. We can reject all or part of a proposal without explaining the reason. Proposals could be rejected if they are missing information (non-responsive) or fail to demonstrate that the bidder is responsible and capable of doing the work (not responsible.)

The City may negotiate with finalists or the selected vendor. One or more bidders may need to submit additional technical proposals, best and final price proposals, or other changes to their bids.

Federal or State Laws may apply to this RFP (such as federal regulations or procurement policies that apply to grant funding). Those laws will apply over any conflicting procedure in this RFP.

Responsible and Responsive Bidders You should read the Scope of Work (Section 5) carefully to determine your ability to perform and complete the work required. This contract will only be awarded to a bidder who is “responsible” and “responsive” and whose bid is most advantageous to the City, with price and other factors considered. This RFP is designed to help the City select responsive and responsible bidders.

“Responsive” means that your proposal responds to all parts of this RFP – it is complete, not missing any information, and addresses all of the required work. Failure to provide all of the information requested in this RFP could result in being considered “not responsive.”

A “Responsible” bidder has demonstrated the ability to perform successfully under the terms of the proposed contract. This includes having adequate financial resources or the ability to obtain them; can perform and deliver on time, delivery taking into account other business commitments; has a satisfactory performance record; has a satisfactory record of integrity and business ethics; and has the necessary organization, experience and technical skills. A bidder that cannot demonstrate these things may be considered “not responsible.”

Contractors with past problems with the City The City reserves the right to refuse to accept any bid from any person, firm or corporation who

- owes the City money
- is in default to the City
- has been debarred through an official process such as through the Department of Civil Rights
- has had performance or other problems on past contracts with the City

Such bidders may be deemed “not responsible.”

8 LEGAL CONTRACT REQUIREMENTS

8.1 Sample Contract

You must review the Sample Contract attached to the end of this RFP. This contract* will be used for the work resulting from this RFP.

By submitting a proposal, you are willing to enter into a contract with the terms found in the Sample Contract. **Exceptions to the legal terms are not allowed and may result in your proposal being rejected. The City does not negotiate legal terms prior to award.**

**While the City strives to provide the most appropriate sample contracts, the City reserves the right to modify the form for any contract resulting from this RFP.*

8.2 Affirmative Action Requirements for Contractors

City contractors must show they hire and promote employees equitably and make their best efforts to have a diverse workforce.

Affirmative Action Plan: Bidders with 15 or more employees that will earn $50,000 or more in total contracts with the City in the calendar year must file an Affirmative Action Plan (AA plan) with the City. Submit your AA plan online using the form provided by the City. See the sample AA plan for "vendors and suppliers" at: https://www.cityofmadison.com/civil-rights/contract-compliance/affirmative-action-plan/vendors-suppliers

Exemptions: Bidders who have fewer than 15 employees or will earn less than $50,000 in total contracts with the City in the calendar year will be exempt from filing a full AA plan. You will need to fill out a request for exemption form. If you have 15 or more employees, you must complete an exemption form, provide some workforce statistics, and participate in the "RaISE" program.

Release of Payment: The City cannot make any payments under a contract until the Affirmative Action plan or request for exemption form are completed.

Referrals and Interviews for Sustainable Employment (RaISE) Program: The RaISE program is designed to match qualified people to employment. If you have 15 or more employees and are awarded the contract, you must let the City know about all external job openings in Dane County, Wisconsin. You must also agree to interview candidates the City refers to you. See this link for information and instructions: https://www.cityofmadison.com/civil-rights/programs/referrals-and-interviews-for-sustainable-employment-raise-program

The City has a **Small Business Enterprise program** described here: https://www.cityofmadison.com/civil-rights/contract-compliance/targeted-business-enterprise-programs. You will be encouraged to provide opportunities for small business enterprises (SBE) to compete for any subcontracts allowed in the contract.

See the Sample Contract, section 13, for all requirements for the City's Affirmative Action program for contractors. Call the Contract Compliance Specialist at (608) 266-4910 with questions.

8.3 Insurance

All City contractors must provide a Certificate of Insurance. You must carry the insurance policies required by section 27 of the **Sample Contract.** This includes general liability insurance, workers compensation, and could include automobile and professional liability insurance. Please see the instructions and section 27 of the Sample Contract for the insurance requirements.

INSTRUCTIONS FOR CONTRACTOR

DO NOT ATTACH TO CONTRACT

Your contract MUST include the following information, or it will not be signed by the City.

- ☐ Check one box at top of Page 1 for the type of business entity.
- ☐ Sections 3 & 4 will be completed by the City and should be complete before you sign.
- ☐ Put a name in Sec. 7.A. – person responsible for administering the contract.
- ☐ **Affirmative Action:** Check the appropriate box in Sec. 13.B., Article IV and complete the appropriate online form for the box you have checked:

  All contractors:
  Access the online forms for Affirmative Action compliance at this link: www.cityofmadison.com/civil-rights/contract-compliance/affirmative-action-plan/vendors-suppliers. If you do not already have an approved, current Affirmative Action Plan on file with the City of Madison, read the "*Instructions for Completing City of Madison Affirmative Action Plan*" at the above link. This will direct you to register for an account. If you already have an account you may click on the link for "*Affirmative Action Plan for Vendors and Suppliers*" to proceed. If you have never filed a plan or request for exemption, you must create an account in our online system. If you are exempt under Article IV, Sections C or D you will still need to create an account and go through some steps to confirm your exemption. Register for an account here: https://elam.cityofmadison.com/citizenaccess.

  Affirmative Action Questions? Contact Dept. of Civil Rights, Contract Compliance: (608) 266-4910.
- ☐ Complete Sec. 15 – Official Notices. This is the name/job title/address of the person at your organization to receive legal notices under the contract.
- ☐ Signature line. A person with authority to bind the organization should sign, date, and print name and job title where shown on the signature page. Contractor signs first, City signs last.
- ☐ Use any electronic method to sign where indicated, and email signed PDF to your agency contact, unless otherwise instructed.
  - Make sure all exhibits/attachments are labeled and attached to the PDF after the signature page, unless otherwise instructed.
  - City will sign last, and will email you an electronic signed copy unless otherwise requested.
- ☐ Enclose CERTIFICATE OF INSURANCE (C.O.I.) showing proof of insurance required by Sec. 27.
  Insurance Instructions:

  Certificate Holder: City of Madison
  Attn: Risk Manager
  210 Martin Luther King Jr. Blvd. Room 406
  Madison, WI 53703

Proof of all insurance required in the contract must be shown. Use City's certificate at this link: https://www.cityofmadison.com/finance/documents/certinsurance.pdf

Insurance delivery options: (a) enclose hard copy of certificate with hard copies of contract mailed to the address in Section 15 of the contract, or (b) email certificate to City Risk Manager Eric Veum at: eveum@cityofmadison.com and cc: your City contact person on the email. Call Eric Veum at (608) 266-5965 with insurance questions.

Failure to complete these steps will result in contract not being signed.

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Exhibit A - City of Madison
CONTRACT FOR PURCHASE OF SERVICES

1. **PARTIES.**
This is a Contract between the City of Madison, Wisconsin, hereafter referred to as the "City" and _____ hereafter referred to as "Contractor."

The Contractor is a: ☐ Corporation ☐ Limited Liability Company ☐ General Partnership ☐ LLP
(to be completed by contractor) ☐ Sole Proprietor ☐ Unincorporated Association ☐ Other:_____
_____.

2. **PURPOSE.**
The purpose of this Contract is as set forth in Section 3.

3. **SCOPE OF SERVICES AND SCHEDULE OF PAYMENTS.**
Contractor will perform the following services and be paid according to the following schedule(s) or attachment(s):

List all attachments here by name, and attach and label them accordingly.

Order of Precedence: In the event of a conflict between the terms of this Contract for Purchase of Services and the terms of any document attached or incorporated herein, the terms of this Contract for Purchase of Services shall control and supersede any such conflicting term.

4. **TERM AND EFFECTIVE DATE.**
This Contract shall become effective upon execution by the Mayor, (or the Purchasing Agent, if authorized) on behalf of the City of Madison, unless another effective date is specified in the Attachment(s) incorporated in Section 3, however in no case shall work commence before execution by the City of Madison. The term of this Contract shall be insert dates or reference attachments as needed.

5. **ENTIRE AGREEMENT.**
This Contract for Purchase of Services, including any and all attachments, exhibits and other documents referenced in Section 3 (hereafter, “Agreement” or “Contract”) is the entire Agreement of the parties and supersedes any and all oral contracts and negotiations between the parties. If any document referenced in Section 3 includes a statement that expressly or implicitly disclaims the applicability of this Contract for Purchase of Services, or a statement that such other document is the “entire agreement,” such statement shall be deemed rejected and shall not apply to this Contract.

6. **ASSIGNABILITY/SUBCONTRACTING.**
Contractor shall not assign or subcontract any interest or obligation under this Contract without the City's prior written approval. All of the services required hereunder will be performed by Contractor and employees of Contractor.

7. **DESIGNATED REPRESENTATIVE.**
Contractor designates _____ as Contract Agent with primary responsibility for the performance of this Contract. If the Contract Agent resigns, is replaced, or is no longer acting as Contract Agent for any reason, Contractor will notify the City in writing of the change, and propose a replacement Contract Agent within seven (7) calendar days. The City may accept another person as the Contract Agent or may terminate this Contract under Section 25, at its option.

8. **PROSECUTION AND PROGRESS.**
   A. Services under this Agreement shall commence upon written order from the City to the Contractor, which order will constitute authorization to proceed; unless another date for commencement is specified elsewhere in this Contract including documents incorporated in Section 3.
   B. The Contractor shall complete the services under this Agreement within the time for completion specified in Section 3, the Scope of Services, including any amendments. The Contractor's services are completed when the City notifies the Contractor in writing that the services are complete and are acceptable. The time for completion shall not be extended because of any delay attributable to

the Contractor, but it may be extended by the City in the event of a delay attributable to the City, or in the event of unavoidable delay caused by war, insurrection, natural disaster, or other unexpected event beyond the control of the Contractor. If at any time the Contractor believes that the time for completion of the work should be extended because of unavoidable delay caused by an unexpected event, or because of a delay attributable to the City, the Contractor shall notify the City as soon as possible, but not later than seven (7) calendar days after such an event. Such notice shall include any justification for an extension of time and shall identify the amount of time claimed to be necessary to complete the work.

C. Services by the Contractor shall proceed continuously and expeditiously through completion of each phase of the work.

D. Progress reports documenting the extent of completed services shall be prepared by the Contractor and submitted to the City with each invoice under Section 24 of this Agreement, and at such other times as the City may specify, unless another procedure is specified in Section 3.

E. The Contractor shall notify the City in writing when the Contractor has determined that the services under this Agreement have been completed. When the City determines that the services are complete and are acceptable, the City will provide written notification to the Contractor, acknowledging formal acceptance of the completed services.

9. **AMENDMENT.**

This Contract shall be binding on the parties hereto, their respective heirs, devisees, and successors, and cannot be varied or waived by any oral representations or promise of any agent or other person of the parties hereto. Any other change in any provision of this Contract may only be made by a written amendment, signed by the duly authorized agent or agents who executed this Contract.

10. **EXTRA SERVICES.**

The City may require the Contractor to perform extra services or decreased services, according to the procedure set forth in Section 24. Extra services or decreased services means services which are not different in kind or nature from the services called for in the Scope of Services, Section 3, but which may increase or decrease the quantity and kind of labor or materials or expense of performing the services. Extra services may not increase the total Contract price, as set forth in Section 23, unless the Contract is amended as provided in Section 9 above.

11. **NO WAIVER.**

No failure to exercise, and no delay in exercising, any right, power or remedy hereunder on the part of the City or Contractor 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 or 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 the City or Contractor therein. A waiver of any covenant, term or condition contained herein shall not be construed as a waiver of any subsequent breach of the same covenant, term or condition.

12. **NONDISCRIMINATION.**

During the term of this Contract, the Contractor agrees 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. Contractor further agrees not to discriminate against any subcontractor or person who offers to subcontract on this Contract because of race, religion, color, age, disability, sex, sexual orientation, gender identity or national origin.

13. **AFFIRMATIVE ACTION.**

A. The following language applies to all contractors employing fifteen (15) or more employees (MGO 39.02(9)(c):

The Contractor agrees that, within thirty (30) days after the effective date of this Contract, Contractor will provide to the City of Madison Department of Civil Rights (the “Department”), certain workforce utilization statistics, using a form provided by the City.

If the Contract is still in effect, or if the City enters into a new Agreement with the Contractor, within one year after the date on which the form was required to be provided, the Contractor will provide updated workforce information using a second form, also to be furnished by the City. The second form will be submitted to the Department no later than one year after the date on which the first form was required to be provided.

The Contractor further agrees that, for at least twelve (12) months after the effective date of this Contract, it will notify the Department of each of its job openings at facilities in Dane County for which applicants not already employees of the Contractor are to be considered. The notice will include a job description, classification, qualifications, and application procedures and deadlines, shall be provided to the City by the opening date of advertisement and with sufficient time for the City to notify candidates and make a timely referral. The Contractor agrees to interview and consider candidates referred by the Department, or an organization designated by the Department, if the candidate meets the minimum qualification standards established by the Contractor, and if the referral is timely. A referral is timely if it is received by the Contractor on or before the date stated in the notice.

The Department will determine if a contractor is exempt from the above requirements (Sec. 13.A.) at the time the Request for Exemption in 13.B.(2) is made.

B. Articles of Agreement, Request for Exemption, and Release of Payment:
The "ARTICLES OF AGREEMENT" beginning on the following page, apply to all contractors, unless determined to be exempt under the following table and procedures:

NUMBER OF EMPLOYEES	LESS THAN $50,000 Aggregate Annual Business with the City*	$50,000 OR MORE Aggregate Annual Business with the City*
14 or less	Exempt**	Exempt**
15 or more	Exempt**	Not Exempt

*As determined by the Finance Director **As determined by the Department of Civil Rights

(1) Exempt Status: In this section, "Exempt" means the Contractor is exempt from the Articles of Agreement in section 13.B.(5) of this Contract and from filing an Affirmative Action plan as required by Section IV of the Articles of Agreement. The Department of Civil Rights ("Department") makes the final determination as to whether a contractor is exempt. If the Contractor is not exempt, sec. 13.B.(5) shall apply and Contractor shall select option A. or B. under Article IV therein and file an Affirmative Action Plan.

(2) Request for Exemption – Fewer Than 15 Employees: (MGO 39.02(9)(a)2.) Contractors who believe they are exempt based on number of employees shall submit a Request for Exemption on a form provided by the Department within thirty (30) days of the effective date of this Contract.

(3) Exemption – Annual Aggregate Business: (MGO 39.02(9)(a)c.): The Department will determine, at the time this Contract is presented for signature, if the Contractor is exempt because it will have less than $50,000 in annual aggregate business with the City for the calendar year in which the contract is in effect. CONTRACTORS WITH 15 OR MORE EMPLOYEES WILL LOSE THIS EXEMPTION AND BECOME SUBJECT TO SEC. 13.B.(5) UPON REACHING $50,000 OR MORE ANNUAL AGGREGATE BUSINESS WITH THE CITY WITHIN THE CALENDAR YEAR, BEGINNING IN 2019.

(4) Release of Payment: (MGO 39.02(9)(e)1.b.) All non-exempt contractors must have an approved Affirmative Action plan meeting the requirements of Article IV below on file with the Department within thirty (30) days of the effective date of this Contract and prior to release of payment by the City. Contractors that are exempt based on number of employees agree to file a Request for Exemption with the Department within thirty (30) days of the effective date and prior to release of payment by the City.

(5) Articles of Agreement:

ARTICLE I

The Contractor shall take affirmative action in accordance with the provisions of this Contract to ensure that applicants are employed, and that employees are treated during employment without regard to race, religion, color, age, marital status, disability, sex, sexual orientation, gender identity or national origin and that the employer shall provide harassment-free work environment for the realization of the potential of each employee. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training including apprenticeship insofar as it is within the control of the Contractor. The Contractor agrees to post in conspicuous places available to employees and applicants notices to be provided by the City setting out the provisions of the nondiscrimination clauses in this Contract.

ARTICLE II

The Contractor shall in all solicitations or advertisements for employees placed by or on behalf of the Contractors state that all qualified or qualifiable applicants will be employed without regard to race, religion, color, age, marital status, disability, sex, sexual orientation, gender identity or national origin.

ARTICLE III

The Contractor shall send to each labor union or representative of workers with which it has a collective bargaining Agreement or other Contract or understanding a notice to be provided by the City advising the labor union or workers representative of the Contractor's equal employment opportunity and affirmative action commitments. Such notices shall be posted in conspicuous places available to employees and applicants for employment.

ARTICLE IV

(This Article applies to non-public works contracts.)

The Contractor agrees that it will comply with all provisions of the Affirmative Action Ordinance of the City of Madison (MGO 39.02) including the Contract compliance requirements. The Contractor warrants and certifies that one of the following paragraphs is true **(check one):**

☐ A. Contractor has prepared and has on file an affirmative action plan that meets the format requirements of Federal Revised Order No, 4, 41 CFR part 60-2, as established by 43 FR 51400 November 3, 1978, including appendices required by City of Madison ordinances or it has prepared and has on file a model affirmative action plan approved by the Madison Common Council.

☐ B. Within thirty (30) days after the effective date of this Contract, Contractor will complete an affirmative action plan that meets the format requirements of Federal Revised Order No. 4, 41 CFR Part 60-2, as established by 43 FR 51400, November 3, 1978, including appendices required by City of Madison ordinance or within thirty (30) days after the effective date of this Contract, it will complete a model affirmative action plan approved by the Madison Common Council.

☐ C. Contractor believes it is exempt from filing an affirmative action plan because it has fewer than fifteen (15) employees and has filed, or will file within thirty (30) days after the effective date of this Contract, a form required by the City to confirm exempt status based on number of employees. If the City determines that Contractor is not exempt, the Articles of Agreement will apply.

☐ D. Contractor believes it is exempt from filing an affirmative action plan because its annual aggregate business with the City for the calendar year in which the contract is in effect is less than fifty thousand dollars ($50,000), or for another reason listed in MGO 39.02(9)(a)2. If the City determines that Contractor is not exempt, the Articles of Agreement will apply.

ARTICLE V

(This Article applies only to public works contracts.)

The Contractor agrees that it will comply with all provisions of the Affirmative Action Ordinance of the City of Madison, including the Contract compliance requirements. The Contractor agrees to submit the model affirmative action plan for public works Contractors in a form approved by the Director of Affirmative Action.

ARTICLE VI

The Contractor will maintain records as required by Section **39.02**(9)(f) of the Madison General Ordinances and will provide the City's Department of Affirmative Action with access to such records and to persons who have relevant and necessary information, as provided in Section **39.02**(9)(f). The City agrees to keep all such records confidential, except to the extent that public inspection is required by law.

ARTICLE VII

In the event of the Contractor's or subcontractor's failure to comply with the Equal Employment Opportunity and Affirmative Action provisions of this Contract or Sections 39.03 and **39.02** of the Madison General Ordinances, it is agreed that the City at its option may do any or all of the following:

A. Cancel, terminate or suspend this Contract in whole or in part.
B. Declare the Contractor ineligible for further City contracts until the Affirmative Action requirements are met.
C. Recover on behalf of the City from the prime Contractor 0.5 percent of the Contract award price for each week that such party fails or refuses to comply, in the nature of liquidated damages, but not to exceed a total of five percent (5%) of the Contract price, or ten thousand dollars ($10,000), whichever is less. Under public works contracts, if a subcontractor is in noncompliance, the City may recover liquidated damages from the prime Contractor in the manner described above. The preceding sentence shall not be construed to prohibit a prime Contractor from recovering the amount of such damage from the noncomplying subcontractor.

ARTICLE VIII

(This Article applies to public works contracts only.)

The Contractor shall include the above provisions of this Contract in every subcontract so that such provisions will be binding upon each subcontractor. The Contractor shall take such action with respect to any subcontractor as necessary to enforce such provisions, including sanctions provided for noncompliance.

ARTICLE IX

The Contractor shall allow the maximum feasible opportunity to small business enterprises to compete for any subcontracts entered into pursuant to this Contract. (In federally funded contracts the terms "DBE, MBE, and WBE" shall be substituted for the term "small business" in this Article.)

14. **SEVERABILITY.**

It is mutually agreed that in case any provision of this Contract is 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 Contract remain in full force and effect.

15. **NOTICES.**
All notices to be given under the terms of this Contract shall be in writing and signed by the person serving the notice and shall be sent registered or certified mail, return receipt requested, postage prepaid, or hand delivered to the addresses of the parties listed below:

FOR THE CITY:

(Department or Division Head)

FOR THE CONTRACTOR:

16. **INDEPENDENT CONTRACTOR AND TAX INFORMATION.**
It is agreed that Contractor is an independent contractor and not an employee of the City, and any persons who the Contractor utilizes or provides for services under this Contract not employees of the City of Madison.

Contractor shall provide its taxpayer identification number (or social security number) to the Finance Director, 210 Martin Luther King Jr. Blvd, Room 406, Madison, WI 53703, prior to payment. The Contractor is informed that as an independent contractor, Contractor may have a responsibility to make estimated tax returns, file tax returns, pay income taxes and make social security payments on the amounts received under this Contract. No amounts will be withheld by the City for these purposes and payment of taxes and making social security payments are solely the responsibility and obligation of the Contractor. The Contractor is further informed that they may be subject to civil and/or criminal penalties if they fail to properly report income and pay taxes and social security taxes on the amount received under this Contract.

17. **GOODWILL.**
Any and all goodwill arising out of this Contract inures solely to the benefit of the City; Contractor waives all claims to benefit of such goodwill.

18. **THIRD PARTY RIGHTS.**
This Contract is intended to be solely between the parties hereto. No part of this Contract shall be construed to add, supplement, amend, abridge or repeal existing rights, benefits or privileges of any third party or parties, including but not limited to employees of either of the parties.

19. **AUDIT AND RETAINING OF DOCUMENTS.**
The Contractor agrees to provide all reports requested by the City including, but not limited to, financial statements and reports, reports and accounting of services rendered, and any other reports or documents requested. Financial and service reports shall be provided according to a schedule (when applicable) to be included in this Contract. Any other reports or documents shall be provided within five (5) working days after the Contractor receives the City's written requests, unless the parties agree in writing on a longer period. Payroll records and any other documents relating to the performance of services under the terms of this Contract shall be retained by the Contractor for a period of three (3) years after completion of all work under this Contract, in order to be available for audit by the City or its designee.

20. **CHOICE OF LAW, VENUE, AND FORUM SELECTION.**
This Contract shall be governed by and construed, interpreted, and enforced in accordance with the laws of the State of Wisconsin, without regard to conflict of law principles. For any claim or suit or other dispute relating to this Contract that cannot be mutually resolved informally, the venue shall be Dane County, Wisconsin, and the parties agree to submit themselves to the jurisdiction of a court of competent jurisdiction in said venue, to the exclusion of any other forum that may have jurisdiction over such a dispute according to any law.

21. **COMPLIANCE WITH APPLICABLE LAWS.**
The Contractor shall become familiar with, and shall at all times comply with and observe all federal, state, and local laws, ordinances, and regulations which in any manner affect the services or conduct of the Contractor and its agents and employees.

22. **CONFLICT OF INTEREST.**
A. The Contractor warrants that it and its agents and employees have no public or private interest, and will not acquire directly or indirectly any such interest, which would conflict in any manner with the performance of the services under this Agreement.
B. The Contractor shall not employ or Contract with any person currently employed by the City for any services included under the provisions of this Agreement.

23. **COMPENSATION.**
It is expressly understood and agreed that in no event will the total compensation under this Contract exceed $_____.

24. **BASIS FOR PAYMENT.**
A. GENERAL.
(1) The City will pay the Contractor for the completed and accepted services rendered under this Contract on the basis and at the Contract price set forth in Section 23 of this Contract. The City will pay the Contractor for completed and approved "extra services", if any, if such "extra services" are authorized according to the procedure established in this section. The rate of payment for "extra services" shall be the rate established in this Contract. Such payment shall be full compensation for services rendered and for all labor, material, supplies, equipment and incidentals necessary to complete the services.
(2) The Contractor shall submit invoices, on the form or format approved by the City and as may be further specified in Section 3 of this Contract. The City will pay the Contractor in accordance with the schedule, if any, set forth in Section 3. The final invoice, if applicable, shall be submitted to the City within three months of completion of services under this Agreement.
(3) Should this Agreement contain more than one service, a separate invoice and a separate final statement shall be submitted for each individual service.
(4) Payment shall not be construed as City acceptance of unsatisfactory or defective services or improper materials.
(5) Final payment of any balance due the Contractor will be made upon acceptance by the City of the services under the Agreement and upon receipt by the City of documents required to be returned or to be furnished by the Contractor under this Agreement.
(6) The City has the equitable right to set off against any sum due and payable to the Contractor under this Agreement, any amount the City determines the Contractor owes the City, whether arising under this Agreement or under any other Agreement or otherwise.
(7) Compensation in excess of the total Contract price will not be allowed unless authorized by an amendment under Section 9, AMENDMENT.
(8) The City will not compensate for unsatisfactory performance by the Contractor.
B. SERVICE ORDERS, EXTRA SERVICE, OR DECREASED SERVICE.
(1) Written orders regarding the services, including extra services or decreased services, will be given by the City, using the procedure set forth in Section 15, NOTICES.
(2) The City may, by written order, request extra services or decreased services, as defined in Section 10 of this Contract. Unless the Contractor believes the extra services entitle it to extra compensation or additional time, the Contractor shall proceed to furnish the necessary labor, materials, and professional services to complete the services within the

time limits specified in the Scope of Services, Section 3 of this Agreement, including any amendments under Section 9 of this Agreement.

(3) If in the Contractor's opinion the order for extra service would entitle it to extra compensation or extra time, or both, the Contractor shall not proceed to carry out the extra service, but shall notify the City, pursuant to Section 15 of this Agreement. The notification shall include the justification for the claim for extra compensation or extra time, or both, and the amount of additional fee or time requested.

(4) The City shall review the Contractor's submittal and respond in writing, either authorizing the Contractor to perform the extra service, or refusing to authorize it. The Contractor shall not receive additional compensation or time unless the extra compensation is authorized by the City in writing.

25. **DEFAULT/TERMINATION.**

A. In the event Contractor shall default in any of the covenants, agreements, commitments, or conditions herein contained, and any such default shall continue unremedied for a period of ten (10) days after written notice thereof to Contractor, the City may, at its option and in addition to all other rights and remedies which it may have at law or in equity against Contractor, including expressly the specific enforcement hereof, forthwith have the cumulative right to immediately terminate this Contract and all rights of Contractor under this Contract.

B. Notwithstanding paragraph A., above, the City may in its sole discretion and without any reason terminate this Agreement at any time by furnishing the Contractor with ten (10) days' written notice of termination. In the event of termination under this subsection, the City will pay for all work completed by the Contractor and accepted by the City.

26. **INDEMNIFICATION.**

The Contractor shall be liable to and hereby agrees to indemnify, defend and hold harmless the City of Madison, and its 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 or its 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 Contractor's and/or Subcontractor's acts or omissions in the performance of this Agreement, whether caused by or contributed to by the negligence of the City, its officers, officials, agents, or its employees.

27. **INSURANCE.**

The Contractor will insure, and will require each subcontractor to insure, as indicated, against the following risks to the extent stated below. The Contractor shall not commence work under this Contract, nor shall the Contractor allow any Subcontractor to commence work on its Subcontract, until the insurance required below has been obtained and corresponding certificate(s) of insurance have been approved by the City Risk Manager.

Commercial General Liability

The Contractor shall procure and maintain during the life of this Contract, Commercial General Liability insurance including, but not limited to bodily injury, property damage, personal injury, and products and completed operations (unless determined to be inapplicable by the Risk Manager) in an amount not less than $1,000,000 per occurrence. This policy shall also provide contractual liability in the same amount. Contractor’s coverage shall be primary and non-contributory and list the City of Madison, its officers, officials, agents and employees as additional insureds. Contractor shall require all subcontractors under this Contract (if any) to procure and maintain insurance meeting the above criteria, applying on a primary basis and listing the City of Madison, its officers, officials, agents and employees as additional insureds.

Automobile Liability

The Contractor shall procure and maintain during the life of this Contract Business Automobile Liability insurance covering owned, non-owned and hired automobiles with limits of not less than $1,000,000 combined single limit per accident. Contractor shall require all subcontractors under this Contract (if any) to procure and maintain insurance covering each subcontractor and meeting the above criteria.

Worker’s Compensation

The Contractor shall procure and maintain during the life of this Contract statutory Workers' Compensation insurance as required by the State of Wisconsin. The Contractor shall also carry Employers Liability limits of at least $100,000 Each Accident, $100,000 Disease – Each Employee, and $500,000 Disease – Policy Limit. Contractor shall require all subcontractors under this Contract (if any) to procure and maintain such insurance, covering each subcontractor.

Professional Liability

The Contractor shall procure and maintain professional liability insurance with coverage of not less than $1,000,000. If such policy is a "claims made" policy, all renewals thereof during the life of the Contract shall include "prior acts coverage" covering at all times all claims made with respect to Contractor's work performed under the Contract. This Professional Liability coverage must be kept in force for a period of six (6) years after the services have been accepted by the City.

Acceptability of Insurers. The above-required insurance is to be placed with insurers who have an A.M. Best rating of no less than A- (A minus) and a Financial Category rating of no less than VII.

Proof of Insurance, Approval. The Contractor shall provide the City with certificate(s) of insurance showing the type, amount, effective dates, and expiration dates of required policies prior to commencing work under this Contract. Contractor shall provide the certificate(s) to the City's representative upon execution of the Contract, or sooner, for approval by the City Risk Manager. If any of the policies required above expire while this Contract is still in effect, Contractor shall provide renewal certificate(s) to the City for approval. Certificate Holder language should be listed as follows:

City of Madison
ATTN: Risk Management, Room 406
210 Martin Luther King, Jr. Blvd.
Madison, WI 53703

The Contractor shall provide copies of additional insured endorsements or insurance policies, if requested by the City Risk Manager. The Contractor and/or Insurer shall give the City thirty (30) days advance written notice of cancellation, non-renewal or material changes to any of the above-required policies during the term of this Contract.

28. **OWNERSHIP OF CONTRACT PRODUCT.**

All of the work product, including, but not limited to, documents, materials, files, reports, data, including magnetic tapes, disks of computer-aided designs or other electronically stored data or information (the "Documents"), which the Contractor prepares pursuant to the terms and conditions of this Contract are the sole property of the City. The Contractor will not publish any such materials or use them for any research or publication, other than as expressly required or permitted by this Contract, without the prior written permission of the City. The grant or denial of such permission shall be at the City's sole discretion.

The Contractor intends that the copyright to the Documents shall be owned by City, whether as author (as a Work Made For Hire), or by assignment from Contractor to City. The parties expressly agree that the Documents shall be considered a Work Made For Hire as defined by Title 17, United States Code, Section 101(2).

As further consideration for the City entering into this Contract, the Contractor hereby assigns to City all of the Contractor's rights, title, interest and ownership in the Documents, including the right to procure the copyright therein and the right to secure any renewals, reissues and extensions of any such copyright in any foreign country. The City shall be entitled to the sole and exclusive benefit of the Documents, including the copyright thereto, and whenever required by the City, the Contractor shall at no additional compensation, execute all documents of assignment of the full and exclusive benefit and copyright thereof to the City. Any subcontractors and other independent contractors who prepare portions of the Documents shall be required by the Contractor to execute an assignment of ownership in favor of the City before commencing work.

29. **BAN THE BOX - ARREST AND CRIMINAL BACKGROUND CHECKS.** (Sec. 39.08, MGO. Applicable to contracts exceeding $25,000.)

A. DEFINITIONS.

For purposes of this section, "Arrest and Conviction Record" includes, but is not limited to, information indicating that a person has been questioned, apprehended, taken into custody or detention, held for investigation, arrested, charged with, indicted or tried for any felony, misdemeanor or other offense pursuant to any law enforcement or military authority.

"Conviction record" includes, but is not limited to, information indicating that a person has been convicted of a felony, misdemeanor or other offense, placed on probation, fined, imprisoned or paroled pursuant to any law enforcement or military authority.

"Background Check" means the process of checking an applicant's arrest and conviction record, through any means.

B. REQUIREMENTS. For the duration of this Contract, the Contractor shall:

(1) Remove from all job application forms any questions, check boxes, or other inquiries regarding an applicant's arrest and conviction record, as defined herein.

(2) Refrain from asking an applicant in any manner about their arrest or conviction record until after conditional offer of employment is made to the applicant in question.

(3) Refrain from conducting a formal or informal background check or making any other inquiry using any privately or publicly available means of obtaining the arrest or conviction record of an applicant until after a conditional offer of employment is made to the applicant in question.

(4) Make information about this ordinance available to applicants and existing employees, and post notices in prominent locations at the workplace with information about the ordinance and complaint procedure using language provided by the City.

(5) Comply with all other provisions of Sec. 39.08, MGO.

C. EXEMPTIONS: This section does not apply when:

(1) Hiring for a position where certain convictions or violations are a bar to employment in that position under applicable law, or

(2) Hiring a position for which information about criminal or arrest record, or a background check is required by law to be performed at a time or in a manner that would otherwise be prohibited by this ordinance, including a licensed trade or profession where the licensing authority explicitly authorizes or requires the inquiry in question.

To be exempt under sec. C.(1) or (2) above, Contractor must demonstrate to the City that there is a law or regulation that requires the hiring practice in question. If so, the contractor is exempt from this section for the position(s) in question.

30. **WEAPONS PROHIBITION.**

Contractor shall prohibit, and shall require its subcontractors to prohibit, its employees from carrying weapons, including concealed weapons, in the course of performance of work under this Contract, other than while at the Contractor's or subcontractor's own business premises. This requirement shall apply to vehicles used at any City work site and vehicles used to perform any work under this Contract, except vehicles that are an employee's "own motor vehicle" pursuant to Wis. Stat. sec. 175.60(15m).

31. **IT NETWORK CONNECTION POLICY.**

If this Contract includes services such as software support, software maintenance, network services, and/or system development services and will require a Network Connection the City Network (as defined in the following link), the City's Network Connection Policy found at this link: https://www.cityofmadison.com/attorney/documents/posNetworkConnection.docx is hereby incorporated and made a part of this Contract and Contractor agrees to comply with all of its requirements.

32. **AUTHORITY.**

Contractor represents that it has the authority to enter into this Contract. If the Contractor is not an individual, the person(s) signing on behalf of the Contractor represents and warrants that they have been duly authorized to bind the Contractor and sign this Contract on the Contractor's behalf.

33. **COUNTERPARTS, ELECTRONIC SIGNATURE AND DELIVERY.**

This Contract may be signed in counterparts, each of which shall be taken together as a whole to comprise a single document. Signatures on this Contract may be exchanged between the parties by facsimile, electronic scanned copy (.pdf) or similar technology and shall be as valid as original; and this

Contract 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 Contract 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 Contract, fully executed, shall be as valid as an original.

IN WITNESS WHEREOF, the parties hereto have set their hands at Madison, Wisconsin.

CONTRACTOR:

(Type or Print Name of Contracting Entity)

By: (Signature)

(Print Name and Title of Person Signing)

Date:

CITY OF MADISON, WISCONSIN
a municipal corporation:

By: Satya Rhodes-Conway, Mayor

Date:

Approved:

David P. Schmiedicke, Finance Director

Date:

By: Michael Haas, Acting City Clerk

Date:

Approved as to Form:

Eric T. Veum, Risk Manager

Date:

City Attorney

Date:

For City Use Only: SIGNATURE INSTRUCTIONS FOR CONTRACTS SIGNED BY MAYOR/CLERK: Obtain contractor's signature first. Route this contract & all of its attachments for City signatures using the City Clerk's Contract Routing Database. Include 1 copy of authorizing resolution & 1 copy of the Certificate of Insurance.

NOTE: Certain service contracts may be executed by the designee of the Finance Director on behalf of the City of Madison:

By: Mary Richards, Procurement Supervisor

Date:

MGO 4.26(3) and (5) authorize the Finance Director or designee to sign purchase of service contracts when all of the following apply:

(a) The funds are included in the approved City budget.
(b) An RFP or competitive process was used, or the Contract is exempt from competitive bidding under 4.26(4)(a).
(c) The City Attorney has approved the form of the Contract.
(d) The Contract complies with other laws, resolutions and ordinances.
(e) The Contract is for a period of 1 year or less, OR not more than 5 years AND the average cost is not more than $100,000 per year, AND was subject to competitive bidding. (If over $50,000 and exempt from bidding under 4.26(4)(a), regardless of duration of the Contract, the Common Council must authorize the Contract by resolution and the Mayor and City Clerk must sign, per 4.26(5)(b).)

Emergency Service contracts may also be signed by the designee of the Finance Director if the requirements of MGO 4.26(3)(c) are met.

For City Use Only: SIGNATURE INSTRUCTIONS FOR CONTRACT TO BE SIGNED BY FINANCE (PURCHASING):
Obtain contractor's signature first. Attach the contractor-signed contract with all attachments/exhibits and the certificate of insurance to the requisition in MUNIS.

Form A: Price Proposal and Signature Affidavit

RFP #: 14028-0-2025-BG

This form must be returned with your response.

PRICE PROPOSAL

Prepare your price proposal as follows:

- **All Inclusive** – Your price proposal must cover all direct and indirect necessary expenses including but not limited to; travel, telephone, copying, and other out-of-pocket expenses.
- **Not To Exceed** – The actual fees must not exceed the amount specified in your price proposal.
- **Fixed Fee** – All prices outlined in your proposal must remain fixed and valid for the entire length of the contract and any/all renewals.
- **Unit Pricing, where applicable** - For any given item, the quantity multiplied by the unit price establishes the extended price. If an apparent mistake exists in the extended price, the unit price will be used in the bid/proposal evaluation.
- **FOB (Free on Board) Destination Freight Prepaid and Allowed** – If goods are included, you are responsible for the cost of delivering all goods to our location, including handling, delivery, transportation, and insurance charges. Failure to bid FOB Destination Freight Prepaid and Allowed may disqualify your proposal.
- **Do not include sales tax in your proposal.** The City of Madison is exempt from federal excise taxes and State of Wisconsin taxes per section 77.54(9a) of the Wisconsin Statutes.
  - CES No. 008-1020421147-08
  - Wisconsin Department of Revenue Form S-211: https://www.cityofmadison.com/finance/purchasing/vendor-resources/letter-of-credit/wisconsin-department-of-revenue-form-s-211.

COMPANY NAME

Form A: Price Proposal and Signature Affidavit

RFP #: 14028-0-2025-BG

SIGNATURE AFFIDAVIT

Proposer's Certification:

By submitting this proposal, we certify that:

- This entire proposal, including the Price Proposal, has been developed independently and not in collusion with other proposers or anyone competing for the award of this RFP.
- We have not knowingly disclosed the contents of this proposal to any other proposer, anyone competing for the award of this RFP.
- We have not taken any action that would interfere with free competition on this RFP.
- We have not violated any laws in the submission of this proposal or participation this RFP.
- All information in this proposal is true and accurate to the best of our knowledge.

Agreement to comply with all terms of RFP: By submitting this proposal, we agree to comply with all of the terms, conditions, and specifications of this RFP, the sample contract, and any contract awarded under this RFP.

_____
COMPANY NAME

_____ _____
SIGNATURE DATE

_____ _____
NAME OF PERSON SIGNING TITLE OF PERSON SIGNING

Form A Price Proposal - Watershed Study - Starkweather Creek and Olbrich Gardens		
	Task or Item	**Cost**
PHASE 1	**Task 1 - Review Existing Watershed Models**	$
	Task 2 - Develop and Calibrate Existing Conditions Models	$
	Task 3 - Evaluate Olbrich Gardens Sub-watershed Preliminary Storm Sewer Sizing	$
	Task 4 - Execute Existing Conditions Models	$
	Task 5 - Public Engagement 2	
	Task 2 - PIM #1	$
	Task 2 - Focus Group or Stakeholder Meetings	$
PHASE 2	**Task 6 - Evaluate Flood Mitigation Alternatives**	$
	Task 7 - Public Engagement 3	
	Task 5 - PIM #2	$
	Task 5 - Focus Group or Stakeholder Meetings	$
PHASE 3	**Task 8 - Final Report**	$
Task - 9 Progress and Coordination Meetings		$
TOTAL COST		$

Unit Costs	**Cost per Progress Meeting**	
	Cost per Public Information Meeting	
	Cost per Focus Group or Stakeholder Meeting	

Additional Tasks	**Additional Task 1**	$
	Additional Task 2	$
	Additional Task 3	$

Form B: References

RFP #: 14028-0-2025-BG

This form must be returned with your response.

Please list three references that are **NOT** from the City of Madison. If you wish to highlight any additional work experience for the City of Madison, please list it on a separate page.

REFERENCE #1 – CLIENT INFORMATION	
ORGANIZATION/COMPANY NAME	PROJECT MANAGER
TELEPHONE NUMBER	EMAIL
PROJECT START DATE	PROJECT END DATE
PROJECT DESCRIPTION	

REFERENCE #2 – CLIENT INFORMATION	
ORGANIZATION/COMPANY NAME	PROJECT MANAGER
TELEPHONE NUMBER	EMAIL
PROJECT START DATE	PROJECT END DATE
PROJECT DESCRIPTION	

REFERENCE #3 – CLIENT INFORMATION	
ORGANIZATION/COMPANY NAME	PROJECT MANAGER
TELEPHONE NUMBER	EMAIL
PROJECT START DATE	PROJECT END DATE
PROJECT DESCRIPTION	

Form C: Vendor Profile

RFP #: 14028-0-2025-BG

This form must be returned with your response.

COMPANY INFORMATION

COMPANY NAME (Make sure to use your complete, legal company name.)			
FEIN	(If FEIN is not applicable, SSN collected upon award)		
CONTACT NAME (Able to answer questions about proposal.)	TITLE		
TELEPHONE NUMBER	EMAIL		
ADDRESS	CITY	STATE	ZIP

AFFIRMATIVE ACTION CONTACT

If the selected contractor employs 15 or more employees and does aggregate annual business with the City of $50,000 or more, the contractor will be required to file an Affirmative Action Plan and comply with the City of Madison Affirmative Action Ordinance, Section 39.02(9)(e), within thirty (30) days contract signature. Vendors who believe they are exempt based on number of employees or annual aggregate business must file a request for exemption. Link to information and applicable forms: https://www.cityofmadison.com/civil-rights/contract-compliance/affirmative-action-plan/vendors-suppliers

CONTACT NAME	TITLE		
TELEPHONE NUMBER	EMAIL		
ADDRESS	CITY	STATE	ZIP

ORDERS/BILLING CONTACT

Address where City purchase orders/contracts are to be mailed and person the department contacts concerning orders and billing.

CONTACT NAME	TITLE		
TELEPHONE NUMBER	EMAIL		
ADDRESS	CITY	STATE	ZIP

LOCAL VENDOR STATUS

The City of Madison has adopted a local preference purchasing policy granting a scoring preference to local suppliers. Only suppliers registered as of the bid's due date will receive preference. Learn more and register at the City of Madison website. https://www.cityofmadison.com/finance/purchasing/local-businesses/register-business/

CHECK ONLY ONE:

☐ **Yes,** we are a local vendor ***and*** have registered on the City of Madison website under the following category:_____

☐ **No,** we are not a local vendor or have not registered.

Department of Public Works
Engineering Division
James M. Wolfe, P.E., City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4751
Fax: (608) 264-9275
engineering@cityofmadison.com
www.cityofmadison.com/engineering

Assistant City Engineer
Bryan Cooper, AIA
Gregory T. Fries, P.E.
Chris Petykowski, P.E.

Deputy Division Manager
Kathleen M. Cryan

Principal Architect
Amy Loewenstein Scanlon, AIA

Principal Engineer 2
Janet Schmidt, P.E.

Principal Engineer 1
Kyle Frank, P.E.
Mark D. Moder, P.E.
Fadi El Musa Gonzalez, P.E.
Andrew J. Zwieg, P.E.

Financial Manager
Steven B. Danner-Rivers

DATE: May 12, 2025

TO: Consultants Submitting Proposals for the Starkweather Creek and Olbrich Gardens Watersheds Study

FROM: James M. Wolfe, P.E., City Engineer

SUBJECT: **Request for Proposals**

The City of Madison Engineering Division is requesting consultant proposals for watershed modeling for the Starkweather Creek and Olbrich Gardens Watersheds. Please refer to the RFPs for pertinent information and dates. The following items are included with the RFPs and considered part of it:

Appendix A: Contract for Purchase of Services
Exhibit 1: Watershed Specific Information
Exhibit 2: Data provided by City
Exhibit 3: City of Madison Modeling Guidance
Exhibit 4: Final Report Outline and Deliverables Format
XPSWMM models and Geodata available by FTP link

The RFP responses for both watersheds are due in in pdf format via email to the buyer as described in the RFP, by 2:00 p.m., June 11, 2025. The selection is anticipated to be made before June 24, 2024.

Questions regarding this project shall be directed to City as described in the RFP document. Please submit any questions by May 23, 2025 at 2:00 PM.

Sincerely,

James M. Wolfe, P.E., City Engineer

cc: Janet Schmidt, City

EXHIBIT 1 – STARKWEATHER CREEK AND OLBRICH GARDENS WATERSHED SPECIFIC INFORMATION AND AREAS OF INTEREST

The Starkweather Creek Watershed is approximately 15,494 acres located in northeast Madison (see Figure 1b). The Olbrich Gardens Watershed is approximately 242 acres also located in northeast Madison, just south of the Starkweather Creek Watershed. The both have a mixture of development and are composed of several land uses including residential, commercial, and agricultural. For purposes of this study, the watershed discharge point for both is where they discharge to Lake Monona.

Information and Key Locations (See Figure 1b):

1. A series of enclosed depressions are present on Johns Street just north of Atwood Avenue. Recent reconstruction completed for Atwood Avenue was meant to reduce the reoccurring flooding in the enclosed depressions. As-built drawings and GIS records are available for the area.
2. Silver Road has a history of recurring flooding. A solution to reduce flooding has been implemented. A box culvert has been installed from Hargrove Street and Walter Street to Schenk Street and Richard Street with the intent of continuing to extend it to Silver Road and Richard Street. The consultant shall confirm that this improvement is included in the model. As-built drawings are available for the area.
3. A grassed drainage way is present from future Cityview Drive under I-90/94 then under Lien Road and to Sycamore Avenue. This drainage way has a current HEC-RAS model. The City would like this drainage way included in the watershed study. The LiDAR for this drainage way is not be accurate due to the height of the vegetation. There are culverts along the drainage way installed as part of an access road that are not part of the current HEC-RAS model. A survey was completed as part of initial model construction. Consultant to review model and survey data. Collect additional survey if needed. As-built drawings for the new culverts under Cityview are available for the projects.
4. The Jacobson-Furey Pond was constructed in 2019 to alleviate flooding. As-built drawings and GIS records are available.
5. Sherry OB Park has greenspace adjacent to Starkweather Creek. City of Madison Parks may fill a portion of the park to create a pet exercise area. Recent studies indicate this project is not proceeding.
6. Lexington Avenue has reoccurring flooding and has to be closed to traffic. The City would like detailed analysis of this area to determine the cause. A survey was completed as part of initial model construction. Consultant to review model and survey data. Collect additional survey if needed. Starkweather Creek should be included as part of the analysis as well as necessary survey of Starkweather Creek and immediate downstream culverts.
7. A channel exists along the railroad. The City would like detailed analysis of the channel and culvert crossings from Royster Avenue to Walter Street.
8. A drainage way is present through Anderson Street and Wright Street. The culverts crossing Anderson Street north-south have poor records. A survey was completed as part of initial model construction. Consultant to review model and survey data. Collect additional survey if needed.
9. Everett Street experiences recurring flooding causing private property damage. The City would like a detailed analysis of this area.
10. A new bike path bridge is proposed to be constructed across Starkweather Creek.
11. An existing bike path bridge across the East Branch of Starkweather Creek.
12. There are three 60-inch CMP culverts in the East Branch of Starkweather Creek where a railroad spur use to be located. The culverts are mostly clogged with debris from the creek.
13. Enclosed depressions with frequent flooding are found in the watershed. These are identified as known areas of concern for the watershed study.
14. Buckeye Road was rebuilt in 2019 and paved in 2020 from Monona Drive to Stoughton Road. As-built drawings and GIS records are available.
15. The Major Avenue area was reconstructed in 2019 - 2021. As-built drawings and GIS records are available.

16. A storm sewer pipe stubbed near the intersection of Buckeye Road and East Lakeview Avenue during the reconstruction of Buckeye Road. The purposes is to eventually connect the storm sewer pipe that currently drains through the backyards northwest of E Lakeview Avenue southwest to Buckeye Road.
17. During the reconstruction of Buckeye Road, the storm sewer under Quaker Circle was reconstructed to now drain to Buckeye Road.
18. The Hegg Avenue area has unimproved streets (no curb and gutter or storm sewer) and typically has poor drainage during storm events.
19. Future transportation improvement projects important to the watershed study are identified. Detailed analysis should be conducted in this areas.
20. The redevelopment site previously had some contamination that was mitigated during re-development. There may be some possible residual contamination that would need to be accounted for it stormwater control measures are proposed in this area.
21. This was once a detention basin built with the interchange, however the documentation was lost. Over time, the detention basin has filled in and it is now categorized as a WDNR regulatory wetland.
22. As the wetland fills with sediment, the storm water entering the wetland can back-up onto Atlas Avenue causing icy roads in the winter.
23. Cottage Grove Road east of USH 51 floods during larger storm events.
24. This was once a detention basin built with the interchange, however the documentation was lost. Over time, the detention basin has filled in and it is now categorized as a WDNR regulatory wetland.
25. The discharge into the pond was constructed in 2020. As-built drawings and GIS records available.
26. The storm sewer along City View Drive will be constructed in 2021. As-built drawings and GIS records are available.
27. Additional storm sewer has been constructed for the Village of Autumn Lake that is not included in the current GIS data. As-built drawings and GIS records are available.
28. A pond is present at the end of Cross Hill Drive. As-built drawings and GIS records are available.
29. Sycamore pond has no designed 1% change storm event overflow. The City has been exploring conceptual alternatives for an overflow.
30. The Ridgeway Avenue area has historically poor drainage. Consultant should evaluate potential for improvements.
31. The Moland Street area was built on a filled wetland. It has relatively low backyard and internally drained areas that contribute to poor drainage.
32. The Starkweather Plat is in the planning and approval stages. The consultant should plan to incorporate design data for the area during the study period.
33. Construction years for storm sewer pipes installed in 2020 or after are shown. Consultant should anticipate reviewing as-built drawings and GIS records to confirm that pipes installed from 2020-2022 are properly incorporate into the current models. For pipes installed after 2022 it is anticipated that the consultant will need to add these pipes to the existing models.
34. Recent and future projects in the Transportation Improvement Plan (TIP) are identified on the map. Consultant should anticipate additional effort in these areas: • City will provide preliminary pipe sizing for upcoming projects within the Olbrich Gardens Sub-watershed (Maher Ave, Davidson St, Drexel Ave, Gary St) for consultant to evaluate • For projects recently completed, if storm sewer improvements were included, City will provide as-built drawings to incorporate designs into models. • Future projects identified near flood prone areas should be prioritized for evaluation. Not all projects may be built on the schedule shown. City, will work to provide consultant priority project areas at the time of flood mitigation solutions development.

Exhibit 1b: Starkweather Creek and Olbrich Gardens Watershed Study Area

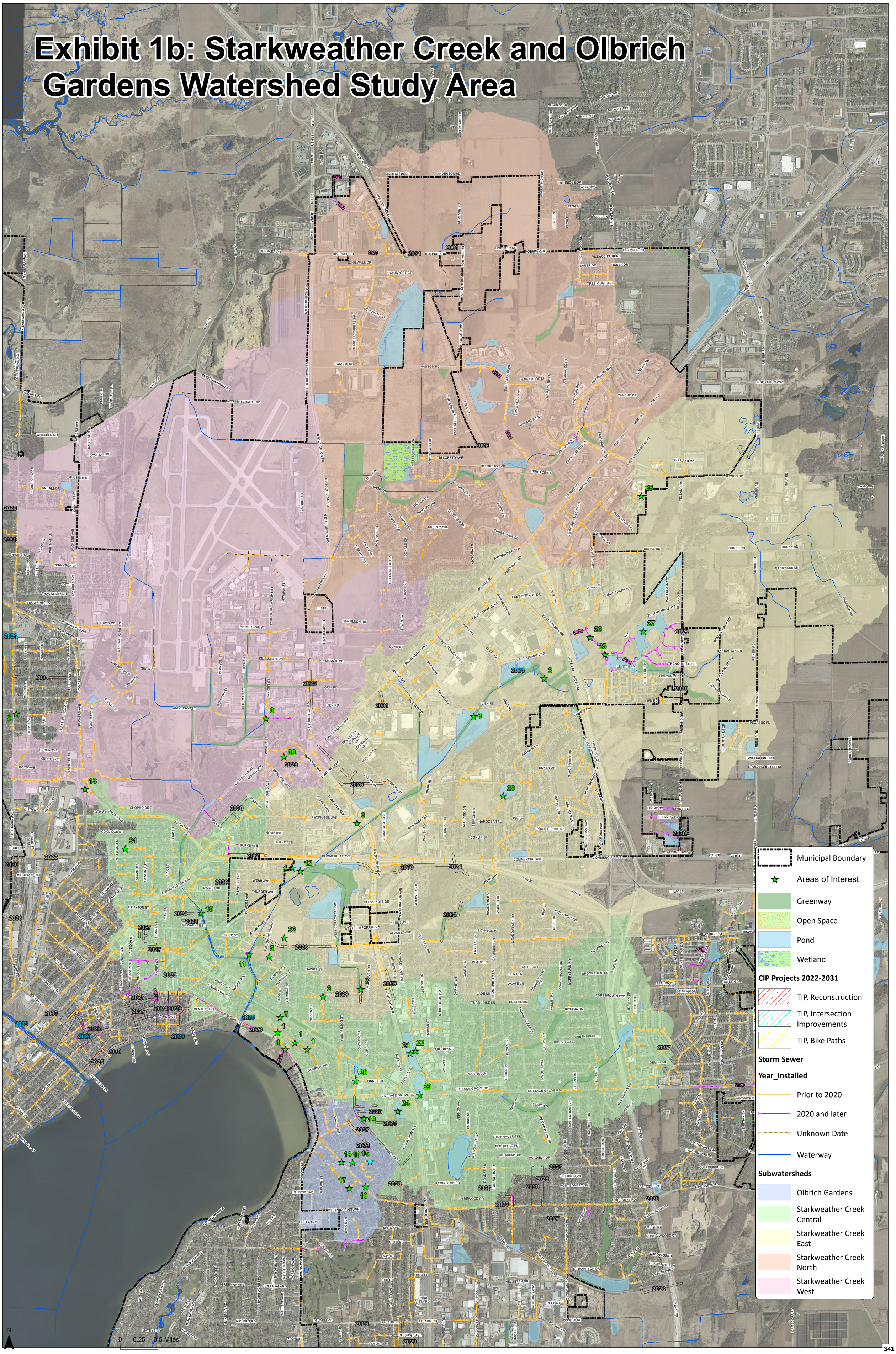


Exhibit 1c - Starkweather XPSWMM Models Initial QC

* Preliminary QC to gage the level of challenges present in the models, does not represent a comprehensive review

Watershed Wide Issues
- Building areas are not inactive in 2D
- Surfaces may need to be regenerated.
- 2D Inactive Areas potentially not functioning (Issue with central model, possibly watershed wide)
- Starkweather Creek modeling issues: 1D/ 2D connections, bridges, calibration, sub-watershed delineation

Not Evaluated
- Accuracy of pipe network (sizes, inverts, etc.) compared against current City GIS records.
-Accuracy of pond stage/storage and outlet structures compared to City records.

North Issues
- 1D weir modeled incorrectly, in 1D and 2D with DS node set to none type
- Base Scenario and Calibration Scenarios don't match

Starkweather Creek Generalized Network
- Based on standing water present in ortho image
- Modeled almost entirely in 2D, except for 2 small 1D areas about a city block in length each.

East Issues
- None type node present where connection to 2D surface is needed
- Half of 2D Landuse polygons possibly missing

Central Issues
- Model is likely corrupted and needs to be rebuilt.
- Infiltration not set per guidance

Olbrich Issues
- Pipe Entrance/Exit Loss coefficients not to guidance
- A few none type nodes present where connection to 2D surface is needed, including main pipes discharging to lake

West Issues
-100 and 500 yr rainfall set up incorrectly
- Base Scenario and Calibration Scenarios don't match

Starkweather Creek North
Starkweather Creek West
Starkweather Creek East
Starkweather Creek Central
Olbrich Gardens

I 39-90-94 (EB)
I 39-90-94 (WB)
N STOUGHTON RD/USH 51 (NB)
S STOUGHTON RD/USH 51 (SB)
JACKS LN
AMERICAN PKWY
E WASHINGTON AVE (NB)
E WASHINGTON AVE (SB)
NELSON RD
PACKERS AVE
CTH CV
ANDERSON ST
ABERG AVE
ABERG AVE (EB)
ABERG AVE (WB)
N FAIR OAKS AVE
S FAIR OAKS AVE
STH 30 (WB)
STH 30 (EB)
COMMERCIAL AVE
I 94 (WB)
MILWAUKEE ST
COTTAGE GROVE RD
I 39-90 (EB)
I 39-90 (WB)
LIEN RD
WATERS EDGE TRL
WATERFALL WAY
WOOD SORREL ST DR
FIREFLY
REINER RD
BUCKEYE RD

Model Links
Sub-Watershed Boundaries
Generalized Creek Network

Exhibit 2: Data Provided by City

City of Madison XPSWMM Models, and GIS and Related Data for
Starkweather Creek and Olbrich Gardens Watersheds

The following data are provided to the consultants for use in responding to the RFPs and developing watershed models under contract with the City. The consultant shall not use these data for any other purpose or share this data with anyone else.

The available data is not a complete dataset. The City is in process of updating and consolidating data. This document describes much of what is currently available. Updated data will be supplied to the consultant as it becomes available during the studies.

Data are stored in two locations.

1. Some can be downloaded from the City's Open Data (https://cityofmadison.maps.arcgis.com/home/index.html) portal via links shown with each dataset.
2. Others are only available via visiting the City's File Sharing (FTP) site (including the existing XPSWMM models). Link: https://sftp.cityofmadison.com:443/ui/#/syncplify/share?N=zEno36Wee4zFndeJ58mexA

Where applicable, data for other municipalities within the watersheds will need to be obtained from that municipality.

Existing Starkweather and Olbrich Gardens Models

Existing XPSWMM models - to be used as the basis of this study are provided on the FTP Site at the following location: *FTP/ExisitingXPSWMM*

Subwatershed	XPSWMM Model location	Model DEM
North	*/North_Strkwthr.zip*	/starkdem_20241015_north_1000ft.zip
Central	*/Central.zip*	/starkdem_20240416_central.zip
East	*/East.zip*	/starkdem_20241111_east_1000ft.zip
West	*/West.zip*	/starkdem_20240428_west_1000ft.zip
Olbrich	*/Olbrich.zip*	/starkDEM_20220110_olbrich.zip

Notes: The Model DEM files have been modified from the base level 2022 citywide 1ft LiDAR DEM.

FTP/ExistingXPSWMM/GIS.zip
Includes geodata used in developing of the existing, existing conditions XPSWMM models. Datasets include modifications/additions to the city records necessary to construct the models.

Name	Description
/Storm_Pipes.zip	Public storm sewer pipes
/Storm_Pipes_Private.zip	Private storm sewer pipes
/Storm_Struct_Private.zip	Private storm sewer structures
/Storm_Structures.zip	Public storm sewer structures
/Subwatersheds.zip	Sub catchments modeled in XPSWMM. Does not include hydrologic parameters.

City Ownership and Geo Data

City does have rest services available for some datasets: https://maps.cityofmadison.com/arcgis/rest/services/Public/

- **EngineeringOpenData.lyr** is also hosted as a rest service: *Public/OPEN_DATA_ENGR2*
- **TaxParcels Feature Class** *(FTP/Geodata in FloodStudies_2025.gdb)* is hosted as an ArcGIS rest service here: https://maps.cityofmadison.com/arcgis/rest/services/Public/Property_Lookup/MapServer
- **City Owned_Draft.lyr** *(FTP/Watershed Studies Folder)*
    - Source File TaxParcels, definition query on property owned by various City of Madison agencies. Symbology based on ReportName1 field.
- **Park_Land_polygons Feature Class** *(FTP/Geodata in FloodStudies_2025.gdb)*
- **Eng_Parks_MOU_Areas Feature Class** *(FTP/Geodata in FloodStudies_2025.gdb)*
    - Draft Memorandum of Understanding regarding public property that has multiple functionality as a combination of either right of way, park use or stormwater use.

Pond and Greenway Data

- **Pond_Contours Feature Class** *(FTP/Geodata in FloodStudies_2025.gdb)*
    - Stage/storage information for all City ponds included in the TMDL permit. New ponds are based on as-built information, while older ponds are based on construction plans, pond survey information, or rules of thumb.
- **Pond_Greenway Feature Class** *(FTP/Geodata in FloodStudies_2025.gdb)*
    - Ponds and greenways polygons in layer as Type This includes official pond name, year built, node number, etc. The node number is how the City tracks pond data, therefore specific data is stored in folders titled per pond node. Parcel_owner of MAD-C generally identifies that this pond is under the jurisdiction of the City of Madison Engineering Division or Parks Division. Maintenance responsibilities and deed restrictions are generally noted, but require further investigation.
- **Pond As-Built Information**
    - Data can be retrieved from the City upon request as-needed when consultant is selected.

Watershed/Outfall Data

- **Subcatchments** *(FTP/Geodata in FloodStudies_2025.gdb)*
    - Subcatchments is the City's most up-to-date subcatchment basin information.This information can be dissolved to treatment basins, HH model watershed boundaries, and watershed boundaries. These recently were merged to drain to the first treatment device.
    - The City anticipates the Consultant will use the subcatchments previously delinated and used in the existing models, however, if consultant uses an alternate approach the newly delineated subcatchments will need to match existing subcatchments from adjoining watershed studies for the model.
- Historic watershed studies/watershed information
    - Historic watershed study information, primarily water quality focused, organized per watershed

Storm Pipe and Structure Data

- **Storm_Pipes** *(FTP/Geodata/WatershedStudies_2025.gdb and downloadable as a shapefile on City of Madison Open Data website)*
    - Citywide Storm pipes are mapped by the City of Madison's mapping division. The invert data is based on as-built information. Due to an updated process in 2005, the City has the most confidence in data from 2005 forward.
        - The City Surveyors started using GPS (Global Positioning System- Survey Grade) to set Control for the 2005 construction Season. This system provided uniform elevations all over the City of Madison. Prior to 2005 Hydrants were used as benchmark elevations for projects; hydrant elevations came from a variety of sources and were inconsistent over the City.

        - The City is modifying its data per the schema that is downloadable from the Open Data portal. Based on available data, consultants may need to infer elevations or request survey for important locations within the modeled conveyance system.
- **Storm_Structures** *(FTP/Geodata/WatershedStudies_2025.gdb and downloadable as a shapefile on City of Madison Open Data website)*
    - Storm structures are mapped by the City of Madison's mapping division. The invert data is based on as-built information. Due to an updated process in 2005, the City has the most confidence in data from 2005 forward.
        - The City Surveyors started using GPS (Global Positioning System- Survey Grade) to set Control for the 2005 construction Season. This system provided uniform elevations all over the City of Madison. Prior to 2005 Hydrants were used as benchmark elevations for projects; hydrant elevations came from a variety of sources and were inconsistent over the City.
- **Storm_Pipes_Private** *(FTP/Geodata/WatershedStudies_2025.gdb)*
    - Citywide Data was mapped where private storm connects into the public storm sewer. This data is from parking lot construction plans from private development and does not always reflect what was built
- **Storm_Struct_Private** *(FTP/Geodata/WatershedStudies_2025.gdb)*
    - Citywide Data was mapped from parking lot construction plans from private development and does not always reflect what was built

STO_Modeling_Impervious (FTP/*Geodata/ FloodStudies_2025.gdb*)

- This citywide data was created in 2022 and represents the land cover and connectedness of impervious surfaces in the city based on 2020 aerial imagery

Aerial Photograph, DEM, Contours, LiDAR

- **2022 imagery** (and older images) hosted as an image server by Dane County here: https://dcimapapps.countyofdane.com/arcgisimg/rest/services

Flooding Data *(FTP/Geodata in Flood_Data.gdb)*

Feature Class Name	Description
FEMA_Reported_Aug20_Public	Public flood damage locations reported to FEMA. Codes: ○ A-Debris Removal ○ B- Emergency Protective Measures ○ C-Roads and Bridges ○ D-Water Control Facilities ○ E-Buildings and Equipment ○ F-Utilities ○ G-Parks, Recreation, Other
FEMA_CityDamage_Aug20	Public infrastructure damaged in the flood with repair reimbursements submitted to FEMA. Some overlap with FEMA public reported points.
OtherCollected_FloodPts_Aug20	Locations of issues received (emails/calls) by City Engineering staff as a result of the August 20, 2018 flood event (some overlap with FEMA reported points).
Official_Flood_Report_Pts	Locations of issues received via the City's online flood reporting form; date attached to feature class is the date that the data was pulled from the flood report form.
Historic_FloodPts	Intersections, points, and areas that have been noted over the years as having some flood/drainage related issue; includes 911 calls from June 16, 2018 event; attribute data is variable
Operations_FloodPts	Locations generated from City of Madison Operations work orders and calls received requiring flood/drainage related maintenance issues over the years.

Feature Class Name	Description
Priority_Inlets	City Engineering Operations priority inlets for maintenance.
BI_FloodPts_Aug20_Private	2-1-1 and Building Inspection collected private damage information from Aug 20th storm damage. BI used this data to create preliminary damage estimates based on FEMA's flood damage calculator.
Street_Flooding	Layer generated manually by looking at historic data points to determine streets that have had flooding issues, plus institutional knowledge.
Business_FloodPts_Aug20	Businesses that had direct impact on their properties from the August 20, 2018 flooding

MODELING GUIDANCE

Version 2024_01_28(DRAFT)

Version Revision	Purpose	Changes	Author
V2024_02_19	Issued round 7 RFP (Nine Springs, Pennito Creek)	Added Item 10.c. under "Modeling Parameters"	RSS
V2028_01_28	Updating for issuing Starkweather and Olbrich RFP to complete existing conditions modeling and develop solutions	Added item 14.e.i	RSS

Round 8 Watershed Studies

The City recognizes that an important aspect of modeling is professional judgement; and it will be up to the Consultant to appropriately define parameters, variables, and methodology. However, it is in the City's best interest to have relative uniformity amongst City models. This guidance document was developed to provide uniformity. Where inputs and assumptions differ from those outlined in this document, the Consultant will be expected to justify and document the differences and reasons for the differences.

The purpose of the watershed modeling is to construct planning-level models of the watershed to identify locations with significant conveyance system deficiencies. The identified solutions will be conceptual solutions, not design-level solutions.

City of Madison Flooding Level of Service Goals

1. 10-year design storm event:
    a. No surcharging onto the street for up to the 10-year design storm; water shall be contained within the pipes and structures.
        i. When using rain-on-grid hydrology, the goal is met if there is less than 0.25' of curb depth using the FHA method.
    b. There are locations within the City where low points exist that pond water; these low points are excluded from this goal and will be addressed as streets are redesigned.
    c. For locations limited by known inlet capacity, allow no more than 0.5 feet of water above storm sewer inlet rim.
2. 25-year design storm event:
    a. Street to remain passable for emergency vehicles during 25-year design storm.
        i. This is defined as no more than 0.5 feet of water on the centerline of the street for a length of 100-feet using the depth raster.
        ii. To define the centerline of street, the County's centerline data (Dane County SDE – GISdw.DCL.RoadCenterline) should be used.
    b. Note that the Watershed Study modeling approach will not explicitly account for cross flow conditions where more gutter flow on one side of the street can overtop the crown.
3. 100-year design storm event:
    a. No home or business will be flooded during the 100-year design storm.
        i. This is defined as no more than 0.5 feet of water at the 5-foot buffer around a structure.
    b. Enclosed depressions to be served to the 100-year design storm (which can include safe overland flow within street, easements, greenways or other public lands).
        i. For purposes of the watershed studies, enclosed depressions are defined as depressions in public right-of-way where stormwater needs to reach private property to overflow from the depression.
        ii. Solutions will also be developed for enclosed depressions where the stormwater collected is solely from private property. In these cases, the solutions may be

implemented thru public-private cooperation or solely by the private property owners.

   c. Greenway crossings at streets to be served to the 100-year design storm.
4. 500-year design storm event:
   a. Safely convey stormwater; i.e. limited impact on private property.
   b. Limited impact is defined as no more than 0.5 feet of water at the 5-foot buffer around a structure.
5. Provide flooding solutions that do not negatively impact downstream properties.

Due to the inherent variability and complexity of stormwater conveyance systems, it is understand it may not be practical to meet the above level of service goals in all areas of the City.

Guidance for Solutions

1. For the purpose of the watershed studies "deficiencies" in the system shall be defined as existing infrastructure, drainage capacity, or system limitations that fail to meet the goals stated in 1-5 above.
2. Watershed deficiencies will be reviewed, and solutions will be provided up to, the 100-yr design storm.
3. In areas where flooding occurs in events exceeding the 100-year storm, those areas will not be prioritized for engineering solutions, but will be identified in existing conditions model for 500-year event storms.
4. Proposed solutions will be identified for only the publicly owned drainage system.
5. Drainage issues that are private (water from the public infrastructure such as streets, greenways, ponds and/or easements is not the cause of the drainage issue) will not require modeling solutions but should be noted, where possible, in the existing conditions analysis so staff may work with property owners if necessary. (See Also Hydraulics section of Modeling Guidance for discussion on private system existing conditions modeling.)

Emergency Vehicle Allowable Flood Depths (email from Fleet on 5/12/2020)

1. SUVs – up to 6-inches
2. Large Trucks – up to 3-feet
3. Ambulances, vans, and pick-up trucks – between 6-inches and 3-feet

MODELING PARAMETERS:

Initial model parameters are the following items:

1. Include storm sewers and culvert segments for the trunk line drainage system and major conveyance to that system. Additional conveyance components may be included if felt necessary by the modeler to understand the conveyance system drainage.
2. Inlet capacity will not be included in the model. It is assumed that sufficient inlets are present accommodate stormwater. In areas where there is known chronic flooding that has been reported to Engineering, additional detail may be requested.
3. Incorporate significant existing storm water management facilities (public and private) into the model.
4. Subdivide provided outfall basins into smaller watersheds as needed in order to properly execute the model.
5. Coordinate System and Vertical Datum
   a. Horizontal Coordinate System: NAD 1983 HARN WISCRS Dane County Feet (WKID 103412).
   b. Vertical Datum: NAVD88 (pre 2007 adjustment) ft (City of Madison Datum + 845.6)
   c. Various data sources have different horizontal and vertical datums, check datum for each data source prior to use.
   d. When setting up PC-SWMM Models, the default coordinate system that looks like it matches the City's preferred coordinate system is not the same. PC-SWMM's default coordinate system is State Plane and the exact coordinate system the City uses is not in

PC-SWMM's database. To create a PC-SWMM model with the same coordinate system:

i. Open up a new, blank model.
ii. Add one of the City's shapefiles with the preferred coordinate system.
iii. Then, in PC-SWMM, select that coordinate system as the default.

6. Monitoring Data Time Zone: Different sources of monitoring data use different time zones. Also, some adjust for daylight savings time whereas others do not. When using the monitoring data, check both the time zone and if the data is adjusted for daylight savings time.
7. Monitoring Data Review: Familiarize yourself with the location of the monitoring gage at each site. Also, visit the monitoring site following a rain event to review the site conditions for things that would impact the measurements. For example, is there debris clogging anything?
8. Naming convention
    a. Names are limited to 20 characters where possible. Both PC-SWMM and XP-SWMM can take lengthy names but both indicate shorter is better for avoiding truncating names.
    b. Subcatchments:
        i. Begin with Subcatchments naming convention provided by the City in the Outfall Basin feature class.
            1. Add a three-digit designator to the end of the name, beginning with 000
            2. As subcatchments are subdivided, increase the added designator by 1.
            3. Example: ME04-A-0014-H *(Provided by City)* → ME04-A-0014-H-MAD-C-000 *(For the original basin)* → ME04-A-0014-H-001 *(For first subdivision)*
        ii. Final outfall basin feature class file, including supporting files used to compute runoff timing and volume parameters shall be part of the deliverables provided to the City of Madison.
        iii. Note first downstream stormwater control practice as attribute in subcatchment feature class.
    c. Structures and Junctions:
        i. Node (Junction/Storage/Outfall) names for existing structures shall retain the asset identification provided by the City.
        ii. Proposed Structure names are to be determined by the Consultant but shall be given a "logical" name that reflects general location, function, or other.
        iii. For junctions that need to be added that are storm sewer tees as constructed, use the downstream manhole / structure with "_01" added in increasing order moving from downstream to upstream. For example, the first junction added for a tee upstream of MI3350-001 would be MI3350-001_01
    d. Pipes:
        i. Conduit names for existing pipes shall retain the asset identification provided by the City, except that:
            1. The first two letters (i.e AE, IN, etc) can be removed
            2. Leads with an asset ID that takes up all 20 characters can be shortened to the corresponding assigned ID. For example, IN3350-032_AS3350-007_3350-001 can be changed to 3350-032_3350-001_001
        ii. Proposed Pipe names are to be determined by the Consultant but shall be named in a manner similar to the City pipe naming convention, which includes the upstream and downstream structure names.
    e. Channel/Street Flow Segments:
        i. Conduit names for drainage-ways shall be named in a manner that identifies the greenway segment it represents by Greenway Node Number and the distance from the upstream end. Example: GR7541-062_125 would represent a channel segment that begins 125 feet into the North Door Creek Greenway – Sprecher Road Section.
        ii. Conduit names for streets shall be named with "Rd_"[US_Node_Name]_[DS_Node_Name] and remove the first two letters in the node name similar to how pipes are named.
    f. Natural Channels:
        i. Natural channel transects shall be named with the same ID as the conduit name.
        ii. Street models as natural channels shall be named in a manner that is easily

identifiable for the street or street type it represents.

iii. A shapefile shall be created documenting where natural channel transects are cut.

g. Other SWMM Features (Weirs, orifices, etc)
   i. Other SWMM features shall have readily identifiable names corresponding to the type of feature they are trying to model. For example, an orifice for a detention pond should have an ID that is "<Detention Pond ID>_ORIF_01", keeping within a 20 character limit.

h. Ponds
   i. Use the pond name identifier from GT-Viewer combined with a common name. For example, the ponds at Odana Hills Golf Course would be "PD3461-001_OdanaHills"
   ii. Use abbreviation of name if unofficial full name creates a model name longer than 20 characters.

i. Non-City owned infrastructure
   i. Consultant may choose name if consistent naming convention is not created by entity that owns infrastructure
   ii. If Consultant chooses name, all infrastructure owned by another entity shall start with the same few characters. For example, DOT infrastructure could all start with "DOT-" or Fitchburg owned infrastructure could start with "Fit-"

9. Data Notation

The GIS data describing the conveyance system is not complete. In some instances the modeler will be able to make assumptions based on available data. In other locations, the data will require survey. The City is tracking the accuracy of the data with the ultimate goal of having a complete record.

When the modeling is creating the GIS data describing the structures and pipes, they shall create a new attribute in their GIS data and categorize the data as the following:

a. Structures:
   - Source_IE
   - Source_Rim

b. Pipes:
   - Source_ToIE
   - Source_FromIE

c. Private:
   - Notes

d. Source –enter Number and text in bold in attribute
   0. **Converted:** legacy EI's taken from the structure, all EI's received the structures outgoing EI by default when converted in 2020. *This does not mean this data is *__better__* than the survey data, if it looks suspect, you should investigate and try to clarify the source (especially for pre-2005 data, or structures/pipes within ponds/gwys)*
   1. **Survey:** Survey data (current)
   2. **AsBuilt >2004:** As-Builts (2005-present) since City used GPS-Survey Grade to set control improving consistency citywide
   3. **AsBuilt pre-2005:** As-Builts (pre-2005)
   4. **ConstPlan**: Construction plans
   5. **GTV**: GTV in-line text, no plans to support
   6. **Interpolate:** interpolated (saddled structure had inverts on either side and interpolated—should eventually be surveyed)
   7. **Inferred:** best guess, (can't get survey now or is pulled from LiDAR, but should eventually be surveyed)
   8. **No data:** Needs survey (searched and unable to find—should eventually be surveyed, but a higher priority)

e. When creating a model, Engineers will verify/update:
   i. Structures:
      - Source_IE
      - Source_Rim

- Project_No

ii. Pipes:
- Source_ToIE
- Source_FromIE
- Project_No

iii. Private:
- Notes
  - PLP_address
  - GTV
  - Survey (survey will need to confirm all fields)

10. Rainfall
    a. MSE4 24-hour Distribution and NOAA Atlas 14 Depths

Recurrence Interval (years)	Rainfall Depth (inches)
1	2.49
2	2.84
5	3.45
10	4.09
25	5.02
50	5.74
100	6.66
200	7.53
500	8.94

    b. Long-Duration Storm – Two 24-hour, 100-year MSE4 storm events with the time between peak rainfalls shorted from 24 hours to 12 hours.
    c. When using the MSE Rainfall distribution the timestep used for representing the distribution within the model shall be 0.1 hours (or 6 minutes).

11. Hydrology (SWMM Method with Horton Infiltration) (References: A, B, C, J, L)
- Parameters listed are default parameters and may need to be adjusted based on calibration data.

    a. Subcatchment Detail for Street Drainage
        i. Contributing area to the existing storm sewer system that is to be modeled (Determined on a watershed by watershed basis)
    b. SWMM Routing Parameters (if calibration is not available to adjust parameters)
        i. Percent Impervious:
            1. In areas where impervious areas are delineated:
                a. Use impervious/Pervious areas from City provided feature class.
            2. In areas where Impervious areas are not delineated:
                a. Use City provided WinSLAMM land use file and the "HowTo_CalculateCN" Document.
                b. Areas not delineated in City Provided WinSLAMM land use file shall defer to Dane County Land Use Map.
                c. Match WinSLAMM land uses with Dane County Land Use.
            3. Note: The City had a set of surface cover data built off the 2018 ortho image. The deliverables from Task 4 are the easiest to utilize in models. The impervious type is defined in a domain and to use it you may need to "Export a table to include domain descriptions and coded values"
        ii. DCIA
            1. In areas where impervious areas are delineated:
                a. Use impervious/Pervious areas from City provided feature class.
            2. In areas where Impervious areas are not delineated:

a. Reference WinSLAMM Standard Land Use DCIA Spreadsheet

iii. Width – Estimated based on subcatchment shape. Estimation methodology shall be documented.
A single width shall be calculated for the entire subcatchment and used for all three sub-areas.
It is expected Width is one of the first calibration parameters for peak flow.

iv. Slope – Computed manually or estimated based on LiDAR. Computation or estimation methodology shall be documented.

v. In XP-SWMM, each subcatchment is to be split into area of (1) DCIA, (2) non-DCIA, and (3) pervious area. Within the model, the non-DCIA shall be routed to the pervious area.

vi. In PC-SWMM, indicate the percent being routed to pervious in the subcatchment attribute.

c. Horton Infiltration

i. For typical urban pervious area (Based on range of values for different soil types, moisture conditions, and vegetation conditions found in Reference A):

HSG Group[a]	Max Infil. Rate (in/hr)	Min Infil. Rate (in/hr)	Decay Rate (1/hr)	Dry Days[b]	Maximum Infiltration Volume (in)
A	4.0	1.0	4.0	3.1	
B	2.0	0.5	4.0	4.4	
C	1.0	0.2	4.0	7.0	
D	0.5	0.1	4.0	9.9	
Water	0	0	0	0	

[a]For HSG listed as A/D, B/D, C/D, the default approach will be to assume the HSG associated with the lower infiltration rate (HSG D).
[b]Use equation 4-12, pg 99, SWMM Reference Manual Volume 1 – Hydrology (Revised), January 2016

ii. Impervious Manning's n – 0.016

iii. Pervious Manning's n – 0.20

iv. Depression Storage for Impervious – 0.05 inches

v. Depression Storage for Pervious – 0.15 inches

vi. Zero Depression Storage – 25 percent

vii. Factors for adjusting (L)
1. Forest – Multiply max and min infiltration rates by 2.
2. Farmland (row crops) – Multiply max and min infiltration rates by 1.2.
3. Farmland (close crops) - Multiply max and min infiltration rates by 1.8.
4. Other land uses – discuss with City staff

viii. Area-weight the Horton Infiltration parameters for each subcatchment based on the area of each soil type within a subcatchment. Remove impervious area from area-weighting.

ix. It is understood the NRCS/SCS updates the soil mapping at various times. The project teams will identify a date the soils data will be downloaded and that will be the data used for the duration of the project.

d. Evaporation: Turn off evaporation from calibration and design storm event runs.

12. Hydrology (SCS CN Hydrology – ONLY USE WHERE DESIGNATED BY CITY) (References B, K)

a. Runoff Curve number, Percent Impervious, Directly Connected impervious Area

i. In areas where impervious areas are delineated:
1. Use impervious/Pervious areas from City provided shapefile.
2. Impervious areas shall use a runoff curve number of 98.
3. Urban pervious areas that are mowed and maintained can assume the area is Open Space in good condition listed in Table 4-9 of Reference B.
4. All other pervious land uses shall match descriptions listed in Table 4-9 of Reference B.
5. Create a composite subbasin runoff curve number that incorporates both

impervious and pervious areas.

ii. In areas where Impervious areas are not delineated:
    1. Use City provided WinSLAMM land use file and the "HowTo_CalculateCN" Document.
    2. Areas not delineated in City Provided WinSLAMM land use file shall defer to Dane County Land Use Map.
    3. Match WinSLAMM land uses with Dane County Land Use and repeat item "i." of this section.
    4. Impervious areas shall use a runoff curve number of 98.
    5. Urban pervious areas that are mowed and maintained can assume Open Space in good condition listed in Table 4-9 of Reference B.
    6. All other pervious land uses shall match descriptions listed in Table 4-9 of Reference B.
    7. Create a composite subbasin runoff curve number that incorporates both impervious and pervious areas.

b. Routing Parameters
    i. Width - In PC-SWMM only, Estimated based on subbasin shape. Estimation methodology shall be documented. It is expected that width is one of the first calibration parameters to be adjust for peak flow.
    ii. Slope - In PC-SWMM only, computed manually or estimated based on LiDAR. Computation or estimation methodology shall be documented.
    iii. Time of Concentration - In XP-SWMM only, calculate each watershed time of concentration based on equations listed in SCS Urban Hydrology for Small Watershed, 2nd Ed., (TR-55), June 1986 (Reference K). The max flow length for sheet flow is 75 feet in urban areas and 150 feet in agricultural/natural areas.
    iv. In XP-SWMM and PC-SWMM, the percent impervious shall be zero and the composite runoff curve number shall incorporate impervious and pervious areas.

13. 1D Hydraulics (References: A, B, D, E, F, G)
- Dynamic mode with constant / variable timestep sufficient to model system accurately.
- Conduit lengthening shall not be used unless prior approval from City on reason.
- Parameters are default parameters and may need to be adjusted based on calibration data.
- This list is not intended to be exhaustive.

a. System to be Modeled
    i. Public
        1. Standard: Trunk line and major conveyance components to trunk line.
        2. Process for Exceptions: Provide justification for conveyance components not included.
        3. Use engineering judgement for inclusion of additional detail beyond this standard.
    ii. Private
        1. Standard: Not included
        2. Process for requiring inclusion of private pipes:
            a. Stormwater management detention facilities providing significant detention.
            b. When necessary to understand the functioning of the public system. For example, the West Towne Mall parking lot drainage system.
    iii. Greenways and major surface drainages
    iv. Significant stormwater detention facilities (public and private).
        1. Private systems may be simplified if serving a single site.
        2. Provide justification for detention facilities not included.

b. Loss Coefficients (see drawing at end of document)
    i. Entry
        1. Culverts – Select Inlet Type based on the Help File or HEC-RAS Hydraulic Reference Manual

2. Storm Sewer (internal at MHs) = 0.05
3. Storm Drainage Structures (MH) at 45 degree bend = 0.25
4. Storm Drainage Structures (MH) at 90 degree bend = 0.5
5. For culverts and entrances to storm sewer from an open channel or pond, both the energy loss coefficient and the inlet control (culvert code) shall be used.

ii. Exit
1. Culverts –
a. Exit closed conduit to open channel = 0.5
b. Exit closed conduit to lake or pond = 1.0
2. Storm Sewer (internal at MHs) = 0.05
3. Storm Drainage Structures (MH) at 45 degree bend = 0.25
4. Storm Drainage Structures (MH) at 90 degree bend = 0.5

c. Coefficient of Discharge
i. Weirs
1. Sharp Crested – 3.0
2. Roadway embankment – 2.6
3. Flatter overflow – Use engineering judgment
ii. Orifices
1. 0.6

d. Manning's n
i. Pipes
1. Concrete Pipe: 0.013
2. Other n values shall be chosen within generally acceptable ranges.
ii. Channels
1. Use Chow's Open Channel Hydraulics, Reference E
iii. Bank Flow, including developed urban areas
1. Use Chow's Open Channel Hydraulics, Reference E

e. Transect Placement and Modifiers
i. Splitting long open channels
1. Changes in cross section
2. Significant changes in slope and roughness
3. Overflow points
ii. Segment Lengths
iii. Channel Geometry
iv. Provide shapefile where natural channel transects are selected along with XS Identifier

f. Tailwater Conditions:
i. Lake Mendota: one foot over Summer Maximum
1. NGVD 29 Datum: 851.10
2. NAVD 88 (1991) Datum: 850.9
ii. Lake Monona: one foot over Summer Maximum
1. NGVD 29 Datum: 846.2
2. NAVD 88 (1991) Datum: 846.0
iii. Lake Wingra (100-year WSE): 848.0
iv. Yahara River between Lakes Mendota and Monona: TBD

g. Inlet Clogging Factors
i. Continuous Slopes
1. Street slope < 1% - 25% Clogging
2. Street slope >= 1% - No Clogging
ii. Sags – 50% Clogging

14. 2D Data (References: A, G, H, I)
a. Surface Roughness – The average Manning's n may vary by land cover / land use. Referencing TR-55, the following roughness can be used for sheet flow conditions. Choose based on professional judgement and document in the report.

i. Impervious areas - 0.1
ii. Turf grass areas - 0.24
iii. Wooded – 0.4
iv. Prairie – 0.15
v. Other – reference TR-55

b. Channel Roughness - Where the 2D surface experiences channel flow, rather than sheet flow, utilize the Manning's n values for open channels

c. Impervious Area/Inactive Areas - The City had a set of surface cover data built off the 2018 ortho image. The deliverables from Task 4 are the easiest to utilize in models. The impervious type is defined in a domain and to use it you may need to "Export a table to include domain descriptions and coded values"
    i. Average the roughness within the ROW based impervious and pervious area.

d. Blocked Obstructions – enter roofs as Inactive Areas in XP-SWMM and Obstructions in PC-SWMM
    i. Non-residential – use City impervious area data for roofs
    ii. Residential – use Dane County roof layer

e. Grid cell/mesh size: Use size that balances model run time and sufficient 2D overland flow detail.
    i. Consultant shall confer with City prior to utilizing a variable grid mesh size. City does not currently have an XPSWMM license that supports that capability.

f. Grid/mesh orientation: Where possible, align grid/mesh with major channel flow direction. If not practical, then use orientation that minimizes run time.

15. Rain-on-Grid Analysis (Do not use without discussion with City)
    a. Hydrology
    For a full study area Rain-on-Grid model, no nodes or pipes should be active within the Runoff Mode.
        i. Rainfall - All runoff is generated using Rainfall / Flow Area layers. Individual layers shall be created for each rainfall event, with only the applicable one active during each scenario. Rainfall distributions stated above in Section 9 shall be used.
        ii. Landuse – Layers for the following land uses must be created: Buildings, Impervious, Turf Grass, Wooded, Prairie, Water and any other applicable layers. Land use layers for Turf Grass, Wooded, Prairie, and any other pervious land coverage, shall be additionally divided up into Hydrologic Soil Groups A, B, C, and D. These layers should cover the entire study area. Under the Land use data tab, inputs for Manning's Roughness, Rainfall Abstraction, and Infiltration must be completed.
            1. Manning's Roughness:
                a. Buildings – Variable roughness must be used. A Depth-Roughness relationship as follows is appropriate:

Depth (ft)	Roughness
0.00	0.01
0.30	0.01
0.31	0.1
10.0	0.3

                b. Impervious – A constant roughness of 0.016
                c. Turf Grass, Prairie, Wooded, and other Pervious – Variable roughness must be used to account for sheet flow at low flow depths. The consultant shall use roughness coefficients stated above in Sections 10.c and 12.a to develop these roughness curves.
                d. Water – A constant roughness of 0.01.
            2. Rainfall Abstraction:
                a. Buildings and Impervious – Initial Abstraction of 0.04 inches (XP-SWMM Default). Continuing loss should remain 0.0.

b. Pervious - This shall remain unchecked, as Initial and Continuing losses will be accounted for via the Horton Infiltration parameters.

3. Infiltration:
    a. Buildings and Impervious – This shall remain unchecked
    b. Pervious – Horton Infiltration as described above in Section 10.c shall be created for each pervious land use layer.

b. 2D Model Settings
    i. Grid extent shall cover the entire study area.
    ii. Default area type shall be set to Active Area. There should not be any inactive areas within the model.
    iii. Default land use should be set to one of the pervious layers (suggested to use layer with largest total area). However, this should not have any impact on the modeling if there is full coverage of land use layers.
    iv. Head boundaries shall be set anywhere where surface flow is able to leave the study area.

c. 1D Model Network
    i. The 1D storm sewer network shall be extensive enough to include enough inlets throughout the watershed so that surface water can adequately pass from the 2D surface into the 1D model. Multiple inlets at the same location may be combined to a single node. Inlets either side of the street shall remain separate nodes.
    ii. Each inlet node must have Link Spill Crest to 2D checked. Each culvert inlet/outlet must have Link Invert to 2D checked. If calibration shows not enough flow is entering each inlet node, Spill Crest elevations may be lowered below the 2D cell elevation (0.5 ft is an acceptable initial lowering value)

d. 1D/2D Interface Lines at Intersections
    i. In steeper watersheds, the water on the grid may not enter the pipe due to the limitations of the xp2d grid module. Pipes should be reviewed after a simulation for this occurrence. Where this occurs, add 1D/2D interface lines to connect the flow at appropriate intersections to the 1D node.

16. Suggested Proposed Solutions Organization
    a. The Proposed Solutions simulations should be set up in the following way (unless discussed with City staff first). The purpose is to have a model with just the proposed storm sewer improvements, just the regional improvements, and then both.
        i. Add the proposed storm sewer to the Existing Conditions Model as a Scenario.
        ii. Once complete, save the model file with a new name. Add the regional solutions in the Base Scenario, keeping the proposed storm sewer as a scenario.

17. Non-Modeling Data
    a. When utilizing XP-SWMM, provide attributed describing the source of data in the representative GIS feature classes
    b. When utilizing PC-SWMM, also add attributes to the entities describing their data sources.

18. Solutions
    a. Analysis – what are the underlying causes of flooding in:
        i. Areas reported in the “Flood Download” from City staff
        ii. Other flooded areas in the modeling not identified in the “Flood Download”
            1. If more than 10 total areas, work with City staff to prioritize locations to evaluate
        iii. City to identify suggested solutions and provide to Consultant for consideration
        iv. Consultant to identify solutions independently and take lead on overall solutions for watershed
    b. Prioritize Solutions
        i. Property Damage
        ii. Major arterials where emergency vehicles cannot get through
        iii. More criteria - TBD

c. Displaying solutions/Order of solutions
    i. Show each solution independently and then combined
    ii. Order
        1. Property/pipe owned by Stormwater Utility
        2. Pipe size needed to solve remainder of issues
        3. Other public properties
            a. Janet will provide areas where there are non-starters in Parks
        4. Private properties
    iii. Show structures removed from the 100-yr event
        1. Intersect the flood raster with the building outlines
        2. Buffer buildings by 5-feet to account for in accuracies of building footprint layer
        3. Any building outline that intersects the buildings is considered "flooded" if depth of intersection is 6 inches or greater.
d. In SWU-owned land all proposed grading must have the following conditions for maintenance access:
    i. be offset from the property line on 1 side by 15 feet (parallel to channel flow, from Pond access to pond outlet)
        1. Shall be extended to reach all priority inlets or sanitary access structures within greenway
    ii. All proposed berms must be 10 feet wide @ top of berm
    iii. Slopes no steeper than 4:1
e. Overlay TIP map with inundation mapping to understand where immediate future project opportunities are
f. Freeboard – City does not have a minimum freeboard requirement
g. Properties adjacent to greenway and new greenway crossings – Current ordinance states property low building opening must be 4' above invert of downstream greenway street structure crossing. Therefore, may need to make structures wider, instead of deeper, to not flood upstream properties

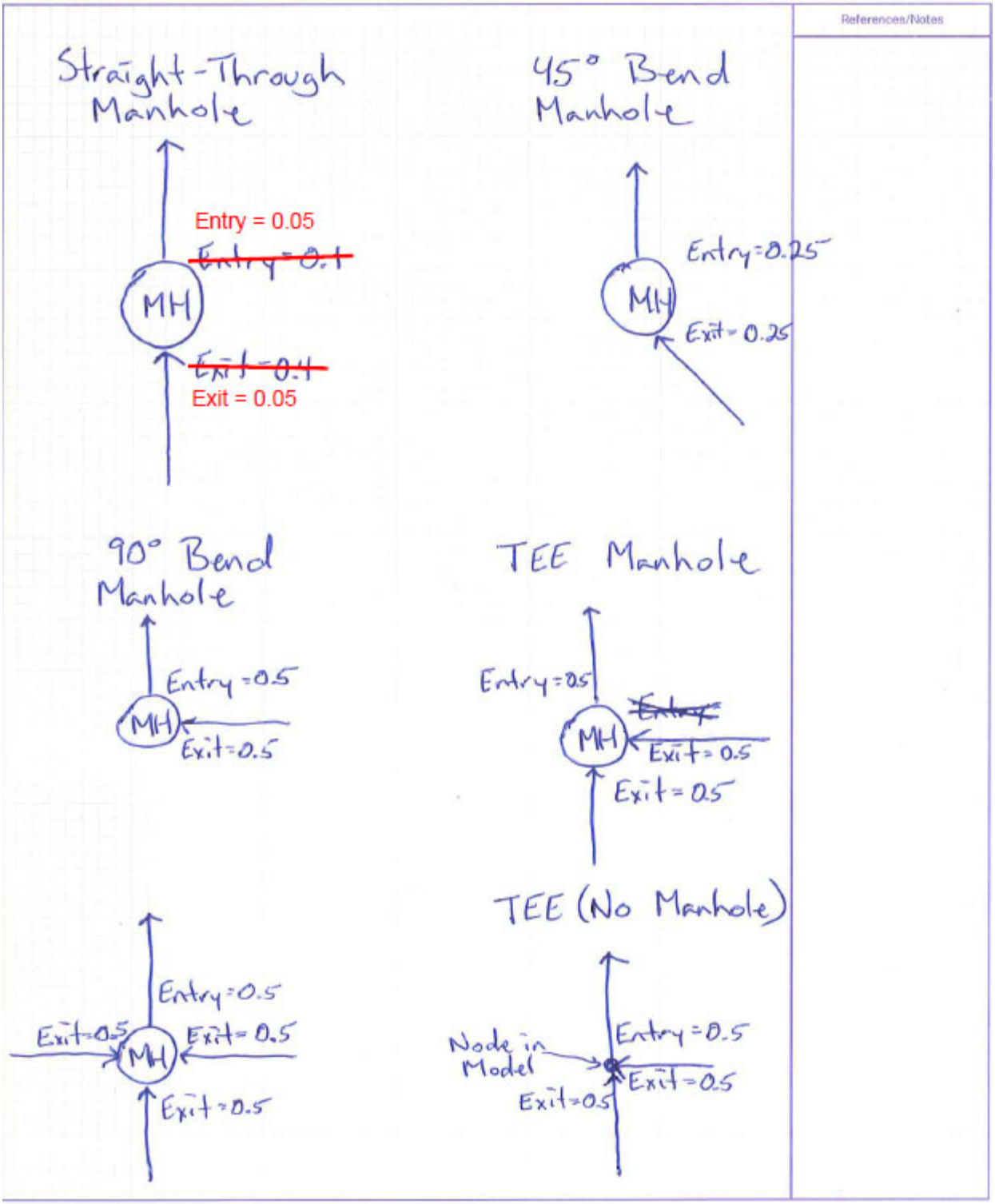
19. Water that overflows Watershed Study Boundaries
    a. There may be locations along a watershed study boundary where water overflows that boundary and enters an adjacent watershed. When this occurs
        i. 2D outflow boundaries should be drawn in the locations to allow the water to leave the model as it would normally.
        ii. A 2D flow recording line should be added in this location, just upstream of the 2D outflow boundary.
        iii. The model should be run for all design storm events.
            1. If flow is found to be significant, hydrographs should be exported from the model and provided to the City Project Manager so they can be inserted into the adjacent watershed study model.
            2. If flow is not found to be significant, the flow can be ignored.
        iv. The watershed should report should include a section showing the locations of the overflow. Text and tables in the report should briefly describe the magnitude of the overflow and the duration.

REFERENCES

A. Model Help Files and User Forums
B. Storm Water Management Model version 5.1 User's Manual. (Available at: https://www.epa.gov/water-research/storm-water-management-model-swmm-version-51-users-manual)
C. SWMM reference manual volume I – hydrology (Available at: https://nepis.epa.gov/Exe/ZyPDF.cgi?Dockey=P100NYRA.txt)
D. SWMM reference manual volume volume II – hydraulics (Available at: https://nepis.epa.gov/Exe/ZyPDF.cgi/P100S9AS.PDF?Dockey=P100S9AS.PDF)

E. Chow, Open Channel Hydraulics, 1959
F. HEC-RAS Hydraulic Reference Manual. (Available at: https://www.hec.usace.army.mil/software/hec-ras/documentation/HEC-RAS%205.0%20Reference%20Manual.pdf)
G. ASCE Two-Dimensional Modeling Using HEC-RAS, Lecture 8 – Troubleshooting and Reviewing, Page 31; 2017.
H. Australian Rainfall & Runoff Revision Projects, Project 15: Two Dimensional Modeling in Urban and Rural Floodplains, November 2012.
I. FLO-2D Reference Manual, FLO-2D Software, 2012.
J. ASCE Manual of Engineering Practice No 28.
K. SCS Urban Hydrology for Small Watershed, 2nd Ed., (TR-55), June 1986
L. Found during calibration in the Pheasant Branch Watershed. Area underlain with Prairie du Chein geology. Areas with other geology will need to select appropriate multipliers.

References/Notes



Version 2025_05_08

Revision	Purpose	Changes	Author
V2025_05_08	Issued round 8 RFP (Starkweather Creek and Olbrich Gardens)	Added Section headings. Added final bullet under Final Report, General Notes. Minor revisions to Appendices and Figures Lists. Minor updates to the GIS Deliverable section. Revised "Soils" section of "Required Data".	RSS

This document may be revised and resent to consultants working on active studies prior to the submittal of the Draft Final Report by the Consultant to the City.

Final Report

General Notes

- On Front Cover: Note "The City makes no representation about the accuracy of these records and shall not be liable for any damages" (disclaimer may be modified by City)
- Where deviated from Model Guidance, include assumptions in items Model Development text
- Expand discussion specific to assumptions
- Use "resident" as opposed to "citizen" and "property owner" for commercial areas
- Volume control infrastructure – note "being analyzed separately" with no further information
- Water Quality components – only for purposes of data entry into WinSLAMM if solution gets some water quality benefit
- Prioritization Matrix – only note that it is being done by City to develop implementation order
- Hyperlink table of contents to sections in report
- Examples of previous reports can be found on the City's Watershed Study Website (https://www.cityofmadison.com/flooding/city-initiatives/watershed-studies) within specific project pages or provided by the city.
- Wherever possible use concise language and formatting such as bulleted lists rather than extensive narratives.

Report Content

1. Executive Summary (objective is to keep to a 2-3 page maximum for Mayor's office, but may be longer if it is very clear and easy to read)
    a. Quantify where we didn't reach flood goals
        i. U% of U sewers surcharge during 10-yr event
        ii. W% of W inlets are under capacity
        iii. X% and X greenway crossings of Y total greenway crossings
        iv. Y% of Y arterial streets
        v. Z% of Z structures flood
        vi. Other applicable data
    b. Maps (see example)
        i. Briefly explain how model is used to see if flood goals are met
    c. Summary of proposed solutions and costs
    d. Quantify where flood goals are after all solutions are implemented
        i. U% of U sewers surcharge during 10-yr event
        ii. W% of W inlets are under capacity

iii. X% and X greenway crossings of Y total greenway crossings
iv. Y% of Y arterial streets
v. Z% of Z structures flood
vi. Other applicable data

2. Introduction
    a. Project Background and Purpose
    b. Scope of Study
    c. Historic Flooding in Watershed
        i. Flood Reports
        ii. Areas reported by City staff
    d. Summary of Past Studies (if applicable)
        i. Report Name, Date, Author, Location (if known)
3. Water Resources Inventory
    a. Study Setting
    b. Watershed
    c. Topography
    d. Drainage Systems
        i. Natural System
        ii. Constructed System
    e. Runoff Conditions
        i. Land Use
        ii. Impervious Area
        iii. Soil Types
        iv. Wetlands
4. Guidance and Data Sources
    a. Reference Model Guidance Document
    b. List Data Sources
5. Model Development
    a. Modeling Software
    b. Rainfall Files
        i. Design Rain Events
        ii. Measured Rain Events
            1. Explain monitoring background and more clearly explain why/how events were chosen.
    c. Hydrologic Model Development
        i. **PCSWMM Models**
            1. The City of Madison has identified issues with PCSSWMM's 1983_HARN_WISCRS_Dane_County_Feet projection. Prior to beginning work, the consultant shall work with the City of Madison to determine the best projection for the model and corresponding GIS data
        ii. SWMM Runoff Description (brief and why being used)
        iii. Subwatershed Input Data (Summary, details in Appendix)
            1. Area
            2. Impervious Area (Directly Connected and Disconnected)
            3. Width

4. Slope
5. Soils
6. Infiltration Parameters
7. Antecedent Runoff Conditions
8. Depressional Storage
9. Internally Drained Areas
10. Runoff routing – to surface node, directly to storm sewer, etc

d. 1D Hydraulic Model Development
   i. Hydraulic conveyance system analysis
      1. Open Channel
      2. Closed Conduit – Storm sewers and culverts
   ii. Inlet capacity analysis
      1. Clearly explain process, assumptions, and how associated figure was developed.
      2. Where inlet capacity not done (Round 2 plus studies), state that and why – limitations of software in 2D plus effort to do accurately cause analysis to be unreasonable. And, that during calibration/verification process, individual areas where flooding occurs, but modeling is not showing, were revised to show inlet restrictions in those individual areas. Note: a proposed solution of additional inlets should then be added to the Proposed Conditions solutions in these areas.
   iii. Detention pond analysis
   iv. Open Water/Backwater Effects
e. 2D Hydraulic Model Development
   i. Description of areas modeled in 2D (if entire watershed is not modeled in 2D)
   ii. Topographic Data
   iii. 2D Grid
   iv. 2D Land Use and Roughness Values
   v. Inactive Areas
   vi. 1D/2D Interface
   vii. 2D Boundary Conditions
f. Special Conditions (example – Spring Harbor discharge to McKenna/Greentree; Other municipalities that are part of the watershed, etc)
g. Existing Conditions Non-Calibrated Model Results

6. Model Calibration
   a. Baseflow Conditions
   b. Recorded Rainfall and Flow Data
   c. Selected Runoff Events
      i. Graphs at monitoring locations showing pre-calibrated and post-calibrated hydrographs (stage, flow, etc) for each calibration event
      ii. Add approximate recurrence interval for each of events in table as % chance, and describe approach you used to determine it
   d. Calibration Results
      i. Repeat metrics from scope & if you didn't meet them explain why. Note where you did meet them. We want this to be very thorough.

7. Results Evaluation
    a. Go into detail of where we are meeting flood goals and where we aren't and how the stats from the executive summary were created
        i. process & assumptions in creating maps and statistics
    b. Add technical description of process used to determine which structures were flooded/which roads did not meet goals
        i. include details on computer models and LiDAR data – accuracy, calculations/process used, etc
        ii. Note – not absolute – only valuable as a comparison from model to model
    c. Add all limitations (including over-predicting)
        i. Discuss recommendations to address limitations in designed solutions (where model is over/under predicting—where flow goes super critical)
    d. Review areas reported by City staff in watershed and say whether or not model shows this & if it doesn't, provide an explanation.
    e. Reference existing conditions mapping
8. Public Engagement
    a. Public Information Meetings
    b. Focus Groups
9. Recommended Solutions Development (*Also see "Solutions Documentation section of this document below*)
    a. Overall process used:
        i. Consultant and City Data Review
            1. Description of land use types/ownership types where solutions cannot be implemented - railroads, utility corridors, cemeteries, historic places, etc that would preclude potential solutions from being implemented
        ii. Consultant and City Brainstorming
        iii. Consultant Modeling/calculations
        iv. Meetings with City Engineering staff to discuss ideas/modeling/calculations
        v. Convergence of solution to share with City Agencies
        vi. City Agency meetings (refer to appendix with notes)
        vii. Finalization of solutions following meetings with City Agencies
        viii. Mention of Peer Review #3
        ix. Draft reports going to all City Agencies to add their solution specific comments (Consultants will get comments to incorporate into Final Report)
    b. <u>Brief</u> description of all solutions reviewed
        i. Solutions reviewed but not ultimately included and reasons why
        ii. Solutions reviewed and selected, including iterations done
10. Recommended Alternatives
    a. Include following paragraph at the beginning of this section somewhere that fits with the flow of the text:
    " It should be noted that the improvements documented in this report are not meant to be full design-level efforts; they are conceptual solutions that help the City's Engineering Division understand the magnitude of solution needed in a given area to meet the targets. As projects are looked at further, and if they move to the point they are contemplated for programming, then projects will then go into a more

detailed design phase. This project phase collects detailed data needed for design and looks at refined design, permitting, and environmental issues associated with the particular project."

b. Detailed description of solutions including figures, tables, text
c. Include information detailed in **Recommended Solutions** Document at the end of this Document
d. How proposed alternative reducing flooding for
    i. Flood Reporting Locations
    ii. Areas reported by City staff
    iii. Focus Groups
e. Water quality information (all data listed below to be provided for EACH RECOMMENDED SOLUTION)
    i. Will solution have a WQ impact (Y/N)?
        1. All further information to be provided only if answer to above is "Y"
    ii. Solution name
    iii. Solution type (wet pond, infiltration, etc)
    iv. Solution description (new SCM, retrofit, replacement of existing SCM, etc)
    v. Contributing drainage area (to be provided as a polygon shapefile/GIS feature class)
    vi. For wet/dry pond solution
        1. Stage-storage relationship (from bottom elevation to top containment elevation) (provided in ft AMSL)
        2. Permanent pool elevation (ft AMSL)
        3. Outlet description for ALL outlets
            a. Outlet type (culvert, orifice, pump, weir)
            b. Outlet size/dimensions
            c. Outlet elevation (ft AMSL)
    vii. For infiltration solution
        1. All information required for wet/dry ponds
        2. Infiltration information
            a. Native soil infiltration rate
            b. Proposed fill description (type, infiltration rate)
    viii. For other solution type that consultant determines may have WQ impact
        1. Discuss with City PM to determine appropriate information to provide

11. Areas targets cannot be met
    a. Describe theoretical scenario used to determine additional capacity/volume needed and why that doesn't "fit"
        i. Oversized pipes to free outfall
        ii. 6 inches of water against a structure
        iii. No figures, discussion only (do not want residents to confuse theoretical analysis for something that can be built)
    b. Add note in final report document the goals were strived for but in some areas are only reachable thru property acquisition
12. Climate Resilience Analysis
    a. 0.2% Chance analysis

b. Infrastructure modifications

13. Cost estimate
    a. City provided unit costs, consultants adjusted based on project specifics and information from City
14. Recommended Implementation Order
    a. Technical
        i. Regional solutions that have to go in for localized solutions to meet criteria – so if projects are related, note relationships
        ii. Practices that would be nice to be constructed before others
        iii. Which solutions work together to reduce flooding
        iv. Other special notes for long-term project implementation purposes so Engineering doesn't forget
    b. Citywide Priority – City will provide text
        i. RESJI process/Prioritization Matrix
        ii. Opportunities from other Agency Projects
        iii. Each solution will have an individual public information process
15. Next Steps
    a. Internal – sharing with City design staff
    b. Internal – sharing with Council and City agencies
    c. External – sharing with stakeholders such as friends' groups, developers, etc

Appendices

Appendix A: Modeling Guidance Document
Appendix B: Hydrology Input Parameters per Subbasin
Appendix C: Hydraulic Input Parameters (Links, Nodes)
Appendix D: Flooding depth and duration for up to 25 locations for each design storm
Appendix E: Inlet Capacity Analysis Documentation
Appendix F: Focus Group Summary or Public Outreach Summary (Not Resident-Specific) – Summary in words (see previous reports for example)
    A. PIM2 and focus group feedback
Appendix G: Peer Review #1 Summary (if applicable)
Appendix H: Additional Calibration Information
Appendix I: Peer Review #2 Summary (if applicable)
Appendix J: Peer Review #3 Summary (if applicable)

Appendix K: Table of 25 locations and how solutions reduce flooding at those locations

List of Figures (Maximum Size 11x17)

1. Watershed and Subcatchments
2. Land Use (original land use mapping)
3. Impervious Area (connected and disconnected)
4. 2D Land Use (if different than that in Figure 2)
5. Surface Roughness Values
6. Model Network (can be put in Appendices)
7. Flooding Report Locations (can be moved to Figure 1)

8. Historic Flooding Locations (from City flood download)
9. Focus Group Locations-include maps with comments (see examples)
10. Map of Locations for Analysis (25 locations)
11. Inundation Mapping
12. Inlet Capacity
13. Pipe Capacity for 10 year Map
14. Summary of flood goals maps (see examples)
15. Watershed map showing areas where solutions cannot be implemented (cemeteries, historic landmarks, non-city lands that we can't acquire, etc)
16. Locations of Solutions
17. Conceptual Layouts of each Solution (City will provide template for figures)
    a. Grading – existing and proposed contours
    b. Pipes/culverts – design flow, size at that design flow, head at design flow, inverts
    c. Greenways – inverts, maximum design elevation for 100-yr, elevation at which structure flooding will occur
    d. Storage areas - footprint , volume required (peak storage), maximum design elevation for 100-yr (peak elevation), elevation at which structure flooding will occur, normal water elevation, outlet structure configuration
    e. Potential land acquisition/easement areas
    f. Major utility corridors – MMSD, ATC, MGE Transmission, Gas mains
    g. Areas that preclude us from implementing solutions (cemeteries, historical land marks, railroad corridors, non-city lands that cannot be acquired, etc)
18. Inundation Mapping as a result of solutions

List of Tables
List of Abbreviations

Solutions Documentation

Information to Document in Report regarding Solution, Permitability, and Constructability
V2020_02_25

Each proposed solution should have the following information documented in the Final Report

Proposed Solution Description
- Narrative describing the characteristics of the solution (footprint/alignment/cross section, inlet, outlet, relevant peak water surface elevations/flows, pump station, etc). This information should be the basic physical information someone would use to start designing the solution.
- Flood mitigation goals targeted with proposed solution
- Flood improvement from proposed solution (reduction in targeted peak water surface elevation, number of structures removed, number of miles of streets where storm sewer is not surcharged, etc)

Current land ownership for all aspects of project – Use layer provided by City
- Project site
- Relevant connections to/from project site
- Land ownership types
    - City of Madison
        - Park
        - Street right-of-way
        - Stormwater Utility
    - County
    - Federal
    - Madison Metropolitan School District
    - Madison Metropolitan Sewerage District
    - Private
    - Railroad
    - Other

Known utility conflicts
- Other storm sewer
- Sanitary sewer
- Water main
- Large gas mains/high-pressure gas mains
- High power electric distribution lines
- Other

Other known concerns
- Archeology Concerns (data to be provided by City)
- Cemeteries
- Conservation parks
- Considered a Bridge?
- Distance to nearest well - if in wellhead protection zone

- FEMA flood zones
- High bedrock
- High groundwater
- Landmark Concerns and Historic properties
- Landfills
- Plans (City will get comments from Planning following drafting of report)
- Tree impacts
- Wellhead protection zone from Madison Water Utility
- Within 400’ of well
- Wetland indicators
- Wetland delineations (if available)
- Other

Anticipated permits

- City of Madison Erosion Control
- Artificial Wetland Permit
- Wisconsin DNR Construction Site Disturbance (WRAPP)
- Wisconsin DNR/USACE Permit for Wetland Disturbance
- Wisconsin DNR/USACE Permit for Dredging a Navigable Waterway
- Wisconsin DNR/USACE Permit for Stream Realignment
- Wisconsin DNR/UASCE Permit for Streambank Stabilization
- Wisconsin DNR Permit for Culvert
- Other

Other Deliverables

On External Hard Drive:

- Photos taken during Focus Groups, Resident specific information (name, address, anecdotal flooding, etc)
- Model Input and Output Files
- GIS Files including parcels where structures are impacted
- xptin and terrain file used to create xptin
- ANSI E-size Inundation Maps (only on USB)

GIS Deliverables

All final data shall be submitted in a format readable by ArcGIS 10.8.1. City is in the process of converting to ArcPro, but not all staff and agencies have converted yet. Work with project manager to ensure interim deliverables are in the appropriate format.

Consultants shall submit final GIS data in geodatabase format for soils, subcatchments, flow paths, proposed solutions. Consultants may submit rasters as individual .tif files. Map packages are acceptable, as supplements original geodatabases and raster files.

All GIS data include metadata. This shall include a summary explaining the general purpose of the data. Credits indicating what company, department, persons who created data, use limitations or disclaimers.

City will provide template for the Reccomended Solutions Figures and feature class development.

Spatial Reference

XPSWMM Models

Digital data proved to the City of Madison shall be in North American Datum 1983_HARN_WISCRS_Dane_County_Feet
WKID: 8193 Authority: EPSG

Projection: Lambert_Conformal_Conic
False_Easting: 811000.0
False_Northing: 480943.886
Central_Meridian: 89.42222222222223
Standard_Parallel_1: 43.0695160375
Scale_Factor: 1.0000384786
Latitude_Of_Origin: 43.0695160375
Linear Unit: Foot_US (0.3048006096012192)

Geographic Coordinate System: GCS_North_American_1983_HARN
Angular Unit: Degree (0.0174532925199433)
Prime Meridian: Greenwich (0.0)
Datum: D_North_American_1983_HARN
Spheroid: GRS_1980
  Semimajor Axis: 6378137.0

Semiminor Axis: 6356752.314140356
Inverse Flattening: 298.257222101

PCSWMM Models

The City of Madison has identified issues with PCSSWMM's 1983_HARN_WISCRS_Dane_County_Feet projection. Prior to beginning work, the consultant shall work with the City of Madison to determine the best projection for the model and corresponding GIS data deliverables.

Topology

All data developed and submitted to the City of Madison shall be in a compatible version of ERSI's file geodatabase. All data submitted must be topologically correct. Minimum topology rules are:

- Features will not be duplicated.
- Coincident boundaries will be corrected within a feature dataset (features that share boundaries with features in other feature classes in the dataset)
- Linear features will not overlap
- Linear features will maintain correct arc directionality for any data set with flow directions (draw from upstream to downstream)
- Polygons must be closed
- Polygons will have no overshoots or dangles
- Polygons will not overlap
- Polygons sharing edges will not have gaps
- Pipe and structure data will be snapped to point and line feature

Required Data

Depth Inundation Rasters

The consultant shall submit individual rasters for both the existing conditions and the proposed conditions for the 1, 2, 5, 10, 25, 50, 100, 100 back to back, 200 and 500 year inundation rasters. Each raster shall be submitted in GeoTiff format with proper coordinate system.

For models developed with a single grid size, raster data shall be provided at the same cell size as the model grid. For models developed with variable cell sizes, the consultant shall coordinate with the city to determine the raster cell size format. All rasters shall be submitted excluding zero or null values.

For rasters that are developed with rain on grid watershed modeling, the consultant shall submit both the original raster and the "cleaned raster" that meets the following criteria:

- Removes inundation areas where small rain event and large rain events are large enough to produce the same amount of inundation depth (+/- .02'), but keeps inundation kept for any area greater than .5'
- Removes any inundation depths that are negative.

Raster shall be submitted in a geodatabase.

Water Surface Elevation Rasters

The consultant shall submit individual water surface elevation rasters for both the existing conditions and the proposed conditions for the 100 and 500 year event flood. Each raster shall be submitted in GeoTiff format in proper coordinate system.

For models developed with a single grid cell size, raster data shall be provided at the same cell size as the model grid. For models developed with variable cell sizes, the consultant shall coordinate with the city to determine the raster cell size format.

For rasters that are developed with rain on grid watershed modeling, the consultant shall submit both the original raster and the "cleaned raster" that meets the following criteria:

- Removes all water surface elevations outside of the "cleaned" raster.

Flow Paths

The consultant shall provide a flow path feature class using the City of Madison template. Automated raster flow paths may be allowed as approved by the City.
Internal file location: M:\Maps\Storm\Watershed Studies\Consultant Templates\Flow Paths.gdb

Soils

The consultant shall provide a feature class used in the development of the model hydrologic parameters.

Storm Sewer

The City will provide existing stormwater sewer data that includes pipe sizes, types, inverts, rim elevations, etc. During the modeling process, the consultant is required to evaluate this data. Any changes in this data based on the consultants review shall be submitted to the city and flagged with a new field identifying the changed data with notes on the changes.

Subcatchments

The consultant shall provide a subcatchment feature class using the City of Madison template.
Internal file location: M:\Maps\Storm\Watershed Studies\Consultant Templates\Subcatchments.gdbSubcatchments that internally drain should be labelled "Internally Drain" under the watershed field. Very if PM definition of Internally Drained prior to categorizing.

Subcatchments geometry shall not include slivers or overlaps. Feature classes that have gaps in subcatchment delineations or overlaps shall be rejected.

Watershed Solutions Geodatabase

The consultant shall provide completed feature classes using the City of Madison template for each of the following:

- Proposed_Notes
- Proposed_Inlets_NoPipe
    - Map only additional inlets required to fill existing pipe capacity. Additional inlets required as part of new pipe construction are implied in the Proposed_Pipes Feature Class.
- Proposed_Pipes

    - Inlets required as part of new pipe construction to fill proposed pipe are implied and not identified in this data or any other separate dateset.
- Proposed_Contours (based on regional solutions)
- Proposed_Regional Solutions

Watershed Analysis Geodatabase

The consultant shall provide the completed feature classes using the City of Madison template for each of the following:

- Existing Street Flooding
    - This must be submitted as a polyline feature class.
    - As defined as flooding greater than .5' for greater than 100' along the street centerline during the 25 year storm event.
- Existing Structure Flooding
    - This must be submitted as a polygon feature class.
    - As defined as flooding greater than .5' within 5' of the building during the 100 year storm event. Structures that are flooded should be identified including their 5' buffer.
- Proposed Street Flooding
    - This must be submitted as a polyline feature class.
    - As defined as flooding above .5' for greater than 100' along the street centerline during the 100 year storm event.
- Proposed Structure Flooding
    - This must be submitted as a polygon feature class.
    - As defined as flooding greater than .5' within 5' of the building during the 25 year storm event. Structures that are flooded should be identified including their 5' buffer.

GIS Python Scripts or Model Builders

The Consultant shall submit all python scrips/model builders used to develop these analysis. Scripts and/or model builders must be delivered in ArcGIS 10.8.1 and Python 2.7.

City of Madison

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

Master

File Number: 88857

File ID: 88857 **File Type:** Resolution **Status:** Report of Officer

Version: 1 **Reference:** **Controlling Body:** BOARD OF PUBLIC WORKS

File Created Date : 06/24/2025

File Name: Approving Addendum No. 1 to 6624 Old Sauk Road, Contract No. 9614 **Final Action:**

Title: Approving Addendum No. 1 to 6624 Old Sauk Road, Contract No. 9614 (District 19)

Notes: Kate Kane

CC Agenda Date: 07/15/2025

Agenda Number: 15.

Sponsors: BOARD OF PUBLIC WORKS **Effective Date:**

Attachments: 9614_Addendum_No1.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	7/7/2025	Robert Mulcahy	Approve	7/9/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/25/2025	Refer	BOARD OF PUBLIC WORKS	07/02/2025	07/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 7/2/2025						
1	BOARD OF PUBLIC WORKS	07/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 88857

Fiscal Note

No City Funds required. Private Contract.

Title

Approving Addendum No. 1 to 6624 Old Sauk Road, Contract No. 9614 (District 19)

Body

WHEREAS, on May 9, 2025, the developer, OLD SAUK ROAD, LLC, hereinafter the "Developer" had entered into a *Contract For the Construction of Public Improvements that will be Accepted by the City of Madison* hereinafter the "Contract" with the City of Madison, and;

A. WHEREAS, the Developer and the City have since mutually agreed to item D from Section II Supplemental Conditions to design a split in sanitary flow to exit both southeast and southwest corners of the building, thus taking part of the building to each respective sewer shed and to construct public sanitary upgrades in Old Sauk Road (83 ft of 8" diameter sewer @0.40%) to provide the necessary sewer capacity to serve 6624 Old Sauk Road and shall restore Old Sauk Road as needed per plans approved by the City Engineer. All work shall be completed in conformance of the City of Madison Standard Specifications for Public Works Construction- Latest Edition.

WHEREAS, the Developer shall provide the required surety as necessary to construct public improvements to provide the necessary sanitary sewer capacity to serve the 6624 Old Sauk Road project.

NOW, THEREFORE, BE IT RESOLVE:

1. That the Mayor and City Clerk are hereby authorized and directed to execute Addendum No. 1 to 6624 OLD SAUK ROAD, Contract No. 9614, with OLD SAUK ROAD, LLC.

2. That the revised plans and specifications for the public improvements necessary to serve this project are hereby approved.

3. That the developer is authorized to construct the public improvements in accordance with the 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.

4. That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements 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 improvements in the Maintenance Area if a maintenance agreement is executed and recorded as a condition of this contract.

ADDENDUM NO. 1

CONTRACT FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF MADISON
CONTRACT DATE: MAY 30, 2025
6624 OLD SAUK ROAD
CONTRACT NO. 9614
PROJECT NO. 15514

THIS ADDENDUM NO.1, made and entered into this ____day of _____, 2025, by and between OLD SAUK ROAD, LLC, of Madison, Wisconsin, hereinafter the "Developer", and the City of Madison, hereinafter the "City", a municipal corporation located in Dane County, Wisconsin.

Said contract is hereby amended as follows:

Page 13, SECTION II - SUPPLEMENTAL CONDITIONS, remove and replace the following section:

B. The Developer shall construct public sanitary upgrades in S Highlands Avenue (SAS 2947-001 to 2948-002 (576 ft of 10" diameter sewer) to provide the necessary sewer capacity to serve 6624 Old Sauk Road and shall restore S Highlands Avenue with utility trench patch type III (asphalt patch) as needed per plans approved by the City Engineer. All work shall be completed in conformance of the City of Madison Standard Specifications for Public Works Construction- Latest Edition.

With the following section:

B. The Developer shall construct public sanitary upgrades in Old Sauk Road (83 ft of 8" diameter sewer at 0.40%) to provide the necessary sewer capacity to serve 6624 Old Sauk Road and shall restore Old Sauk Road as needed per plans approved by the City Engineer. All work shall be completed in conformance of the City of Madison Standard Specifications for Public Works Construction- Latest Edition.

All other terms and conditions of said contract remain unchanged.

IN WITNESS WHEREOF, the parties hereto have set their hand(s) at Madison, Wisconsin.

OLD SAUK ROAD, LLC

BY:_____ 6.24.25
(signature) Date
Helen H. Bradbury, Managing Member
(print name and title of person signing)

BY:_____
(signature) Date
(print name and title of person signing)

CITY OF MADISON, WISCONSIN

BY:_____
Satya Rhodes-Conway, Mayor Date

APPROVED AS TO FORM:

BY:_____
Michael Haas, City Attorney Date

BY:_____
Michael Haas, Acting City Clerk Date

APPROVED:

BY:_____
Eric T. Veum, Risk Manager Date

COUNTERSIGNED:

BY:_____
David Schmiedicke, Finance Director Date

City of Madison

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

Master

File Number: 88858

File ID:	88858	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/24/2025
File Name:	Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for the Bartillon Shelter Fiber Connection.			**Final Action:**	

Title: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for the Bartillon Shelter Fiber Connection. (District 12)

Notes: Zachary Commons

		CC Agenda Date:	07/15/2025
		Agenda Number:	16.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	2025-06-10_Bartillon Shelter Connection_ZA_S&S.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	7/8/2025	Robert Mulcahy	Delegated	
1	2	7/8/2025	Maggie McClain	Approve	7/14/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/25/2025	Refer	BOARD OF PUBLIC WORKS	07/02/2025	07/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 7/2/2025						
1	BOARD OF PUBLIC WORKS	07/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 88858

Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for the Bartillon Shelter Fiber Connection. The total estimated cost of the project is $300,000. Funding is available in 2025 Adopted Community Development Division Capital Budget (Munis #13346). No additional appropriation is required.

Title

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for the Bartillon Shelter Fiber Connection. (District 12)

Body

The Capital Budget includes funding for the Bartillon Shelter Fiber Connection. The project funds the creation of a connection between an existing splice point 300 feet south of Anderson Street on the east side of Wright Street and a new men's shelter being built at 1904 Bartillon Drive. The new duct will be a (1) - 3" duct with a single 48-strand fiber optic cable.

This resolution approves the plans and specifications for the project, authorizes the Board of Public Works to advertise for and receive bids for the project, authorizes execution of any lease or easement documents necessary to accomplish the project and authorizes the acquisition of materials and services required to successfully complete the project.

BE IT RESOLVED:

1. That the plans and specifications for the Bartillon Shelter Fiber Connection hereby approved.

2. That the Board of Public Works is hereby authorized to advertise for and receive bids for the Project.

3. That the City Engineer and Finance Director are hereby authorized to obtain all Furnishings, Fixtures, Equipment and Materials necessary for the Project in accordance with City Purchasing Policy.

4. That the Mayor and City Clerk are hereby authorized to execute easement and lease documents necessary for the Project in accordance with MGO Ordinances and City Policy, on a form and in a manner that has been approved by the City Attorney and Risk Manager.

5. That the City Engineer and Finance Director are hereby authorized to obtain and the Mayor and City Clerk are hereby authorized to execute any documents required for moving, remediation, testing, inspection and consulting services as necessary for the Project in accordance with MGO Ordinances and City Policy, on a form and in a manner that has been approved by the City Attorney and Risk Manager.

CITY OF MADISON - BARTILLON SHELTER CONNECTION

PROJECT OWNER:
CITY OF MADISON
TALETHA SKAR
210 MARTIN LUTHER KING BLVD RM 500
MADISON, WI 53703

PROJECT ENGINEER:
MULTIMEDIA COMMUNICATIONS & ENGINEERING, INC.
CONTACT: DAN BECKER
FIBER OPTIC NETWORK SPECIALIST
PO BOX 11064
GREEN BAY, WI 54307
PH. 920-301-7900 EXT. 1002
EMAIL: dbecker@mcewi.com

DESIGNED BY:
MULTIMEDIA COMMUNICATIONS & ENGINEERING, INC.
CONTACT: MINDY METOXEN
OSP DESIGN ENGINEER
PH. 920-301-7900 EXT. 1008
EMAIL: mmetoxen@mcewi.com

PERMITS REQUIRED:
SHEETS 1-2: CITY OF MADISON RIGHT OF WAY PERMIT
SHEETS 1-10: WISDOT HIGHWAY PERMIT

TABLE OF CONTENTS:
TITLE PAGE
OVERVIEW PAGES (1 PAGES)
EROSION CONTROL BMP (1 PAGE)
PLACEMENT GUIDELINES (1 PAGES)
SCALED 1:50 SHEETS (4PAGES)

Project Location
City of Madison, WI



COORDINATE SYSTEM: HARN/WI.DaneWI-F

Legend

- = Telco
- = Cable TV
- = Electric
- = Gas
- = Water
- = Sanitary Sewer
- = Storm Sewer
- = Private Fiber Optic
- = New Underground Fiber
- = Existing Underground Fiber
- = New Handhole
- = Existing Handhole
- = Locate Station
- = Fiber Ped
- = Electric Ped
- = Telco Ped
- = Cable TV Ped
- = Traffic Control Box
- = Electric Transformer
- = Gas Valve
- = Water Valve
- = Fire Hydrant
- = Catch Basin
- = Round Catch Basin
- = Manhole
- = Utility Pole
- = Power Pole
- = Power Transformer Pole
- = Street Light
- = Pole Anchor
- = Aerial Fiber
- = Overhead Guy
- = Aerial Expansion Loop
- = Aerial Splice
- = Standoff
- = Culvert
- = Railroad Light
- = Traffic Light
- = Pull Box
- = Tree

Typical Install Depth is 36"

DIGGERS HOTLINE

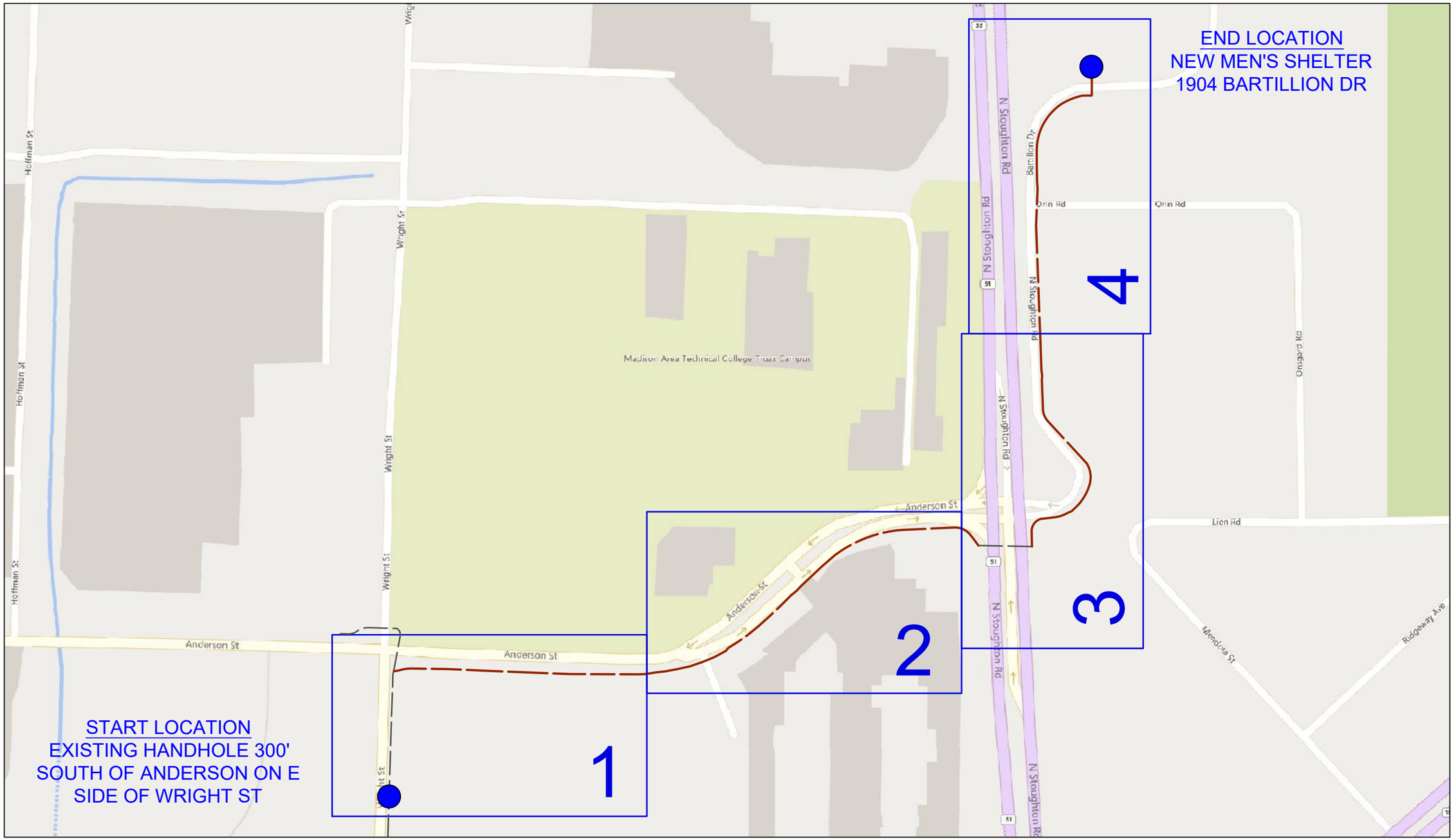
CALL DIGGERS HOTLINE 3 DAYS BEFORE DIGGING:
AT 811 OR (800) 242-8511
EMERGENCY ONLY: (262) 432-7910

ALL UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. UTILITY INFORMATION WAS PROVIDED IN RESPONSE TO PLANNING LOCATE REQUESTS. CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION OF MUNICIPAL AND PRIVATE UTILITIES; COMPLETE REPAIR OF ANY AND ALL DAMAGES & RESTORATION INCURRED SHALL BE AT THE EXPENSE OF THE CONTRACTOR. FACILITY PLACEMENT SUBJECT TO CHANGE UPON FIELD LOCATE COMPLETION.

RIGHTS-OF-WAY ARE DEPICTED BASED ON FIELD OBSERVATIONS AND THE LATEST STATE AND COUNTY RECORDS AVAILABLE.

DISCLAIMER:
Locations are approximate. This data has been prepared, in part, based upon information furnished by others. While this information is believed to be reliable, Multimedia Communications & Engineering, Inc. (MC&E) assumes no responsibility for the accuracy of this data or for any errors or omissions that may have been incorporated into it as a result of incorrect information provided to MC&E. Those relying on this data are advised to obtain independent verification of its accuracy.
Tickets -
20234117371 - ATT01, MATC01, TDM01: No response
20234502190 - ATT01, MATC01, TDM01, GLA01: No response
20234177182 - ATT01, MATC01, TDM01, GLA01, MCI01: No response
20234117326 - ATT01, MATC01, TDM01, GLA01: No response




END LOCATION
NEW MEN'S SHELTER
1904 BARTILLION DR
START LOCATION
EXISTING HANDHOLE 300'
SOUTH OF ANDERSON ON E
SIDE OF WRIGHT ST
1
2
3
4
Madison Area Technical College Truax Campus
Hoffman St
Wright St
Anderson St
N Stoughton Rd
Bartillion Dr
Orin Rd
Onsgard Rd
Lien Rd
Mendota St
Ridgeway Ave
51

EXCAVATIONS

Excavations shall not remain open in excess of 24 hours unless specific permission is obtained from the City Engineer.

All excavations and trenches shall be covered and/or properly barricaded after working hours and over the weekend.

In all streets, alleys, sidewalks or other public ways, whether improved or unimproved, all excavated material shall be removed and the trench shall be backfilled with flow-able filled slurry mix.

At no time can spoils or other debris be stored or piled in the street gutter.

Excavation stock piling must remain within the public right of way and cannot be placed on or impede any roadways, driveways, sidewalks, or fire hydrants. Any areas that have minimal public right of way available must stock pile the excavated material on a truck bed or trailer. No stock piling of excavated material will be allowed on private property.

Excavations are to remain outside of wetland areas. All excavations must have proper erosion control practices to prevent stock piled materials from entering wetland areas.

Excavations are to remain 75' from the high-water mark of and waterway. Any excavations must have proper erosion control practices to prevent stock piled materials from entering waterways.

EROSION CONTROL PLAN

Any open excavations, construction areas or standing debris piles that pose the threat debris runoff will require erosion control practices such as placing silt socks, placing hay bales, or placing silt fencing downill of the area.

The Contractor must employ the following good housekeeping practices that will prevent the ingress of any excavated materials into the Municipal storm water system:

1) Cover Storm Sewer Inlet with DOT Filter Fabric (DOT Type FF, not felt or silt fence material) near areas where excavation and directional drilling operations occur. DOT Type C Inlet protection standards apply (2x4 across back of inlet with DOT Filter Fabric over inlet held in place by inlet cover). Type D Inlet Protection including waddles (fiber filled filter socks) around drains to prevent debris from entering the storm sewer system are required at any low area inlets.

2) Place Silt Fence Barrier around excavation per below typical specification Diagram. Silt Fence to be inspected prior to excavation.

3) Place silt sock Barrier around Spoils to prevent runoff ingress into Storm Water Management System.

4) Protect graded restoration area using fibrous matting to prevent erosion into Storm Water Management System

5) Place temporary soil stabilization materials to prevent erosion into Storm Water Management System.

All erosion control measures shall be inspected on a weekly basis and/or after ½" or more of rainfall to ensure the effectiveness of the erosion control measures.

DEWATERING

Dewatering of pits, trenches, handholes, or manholes must be done with the use of a sediment bag, a straw bale dewatering basin, or approved equivalent. All dewatering procedures must meet or exceed state standards. All Vacuum Excavation spoils are to be transported and disposed of offsite at an approved dumping station. Dewatering is expected to be negligible given the depth of installation and the nature of the directional boring operations for this project.

FRAC-OUT CONTINGENCY PLAN

Boring activities and bore path are to be continually monitored to observe potential frac-outs. Erosion control materials are to be accessible and onsite should a frac-out occur. Acceptable materials include silt fence, straw bales, and sand bags. As soon as a frac-out is discovered, erosion control must immediately be implemented around the frac-out material (bentonite-water mixture). A vacuum excavation machine is to be accessible on short notice to clean any frac-out material should it occur.

RESTORATION

The Contractor may be allowed to mechanically core through hard surface streets to locate existing utilities provided that the restoration of the core be performed per the specific requirements of the Municipality or Agency having jurisdiction. Core holes must be backfilled with a slurry mixture as specified by the DOT per permitting requirements. The original Concrete or Asphalt core can then be replaced using Plug and Epoxy method.

Potholing is not allowed in ADA compliant or non-compliant pedestrian ramps. Any hard surface excavations within any pedestrian ramp panels will result in the Contractor's replacement of the entire ADA Compliant panel, along with adjacent panels at the Contractor's expense.

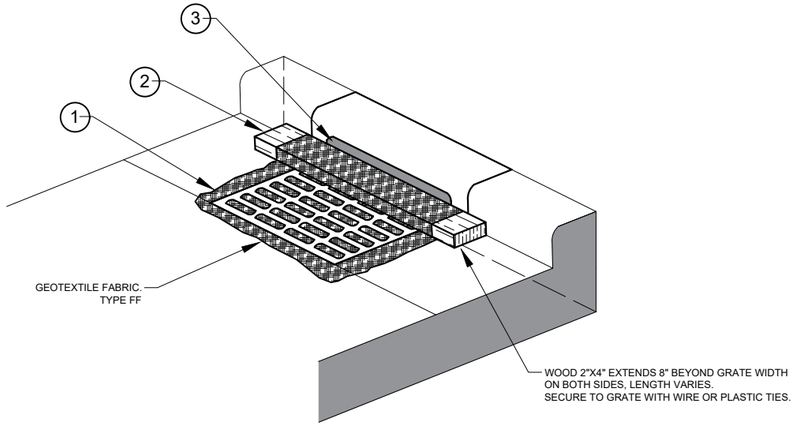
At no time can the Contractor perform any excavation that undermines the adjacent in-tact surfaces, thereby making vertical mechanical compaction impossible and creating future potential for subsurface failure. This scenario will result in the replacement of the effected hard-surface to the permitting authority's specifications.

All disturbed lawns, vegetation, flowers, shrubbery, trees, landscaping, etc. must be replaced or restored to its previous condition or better. Lawn repair will require a minimum of 4" of black dirt and municipal approved grass blends are to be applied.

All areas of restoration using Black Dirt and Seed must be protected with biodegradable net-free fibrous matting. Placement of loose straw or other materials that can be easily blown away or otherwise eroded/removed from the restored area will not be permitted. Fibrous matting materials will must be included in the Contractor Cut Sheets and approved by the Owner for use prior to placement.

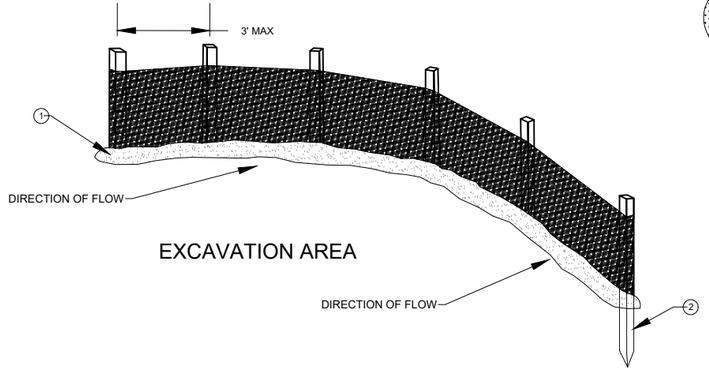
INLET PROTECTION

1. FINISHED SIZE INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES.
3. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING TO FACILITATE OVERFLOW DRAINAGE DURING HIGH WATER EVENTS.



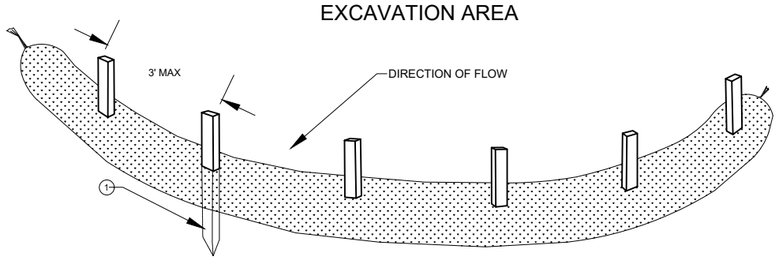
SILT FENCE

1. MOUND BLACK DIRT OVER BOTTOM 6" OF SILT FENCE TO PREVENT SEDIMENT EGRESS FROM EXCAVATION AREA
2. STAKE 12" MINIMUM DEPTH INTO GROUND



SILT SOCK

1. STAKE 12" MINIMUM DEPTH INTO GROUND



CONSTRUCTION QUANTITIES

DESCRIPTION OF WORK

THE PURPOSE OF THIS PROJECT IS TO CREATE A CONNECTION BETWEEN AN EXISTING SPLICE POINT 300 FEET SOUTH OF ANDERSON ON E SIDE OF WRIGHT ST AND A NEW MEN'S SHELTER BEING BUILT AT 1904 BARTILLION DR. THE NEW DUCT WILL BE A (1) - 3" DUCT WITH A SINGLE 48 STRAND FIBER OPTIC CABLE.

USE OF QUANTITIES SHOWN

THE FOLLOWING LISTS REPRESENT A HIGH-LEVEL OVERVIEW OF THE PROJECT TASKS ASSOCIATED WITH EACH PORTION OF THE PROJECT AND SHOULD NOT BE SOLELY RELIED ON FOR BIDDING PURPOSES. IT IS THE CONTRACTORS RESPONSIBILITY TO THOROUGHLY REVIEW AND CALCULATE THEIR OWN QUANTITIES AND FOOTAGES IN ORDER TO COMPLETE THIS PROJECT AS OUTLINED IN THIS DOCUMENT. THE BID AMOUNT MUST BE ADEQUATE TO FULFILL THE INTENT OF THE ENTIRE PROJECT.

1)	DIRECTIONAL BORE - 3" DUCT -	2,808'
2)	PLACE TYPE I 17X30X24 HANDHOLE -	4
3)	PLACE TYPE V 24X36X24 HANDHOLE -	1
4)	PLACE TYPE VII 30X48X36 HANDHOLE -	3
5)	INSTALL 48 STRAND FIBER OPTIC CABLE INSIDE NEW EMPTY 3" DUCT -	2,808'
6)	INSTALL EXPANSION LOOP INSIDE HANDHOLES -	1,050'
7)	INSTALL #10 STRANDED, JACKETED, COPPER TRACER WIRE INSIDE 3" DUCT -	2,808'
8)	INSTALL 1800-POUND MULE TAPE - CARLON TL38203 OR EQUIVALENT INSIDE 3" DUCT -	3,230'
9)	INSTALL 48 STRAND FIBER OPTIC CABLE INSIDE EXISTING EMPTY 3" DUCT -	422'
10)	INSTALL TYCO C CASE IN HH 4-3 FOR FUTURE SPLICING	1
SPLICE INDIVIDUAL FIBER STRANDS INSIDE OUTDOOR SPLICE CASE -		24 TOTAL - 24 IN ONE CASE

CITY PROVIDED MATERIAL LIST

THE CITY OF MADISON WILL NOT BE PROVIDING ANY MATERIALS FOR THIS PROJECT.

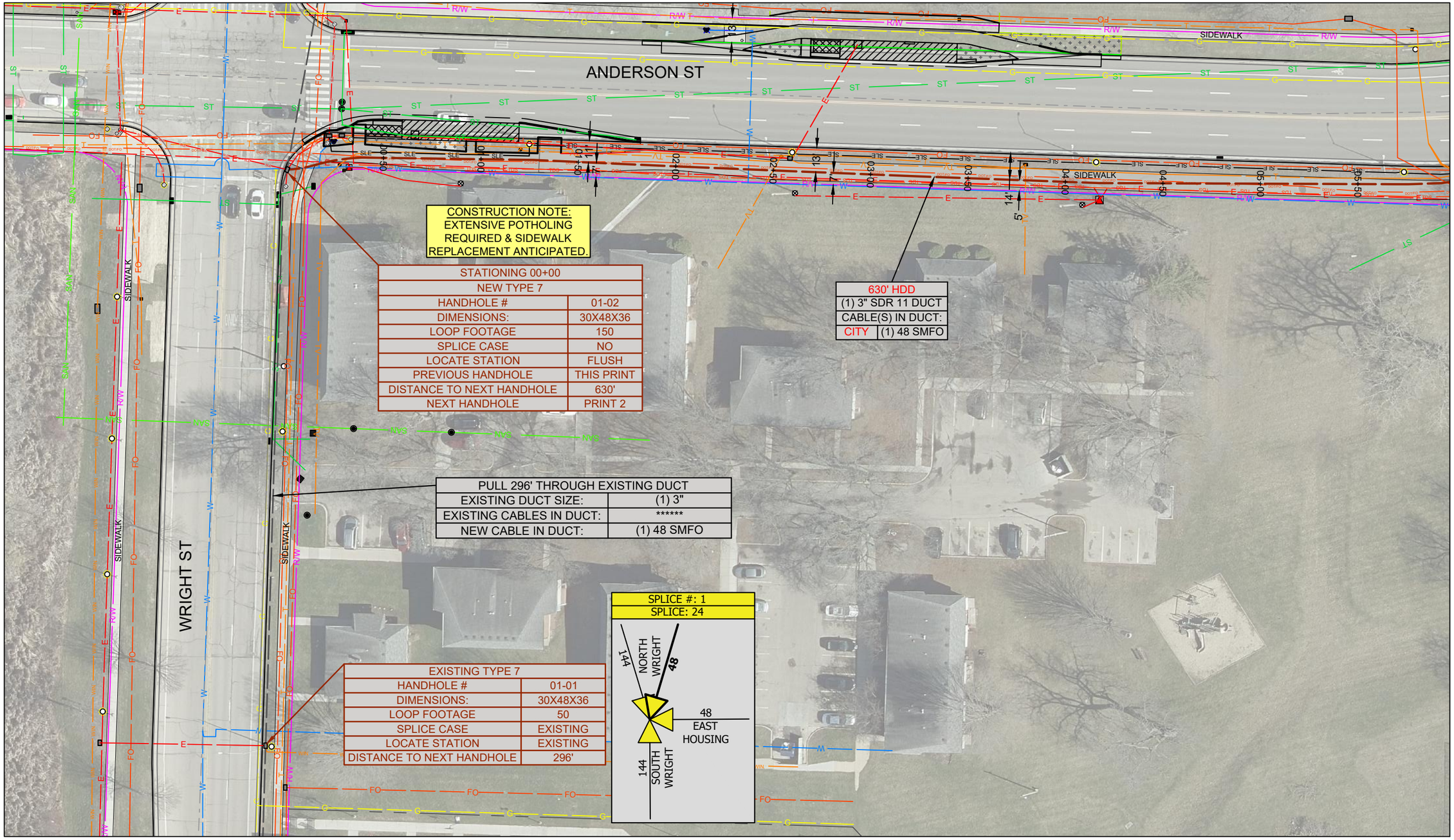
CONTRACTOR PROVIDED MATERIAL LIST

THE CONTRACTOR MUST PURCHASE AND PROVIDE ALL THE FOLLOWING MATERIALS FOR THIS PROJECT:

1. ALL OUTSIDE PLANT FIBER OPTIC CABLES - 48 STRAND SINGLEMODE OS2 GLASS; LOOSE TUBE, SINGLE ARMOR; SINGLE JACKET CONSTRUCTION.
2. UNDERGROUND PLOWDUCT - 3" INSIDE DIAMETER FIRST-RUN SDR-11 HDPE ORANGE SMOOTH EXTERIOR/SMOOTH INTERIOR WITH MULE TAPE. CARLON A16C6N1JNNA (3"), OR EQUIVALENT.
3. TYPE I FLUSH-MOUNT HANDHOLE - COMPOSITE CONCRETE FIBERGLASS CONSTRUCTION 17"X24"X24H" WITH 2 BOLT EXTRA HEAVY DUTY COVER MARKED "FIBER OPTICS". QUAZITE #PG1730BB24 BASE / #PG1724HH21 (ANSI TIER 22) COVER, OR EQUIVALENT.
4. TYPE V FLUSH-MOUNT HANDHOLE - COMPOSITE CONCRETE FIBERGLASS CONSTRUCTION 24"X36"X24H" WITH 2 BOLT EXTRA HEAVY DUTY COVER MARKED "FIBER OPTICS". QUAZITE #PG2436BB24 BASE / #PG2436HH21 (ANSI TIER 22) COVER, OR EQUIVALENT
5. TYPE VII FLUSH-MOUNT HANDHOLE - COMPOSITE CONCRETE FIBERGLASS CONSTRUCTION 30"X48"X36H" WITH 2 BOLT EXTRA HEAVY DUTY COVER MARKED "FIBER OPTICS". QUAZITE #PG3048BB36 BASE / #PG3048HH21 (ANSI TIER 22) 2-PIECE COVER, OR EQUIVALENT.
6. SPLICE CASE FOR HH 4-3 - COMMSCOPE FOSC-450-C6-6-NT-0-C6V
7. 1800-POUND MULE TAPE - CARLON TL38203 OR EQUIVALENT.
8. LOCATE WIRE - #10 AWG UL TYPE USE 2/RHH/RHW-2. NON-MANUFACTURER SPECIFIC.
9. SPLIT DUCT PLUG - 3" OUTSIDE DIAMETER SPLIT PLUGS WITH INTERIOR PORT DIAMETER SUFFICIENT FOR CABLE SIZE. CARLON OR EQUIVALENT.
10. FUSION SPLICE SLEEVES - CLEAR HEAT SHRINK FUSION SPLICE SLEEVE WITH STEEL REINFORCING ROD. NON-MANUFACTURER SPECIFIC.
11. FIBER OPTIC CABLE LABELS - LABELLED WITH OWNER - STRAND COUNT - START POINT - END POINT.
12. CONSUMABLES AND INSTALLATION HARDWARE - CONTRACTOR REQUIRED CONSUMABLES FOR THE INSTALLATION OF ALL THE ABOVE ITEMS PER THESE REQUEST FOR BID DOCUMENTS.
13. BIODEGRADABLE NET-FREE MATTING DESIGNED FOR SHORT TERM USE SIMILAR TO THE AMERICAN EXCELSIOR COMPANY'S CURLEX ® CL BLANKET.

CONTRACTOR COMPLETION CLAUSE

THE CONTRACTOR IS REQUIRED TO COMPLETE THE INSTALLATION WITH THE MATERIAL INCLUDED IN THEIR BID RESPONSE.



Multimedia Communications & Engineering, Inc.
PO Box 11064 Green Bay, WI 54307
P: 920.301.7900 | 877.870.6968

0 50' 100' N

Scale: 1" = 50' ANSI B/Tabloid

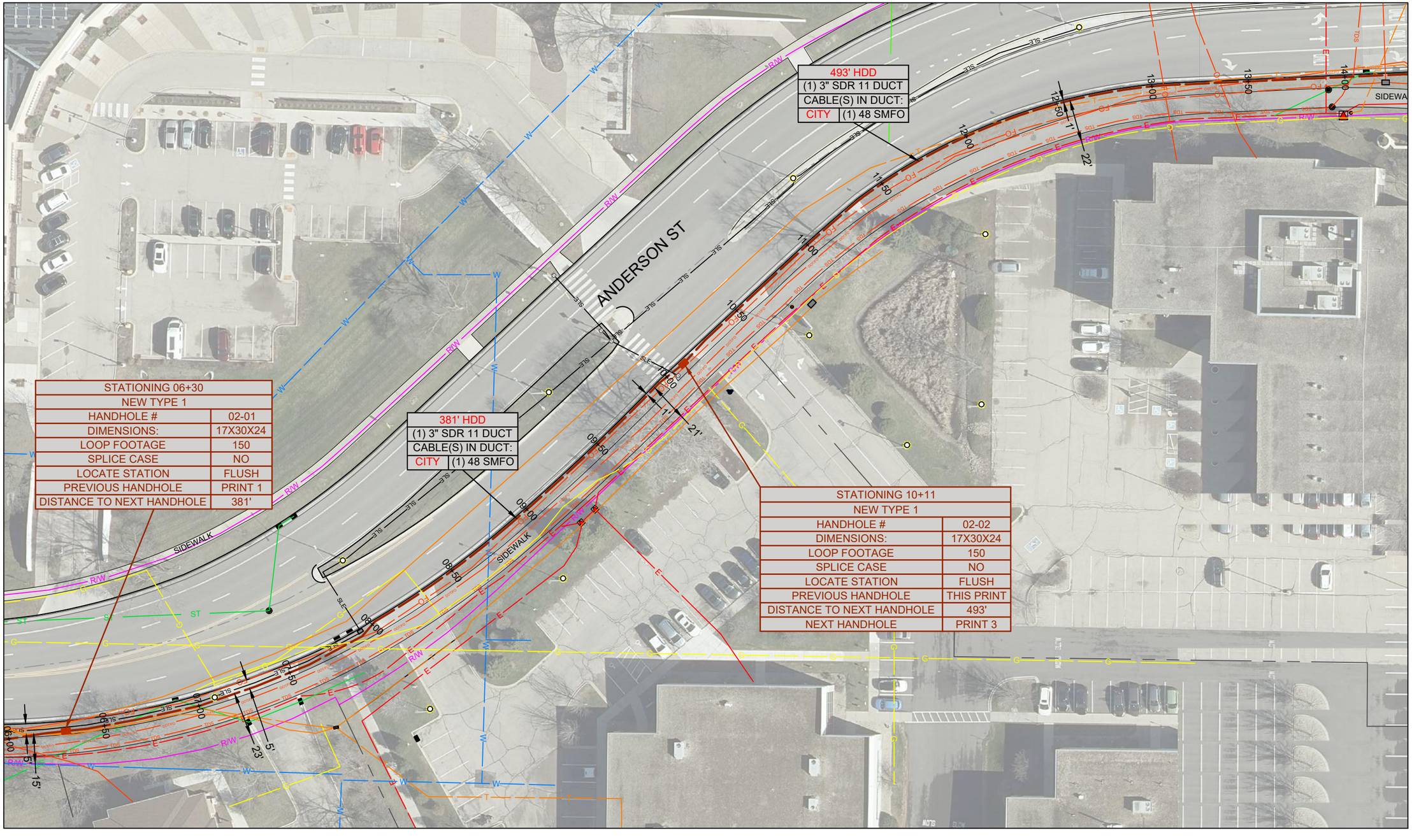
CITY OF MADISON
BARTILLON SHELTER CONNECTION

SHEET GROUP:
1:50 Scaled Plans

SHEET ID:
01

Print Date: 6.10.2025

PERMITS REQUIRED ON THIS SHEET: CITY OF MADISON RIGHT OF WAY PERMIT



STATIONING 06+30	
NEW TYPE 1	
HANDHOLE #	02-01
DIMENSIONS:	17X30X24
LOOP FOOTAGE	150
SPLICE CASE	NO
LOCATE STATION	FLUSH
PREVIOUS HANDHOLE	PRINT 1
DISTANCE TO NEXT HANDHOLE	381'

STATIONING 10+11	
NEW TYPE 1	
HANDHOLE #	02-02
DIMENSIONS:	17X30X24
LOOP FOOTAGE	150
SPLICE CASE	NO
LOCATE STATION	FLUSH
PREVIOUS HANDHOLE	THIS PRINT
DISTANCE TO NEXT HANDHOLE	493'
NEXT HANDHOLE	PRINT 3

Multimedia Communications & Engineering, Inc.
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P: 920.301.7900 I 877.870.6968

0 50' 100' N

Scale: 1" = 50' ANSI B/Tabloid

CITY OF MADISON
BARTILLON SHELTER CONNECTION

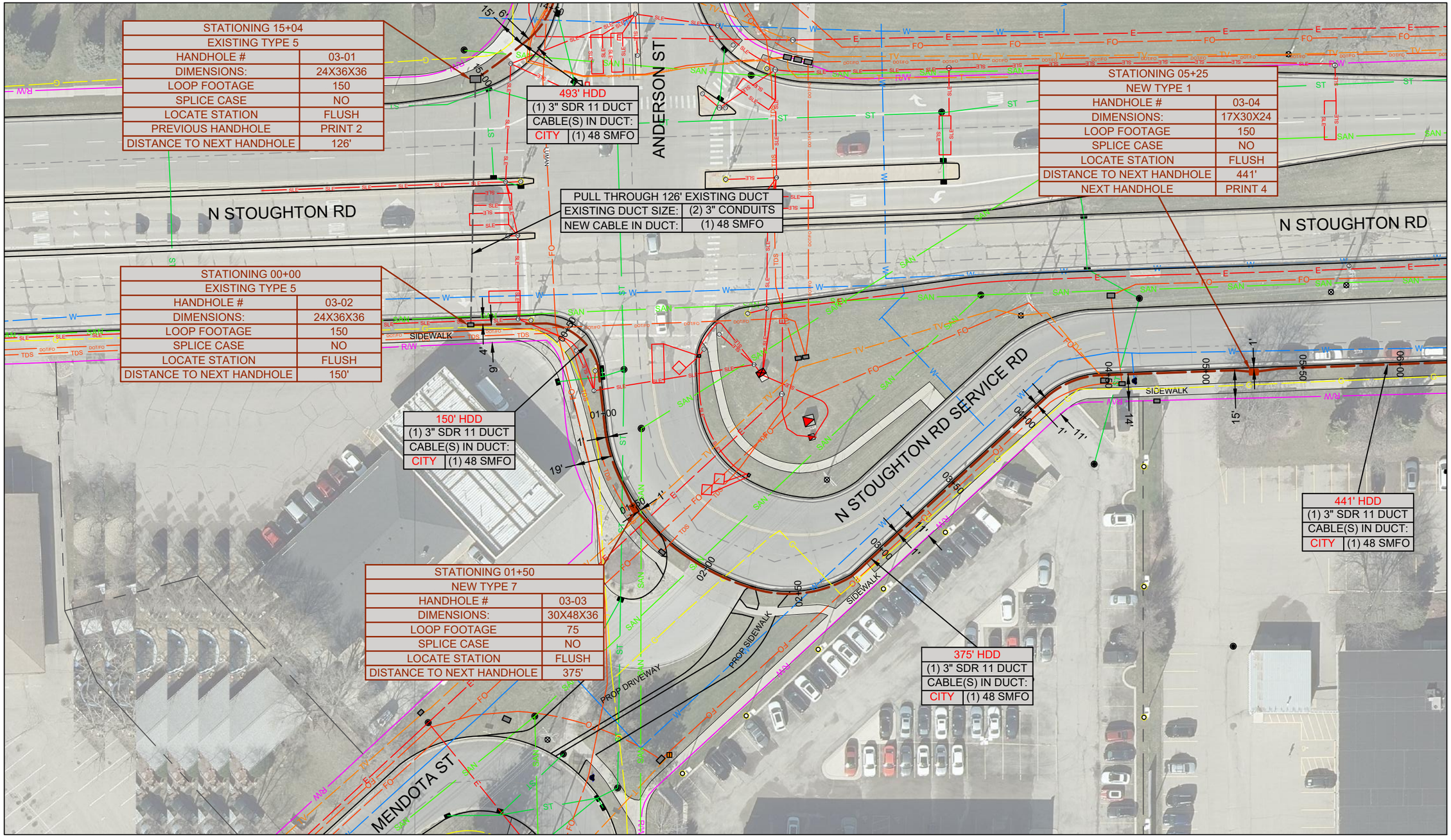
SHEET GROUP:
1:50 Scaled Plans

SHEET ID:
02

Print Date: 6.10.2025

PERMITS REQUIRED ON THIS SHEET: CITY OF MADISON RIGHT OF WAY PERMIT

SEE SHEET 2



SEE SHEET 4

Multimedia Communications & Engineering, Inc.
PO Box 11064 Green Bay, WI 54307
P: 920.301.7900 I 877.870.6968

0 50' 100' N

Scale: 1" = 50' ANSI B/Tabloid

CITY OF MADISON
BARTILLON SHELTER CONNECTION

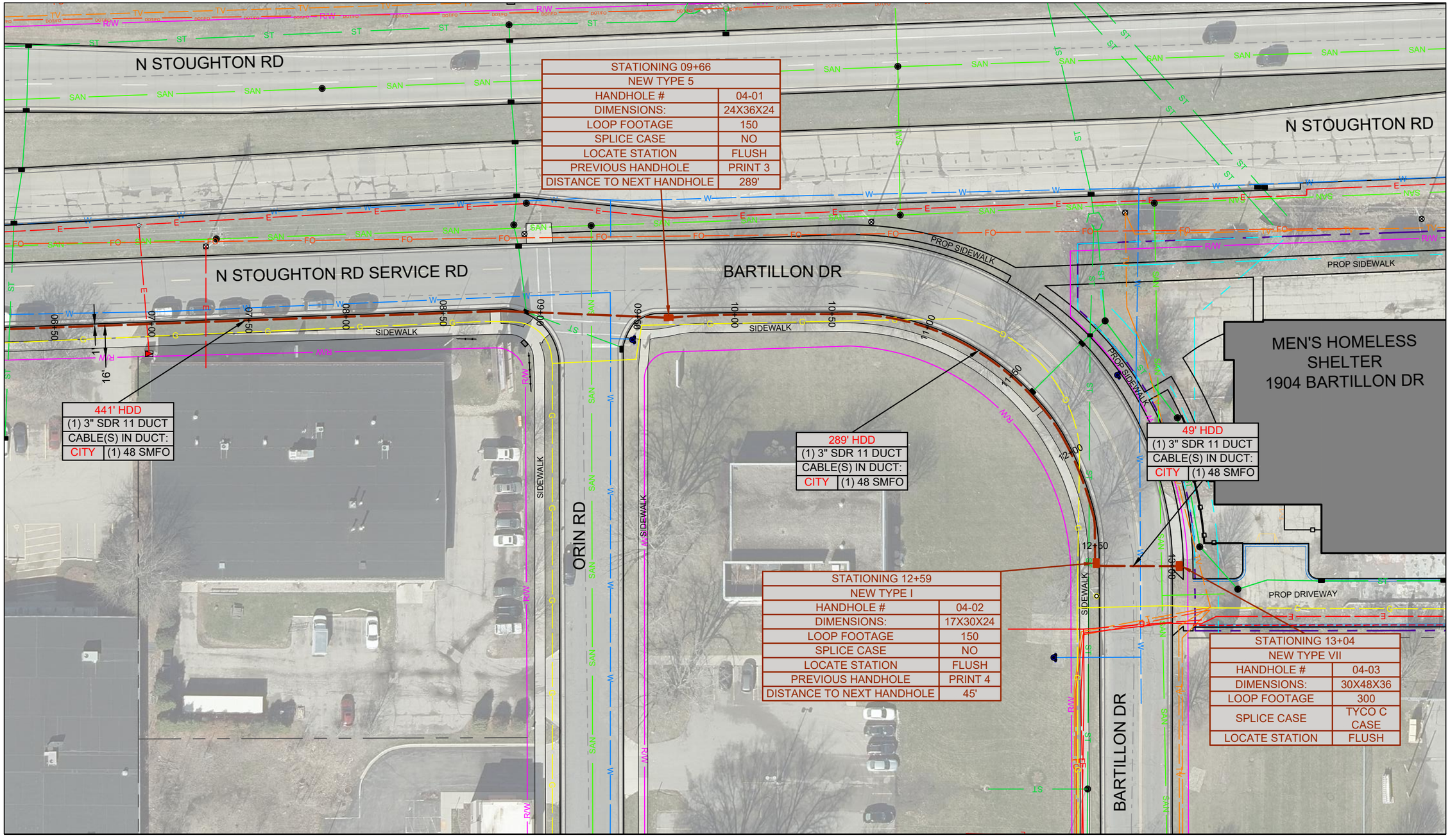
SHEET GROUP:
1:50 Scaled Plans

SHEET ID:
03

Print Date: 6.10.2025

PERMITS REQUIRED ON THIS SHEET: CITY OF MADISON RIGHT OF WAY PERMIT/ WISDOT HIGHWAY PERMIT

SEE SHEET 3



Multimedia Communications & Engineering, Inc. PO Box 11064 Green Bay, WI 54307 P: 920.301.7900 I 877.870.6968	0 50' 100' N *Scale: 1" = 50' ANSI B/Tabloid*	CITY OF MADISON BARTILLON SHELTER CONNECTION	SHEET GROUP: 1:50 Scaled Plans	SHEET ID: 04

Print Date: 6.10.2025

PERMITS REQUIRED ON THIS SHEET: CITY OF MADISON RIGHT OF WAY PERMIT/WISDOT HIGHWAY PERMIT

City of Madison

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

Master

File Number: 88859

File ID:	88859	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/24/2025
File Name:	Accepting bituminous surface pavement constructed by Private Contract in Northeast Addition to Grandview Commons Phase 5, Private Contract No. 9093			**Final Action:**	

Title: Accepting bituminous surface pavement constructed by Private Contract in Northeast Addition to Grandview Commons Phase 5, Private Contract No. 9093 (District 3)

Notes: Amy Kemp

		CC Agenda Date:	07/15/2025
		Agenda Number:	17.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9093 Streets Schedule A bituminous.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	7/7/2025	Robert Mulcahy	Approve	7/25/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/25/2025	Refer	BOARD OF PUBLIC WORKS	07/02/2025	07/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 7/2/2025						
1	BOARD OF PUBLIC WORKS	07/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 88859

Fiscal Note

No City Funds required. Private Contract.

Title

Accepting bituminous surface pavement constructed by Private Contract in Northeast Addition to Grandview Commons Phase 5, Private Contract No. 9093 (District 3)

Body

WHEREAS, VH GVC NE, LLC has satisfactorily completed the installation bituminous surface pavement by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, for: Northeast Addition to Grandview Commons Phase 5 - Surface Paving.

NOW, THEREFORE, BE IT RESOLVED

That the bituminous surface street improvements on the following streets be and are hereby accepted:

- Stoney Oak Lane from W Lot Line of Lot 1105 to Peterson Street.
- Stoney Oak Lane from Peterson Street to Galileo Drive
- Peterson Street from S Lot Line of Lot 1135 to Stoney Oak Lane
- Galileo Drive from S Lot Line of Lot 1144 to Stoney Oak Lane
- Galileo Drive from Stoney Oak Lane to N Lot Line of Lot 1115

The attached Schedule "A" representing the actual cost of construction of these improvements, which shall increase the street infrastructure value for Project No. 13853 by $28,394.13 for a useful life of 40 years.

STREET PLANT VALUE
BITUMINOUS SURFACE

Northeast Addition to Grandview Commons Phase 5 - Surface Paving
13853

STREET

Description	From	To	Quantity	Unit	Unit Cost	Total Cost
Stoney Oak Lane	**W Lot Line of Lot 1105**	**Peterson Street**	100	LF		$ 2,386.22
Type 'A' Pavement 32' wide				*Engineering @ 12%*		$ 286.35
MS LINK NO. 26,555				***Total Cost***		$ 2,672.57
Stoney Oak Lane	**Peterson Street**	**Galileo Drive**	350	LF		$ 8,351.78
Type 'A' pavement, 32' wide				*Engineering @ 12%*		$ 1,002.21
MS LINK NO. 24,597				***Total Cost***		$ 9,353.99
Peterson Street	**S Lot Line of Lot 1135**	**Stoney Oak Lane**	277	LF		$ 5,665.57
Type 'A' pavement, 28' wide				*Engineering @ 12%*		$ 679.87
MS LINK NO. 24,581				***Total Cost***		$ 6,345.44
Galileo Drive	**S Lot Line of Lot 1144**	**Stoney Oak Lane**	231	LF		$ 5,512.17
Type 'A' pavement, 32' wide				*Engineering @ 12%*		$ 661.46
MS LINK NO. 24,582				***Total Cost***		$ 6,173.63
Galileo Drive	**Stoney Oak Lane**	**N Lot Line of Lot 1115**	144	LF		$ 3,436.16
Type 'A' pavement, 32' wide				*Engineering @ 12%*		$ 412.34
MS LINK NO. 26,518				***Total Cost***		$ 3,848.50
				LF		
				Engineering @ 12%		
				Total Cost		
				LF		
				Engineering @ 12%		
				Total Cost		
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				Engineering @ 12%		
				Total Cost		
				LF		
				Engineering @ 12%		
				Total Cost		
GRAND TOTAL COST						$ 28,394.13

TOTAL STREET IMPROVEMENTS $ 28,394.13

Prepared By: aek
Date: 6/18/2025

City of Madison

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

Master

File Number: 88860

File ID: 88860 **File Type:** Resolution **Status:** Report of Officer

Version: 1 **Reference:** **Controlling Body:** BOARD OF PUBLIC WORKS

File Created Date : 06/24/2025

File Name: Accepting bituminous surface pavement constructed by Private Contract in Southern Addition to Birchwood Point Phase 5 - Surface Paving, Private Contract No. 9091

Final Action:

Title: Accepting bituminous surface pavement constructed by Private Contract in Southern Addition to Birchwood Point Phase 5 - Surface Paving, Private Contract No. 9091 (District 9)

Notes: Amy Kemp

CC Agenda Date: 07/15/2025

Agenda Number: 18.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 9091 Streets Schedule A bituminous.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	7/7/2025	Robert Mulcahy	Approve	7/9/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/25/2025	Refer	BOARD OF PUBLIC WORKS	07/02/2025	07/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 7/2/2025						
1	BOARD OF PUBLIC WORKS	07/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 88860

Fiscal Note

No City Funds required. Private Contract.

Title

Accepting bituminous surface pavement constructed by Private Contract in Southern Addition to Birchwood Point Phase 5 - Surface Paving, Private Contract No. 9091 (District 9)

Body

WHEREAS, VH Birchwood Point, LLC has satisfactorily completed the installation bituminous surface pavement by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, for: Southern Addition to Birchwood Point Phase 5 - Surface Paving.

NOW, THEREFORE, BE IT RESOLVED

That the bituminous surface street improvements on the following streets be and are hereby accepted:

- Hazy Sky Parkway from 132 FT W of Barn Swallow Circle to Barn Swallow Circle
- Hazy Sky Parkway from Barn Swallow Circle to Birch Blossom Road
- Hazy Sky Parkway from Birch Blossom Road to E Lot Line of Lot 379
- Twin Treasure Drive from 272 FT W of Birch Blossom Road to Birch Blossom Road
- Barn Swallow Circle from Hazy Sky Parkway to 30 FT S of North Lot Line of Lot 440
- Birch Blossom Road from Hazy Sky Parkway from Twin Treasure Drive
- Birch Blossom Road from Twin Treasure Drive to North Lot Line of Lot 386

The attached Schedule "A" representing the actual cost of construction of these improvements, which shall increase the street infrastructure value for Project No. 13852 by $38,583.61 for a useful life of 40 years.

STREET PLANT VALUE
BITUMINOUS SURFACE

Southern Addition to Birchwood Point Phase 5 - Surface Paving
13852

STREET

Description	From	To	Quantity	Unit	Unit Cost	Total Cost
Hazy Sky Parkway	**132 FT W of Barn Swallow Circle**	**Barn Swallow Circle**	110	LF		$ 2,689.87
Type 'B' Pavement 32' wide				*Engineering @ 12%*		$ 322.78
MS LINK NO. 26,205				***Total Cost***		$ 3,012.65
Hazy Sky Parkway	**Barn Swallow Circle**	**Birch Blossom Road**	200	LF		$ 4,890.67
Type 'B' Pavement 32' wide				*Engineering @ 12%*		$ 586.88
MS LINK NO. 26,204				***Total Cost***		$ 5,477.55
Hazy Sky Parkway	**Birch Blossom Road**	**E Lot Line of Lot 379**	179	LF		$ 5,627.76
Type 'B' Pavement 40' wide				*Engineering @ 12%*		$ 675.33
MS LINK NO. 26,203				***Total Cost***		$ 6,303.09
Twin Treasure Drive	**272 FT W of Birch Blossom Road**	**Birch Blossom Road**	263	LF		$ 6,347.07
Type 'A' Pavement 28' wide				*Engineering @ 12%*		$ 761.65
MS LINK NO. 26,201				***Total Cost***		$ 7,108.72
Barn Swallow Circle	**Hazy Sky Parkway**	**30 FT S of North Lot Line of Lot 440**	50	LF		$ 1,407.78
Type 'A' Pavement 32' wide				*Engineering @ 12%*		$ 168.93
MS LINK NO. 26,206				***Total Cost***		$ 1,576.71
Birch Blossom Road	**Hazy Sky Parkway**	**Twin Treasure Drive**	350	LF		$ 9,854.44
Type 'A' Pavement 32' wide				*Engineering @ 12%*		$ 1,182.53
MS LINK No. 26,197				***Total Cost***		$ 11,036.97
Birch Blossom Road	**Twin Treasure Drive**	**North Lot Line of Lot 386**	129	LF		$ 3,632.07
Type 'A' Pavement 32' wide				*Engineering @ 12%*		$ 435.85
MS LINK NO. 26,196				***Total Cost***		$ 4,067.92
				LF		
				Engineering @ 12%		
				Total Cost		
				LF		
				Engineering @ 12%		
				Total Cost		
				LF		
				Engineering @ 12%		
				Total Cost		
				LF		
				Engineering @ 12%		
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				Engineering @ 12%		
				Total Cost		
				LF		
				Engineering @ 12%		
				Total Cost		
				LF		
				Engineering @ 12%		
				Total Cost		
GRAND TOTAL COST						$ 38,583.61

TOTAL STREET IMPROVEMENTS $ 38,583.61

Prepared By: aek
Date: 6/17/2025

City of Madison

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

Master

File Number: 88861

File ID:	88861	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/24/2025
File Name:	Authorizing the Mayor and the City Clerk to execute Amendment No. 2 to the existing Purchase of Services contract between the City of Madison and Brown and Caldwell for engineering services for the Wingra Proper Watershed Study.			**Final Action:**	

Title: Authorizing the Mayor and the City Clerk to execute Amendment No. 2 to the existing Purchase of Services contract between the City of Madison and Brown and Caldwell for engineering services for the Wingra Proper Watershed Study.

Notes: Phil Gaebler

		CC Agenda Date:	07/15/2025
		Agenda Number:	19.
Sponsors:	John P. Guequierre	**Effective Date:**	
Attachments:		**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	6/26/2025	Robert Mulcahy	Approve	6/26/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/25/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Public Works (7/2/25), Common Council (7/15/25)						
1	COMMON COUNCIL	07/01/2025	Refer	BOARD OF PUBLIC WORKS	07/02/2025		Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Refer to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.						

1	BOARD OF PUBLIC WORKS	07/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass

Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 88861

Fiscal Note

The proposed resolution authorizes a second amendment that extends the contract term for the Wingra Proper Watershed Study until February 9, 2026. The original Purchase of Services contract between the City of Madison and Brown and Caldwell was approved via RES-22-00335 (Legistar #70938) on May 10, 2022 in an amount of $195,558. The first amendment was approved via RES-24-00671 (Legistar #85813) on November 26, 2024 for an additional $2,754. Funding for the watershed study and all amendments is available in the 2025 Adopted Stormwater Utility Operating Budget. No additional appropriation is required.

Title

Authorizing the Mayor and the City Clerk to execute Amendment No. 2 to the existing Purchase of Services contract between the City of Madison and Brown and Caldwell for engineering services for the Wingra Proper Watershed Study.

Body

Wingra Proper - Amendment #2

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 Brown and Caldwell for engineering services related to flooding evaluation in the Wingra Proper Watershed (RES-22-00335). This proposed amendment extends the contract period to February 9, 2026.

NOW THEREFORE BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute Amendment 2 to the contract between the City of Madison and Brown and Caldwell extending the contract term for the Wingra Proper Watershed until February 9, 2026.

City of Madison

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

Master

File Number: 88862

File ID:	88862	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/24/2025
File Name:	Assessing Benefits Pleasant View Road Assessment District - 2022.			**Final Action:**	

Title: Assessing Benefits Pleasant View Road Assessment District - 2022. (District 9)

Notes: Andrew Zwieg

CC Agenda Date:	07/15/2025
Agenda Number:	20.
Sponsors:	BOARD OF PUBLIC WORKS
Effective Date:	
Attachments:	10284_PVR_FinalAssess.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	7/7/2025	Robert Mulcahy	Approve	7/9/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/25/2025	Refer	BOARD OF PUBLIC WORKS	07/02/2025	07/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 7/2/2025						
1	BOARD OF PUBLIC WORKS	07/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 88862

Fiscal Note

No appropriation required.

Title

Assessing Benefits Pleasant View Road Assessment District - 2022. (District 9)

Body

WHEREAS, the construction of Pleasant View Road Assessment District - 2022 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: Wednesday, July 2, 2025
Proj. ID: 10284
Project Name: Pleasant View Road Assessment District - 2022
Project Limits: Timber Wolf Trail to Greenway Boulevard

*A factor has been applied for curb & gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

**Street light assessment factor: 1.0 for single family residential; 1.5 for multi-family residential; and 2.0 for commercial. Total street lighting assessment is based on both the lot frontage and lot area. Street light assessment applied to properties with driveway access on Pleasant View Road.

NOTE 1: In accordance with the Final City of Madison and Town of Middleton Cooperative Plan Dated September 29, 2003, special assessments to Town of Middleton residents shall be deferred until the property is attached to the City of Madison and the special assessments shall be adjusted during the deferral period in accordance with the Engineering News Record Construction Cost Index or such equivalent index as may be available at the time. Upon attachment, the assessments shall be paid in six annual installments with interest at a rate of 2%.

NOTE 2: 1224 Deming Way has a note on the original CSM "No Vechicular Access". Install Street Improvements, 4' Pavement & Curb will not be assessed.

NOTE 3: 951 N Pleasant View Road is not benefited by the improvements, except for the driveway apron. The site is a historical cemetery dating back 165 years, with the last burial nearly 100 years ago. It is no longer an active cemetery and no longer accepts human remains. The parcel will not benefit by the public improvements being made here, other than the replacement of the driveway apron.

NOTE 4: Final street light assessment costs went over the preliminary amount. The final street light assessment cost for 1002 N Pleasant View Rd is capped to maintain the total final assessment cost under the total preliminary assessment cost.

					Street Construction Items												Street Lighting Item**					TOTAL
					Remove Concrete Driveway Apron Assessment @ $0.13 per SF		Replace Concrete Driveway Apron Assessment @ $0.84 per SF		Replace Asphalt Driveway Apron Assessment @ $0.34 per SF		Remove & Replace Curb & Gutter Assessment @ $3.70 per LF			Install Street Improvements, 4' Pavement & Curb Assessment @ $21.72 per LF			Install Street Lighting Assessment @ by Frontage @ $20.32 per LF		by Area @ $0.05 per SF		ASSM'T
Parcel No. / Zoning No.	Owner's Name / Mailing Address	Situs Address / Parcel Location	Frontage LF	Lot Area	SF	Cost	SF	Cost	SF	Cost	Factor*	LF	Cost	Factor*	LF	Cost	Factor	LF	Cost	SF	Cost	
0708-153-0801-4 SR-C1	MCCONNELL FAMILY TRUST DA 8802 TIMBER WOLF TRAIL MADISON WI	8802 Timber Wolf Trl N Pleasant View Rd	120.00 116.32	13,278.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.5	0.00	$0.00	0.5	116.32	$1,263.00	1	0.00	$0.00	0.00	$0.00	$1,263.00
0708-153-9450-4 SRF-08	HOWVIEW LLC 4884 PINE CONE CIR MIDDLETON WI	4073 N Pleasant View Rd TOWN OF MIDDLETON PARCEL SEE NOTE 1	145.96	21,303.00	1,903.50	$251.26	1,686.60	$1,416.74	214.00	$73.62	1	0.00	$0.00	1	145.96	$3,169.57	1	145.96	$1,482.91	21,303.00	$532.58	$6,926.67
0708-153-9000-8 SRF-08	ANDREA E. MACE 4081 N PLEASANT VIEW RD MIDDLETON WI	4081 N Pleasant View Rd TOWN OF MIDDLETON PARCEL SEE NOTE 1	151.40	22,923.00	0.00	$0.00	216.10	$181.52	578.00	$198.83	1	0.00	$0.00	1	151.40	$3,287.88	1	151.40	$1,538.26	22,923.00	$573.08	$5,779.57
0708-153-0816-3 SR-C1	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	1005 Swallowtail Dr Pleasant View Rd	104.19 224.87	228,420.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	1	0.00	$0.00	1	224.87	$4,883.28	1	0.00	$0.00	0.00	$0.00	$4,883.28
0708-153-0817-1 SR-V2	BOULDER CREEK APTS LLC 1080 PLEASANT VIEW RD MIDDLETON WI	1002 N Pleasant View Rd Blackhawk Rd SEE NOTE 4	766.48 458.92	416,082.00	0.00	$0.00	1,411.30	$1,185.49	1,152.00	$396.29	1	0.00	$0.00	1	766.48	$16,644.88	2	766.48	$11,601.60	416,082.00	$15,496.80	$45,325.06
0708-153-0105-0 SEC	AX MADISON GREENWAY LLP PO BOX 7700 MADISON WI	726 Heartland Trl N Pleasant View Rd Old Sauk Rd	561.94 1,166.37 340.20	863,407.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	1	87.00	$321.90	1	663.00	$14,397.71	2	0.00	$0.00	0.00	$0.00	$14,719.61
0708-153-0104-2 SEC	CITY OF MADISON ENGINEER STORMWATER UTILITY 533 210 MLK JR BLVD RM 115 MADISON WI	934 Deming Way N Pleasant View Rd	100.10 100.31	94,760.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	1	0.00	$0.00	1	100.31	$2,178.33	1	0.00	$0.00	0.00	$0.00	$2,178.33
0708-153-0301-4 SEC	DEMING OAKS LLC PO BOX 46218 MADISON WI	1002 Deming Way Pleasant View Rd	506.88 573.48	398,545.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	1	0.00	$0.00	1	573.48	$12,453.69	2	0.00	$0.00	0.00	$0.00	$12,453.69
0708-153-0305-6 CN	FIRST GERMAN LUTHERAN CHURCH, PLEASANT VIEW CEM 19 S OWEN DR MADISON WI	951 N Pleasant View Rd SEE NOTE 3	132.00	21,780.00	0.00	$0.00	63.00	$52.92	0.00	$0.00	1	0.00	$0.00	1	0.00	$0.00	1	0.00	$0.00	0.00	$0.00	$52.92
0708-153-0303-0 SEC	BLACKHAWK VIEW INVESTMENTS LLC PO BOX 44787 MADISON WI	1109 N Pleasant View Rd Blackhawk Rd	326.02 374.51	138,467.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	1	0.00	$0.00	1	374.51	$8,132.86	2	0.00	$0.00	0.00	$0.00	$8,132.86
0708-153-0304-8 SEC	BLACKHAWK VIEW INVESTMENTS LLC PO BOX 44787 MADISON WI	1110 Deming Way Blackhawk Rd	300.00 453.49	120,570.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	1	0.00	$0.00	1	0.00	$0.00	2	0.00	$0.00	0.00	$0.00	$0.00
0708-153-0402-0 SEC	AX MADISON GREENWAY LLP PO BOX 7700 MADISON WI	1212 Deming Way Pleasant View Rd Blackhawk Rd	567.95 600.17 576.59	344,122.00	224.10	$29.58	241.20	$202.61	0.00	$0.00	1	0.00	$0.00	1	600.17	$13,033.29	2	0.00	$0.00	0.00	$0.00	$13,265.48
0708-152-0101-0 SEC	IA DEMING WAY LLC 1715 LINNERUD DR # 620 SUN PRAIRIE WI	1224 Deming Way Pleasant View Rd SEE NOTE 2	260.68 278.00	176,046.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	1	0.00	$0.00	1	0.00	$0.00	2	0.00	$0.00	0.00	$0.00	$0.00

City of Madison Engineering Division - Final Schedule of Assessments

Date: Wednesday, July 2, 2025
Proj. ID: 10284
Project Name: Pleasant View Road Assessment District - 2022
Project Limits: Timber Wolf Trail to Greenway Boulevard

*A factor has been applied for curb & gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

**Street light assessment factor: 1.0 for single family residential; 1.5 for multi-family residential; and 2.0 for commercial. Total street lighting assessment is based on both the lot frontage and lot area. Street light assessment applied to properties with driveway access on Pleasant View Road.

NOTE 1: In accordance with the Final City of Madison and Town of Middleton Cooperative Plan Dated September 29, 2003, special assessments to Town of Middleton residents shall be deferred until the property is attached to the City of Madison and the special assessments shall be adjusted during the deferral period in accordance with the Engineering News Record Construction Cost Index or such equivalent index as may be available at the time. Upon attachment, the assessments shall be paid in six annual installments with interest at a rate of 2%.

NOTE 2: 1224 Deming Way has a note on the original CSM "No Vechicular Access". Install Street Improvements, 4' Pavement & Curb will not be assessed.

NOTE 3: 951 N Pleasant View Road is not benefited by the improvements, except for the driveway apron. The site is a historical cemetery dating back 165 years, with the last burial nearly 100 years ago. It is no longer an active cemetery and no longer accepts human remains. The parcel will not benefit by the public improvements being made here, other than the replacement of the driveway apron.

NOTE 4: Final street light assessment costs went over the preliminary amount. The final street light assessment cost for 1002 N Pleasant View Rd is capped to maintain the total final assessment cost under the total preliminary assessment cost.

					Street Construction Items												Street Lighting Item**					
					Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Asphalt Driveway Apron Assessment @		Remove & Replace Curb & Gutter Assessment @			Install Street Improvements, 4' Pavement & Curb Assessment @			Install Street Lighting Assessment @					TOTAL
Parcel No. / Zoning No.	Owner's Name / Mailing Address	Situs Address / Parcel Location	Frontage LF	Lot Area	$0.13 SF	per SF Cost	$0.84 SF	per SF Cost	$0.34 SF	per SF Cost	$3.70 Factor*	per LF LF	Cost	$21.72 Factor*	per LF LF	Cost	Factor	by Frontage @ $20.32 LF	per LF Cost	by Area @ $0.05 SF	per SF Cost	ASSM'T
0708-152-0102-8 SEC	DEMING WAY PROPERTY GROUP LLC 1955 ATWOOD AVE MADISON WI	1425 N Pleasant View Rd Greenway Blvd	262.02 316.56	94,738.00	371.70	$49.06	424.80	$356.83	0.00	$0.00	1	0.00	$0.00	1	262.02	$5,690.03	2	0.00	$0.00	0.00	$0.00	$6,095.92
			9,885.41	2,954,441.00	2,499.30	$329.91	4,043.00	$3,396.12	1,944.00	$668.74	---	87.00	$321.90	---	3,978.52	$85,134.51	---	1,063.84	$14,622.77	460,308.00	$16,602.45	$121,076.39

City of Madison

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

Master

File Number: 88863

File ID: 88863 **File Type:** Resolution **Status:** Report of Officer

Version: 1 **Reference:** **Controlling Body:** BOARD OF PUBLIC WORKS

File Created Date : 06/24/2025

File Name: Assessing Benefits Olin-Turville Court and E. Lakeside Street Assessment District – 2024 . **Final Action:**

Title: Assessing Benefits Olin-Turville Court and E. Lakeside Street Assessment District - 2024 . (District 13, District 14)

Notes: Reid Stiteley

CC Agenda Date: 07/15/2025

Agenda Number: 21.

Sponsors: BOARD OF PUBLIC WORKS **Effective Date:**

Attachments: 15269_Olin-Turville_Assess_Final.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	7/7/2025	Robert Mulcahy	Approve	7/9/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/25/2025	Refer	BOARD OF PUBLIC WORKS	07/02/2025	07/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 7/2/2025						
1	BOARD OF PUBLIC WORKS	07/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 88863

Fiscal Note

No appropriation required.

Title

Assessing Benefits Olin-Turville Court and E. Lakeside Street Assessment District - 2024 .
(District 13, District 14)

Body

WHEREAS, the construction of Olin-Turville Court and E. Lakeside Street 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: **7/2/2025**
Project ID: **15269**
Project Name: **Olin-Turville Court and E. Lakeside Street Assessment District - 2024**
Project Description: **Resurface Olin-Turville Ct from John Nolen Dr to E. Lakeside St and E. Lakeside St from John Nolen Dr to Olin-Turville Ct**

Parcel Information			Frontage			Street Resurfacing Items		Total Assessment
						10' Pavement Resurfacing Assessment @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	Linear Feet (LF)	Frontage Streets	Multiple Frontage	$11.85 per LF		
						LF	Cost	
070925202289 PR	CITY OF MADISON PARKS OLIN TURVILLE PARK 330 E LAKESIDE ST MADISON, WI 53715	202 E Lakeside St	250.00	E Lakeside St	No	169.00	$2,002.65	$2,002.65
070925207015 HIS-L	CITY OF MADISON PARKS OLIN TURVILLE PARK 330 E LAKESIDE ST MADISON, WI 53715	1156 Olin-Turville Ct	1449.00	Olin-Turville Ct	No	1,347.00	$15,961.95	$15,961.95
070925207023 PR	CITY OF MADISON PARKS OLIN TURVILLE PARK 330 E LAKESIDE ST MADISON, WI 53715	1000 Olin-Turville Ct	547.00	Olin-Turville Ct	No	547.00	$6,481.95	$6,481.95
					TOTALS	2,063.00	$24,446.55	$24,446.55

City of Madison

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

Master

File Number: 88864

File ID:	88864	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/24/2025
File Name:	Assessing Benefits S. Owen Drive Assessment District – 2023.			**Final Action:**	
Title:	Assessing Benefits S. Owen Drive Assessment District - 2023. (District 5)				
Notes:	Reid Stiteley				
				CC Agenda Date:	07/15/2025
				Agenda Number:	22.
Sponsors:	BOARD OF PUBLIC WORKS			**Effective Date:**	
Attachments:	14080_Final Assessments.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	7/7/2025	Robert Mulcahy	Approve	7/9/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/25/2025	Refer	BOARD OF PUBLIC WORKS	07/02/2025	07/02/2025	
	Action Text:	This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 7/2/2025					
1	BOARD OF PUBLIC WORKS	07/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 88864

Fiscal Note

No appropriation required.

Title

Assessing Benefits S. Owen Drive Assessment District - 2023. (District 5)

Body

WHEREAS, the construction of S. Owen Drive Assessment District - 2023 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: 7/2/2025
Project ID: 14080
Project Name: S. Owen Drive Assessment District - 2023
Project Description: Reconstruction of S. Owen Dr from Hillcrest Dr to Regent St

*A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

Ownership			Frontage		Street Reconstruction Items									Sanitary Sewer Items				Storm Sewer Items		Total Assessment
Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Linear Feet (LF)	Frontage Street	Remove Concrete Driveway Apron or Terrace @		Install Concrete Driveway Apron @		Replace Concrete Terrace Walk @		Reconstruct Asphalt Pavement @			Sanitary Sewer Reconnect @		Remove & Replace Sanitary Sewer Lateral @		Private Storm Sewer Reconnect @		
					$1.51	per Square Foot (SF)	$4.07	per SF	$3.68	per SF		$40.95	per LF	$934.09	per Each	$23.31	per LF	$3,500.00	per Each	
					SF	Cost	SF	Cost	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each	Cost	
070920402090 TR-C1	STRAUSS III, ROBERT W 1 S OWEN DR MADISON, WI 53705-5032	1 S Owen Dr	69.80	S Owen Dr	0.00	$ -	0.00	$ -	0.00	$ -	0.5	69.80	$1,429.16	1	$934.09	35	$815.85	0	$0.00	$3,179.10
070920402107 TR-C1	CAMPBELL REV LIVING TR, J 5 S OWEN DR MADISON, WI 53705-5032	5 S Owen Dr	69.80	S Owen Dr	173.99	$ 261.85	173.13	$ 704.64	0.00	$ -	1	69.80	$2,858.31	1	$934.09	38	$885.78	0	$0.00	$5,644.67
070920402115 TR-C1	POPP JR, THOMAS G 9 S OWEN DR MADISON, WI 53705-5032	9 S Owen Dr	69.80	S Owen Dr	165.10	$ 248.48	139.76	$ 568.82	0.00	$ -	1	69.80	$2,858.31	1	$934.09	34	$792.54	0	$0.00	$5,402.24
070920402123 TR-C1	IGNJATOVIC, MELANIE M JEFFREY G BOLDT 15 S OWEN DR MADISON, WI 53705-5032	15 S Owen Dr	69.80	S Owen Dr	277.20	$ 417.19	235.60	$ 958.89	0.00	$ -	1	69.80	$2,858.31	1	$934.09	28	$652.68	0	$0.00	$5,821.16
070920402131 TR-C1	MICHAELIS, BRUCE A 19 S OWEN DR MADISON, WI 53705-5032	19 S Owen Dr	69.80	S Owen Dr	116.16	$ 174.82	149.45	$ 608.26	0.00	$ -	1	69.80	$2,858.31	1	$934.09	37	$862.47	0	$0.00	$5,437.95
070920402149 TR-C1	RIDGELY, JOHN A & CAROLYN J RIDGELY 21 S OWEN DR MADISON, WI 53705-5032	21 S Owen Dr	69.80	S Owen Dr	133.56	$ 201.01	146.94	$ 598.05	0.00	$ -	1	69.80	$2,858.31	1	$934.09	30	$699.30	0	$0.00	$5,290.75
070920402157 TR-C1	PETERSON, KIM 23 S OWEN DR MADISON, WI 53705-5032	23 S Owen Dr	69.80	S Owen Dr	127.20	$ 191.44	149.45	$ 608.26	0.00	$ -	1	69.80	$2,858.31	1	$934.09	30	$699.30	0	$0.00	$5,291.40
070920402165 TR-C1	PAG TRUST 25 S OWEN DR MADISON, WI 53705-5032	25 S Owen Dr	69.80	S Owen Dr	177.66	$ 267.38	172.80	$ 703.30	0.00	$ -	1	69.80	$2,858.31	1	$934.09	29	$675.99	0	$0.00	$5,439.06
070920402173 TR-C1	HINES, BRADFORD E & MARIE D MACALISTER 31 S OWEN DR MADISON, WI 53705	31 S Owen Dr	69.90	S Owen Dr	142.80	$ 214.91	154.28	$ 627.92	0.00	$ -	1	69.90	$2,862.41	1	$934.09	28	$652.68	0	$0.00	$5,292.01
070920402181 TR-C1	TALMO AND WHITE TRUST 43 S OWEN DR MADISON, WI 53705-5032	43 S Owen Dr	62.70	S Owen Dr	129.28	$ 194.57	139.75	$ 568.78	0.00	$ -	1	62.70	$2,567.57	1	$934.09	32	$745.92	0	$0.00	$5,010.92
070920402199 TR-C1	L&S SEVERSON PROPERTIES LLC 7912 ST CROIX CIR VERONA, WI 53593	4228 Bagley Pkwy	65.80	S Owen Dr	138.60	$ 208.59	143.33	$ 583.35	0.00	$ -	0.5	65.80	$1,347.26	1	$934.09	30	$699.30	0	$0.00	$3,772.59
070920403139 TR-C1	GOLBACH, SARA J 46 S OWEN DR MADISON, WI 53705-5033	46 S Owen Dr	60.00	S Owen Dr	0.00	$ -	0.00	$ -	0.00	$ -	0.5	60.00	$1,228.50	1	$934.09	26	$606.06	0	$0.00	$2,768.65
070920403147 TR-C1	SCHICK, MARCUS K & ELIZABETH L SCHICK 42 S OWEN DR MADISON, WI 53705	42 S Owen Dr	60.00	S Owen Dr	0.00	$ -	148.23	$ 603.30	0.00	$ -	1	60.00	$2,457.00	1	$934.09	27	$629.37	0	$0.00	$4,623.76
070920403155 TR-C1	HALL, MARY & JEFF 38 S OWEN DR MADISON, WI 53705-5033	38 S Owen Dr	60.00	S Owen Dr	122.85	$ 184.89	195.60	$ 796.09	0.00	$ -	1	60.00	$2,457.00	1	$934.09	24	$559.44	0	$0.00	$4,931.51
070920403163 TR-C1	LYNCH, RYAN M 34 S OWEN DR MADISON, WI 53705-5033	34 S Owen Dr	60.00	S Owen Dr	134.47	$ 202.38	162.14	$ 659.91	0.00	$ -	1	60.00	$2,457.00	1	$934.09	26	$606.06	0	$0.00	$4,859.44
070920403171 TR-C1	KOBS, JESSICA E 30 S OWEN DR MADISON, WI 53705	30 S Owen Dr	60.00	S Owen Dr	150.06	$ 225.84	161.54	$ 657.47	0.00	$ -	1	60.00	$2,457.00	1	$934.09	25	$582.75	0	$0.00	$4,857.15

Note: These parcels are being assessed for new curb gutter and sidewalk, however those assessments are being funded by grant funding, and therefore are not shown on this schedule.

City of Madison Engineering Division - Final Schedule of Assessments

Date: 7/2/2025
Project ID: 14080
Project Name: S. Owen Drive Assessment District - 2023
Project Description: Reconstruction of S. Owen Dr from Hillcrest Dr to Regent St

*A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

Ownership			Frontage		Street Reconstruction Items									Sanitary Sewer Items				Storm Sewer Items		Total Assessment
Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Linear Feet (LF)	Frontage Street	Remove Concrete Driveway Apron or Terrace @ $1.51 per Square Foot (SF)		Install Concrete Driveway Apron @ $4.07 per SF		Replace Concrete Terrace Walk @ $3.68 per SF		Reconstruct Asphalt Pavement @ $40.95 per LF			Sanitary Sewer Reconnect @ $934.09 per Each		Remove & Replace Sanitary Sewer Lateral @ $23.31 per LF		Private Storm Sewer Reconnect @ $3,500.00 per Each		
					SF	Cost	SF	Cost	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each	Cost	
070920403189 TR-C1	ANTONIEWICZ, JANICE M 26 S OWEN DR MADISON, WI 53705-5033	26 S Owen Dr	60.00	S Owen Dr	147.63	$ 222.18	166.60	$ 678.06	0.00	$ -	1	60.00	$2,457.00	1	$934.09	25	$582.75	0	$0.00	$4,874.09
070920403197 TR-C1	COHEN, MELANIE E & JOEL A EHRLICH 22 S OWEN DR MADISON, WI 53705-5033	22 S Owen Dr	60.00	S Owen Dr	147.60	$ 222.14	161.54	$ 657.47	0.00	$ -	1	60.00	$2,457.00	1	$934.09	25	$582.75	0	$0.00	$4,853.45
070920403204 TR-C1	NEWMAN, FRED M CAROLYN M HEGELER 18 S OWEN DR MADISON, WI 53705-5033	18 S Owen Dr	60.00	S Owen Dr	114.33	$ 172.07	153.60	$ 625.15	0.00	$ -	1	60.00	$2,457.00	1	$934.09	24	$559.44	0	$0.00	$4,747.75
070920403212 TR-C1	KRZAK, JAMES R & JENNIFER A KRZAK 14 S OWEN DR MADISON, WI 53705	14 S Owen Dr	60.00	S Owen Dr	207.36	$ 312.08	146.40	$ 595.85	0.00	$ -	1	60.00	$2,457.00	1	$934.09	22	$512.82	0	$0.00	$4,811.83
070920403220 TR-C1	HOESE, DAVID TESS HOESE 10 S OWEN DR MADISON, WI 53705-5033	10 S Owen Dr	60.00	S Owen Dr	0.00	$ -	122.21	$ 497.39	0.00	$ -	1	60.00	$2,457.00	1	$934.09	24	$559.44	0	$0.00	$4,447.92
070920403238 TR-C1	CUDNOHFSKY, MARY E & RIC S CAMPBELL 6 S OWEN DR MADISON, WI 53705	6 S Owen Dr	77.00	S Owen Dr	142.38	$ 214.28	133.10	$ 541.72	0.00	$ -	1	77.00	$3,153.15	1	$934.09	28	$652.68	0	$0.00	$5,495.92
070920403246 TR-C1	KLINGE, THOMAS 2 S OWEN DR MADISON, WI 53705-5033	2 S Owen Dr	79.80	S Owen Dr	0.00	$ -	129.78	$ 528.20	0.00	$ -	0.5	79.80	$1,633.91	1	$934.09	24	$559.44	0	$0.00	$3,655.64
070920406018 TR-C1	ECCLES, GILLIAN L & DANIEL M ECCLES 122 S OWEN DR MADISON, WI 53705	122 S Owen Dr	73.00	S Owen Dr	0.00	$ -	154.70	$ 629.63	0.00	$ -	1	73.00	$2,989.35	1	$934.09	26	$606.06	0	$0.00	$5,159.13
070920406026 TR-C1	FABISH JR, JEROME J NATASCHA BUTER 118 S OWEN DR MADISON, WI 53705	118 S Owen Dr	62.00	S Owen Dr	164.70	$ 247.87	152.22	$ 619.54	0.00	$ -	1	62.00	$2,538.90	1	$934.09	26	$606.06	0	$0.00	$4,946.46
070920406034 TR-C1	KUHN FAMILY TRUST 114 S OWEN DR MADISON, WI 53705-5035	114 S Owen Dr	63.00	S Owen Dr	127.48	$ 191.86	142.16	$ 578.59	0.00	$ -	1	63.00	$2,579.85	0	$0.00	0	$0.00	0	$0.00	$3,350.30
070920406042 TR-C1	WALSH, TIMOTHY M JEAN A CHWAE 110 S OWEN DR MADISON, WI 53705-5035	110 S Owen Dr	61.00	S Owen Dr	0.00	$ -	150.45	$ 612.33	0.00	$ -	1	61.00	$2,497.95	1	$934.09	25	$582.75	0	$0.00	$4,627.12
070920406050 TR-C1	MARTINEZ, ROCIO 106 S OWEN DR MADISON, WI 53705	106 S Owen Dr	62.00	S Owen Dr	0.00	$ -	149.76	$ 609.52	0.00	$ -	1	62.00	$2,538.90	1	$934.09	26	$606.06	0	$0.00	$4,688.57
070920406068 TR-C1	WALSH, MARY A & RAY H SPIESS, III 102 S OWEN DR MADISON, WI 53705-5035	102 S Owen Dr	62.50	S Owen Dr	0.00	$ -	131.08	$ 533.50	0.00	$ -	0.5	62.50	$1,279.69	1	$934.09	26	$606.06	0	$0.00	$3,353.33
070920406315 TR-C1	BRYAN, ALBERT R 4302 HILLCREST DR MADISON, WI 53705	4302 Hillcrest Dr	73.00	S Owen Dr	0.00	$ -	0.00	$ -	0.00	$ -	0.5	73.00	$1,494.68	1	$934.09	27	$629.37	0	$0.00	$3,058.14
070920407016 TR-C1	WELLS LIVING TRUST 105 S OWEN DR MADISON, WI 53705-5034	105 S Owen Dr	60.00	S Owen Dr	0.00	$ -	197.16	$ 802.44	0.00	$ -	1	60.00	$2,457.00	1	$934.09	31	$722.61	0	$0.00	$4,916.14
070920407024 TR-C1	LARSON, JEFFERY E 109 S OWEN DR MADISON, WI 53705-5034	109 S Owen Dr	60.00	S Owen Dr	143.51	$ 215.98	159.39	$ 648.72	0.00	$ -	1	60.00	$2,457.00	1	$934.09	31	$722.61	0	$0.00	$4,978.40

Note: These parcels are being assessed for new curb gutter and sidewalk, however those assessments are being funded by grant funding, and therefore are not shown on this schedule.

City of Madison Engineering Division - Final Schedule of Assessments

Date: 7/2/2025
Project ID: 14080
Project Name: S. Owen Drive Assessment District - 2023
Project Description: Reconstruction of S. Owen Dr from Hillcrest Dr to Regent St

*A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

Ownership			Frontage		Street Reconstruction Items										Sanitary Sewer Items				Storm Sewer Items		Total Assessment
Parcel No./ Zoning	Owner's Name / Mailing Address	Situs Address	Linear Feet (LF)	Frontage Street	Remove Concrete Driveway Apron or Terrace @		Install Concrete Driveway Apron @		Replace Concrete Terrace Walk @		Reconstruct Asphalt Pavement @				Sanitary Sewer Reconnect @		Remove & Replace Sanitary Sewer Lateral @		Private Storm Sewer Reconnect @		
					$1.51	per Square Foot (SF)	$4.07	per SF	$3.68	per SF		$40.95	per LF		$934.09	per Each	$23.31	per LF	$3,500.00	per Each	
					SF	Cost	SF	Cost	SF	Cost	Factor*	LF	Cost		Each	Cost	LF	Cost	Each	Cost	
070920407032 TR-C1	PAGE, NATHANIEL & LINDA 113 S OWEN DR MADISON, WI 53705-5034	113 S Owen Dr	60.00	S Owen Dr	62.00	$ 93.31	151.90	$ 618.23	0.00	$ -	1	60.00	$2,457.00		1	$934.09	31	$722.61	0	$0.00	$4,825.24
070920407040 TR-C1	CANN, BEVERLY F KAREN G LUCAS 117 S OWEN DR MADISON, WI 53705-5034	117 S Owen Dr	60.00	S Owen Dr	142.56	$ 214.55	154.38	$ 628.33	0.00	$ -	1	60.00	$2,457.00		1	$934.09	30	$699.30	0	$0.00	$4,933.27
070920407058 TR-C1	NOLLENDORFS, CORA LEE 121 S OWEN DR MADISON, WI 53705-5034	121 S Owen Dr	60.00	S Owen Dr	136.62	$ 205.61	177.87	$ 723.93	0.00	$ -	1	60.00	$2,457.00		1	$934.09	28	$652.68	0	$0.00	$4,973.31
070920407066 TR-C1	SANCHEZ, PABLO & KATHRYN M SANCHEZ 125 S OWEN DR MADISON, WI 53705	125 S Owen Dr	60.00	S Owen Dr	0.00	$ -	0.00	$ -	0.00	$ -	0.5	60.00	$1,228.50		1	$934.09	32	$745.92	0	$0.00	$2,908.51
070920407157 TR-C1	RICHARDSON, R JANE 4225 BAGLEY PKWY MADISON, WI 53705	4225 Bagley Pkwy	84.50	S Owen Dr	0.00	$ -	0.00	$ -	0.00	$ -	0.5	84.50	$1,730.14		1	$934.09	29	$675.99	0	$0.00	$3,340.22
				TOTALS	3,525.10	$ 5,305.28	5,006.30	$20,375.64	0.00	$0.00		2,414.60	$87,506.06		36	$33,627.24	1,019.00	$23,752.89	0	$0.00	$170,567.10

Note: These parcels are being assessed for new curb gutter and sidewalk, however those assessments are being funded by grant funding, and therefore are not shown on this schedule.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 88865

File ID:	88865	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/24/2025
File Name:	Awarding Public Works Contract No. 9654 CIPP Thermal Lining Rehabilitations of Sewers Phase 1 - 2025 & Storm CIPP 2025.			**Final Action:**	

Title: Awarding Public Works Contract No. 9654 CIPP Thermal Lining Rehabilitations of Sewers Phase 1 - 2025 & Storm CIPP 2025. (District 4, District 5, District 6, District 11, District 12, District 13, District 14, District 18, District 19)

Notes: Eric Cefalu

		CC Agenda Date:	07/15/2025
		Agenda Number:	23.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9654 bid.pdf, 9654 award.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	7/8/2025	Robert Mulcahy	Approve	7/9/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/27/2025	Refer	BOARD OF PUBLIC WORKS	07/02/2025	07/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 7/2/2025						
1	BOARD OF PUBLIC WORKS	07/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 88865

Fiscal Note

The proposed resolution authorizes awarding the contract for the CIPP Thermal Lining Rehabilitations of Sewers Phase 1 - 2025 & Storm CIPP 2025 at a total estimated cost of $524,235.24, including contingency. Funding for the project is available in Munis projects #15699 ($173,065.68) and #15700 ($351,169.56). No additional appropriation is required.

Title

Awarding Public Works Contract No. 9654 CIPP Thermal Lining Rehabilitations of Sewers Phase 1 - 2025 & Storm CIPP 2025. (District 4, District 5, District 6, District 11, District 12, District 13, District 14, District 18, District 19)

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. 9654) for itemization of bids.

CIPP THERMAL LINING REHABILITATION OF SEWERS PHASE 1 - 2025 & STORM CIPP 2025
CONTRACT NO. 9654
DATE: 6/20/25
PREQUALIFICATION: 285

CONTRACTORS	TOTAL BID	Proposal 1	Proposal 2	PREQUAL STATUS
Visu-Sewer, LLC.	$485,403.00	$160,246.00	$325,157.00	OK
Engineering Estimate	$516,388.00			
Michels Trenchless, Inc.	$653,874.00	$301,830.00	$352,044.00	OK

CONTRACT NO. 9654
CIPP Thermal Lining Rehabilitation of Sewers Phase 1 - 2025 & Storm CIPP 2025

Visu-Sewer, LLC

CONTRACT AWARD	**$**	**485,403.00**
MAX CONTINGENCY (8%)	*$*	*38,832.24*
SANITARY: 15699-83-173: 54445 (91345)		160,246.00
ACCT. CONTINGENCY 8%		12,819.68
ACCT. SUBTOTAL		173,065.68
STORM: 15700-84-174: 54445 (91345)		325,157.00
ACCT. CONTINGENCY 8%		26,012.56
ACCT. SUBTOTAL		351,169.56
GRAND TOTAL INCL. CONTINGENCY	**$**	**524,235.24**

City of Madison

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File Number: 88886

File ID:	88886	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/25/2025
File Name:	Awarding Public Works Contract No. 9626 Mid Town Hydraulic Improvements.			**Final Action:**	

Title: Awarding Public Works Contract No. 9626 Mid Town Hydraulic Improvements. (District 20)

Notes: Tim Pearson

		CC Agenda Date:	07/15/2025
		Agenda Number:	24.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9626 bid.pdf, 9626 award.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	7/8/2025	Robert Mulcahy	Approve	7/9/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/25/2025	Refer	BOARD OF PUBLIC WORKS	07/02/2025	07/02/2025	
	Action Text:	This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 7/2/2025					
1	BOARD OF PUBLIC WORKS	07/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 88886

Fiscal Note

The proposed resolution authorizes awarding the contract for the Mid Town Hydraulic Improvements at a total estimated cost of $466,599.99, including contingency. Funding for the project is available in Munis #15387. No additional appropriation is required.

Title

Awarding Public Works Contract No. 9626 Mid Town Hydraulic Improvements. (District 20)

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. 9626) for itemization of bids.

MID TOWN HYDRAULIC IMPROVEMENTS
CONTRACT NO. 9626
DATE: 6/20/25
PREQUALIFICATION: 275

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
Parisi Construction, LLC	$431,999.99	OK
S&L Underground, Inc.	$450,083.36	OK
Speedway Sand & Gravel, Inc.	$469,301.01	OK
R. G. Huston Co., Inc.	$553,000.00	OK
Monona Plumbing and Fire Protection, Inc	$564,793.25	OK
Engineering Estimate	$592,717.00	

CONTRACT NO. 9626
Mid Town Hydraulic Improvements
Parisi Construction, LLC

CONTRACT AWARD	**$**	**431,999.99**
MAX CONTINGENCY (8%)	*$*	*34,560.00*
WATER: 15387-86-179: 54445 (91360)		431,999.99
ACCT. CONTINGENCY 8%		34,560.00
ACCT. SUBTOTAL		466,559.99
GRAND TOTAL INCL. CONTINGENCY	**$**	**466,559.99**

City of Madison

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File Number: 88887

File ID:	88887	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/25/2025
File Name:	Awarding Public Works Contract No. 9612, CIPP UV Lining Rehabilitation of Sewers Phase 1 - 2025.			**Final Action:**	

Title: Awarding Public Works Contract No. 9612, CIPP UV Lining Rehabilitation of Sewers Phase 1 - 2025. (District 5, District 10, District 11, District 13, District 14, District 15)

Notes: Eric Cefalu

		CC Agenda Date:	07/15/2025
		Agenda Number:	25.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9612 bid.pdf, 9612 award.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	7/8/2025	Robert Mulcahy	Approve	7/9/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/25/2025	Refer	BOARD OF PUBLIC WORKS	07/02/2025	07/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 7/2/2025						
1	BOARD OF PUBLIC WORKS	07/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 88887

Fiscal Note

The proposed resolution authorizes awarding the contract for the CIPP UV Lining Rehabilitation of Sewers Phase 1 - 2025 at a total estimated cost of $1,001,245.32, including contingency. Funding for the project is available in Munis projects #15512 ($977,528.52) and #15462 ($23,716.80). No additional appropriation is required.

Title

Awarding Public Works Contract No. 9612, CIPP UV Lining Rehabilitation of Sewers Phase 1 - 2025. (District 5, District 10, District 11, District 13, District 14, District 15)

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. 9612) for itemization of bids.

CIPP UV LINING REHABILITATION OF SEWERS PHASE 1 - 2025
CONTRACT NO. 9612
DATE: 6/20/25
PREQUALIFICATION: 399

CONTRACTORS	TOTAL BID	Proposal 1	Proposal 2	PREQUAL STATUS
Visu-Sewer, LLC.	$927,079.00	$905,119.00	$21,960.00	OK
Engineering Estimate	$1,017,221.00			
Michels Trenchless, Inc.	$1,235,091.00	$1,205,739.00	$29,352.00	OK

CONTRACT NO. 9612
CIPP UV Lining Rehabilitation of Sewers Phase 1 - 2025

Visu-Sewer, LLC

CONTRACT AWARD	**$**	**927,079.00**
MAX CONTINGENCY (8%)	*$*	*74,166.32*
OLIVE JONES PARK CIPP: 15462-51-130: 54445 (91345)		21,960.00
ACCT. CONTINGENCY 8%		1,756.80
ACCT. SUBTOTAL		23,716.80
SANITARY: 15512-83-173: 54445 (91345)		905,119.00
ACCT. CONTINGENCY 8%		72,409.52
ACCT. SUBTOTAL		977,528.52
GRAND TOTAL INCL. CONTINGENCY	**$**	**1,001,245.32**

City of Madison

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File Number: 88888

File ID:	88888	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/25/2025
File Name:	Awarding Public Works Contract No. 8784, E Main Street and South Hancock Street Assessment District - 2025.			**Final Action:**	

Title: Awarding Public Works Contract No. 8784, E Main Street and South Hancock Street Assessment District - 2025. (District 4, District 6)

Notes: Emma Almy

		CC Agenda Date:	07/15/2025
		Agenda Number:	26.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	8784 bid.pdf, 8784 award.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	7/8/2025	Robert Mulcahy	Approve	7/9/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/25/2025	Refer	BOARD OF PUBLIC WORKS	07/02/2025	07/02/2025	
	Action Text:	This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 7/2/2025					
1	BOARD OF PUBLIC WORKS	07/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 88888

Fiscal Note

The proposed resolution authorizes awarding the contract for the E Main Street and South Hancock Street Assessment District - 2025 at a total estimated cost of $5,353,560.01, including contingency. Funding for the project is available in Munis #15125. No additional appropriation is required.

Title

Awarding Public Works Contract No. 8784, E Main Street and South Hancock Street Assessment District - 2025. (District 4, District 6)

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. 8784) for itemization of bids.

E MAIN STREET AND SOUTH HANCOCK STREET ASSESSMENT DISTRICT - 2025
CONTRACT NO. 8784
DATE: 6/25/25
PREQUALIFICATION: 275, 310

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
R. G. Huston Co., Inc.	$4,957,000.00	OK
Engineering Estimate	$5,178,980.00	
INTEGRITY GRADING & EXCAVATING, INC.	$5,702,215.19	OK
Speedway Sand & Gravel, Inc.	$5,780,664.30	OK
Capitol Underground, Inc.	$5,960,140.47	OK

CONTRACT NO. 8784
E Main Street and South Hancock Street Assessment District - 2025

R. G. Huston Co., Inc.

CONTRACT AWARD	**$ 4,957,000.00**
MAX CONTINGENCY (8%)	*$ 396,560.01*
STREET: 15125-402-170: 54410 (91396)	1,692,893.59
ACCT. CONTINGENCY 8%	135,431.49
ACCT. SUBTOTAL	1,828,325.08
STREET-STORM: 15125-402-174: 54445 (91345)	176,417.00
ACCT. CONTINGENCY 8%	14,113.36
ACCT. SUBTOTAL	190,530.36
STREET LIGHTING: 15125-402-177: 54435 (91232)	231,770.00
ACCT. CONTINGENCY 8%	18,541.60
ACCT. SUBTOTAL	250,311.60
FIBER: 15125-402-178: 54320 (96218)	74,600.00
ACCT. CONTINGENCY 8%	5,968.00
ACCT. SUBTOTAL	80,568.00
SANITARY SEWER: 15125-83-173: 54445 (91345)	1,205,766.94
ACCT. CONTINGENCY 8%	96,461.36
ACCT. SUBTOTAL	1,302,228.30
STORMWATER: 15125-84-174: 54445 (91345)	416,493.97
ACCT. CONTINGENCY 8%	33,319.52
ACCT. SUBTOTAL	449,813.49
STORM TERR RG: 15125-84-174-84100: 54445 (91345)	5,431.50
ACCT. CONTINGENCY 8%	434.52
ACCT. SUBTOTAL	5,866.02
WATER: 15125-86-179: 54445 (91360)	1,153,627.00
ACCT. CONTINGENCY 8%	92,290.16
ACCT. SUBTOTAL	1,245,917.16
GRAND TOTAL INCL. CONTINGENCY	**$ 5,353,560.01**

City of Madison

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File Number: 88889

File ID:	88889	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/25/2025
File Name:	Approving plans and specifications for public improvements necessary for the project known as 4575 Helgesen Drive CSM and authorizing construction to be undertaken by the Developer, Private Contract No. 9669.			**Final Action:**	

Title: Approving plans and specifications for public improvements necessary for the project known as 4575 Helgesen Drive CSM and authorizing construction to be undertaken by the Developer, Private Contract No. 9669 (District 16)

Notes: Brenda Stanley

		CC Agenda Date:	07/15/2025
		Agenda Number:	27.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9669 Exhibit.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	7/7/2025	Robert Mulcahy	Approve	7/9/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/26/2025	Refer	BOARD OF PUBLIC WORKS	07/02/2025	07/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 7/2/2025						
1	BOARD OF PUBLIC WORKS	07/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 88889

Fiscal Note

No City Funds required. Private Contract.

Title

Approving plans and specifications for public improvements necessary for the project known as 4575 Helgesen Drive CSM and authorizing construction to be undertaken by the Developer, Private Contract No. 9669 (District 16)

Body

WHEREAS, the developer, Oakleaf Properties, Inc., has received the City of Madison's conditional approval for a two-lot certified survey map of property located at 4575 Helgesen Drive & 2318 Advance Road, 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 4575 Helgesen Drive CSM, with Oakleaf Properties, Inc., 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.

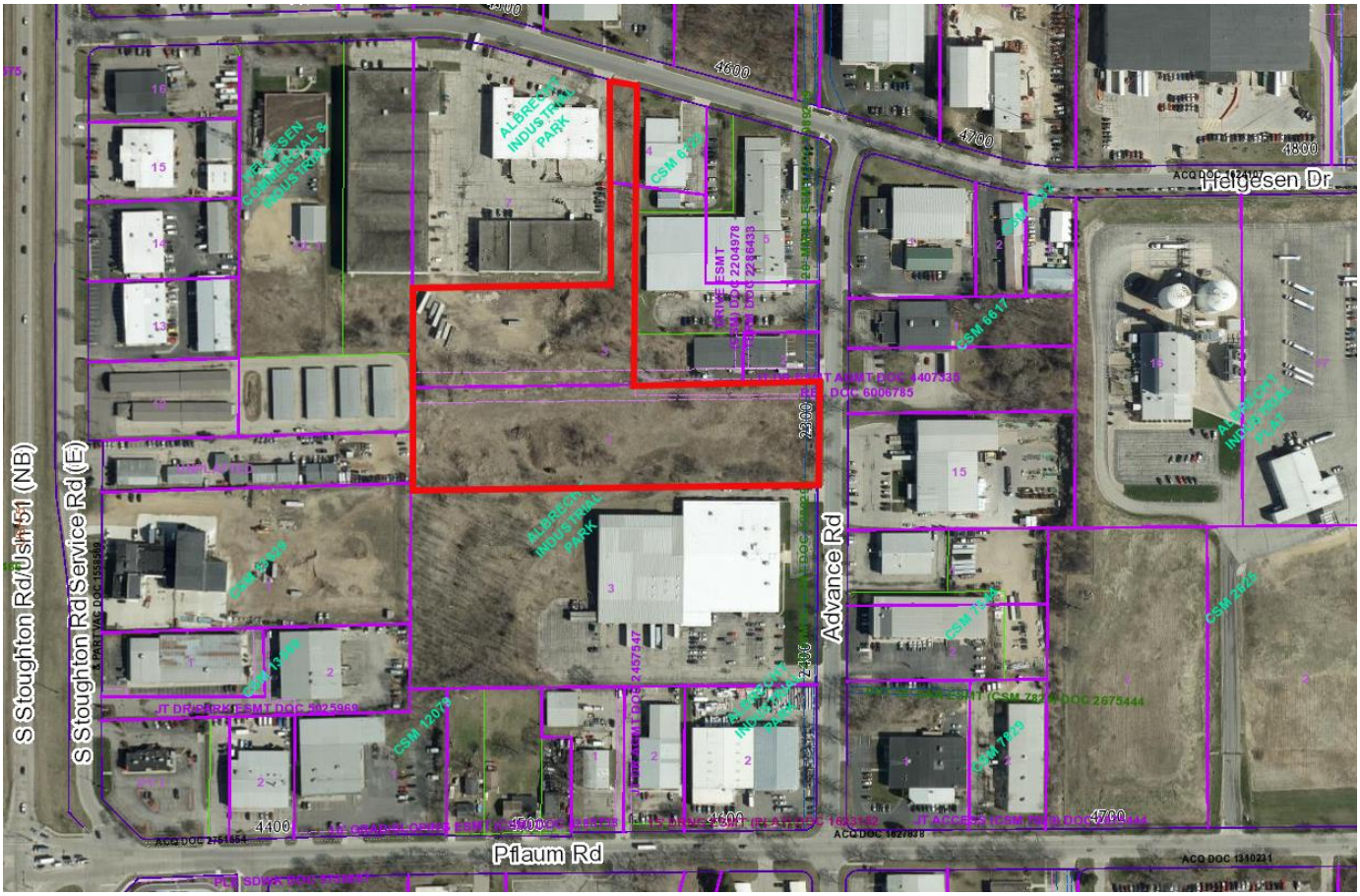
3. That the developer is authorized to construct the public improvements in accordance with the terms of the Contract For the Construction of Public Improvements That Will be Accepted by the City of Madison at the sole cost of the developer, except as follows: NONE

4. That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements 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 improvements 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.

4575 HELGESEN DRIVE CSM
Contract 9669
MUNIS 15862
Developer: Oakleaf Properties, Inc.



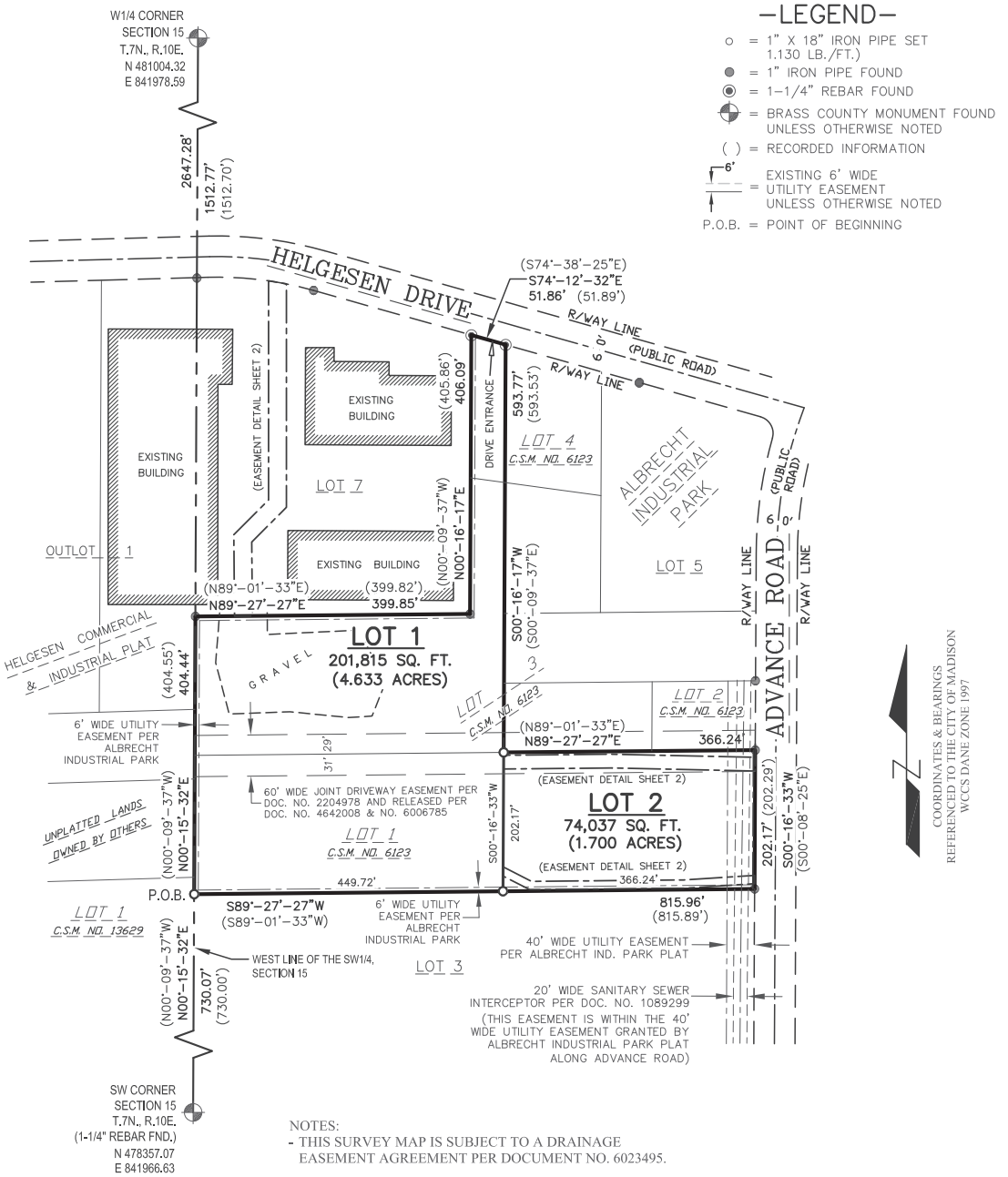
Summary of Improvements:
The Developer, Oakleaf Properties, Inc., has been conditionally approved for a two-lot Certified Survey Map (CSM) at 4575 Helgesen Drive and 2318 Advance Road. They have permitted use projects for each lot. Lot 1 (4575 Helgesen Drive) build-out will be a 53,300 square foot building with a parking lot. Lot 2 (2318 Advance Road) build out is a 28,500 square foot building with a parking lot.

- Construct public sidewalk on Helgesen Drive and Advance Road adjacent to the properties per plan approved by the City Engineer.
- Both lots will connect private sanitary, storm, and water laterals into the public mains on Advance Road.
- Construction of public storm inlets, 15” concrete storm pipe, and a manhole structure on Advance Road.
- Provide public street terrace tree protection, removals, and plantings per City Forestry approvals. Install street tree terrace support systems per City Forestry approvals and per plans approved by the City Engineer.
- 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.
- Restoration of terraces and streets as required due to construction operations.

DANE COUNTY CERTIFIED SURVEY MAP

SHEET 1 OF 7

ALL OF LOT 1 AND PART OF LOT 3 AND LOT 4, CERTIFIED SURVEY MAP NO. 6123, LOCATED IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 SECTION 15, T.7N., R.10E., CITY OF MADISON, DANE COUNTY, WISCONSIN



NOTES:
- THIS SURVEY MAP IS SUBJECT TO A DRAINAGE EASEMENT AGREEMENT PER DOCUMENT NO. 6023495.

SURVEYED FOR:
EDGE CONSULTING ENGINEERS, INC.
624 WATER STREET
PRAIRIE DU SAC, WI 53578

GRAPHIC SCALE
1 inch = 200 ft.
0 100 200 400

MERIDIAN SURVEYING, LLC
N9637 Friendship Drive Office: 920-993-0881
Kaukauna, WI 54130 Fax: 920-273-6037

DRAWN BY: J.D.	FIELD WORK DATE: 7-1-24
CHECKED BY: C.A.K.	FIELD BOOK: M-6, PG. 59
JOB NO.: 10354	SHEET 1 OF 7

DOCUMENT NO. _____

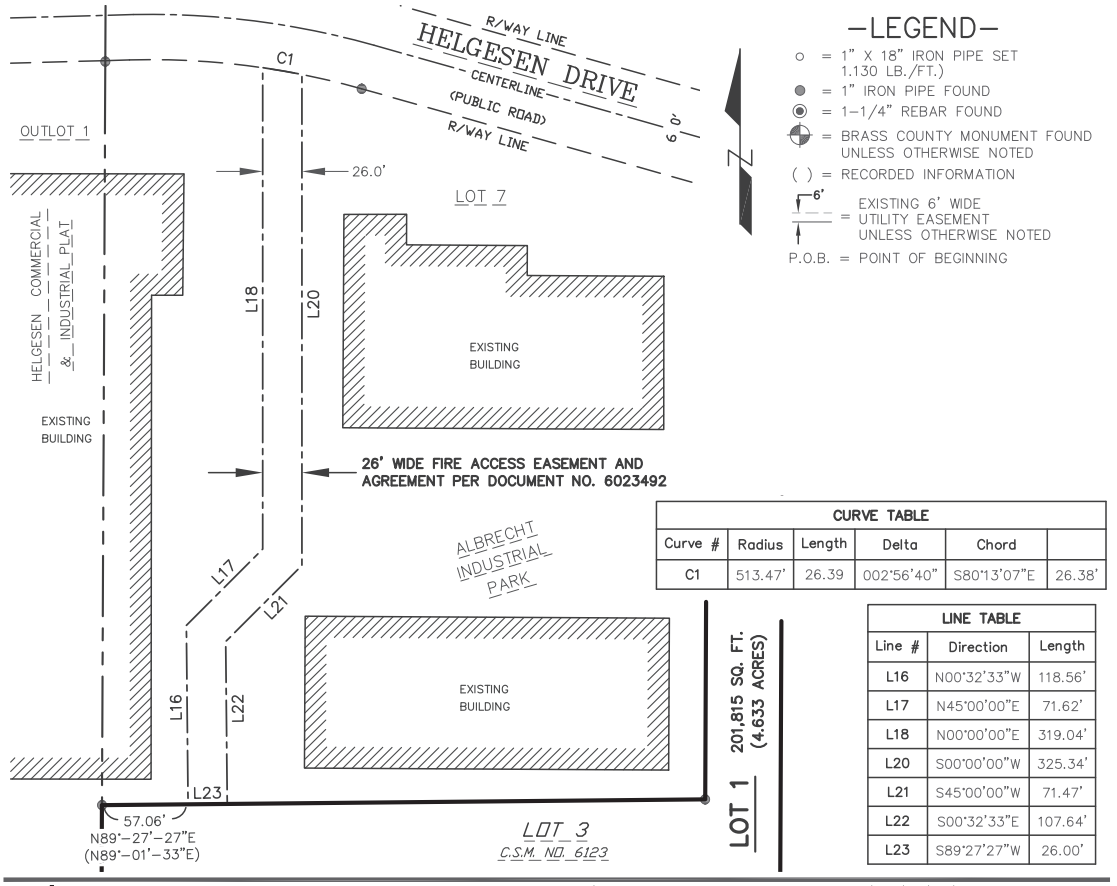
C.S.M. NO. _____

VOLUME _____ PAGES _____

DANE COUNTY CERTIFIED SURVEY MAP

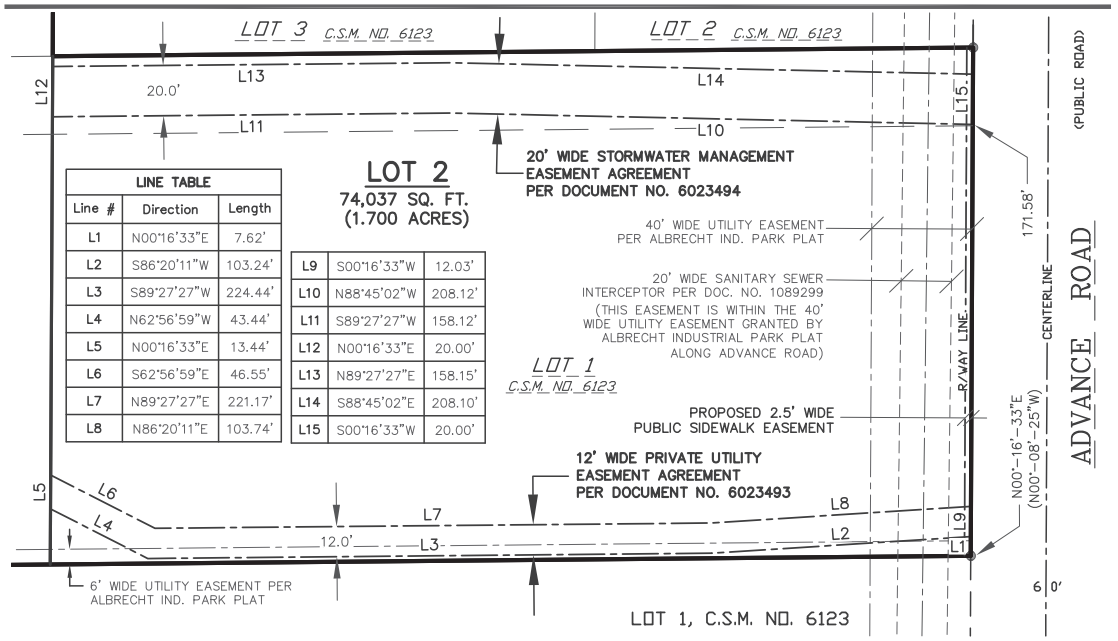
SHEET 2 OF 7

ALL OF LOT 1 AND PART OF LOT 3 AND LOT 4, CERTIFIED SURVEY MAP NO. 6123, LOCATED IN THE NW1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 SECTION 15, T.7N., R.10E., CITY OF MADISON, DANE COUNTY, WISCONSIN



CURVE TABLE					
Curve #	Radius	Length	Delta	Chord	
C1	513.47'	26.39	002°56'40"	S80°13'07"E	26.38'

LINE TABLE		
Line #	Direction	Length
L16	N00°32'33"W	118.56'
L17	N45°00'00"E	71.62'
L18	N00°00'00"E	319.04'
L20	S00°00'00"W	325.34'
L21	S45°00'00"W	71.47'
L22	S00°32'33"E	107.64'
L23	S89°27'27"W	26.00'



LINE TABLE		
Line #	Direction	Length
L1	N00°16'33"E	7.62'
L2	S86°20'11"W	103.24'
L3	S89°27'27"W	224.44'
L4	N62°56'59"W	43.44'
L5	N00°16'33"E	13.44'
L6	S62°56'59"E	46.55'
L7	N89°27'27"E	221.17'
L8	N86°20'11"E	103.74'

L9	S00°16'33"W	12.03'
L10	N88°45'02"W	208.12'
L11	S89°27'27"W	158.12'
L12	N00°16'33"E	20.00'
L13	N89°27'27"E	158.15'
L14	S88°45'02"E	208.10'
L15	S00°16'33"W	20.00'

MERIDIAN SURVEYING, LLC
N9637 Friendship Drive
Kaukauna, WI 54130
Office: 920-993-0881
Fax: 920-273-6037

DRAWN BY:	J.D.	FIELD WORK DATE:	7-1-24
CHECKED BY:	C.A.K.	FIELD BOOK:	M-6, PG. 59
JOB NO.:	10354	SHEET	2 OF 7

DOCUMENT NO. _____

C.S.M. NO. _____

VOLUME _____ PAGES _____

Removal of 18" ash tree for new driveway to serve property.

STORM SEWER STRUCTURE TABLE

ID	RIM ELEV.	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	877.82	E	873.78	18"	RCP
INL-2	877.08	W	873.99	18"	RCP
STMH-1	877.52	N	870.94	48"	RCP
		S	870.94	48"	RCP
		E	870.94	18"	RCP
		W	870.94	18"	RCP
INL-3	873.56	W	869.51	18"	RCP
AEW-1	N/A	SE	869.84	18"	RCP
CB-1	872.24	NW	869.24	18"	RCP
		NE	869.24	18"	RCP
INL-4	872.13	SW	868.06	18"	RCP
		E	868.06	18"	RCP
STMH-2	871.89	N	865.13	48"	RCP
		S	865.13	48"	RCP
		W	865.13	18"	RCP

SANITARY SEWER STRUCTURE TABLE

ID	RIM ELEV.	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SSMH-1	874.02	N	862.93	36"	RCP
		S	862.93	36"	RCP
		W	865.46	8"	PVC
SSMH-2	971.35	N	858.56	36"	RCP
		S	858.56	36"	RCP
		W	858.56	8"	PVC

CONTROL POINTS

POINT ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-6	479147.361	842831.652	872.14	PK NAIL SET IN ASPHALT
CP-9	479294.808	842831.785	874.12	PK NAIL SET IN ASPHALT

BENCHMARK

POINT ID	ELEVATION	DESCRIPTION
BM-1	880.57	HYDRANT TOP NUT
BM-2	874.9	HYDRANT TOP NUT

GENERAL SURVEY NOTES: (THIS SHEET)

1. PROPERTY LINES ARE BASED ON PLAT OF SURVEY BY MERIDIAN SURVEYING, LLC. DATED 06/26/2007
2. HORIZONTAL COORDINATES REFERENCED TO WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY.
3. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. CONTOUR INTERVAL IS ONE FOOT
5. SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES AND BY LOCATING DIGGERS HOT LINE FIELD MARKINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.
6. PRIVATE UTILITIES SHOWN ARE BASED ON PRIOR PLANS AND ARE SCHEMATIC ONLY. NO FIELD VERIFICATION WAS COMPLETED. A PRIVATE UTILITY LOCATE SHALL BE PERFORMED PRIOR TO ANY EXCAVATION.
7. BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF PUBLIC UTILITIES, CONTACT DIGGERS HOT LINE, AT 1.800.242.8511.
8. THE ACCURACY OF THE CONTROL POINTS AND BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. EDGE CONSULTING ENGINEERS, INC. DOES NOT WARRANT THE ACCURACY OF THESE CONTROL POINTS AND BENCHMARKS. THE ENGINEER SHALL BE NOTIFIED OF ANY DEVIATIONS AND/OR DISCREPANCIES.

SURVEY LEGEND:

- WATER SERVICE
- SANITARY SEWER
- STORM SEWER
- NATURAL GAS
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- UNDERGROUND FIBER OPTIC
- MANHOLE (SANITARY, STORM)
- HYDRANT
- VALVE (GAS, WATER)
- UTILITY POLE
- LIGHT POLE
- ROCK RETAINING WALL
- RETAINING WALL
- CONTOUR
- PEDESTAL (TEL/ELEC/CABLE)
- METER (GAS/ELEC/PARKING)
- SOIL BORING
- SIGNAGE
- ELEC. TRANSFORMER
- CURB INLET (INL)
- CATCH BASIN (CB)
- BENCHMARK (BM)
- CONTROL POINT (CP)
- IRON PIPE - FOUND
- IRON ROD - FOUND
- CONCRETE
- ASPHALT
- GRAVEL
- LANDSCAPE/MULCH BED

HELGESEN DRIVE

4601 HELGESEN DR.
PARCEL NO. 0710-153-0304-4

4501 HELGESEN DR.
PARCEL NO. 0710-153-0307-8

2202 ADVANCE RD.
PARCEL NO. 0710-153-0305-2

2310 ADVANCE RD.
PARCEL NO. 0710-153-0308-6

ADVANCE ROAD

PROPOSED LOT 1
201,815 SF (4.633 ACRES)

PROPOSED LOT 2
74,037 SF (1.700 ACRES)

2233 S STOUGHTON RD.
PARCEL NO. 0710-164-1905-6

2311 S STOUGHTON RD.
PARCEL NO. 0710-164-0097-2

2405 S STOUGHTON RD.
PARCEL NO. 0710-164-0095-6

2402 ADVANCE RD.
PARCEL NO. 0710-153-0303-6

EXISTING BUILDING

PROPERTY LINE

EXISTING 40' UTILITY EASEMENT

PROPOSED 20' SANITARY SEWER AND WATER MAIN EASEMENT

PROPOSED 12' STORM SEWER EASEMENT

EXISTING 20' SANITARY SEWER EASEMENT

6' UTILITY EASEMENT

366.24' - S89° 27' 27"W

S00° 16' 33"W

202.17'

40.0'

20.0'

STMH-1, INL-2, INL-1, BM-1, CP-9, SSMH-1, INL-3, CP-6, STMH-2, AEW-1, INL-4, CB-1, BM-2, SSMH-2

50' 0 50' 100'
SCALE: 12" x 18" - 1" = 100'
24" x 36" - 1" = 50'

PRELIMINARY

Sketchworks architecture llc

Edge Consulting Engineers, Inc.

2318 ADVANCE ROAD
NEW BUILDING
2318 ADVANCE ROAD
MADISON, WI 53718

Project Status

2025.03.05	PERMIT SET

PROJ. #: 24083-01

© SKETCHWORKS ARCHITECTURE 2024

PLAN NORTH
TRUE NORTH ROTATION
SCALE: 1/8" = 1'-0"

EXISTING SITE PLAN

V101

PARKING SUMMARY:

ASSUMED LAND USE(S):	LIGHT MANUFACTURING LIMITED PRODUCTION & PROCESSING WAREHOUSING & STORAGE
ASSUMED EMPLOYEES:	50
MINIMUM STALL COUNT:	1 PER 2 EMPLOYEES (25)
MAXIMUM STALL COUNT:	1 PER EMPLOYEE (50)
MINIMUM BIKE STALLS:	1 PER 10 EMPLYEES (5)
VEHICLE STALLS PROVIDED:	45 (2 ADA STALLS)
BIKE STALLS PROVIDED:	6 (MADRAX U190-ST)
TRUCK DOCKS PROVIDED:	18

LAND USES PERMITTED PER TABLE 28F-1 OF CITY ZONING CODE
PARKING REQUIREMENTS PER TBLE 28I-3 OF CITY ZONING CODE

SITE COVERAGES:

PROPERTY AREA: 201,815 SF (4.63 ACRES)

	EXISTING		PROPOSED
ROOF AREA:	0 SF	(0%)	53,500 SF (26.5%)
PAVEMENT AREA:	38,138 SF	(18.9%)	95,977 SF (47.6%)
TOTAL IMPERVIOUS AREA:	38,138 SF	(18.9%)	149,477 SF (74.1%)
TOTAL PERVIOUS AREA:	163,677 SF	(81.1%)	52,338 SF (25.9%)

ZONING SUMMARY:

ZONING DISTRICT: IL (INDUSTRIAL - LIMITED)

BUILDING SETBACKS	REQUIRED	PROPOSED
FRONT:	10 FT	104.8 FT
SIDE:	15 FT	15.5 FT
REAR:	30 FT	148.2 FT
MAX. LOT COVERAGE:	75%	74.1%

ZONING REQUIREMENTS PER SECTION 28.088 CITY ZONING CODE

RIGHT-OF-WAY NOTES:

1. 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.

COVERAGE LEGEND:

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- TURF GRASS
- TURF REINFORCEMENT MAT; SEE DETAIL D/C507
- LANDSCAPE BED
- STORMWATER BASIN

Overall site plan showing
Lots 1 and 2 as proposed

HELGESEN DRIVE

ADVANCE ROAD

PROPOSED LOT 1
NEW BUILDING
53,500 SF

PROPOSED LOT 2
74,037 SF (1.700 ACRES)

4501 HELGESEN DR.
PARCEL NO. 0710-153-0307-8

4601 HELGESEN DR.
PARCEL NO. 0710-153-0304-4

2202 ADVANCE RD.
PARCEL NO. 0710-153-0305-2

2310 ADVANCE RD.
PARCEL NO. 0710-153-0308-6

2233 S STOUGHTON RD.
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PARCEL NO. 0710-164-0097-2

2405 S STOUGHTON RD.
PARCEL NO. 0710-164-0095-6

2402 ADVANCE RD.
PARCEL NO. 0710-153-0303-6

EXISTING BUILDING

PROPERTY LINE

STORMWATER BASIN 1A

STORMWATER BASIN 2A

STORMWATER BASIN 3A

STORMWATER BASIN 4A

STORMWATER BASIN 5A

NORTH

SCALE: 12" x 18" - 1" = 100'
24" x 36" - 1" = 50'

Sketchworks architecture llc

Edge Consulting Engineers, Inc.

4575 HELGESEN DRIVE

NEW BUILDING
4575 HELGESEN DRIVE
MADISON, WI 53718

Project Status

2025.03.05	PERMIT SET

PROJ. #: 24078-01

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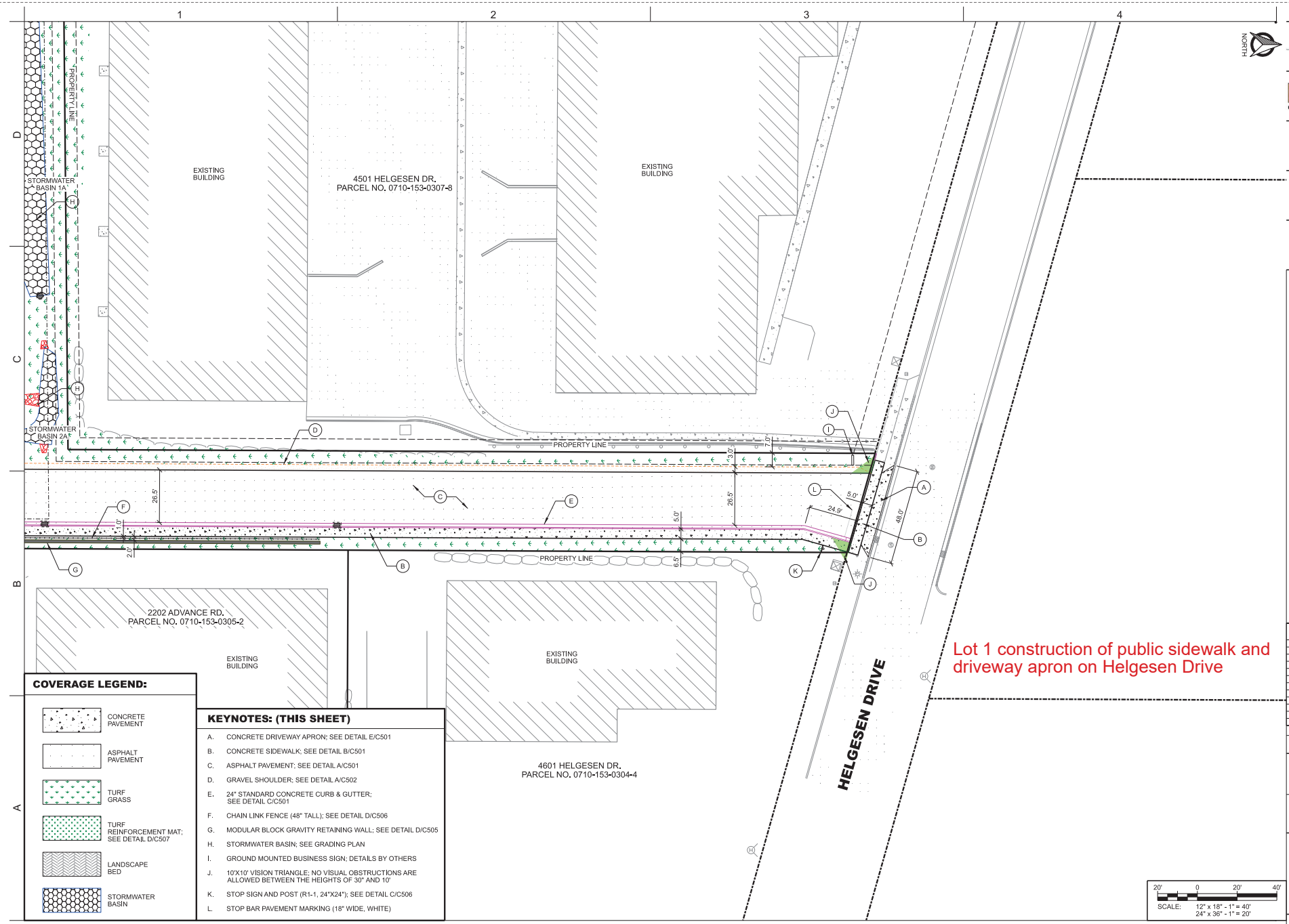
PLAN NORTH
TRUE NORTH ROTATION

SCALE: 1/8" = 1'-0"

OVERALL SITE PLAN

C101

PRELIMINARY



COVERAGE LEGEND:

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- TURF GRASS
- TURF REINFORCEMENT MAT; SEE DETAIL D/C507
- LANDSCAPE BED
- STORMWATER BASIN

KEYNOTES: (THIS SHEET)

A.	CONCRETE DRIVEWAY APRON; SEE DETAIL E/C501
B.	CONCRETE SIDEWALK; SEE DETAIL B/C501
C.	ASPHALT PAVEMENT; SEE DETAIL A/C501
D.	GRAVEL SHOULDER; SEE DETAIL A/C502
E.	24" STANDARD CONCRETE CURB & GUTTER; SEE DETAIL C/C501
F.	CHAIN LINK FENCE (48" TALL); SEE DETAIL D/C506
G.	MODULAR BLOCK GRAVITY RETAINING WALL; SEE DETAIL D/C505
H.	STORMWATER BASIN; SEE GRADING PLAN
I.	GROUND MOUNTED BUSINESS SIGN; DETAILS BY OTHERS
J.	10'X10' VISION TRIANGLE; NO VISUAL OBSTRUCTIONS ARE ALLOWED BETWEEN THE HEIGHTS OF 30" AND 10'
K.	STOP SIGN AND POST (R1-1, 24"X24"); SEE DETAIL C/C506
L.	STOP BAR PAVEMENT MARKING (18" WIDE, WHITE)

Lot 1 construction of public sidewalk and driveway apron on Helgesen Drive

20' 0 20' 40'
SCALE: 12" x 18" - 1" = 40'
24" x 36" - 1" = 20'

PRELIMINARY

Sketchworks architecture llc

Edge Consulting Engineers, Inc.

4575 HELGESEN DRIVE

NEW BUILDING

4575 HELGESEN DRIVE
MADISON, WI 53718

Project Status

2025.03.05	PERMIT SET

PROJ. #: 24078-01

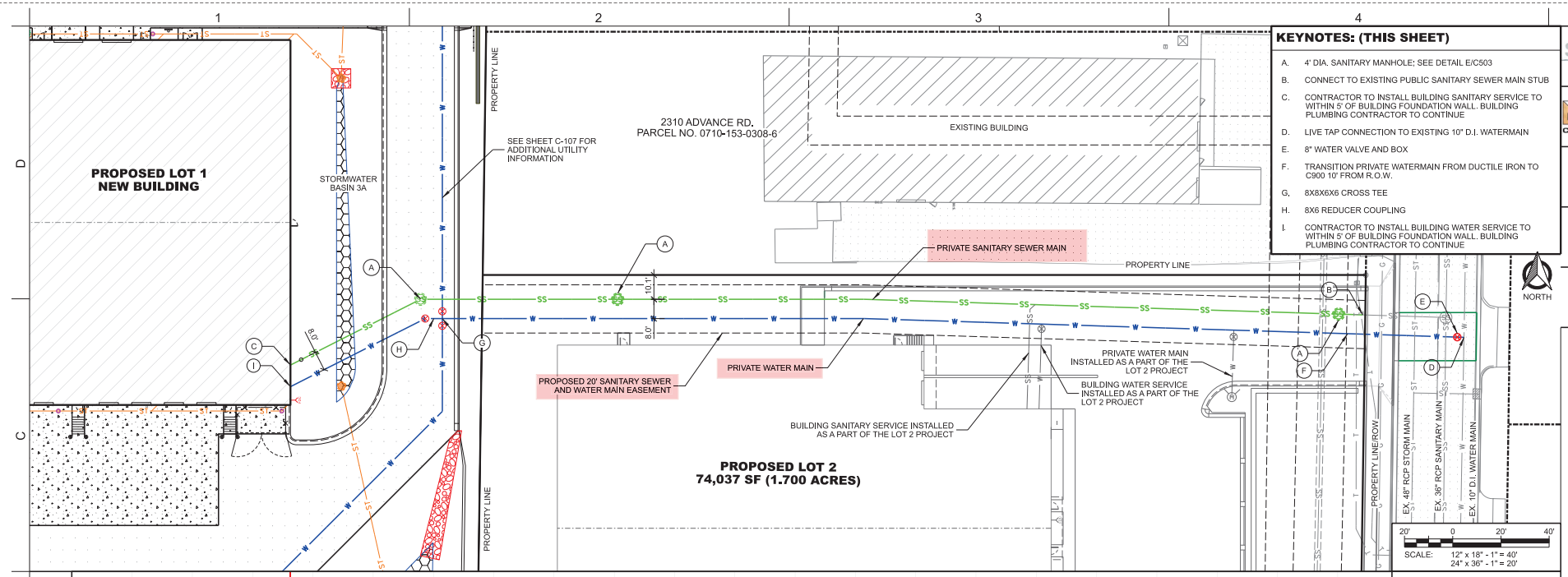
© SKETCHWORKS ARCHITECTURE 2024

PLAN NORTH
TRUE NORTH ROTATION

0' 2' 4' 8'
0' 1/4" 1/2" 1"
SCALE: 1/8" = 1'-0"

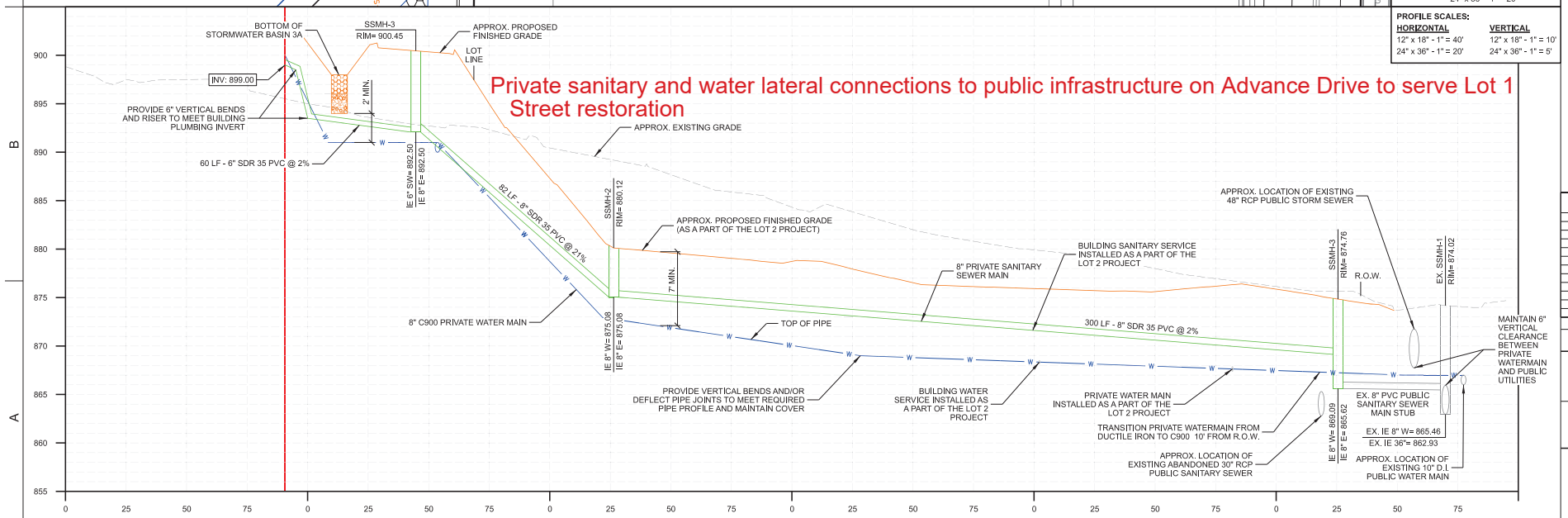
ENLARGED SITE PLAN NORTH

C102



KEYNOTES: (THIS SHEET)

- A. 4' DIA. SANITARY MANHOLE; SEE DETAIL E/C503
- B. CONNECT TO EXISTING PUBLIC SANITARY SEWER MAIN STUB
- C. CONTRACTOR TO INSTALL BUILDING SANITARY SERVICE TO WITHIN 5' OF BUILDING FOUNDATION WALL. BUILDING PLUMBING CONTRACTOR TO CONTINUE
- D. LIVE TAP CONNECTION TO EXISTING 10" D.I. WATERMAIN
- E. 8" WATER VALVE AND BOX
- F. TRANSITION PRIVATE WATERMAIN FROM DUCTILE IRON TO C900 10' FROM R.O.W.
- G, 8X8X6X6 CROSS TEE
- H. 8X6 REDUCER COUPLING
- I. CONTRACTOR TO INSTALL BUILDING WATER SERVICE TO WITHIN 5' OF BUILDING FOUNDATION WALL. BUILDING PLUMBING CONTRACTOR TO CONTINUE



PROFILE SCALES:

HORIZONTAL	VERTICAL
12" x 18" - 1" = 40'	12" x 18" - 1" = 10'
24" x 36" - 1" = 20'	24" x 36" - 1" = 5'

Sketchworks architecture llc

Edge Consulting Engineers, Inc.

4575 HELGESEN DRIVE

NEW BUILDING

4575 HELGESEN DRIVE
MADISON, WI 53718

Project Status

2025.03.05	PERMIT SET

PROJ. #: 24078-01

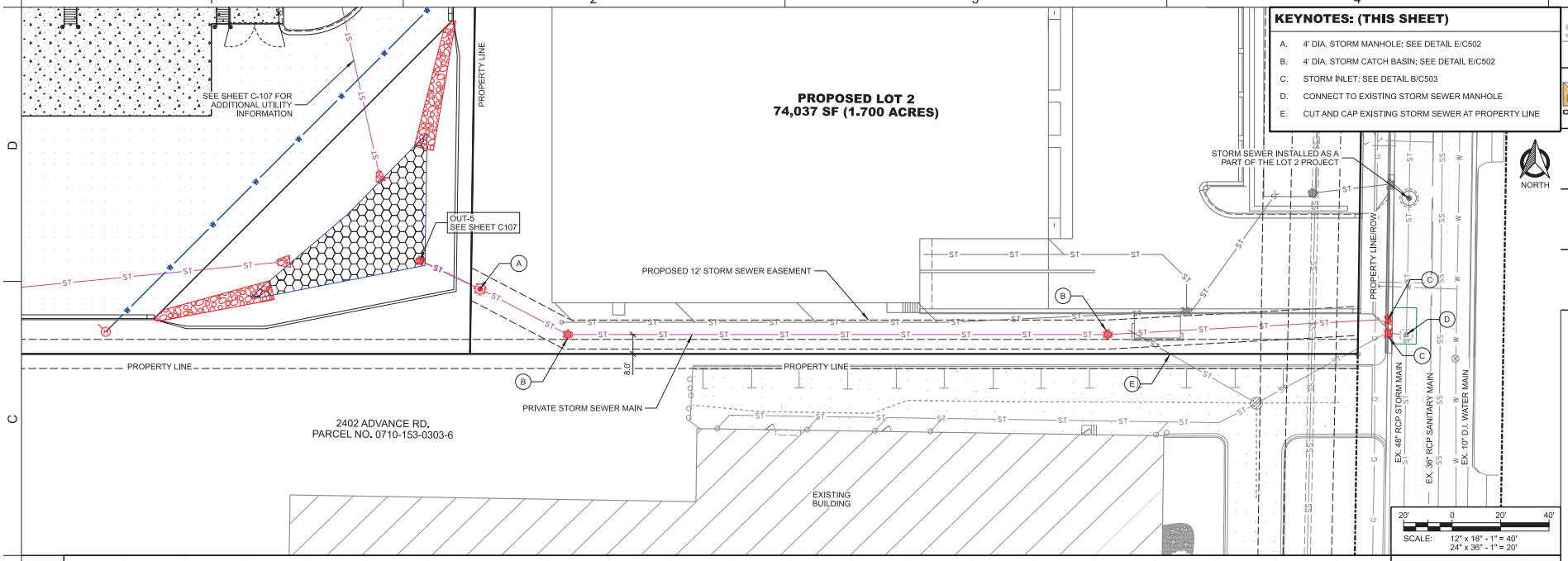
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PLAN NORTH
TRUE NORTH ROTATION
SCALE: 1/8" = 1'-0"

UTILITY PLAN & PROFILE NORTH

C201

PRELIMINARY

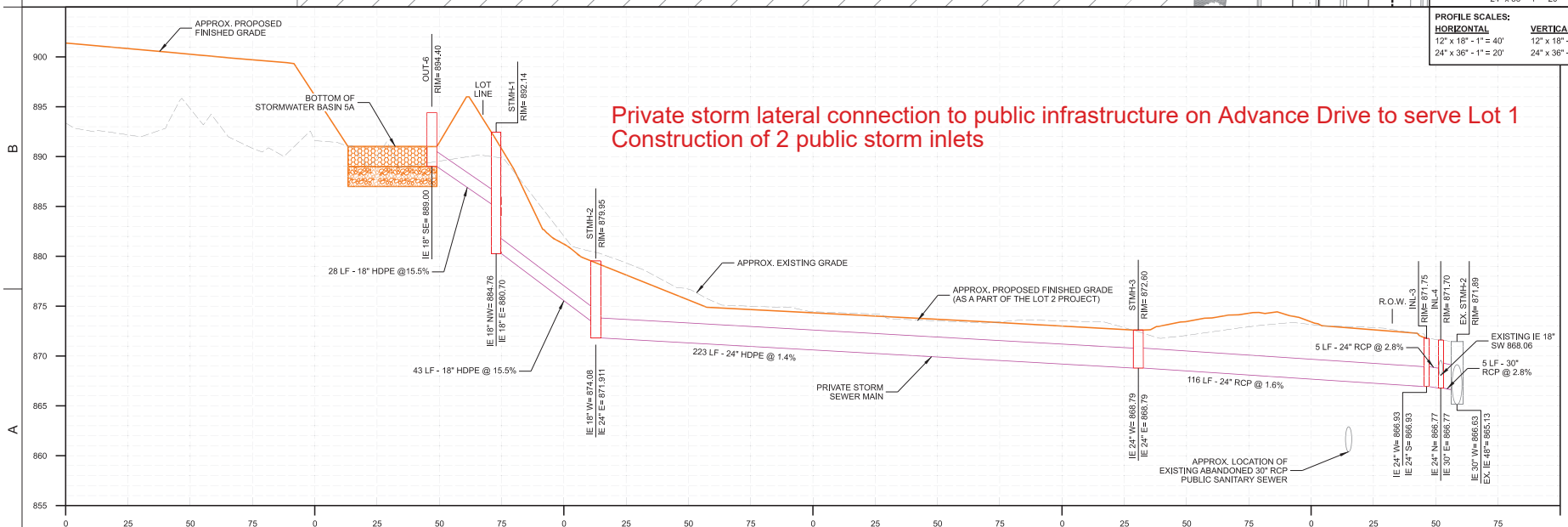


KEYNOTES: (THIS SHEET)

A. 4' DIA. STORM MANHOLE; SEE DETAIL E/C502
B. 4' DIA. STORM CATCH BASIN; SEE DETAIL E/C502
C. STORM INLET; SEE DETAIL B/C503
D. CONNECT TO EXISTING STORM SEWER MANHOLE
E. CUT AND CAP EXISTING STORM SEWER AT PROPERTY LINE

PROFILE SCALES:

HORIZONTAL	VERTICAL
12" x 18" - 1" = 40'	12" x 18" - 1" = 10'
24" x 36" - 1" = 20'	24" x 36" - 1" = 5'



Private storm lateral connection to public infrastructure on Advance Drive to serve Lot 1
Construction of 2 public storm inlets

PRELIMINARY

4575 HELGESEN DRIVE

NEW BUILDING
4575 HELGESEN DRIVE
MADISON, WI 53718

Project Status

2025.03.05	PERMIT SET

PROJ. #: 24078-01

© SKETCHWORKS ARCHITECTURE 2024

PLAN NORTH
TRUE NORTH ROTATION
SCALE: 1/8" = 1'-0"

UTILITY PLAN & PROFILE SOUTH

C202

Construction of public sidewalk on Advance Drive adjacent to property.
Construction of public storm inlet, manhole, and 15" storm pipe on Advance Road to serve Lot 2

KEYNOTES: (THIS SHEET)

A. 8"X6" WATER LATERAL TEE
B. 8"X6" WATER LATERAL TEE TO BUILDING
C. 6" WATER VALVE AND BOX
D. 6" WATER VALVE AND BOX
E. CONTRACTOR TO INSTALL WATER SERVICE TO WITHIN 5' OF BUILDING FOUNDATION WALL. BUILDING PLUMBING CONTRACTOR TO CONTINUE.
F. FIRE HYDRANT; SEE DETAIL C/C503
G. 8" ROOF DRAIN WYE
H. 8"X6" SANITARY WYE
I. SANITARY SEWER CLEANOUT; SEE DETIAL B/C503
J. CONTRACTOR TO INSTALL SANITARY SERVICE TO WITHIN 5' OF BUILDING FOUNDATION WALL. BUILDING PLUMBING CONTRACTOR TO CONTINUE.
K. RIP RAP PAD; SEE DETAIL F/C506

STORM SEWER PIPE TABLE

PIPE ID	LENGTH	DIA.	SLOPE	MATERIAL	INLET DIRECTION	INLET INV.	OUTLET DIRECTION	OUTLET INV.
P-1	97'	12"	1.00%	HDPE	W	873.60	E	872.63
P-2	54'	12"	1.20%	HDPE	W	872.63	E	871.98
P-3	54'	12"	1.90%	HDPE	W	871.98	E	870.97
P-4	51'	12"	1.90%	HDPE	N	870.97	S	870.00
P-5	125'	4"	1.04%	HDPE	W	873.60	S	872.30
P-6	59'	12"	3.90%	HDPE	SW	872.30	NE	870.00
P-7	30'	12"	1.50%	HDPE	W	868.00	E	867.60
P-8	5'	15"	2.00%	RCP	NW	867.60	SE	867.50
RD-1	89'	8"	6.50%	HDPE	W	879.67	NE	873.85
RD-2	86'	8"	0.26%	HDPE	E	874.07	NW	873.85
RD-3	12'	8"	2.00%	HDPE	S	873.85	N	873.60
RD-4	260'	8"	1.04%	HDPE	W	875.00	E	872.30

STORM SEWER STRUCTURE TABLE

ID	RIM ELEV.	STRUCTURE SIZE	INVERT	ELEVATION	PIPE ID	STRUCTURE DEPTH	CASTING	NOTES
INL-1	875.82	2'X3'	W	872.63	P-1	3.19	NEENAH R-3067	
			E	872.63	P-2			
INL-2	875.33	2'X3'	W	872.09	P-2	3.24	NEENAH R-3067	
			E	872.09	P-3			
INL-3	875.81	2'X3'	W	871.35	P-3	4.46	NEENAH R-3067	
			S	871.35	P-4			
INL-4	875.42	2'X3'	W	872.30	RD-4	3.12	NEENAH R-3067	
			N	872.30	P-5			
			NE	872.30	P-6			
INL-5	872.23	2'X3'	W	867.60	P-7	4.63	NEENAH R-3067	
			SE	867.60	P-8			
TD-1	876.30							
CB-1	878.50	4' DIA.	SW	873.60	RD-3	4.90	NEENAH R-1550 TYPE 'D' OPEN GRATE	
			E	873.60	P-1			
OUT-1	873.30	3' DIA.	E	868.00	P-7	5.30	HAALA CG48TM	SEE DETAIL A/C504 FOR OUTLET WEIR CONFIGURATION
MH-1	872.38	4' DIA.	NW	867.50	P-8	6.32	NEENAH R-1550 SOLID LID	
			N/S	866.06	EX. 48" MAIN			
CO-1	887.24	0-8" DIA.	E	879.67	RD-1	7.57		
CO-2	876.28	0-8" DIA.	W	874.07	RD-2	2.21		
CO-3	881.92	0-8" DIA.	E	875.00	RD-4	6.92		

EXISTING BUILDING
2310 ADVANCE RD.
PARCEL NO. 0710-153-0308-6
PROPERTY LINE
SANITARY MAIN INSTALLED AS A PART OF THE LOT 1 PROJECT
PROPOSED 20' SANITARY SEWER AND WATER MAIN EASEMENT
CB-1
P-1
RD-3
CO-1
RD-1
INL-1
CO-2
INL-2
P-2
P-3
INL-3
WATER MAIN INSTALLED AS A PART OF THE LOT 1 PROJECT
RD-2
145 LF - 6" SDR 35 PVC BUILDING SANITARY SERVICE
INV: 872.50
28 LF - 6" C900 WATER PIPING 7' (MIN.) DEPTH BELOW FINISHED GRADE
36 LF - 6" C900 BUILDING WATER SERVICE 7' (MIN.) DEPTH BELOW FINISHED GRADE
P-4
PROPOSED LOT 2
NEW BUILDING
FFE: 880.50
STORMWATER BASIN 1B
PROPERTY LINE
EX. 48" RCP STORM MAIN
OUT-1
INL-5
P-8
MH-1
P-7
TD-1
P-5
P-6
INL-4
CO-3
RD-4
PROPERTY LINE
STORM MAIN INSTALLED AS A PART OF THE LOT 1 PROJECT
2402 ADVANCE RD.
PARCEL NO. 0710-153-0303-6
PROPOSED 12' STORM SEWER EASEMENT

RIGHT-OF-WAY NOTES:

1. 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.

NORTH

SCALE: 12" x 18" - 1" = 30'
24" x 36" - 1" = 15'

PRELIMINARY

Sketchworks architecture
Edge Consulting Engineers, Inc.

2318 ADVANCE ROAD
NEW BUILDING
2318 ADVANCE ROAD
MADISON, WI 53718

Project Status

2025.03.05	PERMIT SET

PROJ. #: 24083-01

© SKETCHWORKS ARCHITECTURE 2024

PLAN NORTH
TRUE NORTH ROTATION
SCALE: 1/8" = 1'-0"

UTILITY PLAN

C103

City of Madison

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

Master

File Number: 88890

File ID:	88890	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/25/2025
File Name:	Approving plans and specifications for public stormwater management improvements required to serve the Subdivision known as Starkweather Plat and authorizing construction to be undertaken by the Developer, Private Contract No. 9571			**Final Action:**	

Title: Approving plans and specifications for public stormwater management improvements required to serve the Subdivision known as Starkweather Plat and authorizing construction to be undertaken by the Developer, Private Contract No. 9571 (District 15)

Notes: Brenda Stanley

		CC Agenda Date:	07/15/2025
		Agenda Number:	28.
Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9571 Exhibit.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	7/7/2025	Robert Mulcahy	Approve	7/9/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/26/2025	Refer	BOARD OF PUBLIC WORKS	07/02/2025	07/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 7/2/2025						
1	BOARD OF PUBLIC WORKS	07/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 88890

Fiscal Note

No City Funds required. Private Contract.

Title

Approving plans and specifications for public stormwater management improvements required to serve the Subdivision known as Starkweather Plat and authorizing construction to be undertaken by the Developer, Private Contract No. 9571 (District 15)

Body

WHEREAS, the developer, Starkweather, LLC, has received the City of Madison's conditional approval to create the subdivision known as Starkweather Plat; and,

WHEREAS, Section 16.23(9) of the Madison General Ordinances requires the developer to install the public stormwater management improvements necessary to serve the subdivision; and,

WHEREAS, Section 16.23(9) of the Madison General Ordinances allows the developer to install the improvements in construction phases provided that a Declaration of Conditions, Covenants, and Restrictions is executed for those lots included in future construction phases until such time as surety is provided to the City to guarantee the installation of the public improvements to serve said lots; and,

WHEREAS, the developer proposes to provide public stormwater management improvements to serve all Lots in Starkweather Plat.

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 Starkweather Plat- Stormwater Management, with Starkweather, LCC, or designee with the approval of the City Engineer.

2. That the plans and specifications for the public stormwater management improvements necessary to serve Starkweather Plat Stormwater Management are hereby approved.

3. That the developer is authorized to construct the public stormwater management improvements in accordance with the 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: Reimbursement not to exceed the statutory limit for the cost of street improvements that benefit the City and abut lands owned by the City, in accordance with Section 16.23(9)(d)(6)(d).

4. That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements 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 improvements 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.

Starkweather Plat – Stormwater Management

Project No.: 15430

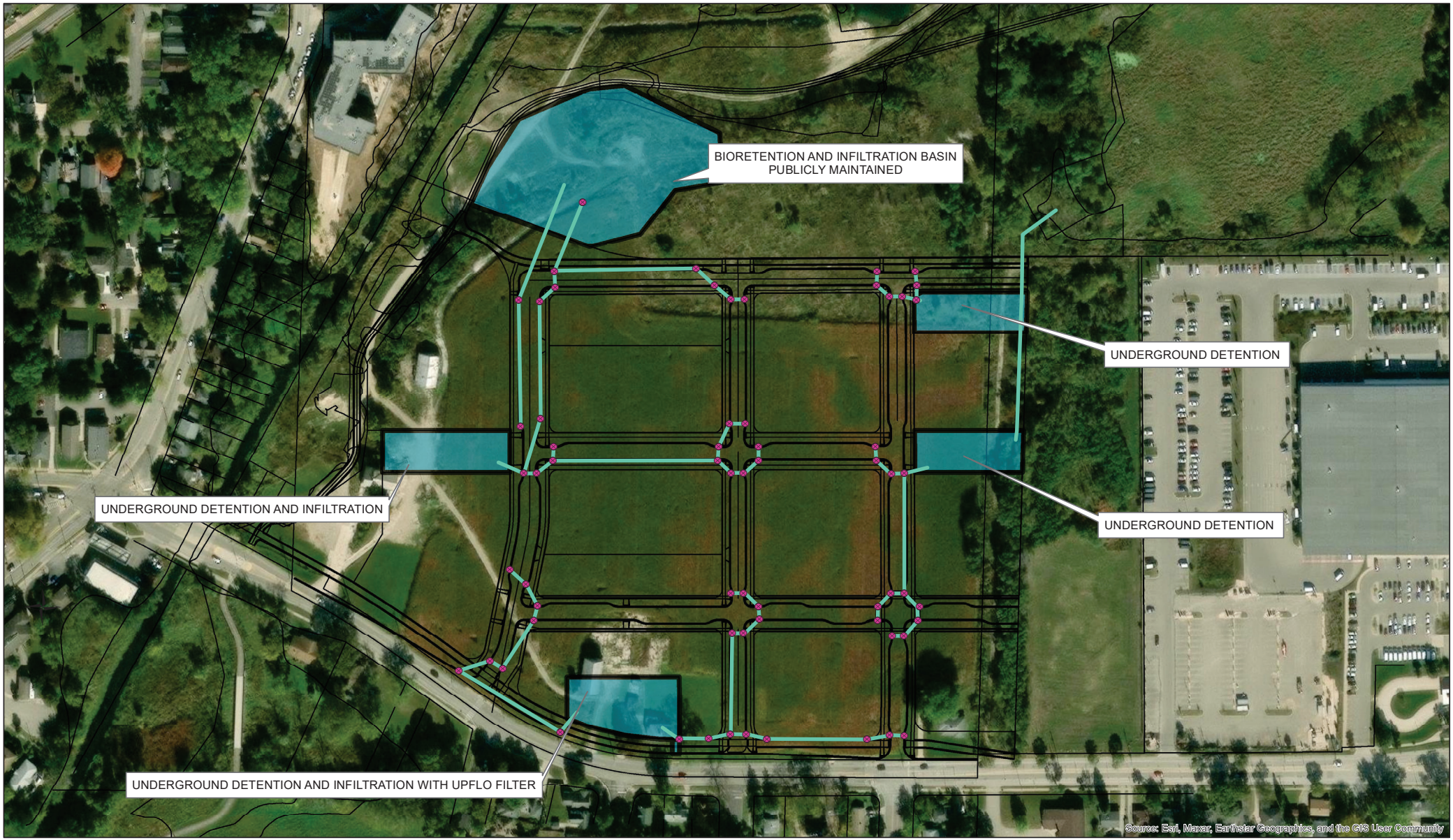
Contract No: 9571

Entity Name: Starkweather, LLC



The Developer, Starkweather, LLC, has been conditionally approved for the final plat of Starkweather Plat on property addressed as 3420-3614 Milwaukee Street, creating 13 lots for future residential and mixed-use development, four outlots for public uses, and five outlots for private uses.

The stormwater management contract shall cover the treatment of stormwater from the public right of way at a plat level. The Developer is responsible for the construction.



Starkweather
Storm Sewer Layout and Treatment Areas
6/26/2025

M:\PlanVault\PlatDrainagePlans\Voit_StarkweatherPlat_2024\Storm Layout and Sizing

Proposed Storm Structures

Structure

Proposed Storm Pipe

Proposed Storm Pipe

N
W E
S

0 125 250 500 750 1,000 Feet

22 Aug 2024 - 7:55p M:\Stone House Development\220031_Volt Farm\CADD\220031_Final Plat.dwg by: mzle

STARKWEATHER PLAT

PART OF LOTS 21 AND 22, AND ALL OF LOT 23, SAUTHOFF PLAT, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 94, AS DOCUMENT NUMBER 342008, DANE COUNTY REGISTRY AND ALSO PART OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 05 AND PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 04, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Intentionally rotated so north is oriented to top of page.

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

LOCATION MAP
NE 1/4 OF SEC. 05–07–10
NW 1/4 OF SEC. 04–07–10
NOT TO SCALE

OVERALL PLAT LAYOUT

TOTAL PLAT AREA = 2,957,797 SQ. FT. (67.9017 AC.)

NOTE:
SEE SHEETS 2 AND 3 FOR PLAT INFORMATION, SHEET 4 FOR SURVEY DETAILS AND SHEETS 5 AND 6 FOR EASEMENT DETAILS AND SHEETS 5 AND 6 FOR EXISTING SITE CONDITIONS.

SCALE: 1" = 150'

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE COUNTY) THE CENTERLINE OF STARK NW 1/4 OF SEC. 04–07–10 MEASURED AS BEARING S01°36'15"W

NORTHEAST CORNER OF SECTION 05–07–10 FOUND BRASS CAPPED MONUMENT OF RECORD MEASURED COORDINATES N=494,439.68 E=836,794.15 PUBLISHED COORDS ARE: N=494,439.70 E=836,793.97

EAST 1/4 CORNER OF SECTION 05–07–10 FOUND MONUMENT STEM MEASURED COORDINATES N=491,406.33 E=836,709.21 PUBLISHED COORDS ARE: N=491,406.37 E=836,708.12

CENTER OF SECTION 05–07–10 FOUND BRASS CAPPED MONUMENT OF RECORD MEASURED COORDINATES N=491,420.34 E=833,980.04 PUBLISHED COORDS ARE: N=491,420.34 E=833,980.04

N89°42'21"W 2729.21'
2144.21'
584.99'

STARKWEATHER CREEK
WISCONSIN DOT RAILROAD
TOWN OF BLOOMING GROVE
CITY OF MADISON
LANDS
OUTLOT 8
OUTLOT 7
OUTLOT 9
POND
WATER ELEVATION=846.38
(AS SURVEYED ON 1/20/2022)
NON-NON = S01°36'15"W 276.95'
LOT 1 C.S.M. 13140
NORTHERN AVENUE
SETBACK BALL
OUTLOT 4
LOT 5
OUTLOT 2
OL 3
LOT 4
CHICAGO AVENUE
LOT 13
LOT 12
LOT 11
OUTLOT 6
LOT 10
OUTLOT 5
LOT 9
LOT 8
LOT 7
LOT 6
LOT 3
OUTLOT 1
LOT 2
LOT 1
LEON STREET
STREET "A"
HARDING STREET
WALTER STREET
STREET "B"
MILWAUKEE STREET
LANSING PLACE
LANSING STREET
TILTON MIDLANDS

Vierbicher
PLANNERS | ENGINEERS | ADVISORS

Drafted by: MZE
Checked by: RKOL
PN: 220031
Date: 08/22/2024
Rev.
Rev.
Rev.

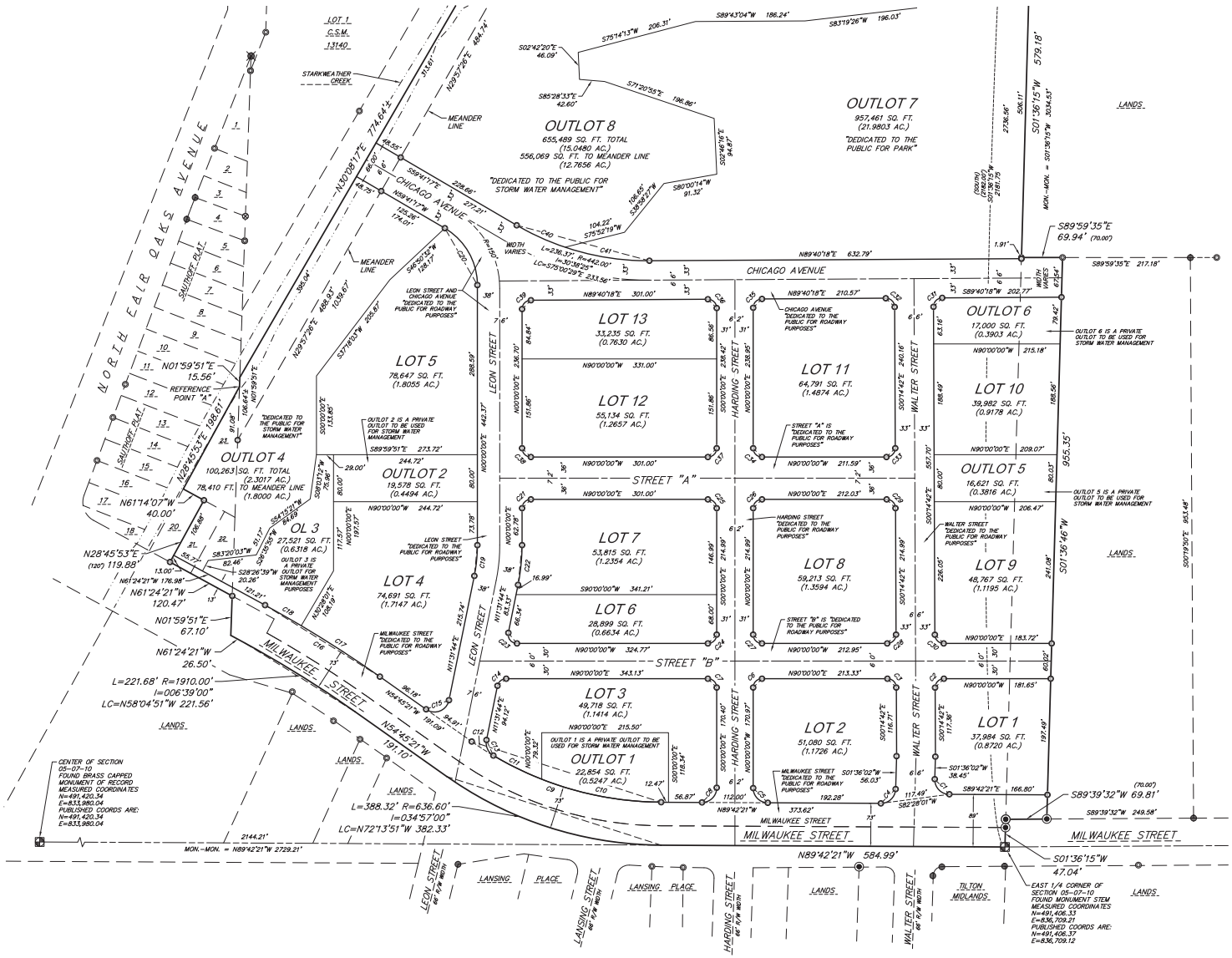
SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Zhein
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 821-3982
mzhein@vierbicher.com

SURVEYED FOR:
Volt Land, LLC
3450 Milwaukee Street
Madison, WI 53714

SHEET 1 OF 7

STARKWEATHER PLAT

PART OF LOTS 21 AND 22, AND ALL OF LOT 23, SAUTHOFF PLAT, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 9A, AS DOCUMENT NUMBER 342008, DANE COUNTY REGISTRY AND ALSO PART OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 05 AND PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 04, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.


OUTLOT 8
655,489 SQ. FT. TOTAL
(15.0480 AC.)
556,069 SQ. FT. TO MEANDER LINE
(12.7656 AC.)
"DEDICATED TO THE PUBLIC FOR STORM WATER MANAGEMENT"
OUTLOT 7
957,461 SQ. FT.
(21.9803 AC.)
"DEDICATED TO THE PUBLIC FOR PARK"
LANDS
CHICAGO AVENUE
MEANDER LINE
STARKWEATHER CREEK
NORTH EAU CLAIRE AVENUE
SAUTHOFF PLAT
LOT 1 C.S.M. 13140
LOT 5
78,647 SQ. FT.
(1.8055 AC.)
OUTLOT 4
100,263 SQ. FT. TOTAL
(2.3017 AC.)
78,410 FT. TO MEANDER LINE
(1.8000 AC.)
OUTLOT 2
19,578 SQ. FT.
(0.4494 AC.)
OL 3
27,521 SQ. FT.
(0.6318 AC.)
LOT 4
74,691 SQ. FT.
(1.7147 AC.)
LOT 13
33,235 SQ. FT.
(0.7630 AC.)
LOT 12
55,134 SQ. FT.
(1.2657 AC.)
LOT 11
64,791 SQ. FT.
(1.4874 AC.)
LOT 7
53,815 SQ. FT.
(1.2354 AC.)
LOT 6
28,899 SQ. FT.
(0.6634 AC.)
LOT 8
59,213 SQ. FT.
(1.3594 AC.)
LOT 3
49,718 SQ. FT.
(1.1414 AC.)
OUTLOT 1
22,854 SQ. FT.
(0.5247 AC.)
LOT 2
51,080 SQ. FT.
(1.1726 AC.)
OUTLOT 6
17,000 SQ. FT.
(0.3903 AC.)
LOT 10
39,982 SQ. FT.
(0.9178 AC.)
OUTLOT 5
16,621 SQ. FT.
(0.3816 AC.)
LOT 9
48,767 SQ. FT.
(1.1195 AC.)
LOT 1
37,984 SQ. FT.
(0.8720 AC.)
LEON STREET
HARDING STREET
WALTER STREET
STREET "A"
STREET "B"
MILWAUKEE STREET
LANSING PLACE
TILTON MIDLANDS
REFERENCE POINT "A"
CENTER OF SECTION 05-07-10 FOUND BRASS CAPPED MONUMENT OF RECORD MEASURED COORDINATES N=491,420.34 E=833,980.04 PUBLISHED COORDS ARE: N=491,420.34 E=833,980.04
EAST 1/4 CORNER OF SECTION 05-07-10 FOUND MONUMENT STEM MEASURED COORDINATES N=491,406.33 E=836,709.21 PUBLISHED COORDS ARE: N=491,406.37 E=836,709.12
MON.-MON. = N89°42'21"W 2729.21'
N89°42'21"W 584.99'
S01°36'15"W 47.04'
S89°39'32"W 69.81' (70.00')
S89°39'32"W 249.58'
S89°59'35"E 69.94' (70.00')
S89°59'35"E 217.18'
S01°36'15"W 955.35'
S01°36'46"W 933.48'
S01°36'15"W 570.19'
S01°36'15"W 3034.53'
N89°40'18"E 632.79'
N89°40'18"E 210.57'
S89°40'18"W 202.77'
N89°40'18"E 301.00'
N89°00'00"W 331.00'
N89°00'00"W 301.00'
N89°00'00"E 301.00'
N89°00'00"E 212.03'
N89°00'00"W 244.72'
N89°00'00"W 215.18'
N89°00'00"E 209.07'
N89°00'00"W 206.47'
N89°00'00"E 183.72'
N89°00'00"W 181.65'
N89°00'00"W 324.77'
N89°00'00"E 212.95'
N89°00'00"E 343.13'
N89°00'00"E 213.33'
N89°00'00"E 215.50'
N89°42'21"W 373.62'
S89°42'21"E 166.80'
S82°28'01"W 192.28'
S01°36'02"W 56.03'
S01°36'02"W 38.45'
S01°36'15"W 2181.75'
S01°36'15"W 506.11'
S01°36'15"W 2736.56'
N30°08'17"E 774.64'
N29°57'26"E 484.74'
N29°57'26"E 488.83'
N29°45'53"E 1038.61'
N01°59'51"E 15.56'
N01°59'51"E 67.10'
N61°24'21"W 26.50'
N61°24'21"W 120.47'
N61°24'21"W 176.98'
N61°14'07"W 40.00'
N28°45'53"E (120') 119.88'
L=221.68' R=1910.00' I=006°39'00" LC=N58°04'51"W 221.56'
N54°45'21"W 191.10'
L=388.32' R=636.60' I=034°57'00" LC=N72°13'51"W 382.33'
S02°42'20"E 46.09'
S85°28'33"E 42.60'
S80°00'14"W 91.32'
S89°43'04"W 186.24'
S83°19'26"W 196.03'
S75°14'13"W 206.31'
S71°20'53"E 186.86'
S02°46'16"E 94.87'
S39°19'27"W 106.65'
S46°40'52"W 128.17'
S37°40'37"W 205.87'
S46°40'52"W 125.26'
S59°41'17"E 228.66'
S59°41'17"E 271.21'
N59°41'17"W 174.01'
N30°08'17"E 386.04'
N30°08'17"E 106.44'
N07°59'21"E 91.08'
S89°59'51"E 133.85'
S89°59'51"E 273.72'
S89°59'51"E 29.00'
S89°59'51"E 244.72'
S54°15'27"W 84.89'
S83°20'03"W 82.46'
S28°26'39"W 20.26'
S28°35'59"W 81.17'
N28°45'53"E 106.68'
N28°45'53"E 55.74'
N28°45'53"E 168.91'
N11°31'44"E 215.74'
N11°31'44"E 83.53'
N11°31'44"E 94.12'
N00°00'00"E 442.37'
N00°00'00"E 62.78'
N00°00'00"E 214.99'
N00°00'00"E 170.97'
N00°00'00"E 170.40'
N00°00'00"E 197.57'
S00°14'42"E 240.16'
S00°14'42"E 214.99'
S00°14'42"E 116.77'
S00°14'42"E 117.36'
S00°19'50"E 933.48'
S00°00'00"E 288.59'
S00°00'00"E 238.70'
S00°00'00"E 238.42'
S00°00'00"E 238.95'
S00°00'00"E 146.99'
S00°00'00"E 214.99'
S00°00'00"E 170.40'
S00°00'00"E 118.34'
S00°00'00"E 56.87'
S00°00'00"E 133.85'
S00°00'00"E 29.00'
S00°00'00"E 80.00'
S00°00'00"E 197.57'
S00°00'00"E 84.64'
S00°00'00"E 151.86'
S00°00'00"E 86.56'
S00°00'00"E 151.86'
S00°00'00"E 68.00'
S00°00'00"E 66.34'
S00°00'00"E 80.00'
S00°00'00"E 188.49'
S00°00'00"E 226.05'
S00°00'00"E 63.16'
S00°00'00"E 79.45'
S00°00'00"E 188.56'
S00°00'00"E 241.08'
S00°00'00"E 80.03'
S00°00'00"E 65.02'
S00°00'00"E 197.49'
S00°00'00"E 181.65'
S00°00'00"E 112.00'
S00°00'00"E 12.47'
S00°00'00"E 117.49'
S00°00'00"E 89'
S00°00'00"E 73'
S00°00'00"E 75'
S00°00'00"E 94.91'
S00°00'00"E 191.09'
S00°00'00"E 38'
S00°00'00"E 36'
S00°00'00"E 16.99'
S00°00'00"E 341.21'
S00°00'00"E 324.77'
S00°00'00"E 343.13'
S00°00'00"E 215.50'
S00°00'00"E 112.00'
S00°00'00"E 373.62'
S00°00'00"E 192.28

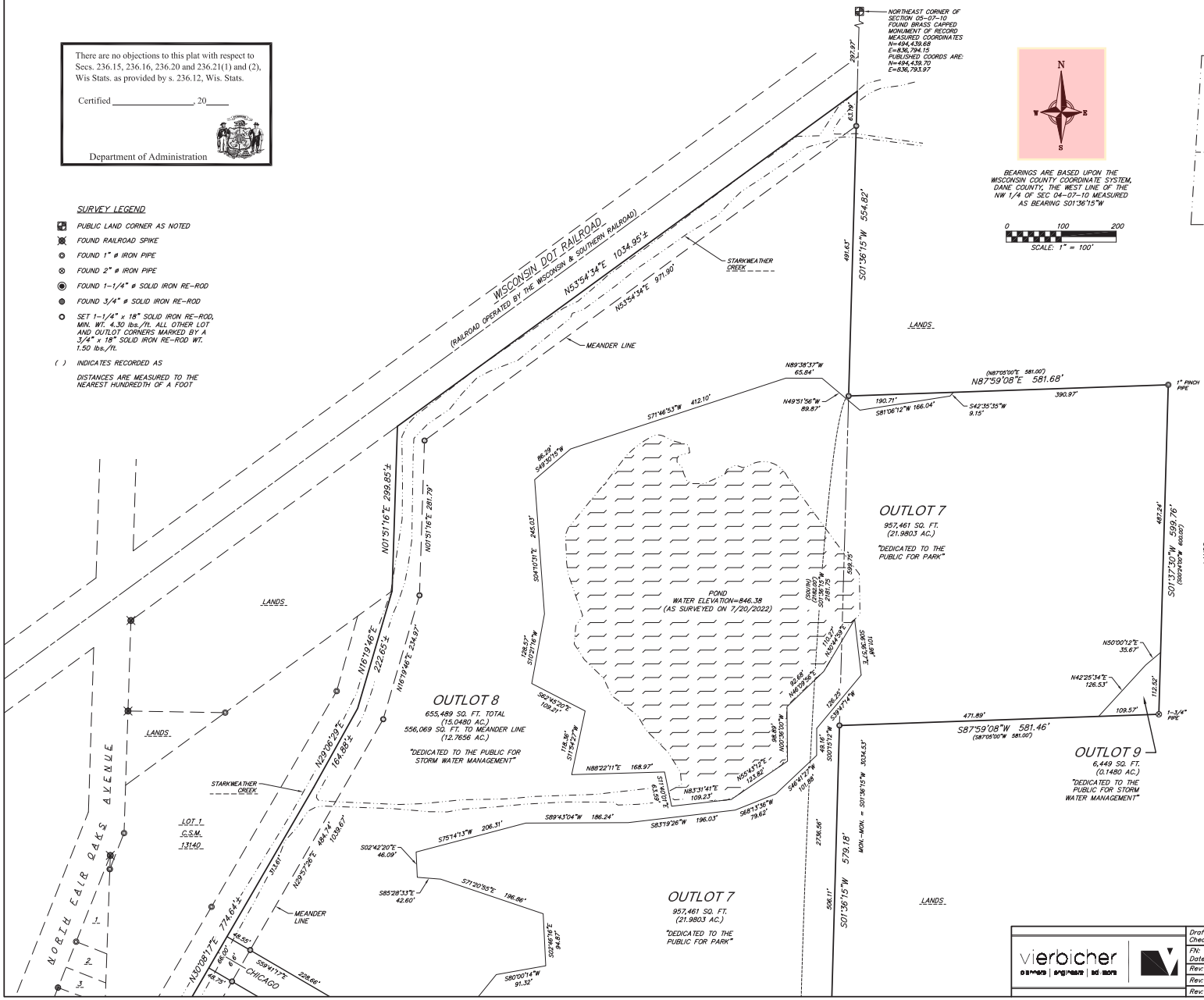
STARKWEATHER PLAT

PART OF LOTS 21 AND 22, AND ALL OF LOT 23, SAUTHOFF PLAT, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 9A, AS DOCUMENT NUMBER 342008, DANE COUNTY REGISTRY AND ALSO PART OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 05 AND PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 04, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

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



LOCATION MAP
NE 1/4 OF SEC. 05-07-10
NW 1/4 OF SEC. 04-07-10
NOT TO SCALE

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND RAILROAD SPIKE
- FOUND 1" ø IRON PIPE
- FOUND 2" ø IRON PIPE
- FOUND 1-1/4" ø SOLID IRON RE-ROD
- FOUND 3/4" ø SOLID IRON RE-ROD
- SET 1-1/4" x 18" SOLID IRON RE-ROD, MIN. WT. 4.30 lbs./ft. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

CURVE DATA

CURVE	ARC	RADIUS	CENTRAL ANGLE	CHORD	CHORD DIRECTION
C1	39.84'	25.00'	91°18'23"	35.76'	S44° 03' 10"E
C2	23.63'	15.00'	90°14'42"	21.26'	S44° 52' 39"W
C3	23.50'	15.00'	89°45'18"	21.17'	S45° 07' 21"E
C4	38.70'	25.00'	88°41'37"	34.95'	S45° 56' 50"W
C5	39.14'	25.00'	89°42'21"	35.26'	N44° 51' 11"W
C6	23.56'	15.00'	90°00'00"	21.21'	N45° 00' 00"E
C7	23.56'	15.00'	90°00'00"	21.21'	S45° 00' 00"E
C8	39.40'	25.00'	90°17'39"	35.45'	S45° 08' 49"W
C9	343.79'	563.60'	34°57'00"	338.49'	N73° 13' 51"W
C10	207.91'	563.60'	21°08'10"	206.73'	N79° 08' 17"W
C11	91.90'	563.60'	09°20'32"	91.79'	N63° 53' 56"W
C12	43.99'	563.60'	04°28'18"	43.98'	N56° 59' 31"W
C13	30.87'	25.00'	70°45'24"	28.95'	N23° 50' 58"W
C14	20.54'	15.00'	78°28'16"	18.98'	N50° 45' 52"E
C15	49.62'	25.00'	113°42'55"	41.87'	N68° 23' 11"E
C16	230.16'	1983.00'	06°39'01"	230.03'	N58° 04' 51"W
C17	159.35'	1983.00'	04°36'16"	159.31'	N57° 03' 28"W
C18	70.81'	1983.00'	02°02'45"	70.80'	N60° 22' 59"W
C19	52.72'	262.00'	11°31'44"	52.63'	N05° 45' 52"E
C20	116.68'	112.00'	59°41'17"	111.47'	N29° 50' 38"W
C21	23.56'	15.00'	90°00'00"	21.21'	N45° 00' 00"E
C22	68.01'	338.00'	11°31'44"	67.90'	N05° 45' 52"E
C23	26.58'	15.00'	101°31'44"	23.24'	N39° 14' 08"W
C24	23.56'	15.00'	90°00'00"	21.21'	S45° 00' 00"W
C25	23.56'	15.00'	90°00'00"	21.21'	S45° 00' 00"E
C26	23.56'	15.00'	90°00'00"	21.21'	N45° 00' 00"E
C27	23.56'	15.00'	90°00'00"	21.21'	N45° 00' 00"W
C28	23.63'	15.00'	90°14'42"	21.26'	S44° 52' 39"W
C29	23.50'	15.00'	89°45'18"	21.17'	S45° 07' 21"E
C30	23.50'	15.00'	89°45'18"	21.17'	S45° 07' 21"E
C31	23.54'	15.00'	89°55'00"	21.20'	S44° 42' 48"W
C32	23.58'	15.00'	90°05'00"	21.23'	S45° 17' 12"E
C33	23.63'	15.00'	90°14'42"	21.26'	S44° 52' 39"W
C34	23.56'	15.00'	90°00'00"	21.21'	N45° 00' 00"W
C35	23.48'	15.00'	89°40'18"	21.15'	N44° 50' 09"E
C36	23.65'	15.00'	90°19'42"	21.27'	S45° 09' 51"E
C37	23.56'	15.00'	90°00'00"	21.21'	S45° 00' 00"W
C38	23.56'	15.00'	90°00'00"	21.21'	N45° 00' 00"W
C39	23.48'	15.00'	89°40'19"	21.15'	N44° 50' 10"E
C40	90.56'	442.00'	11°44'21"	90.40'	S85° 33' 27"E
C41	145.81'	442.00'	18°54'04"	145.15'	S80° 52' 40"E

vierbicher planners | engineers | advisors

Drafted by: MZIE
Checked by: RKOL
FN: 220031
Date: 06/22/2024
Rev:
Rev:
Rev:

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 821-3962
mzie@vierbicher.com

SURVEYED FOR:
Volt Land, LLC
3450 Milwaukee Street
Madison, WI 53714

SHEET 3 OF 7

22 Aug 2024 - 7:54p M:\Stone House Development\220031_Volt Farm\CADD\220031_FinalPlat.dwg by: mzie

440

STARKWEATHER PLAT

PART OF LOTS 21 AND 22, AND ALL OF LOT 23, SAUTHOFF PLAT, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 9A, AS DOCUMENT NUMBER 342008, DANE COUNTY REGISTRY AND ALSO PART OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 05 AND PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 04, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



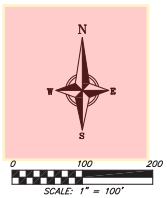
EASEMENT LINE TABLE		
LINE NUMBER	DIRECTION	LENGTH
E1	N28°26'39"E	5.68'
E2	N83°20'03"E	42.54'
E3	N26°35'55"E	6.59'
E4	N54°15'21"E	39.67'
E5	N01°26'27"E	169.31'
E6	N04°27'08"E	83.62'
E7	N30°50'09"E	47.03'
E8	N50°35'57"E	27.05'
E9	N26°35'22"E	57.50'

EASEMENT CURVE DATA					
CURVE	ARC	RADIUS	CENTRAL ANGLE	CHORD	CHORD DIRECTION
EC1	42.15'	44.00'	54°53'24"	40.56'	N55° 53' 21"E
EC2	30.70'	31.00'	56°44'09"	29.46'	N54° 57' 59"E
EC3	45.37'	94.00'	27°39'26"	44.94'	N40° 25' 38"E
EC4	33.18'	36.00'	52°48'54"	32.02'	N27° 50' 54"E
EC5	89.33'	194.00'	26°23'01"	88.55'	N17° 38' 38"E
EC6	15.18'	44.00'	19°45'48"	15.10'	N40° 43' 03"E
EC7	44.42'	106.00'	24°00'35"	44.09'	N38° 35' 39"E



PUBLIC UTILITY EASEMENT (P.U.E.) NOTE: PUBLIC UTILITY EASEMENTS: NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

*UNLESS OTHERWISE NOTED ON THE PLAT.



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

vierbicher planners | engineers | advisors

Drafted by: MZIE
Checked by: RKOL
FN: 220031
Date: 08/22/2024
Rev:
Rev:
Rev:

SURVEYED BY:
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By: Michael J. Ziehr
999 Fourier Drive,
Suite 201
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(608) 821-3962
mzie@vierbicher.com

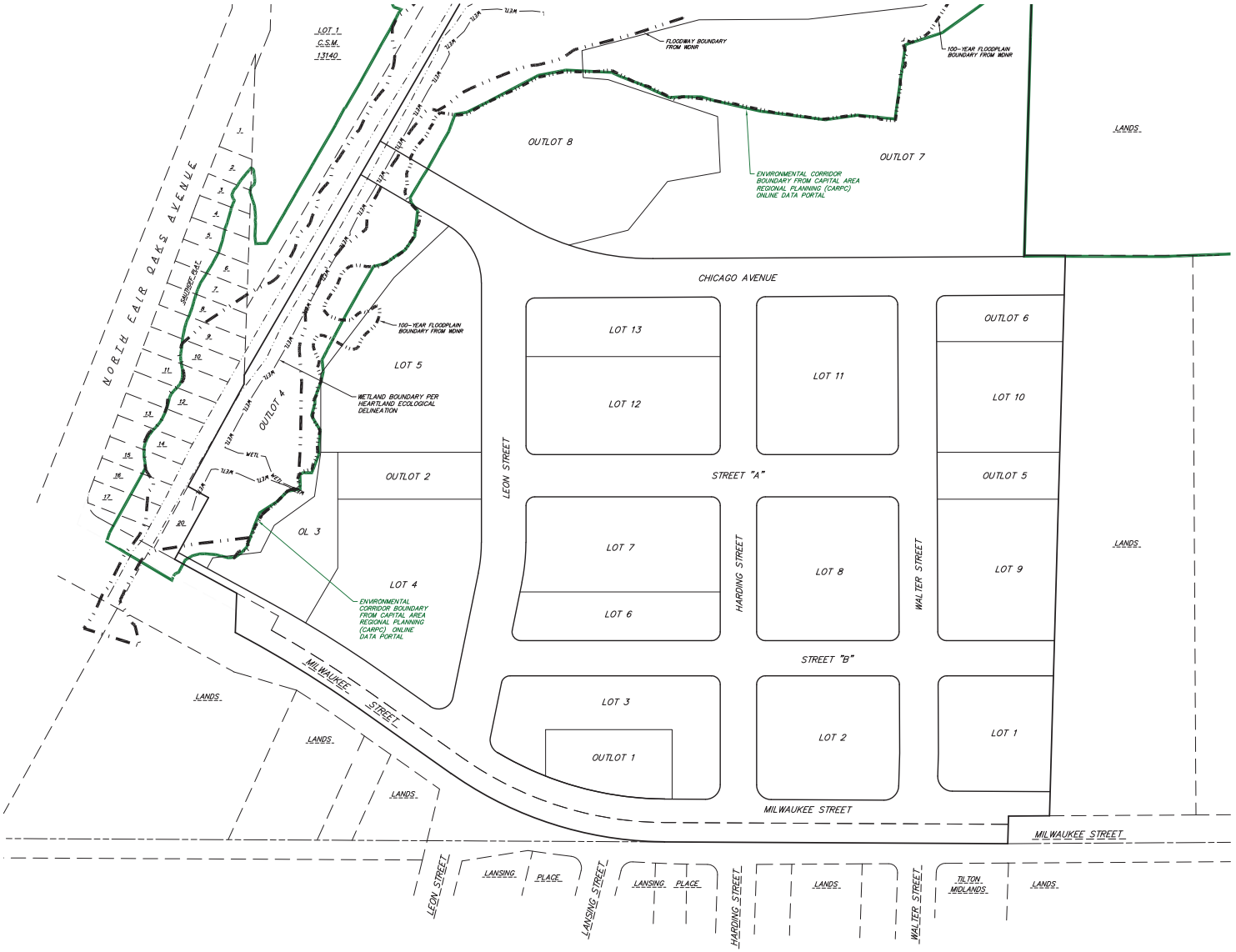
SURVEYED FOR:
Volt Land, LLC
3450 Milwaukee Street
Madison, WI 53714

SHEET 4 OF 7

22 Aug 2024 - 8:03p M:\Stone House Development\220031_Volt Farm\CADD\220031_FinalPlat.dwg by: mzie

STARKWEATHER PLAT

PART OF LOTS 21 AND 22, AND ALL OF LOT 23, SAUTHOFF PLAT, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 9A, AS DOCUMENT NUMBER 342008, DANE COUNTY REGISTRY AND ALSO PART OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 05 AND PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 04, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.





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

vierbicher planners | engineers | ed ucators

Drafted by: MZIE
Checked by: RKOL
FN: 220031
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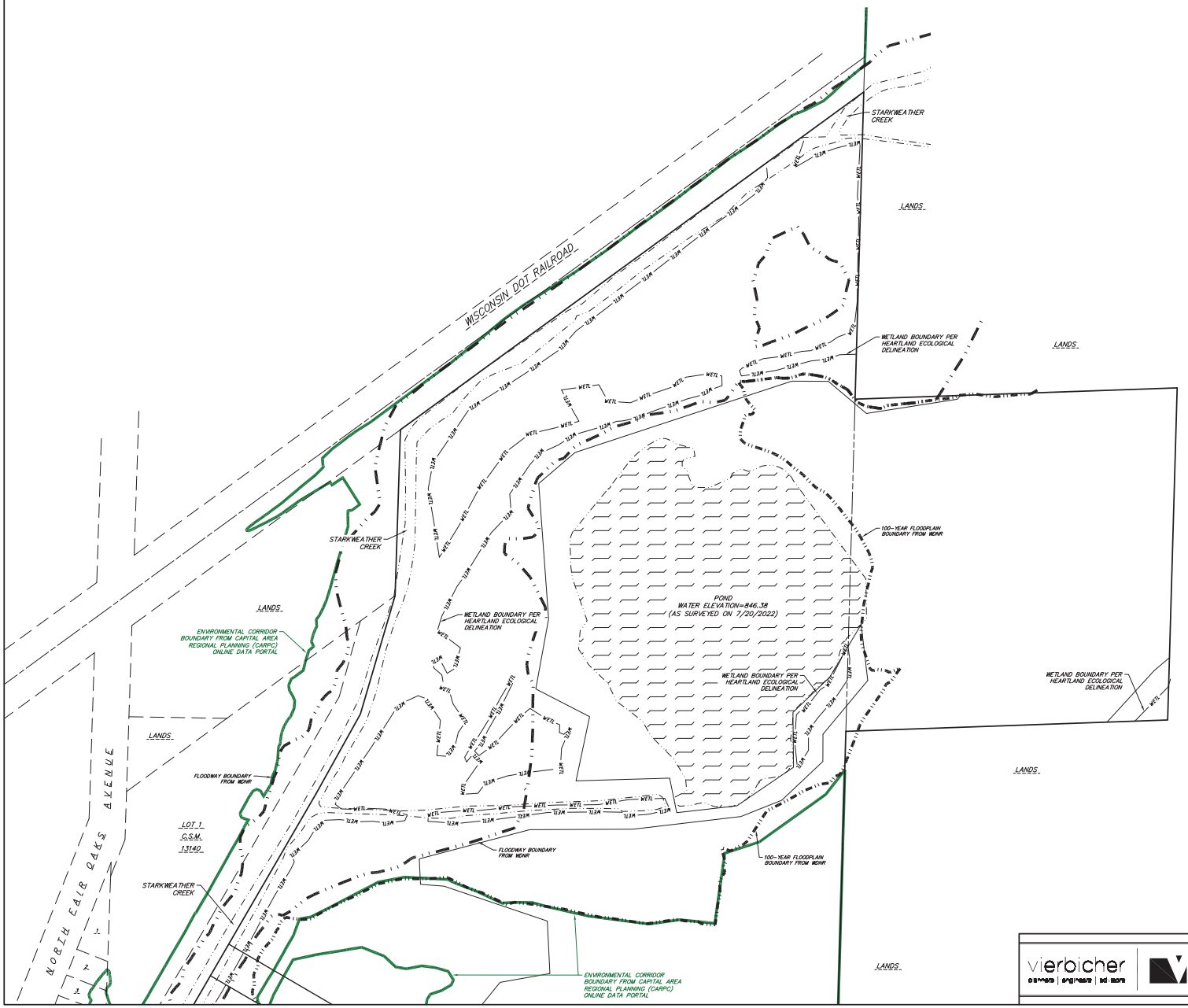
SURVEYED FOR:
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3450 Milwaukee Street
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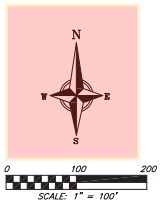
SHEET 5 OF 7

22 Aug 2024 - 7:53p M:\Stone House Development\220031_Volt Farm\CADD\220031_FinalPlat.dwg by: mzie

STARKWEATHER PLAT

PART OF LOTS 21 AND 22, AND ALL OF LOT 23, SAUTHOFF PLAT, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 9A, AS DOCUMENT NUMBER 342008, DANE COUNTY REGISTRY AND ALSO PART OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 05 AND PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 04, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.





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

vierbicher planners | engineers | ad visors

Drafted by: MZIE
Checked by: RKOL
FN: 220031
Date: 08/22/2024
Rev:
Rev:
Rev:

SURVEYED BY:
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By: Michael J. Ziehr
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(608) 821-3962
mzie@vierbicher.com

SURVEYED FOR:
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3450 Milwaukee Street
Madison, WI 53714

SHEET
6 OF 7

22 Aug 2024 - 7:52p M:\Stone House Development\220031_Volt Farm\CADD\220031_FinalPlat.dwg by: mzie

City of Madison

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

Master

File Number: 86235

File ID:	86235	**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 July 15, 2025. See attached report for list of operators.

Notes:

		CC Agenda Date:	07/15/2025
		Agenda Number:	29.
Sponsors:		**Effective Date:**	
Attachments:	new operators.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	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 86235

Title Report of Operator License Applications July 15, 2025. See attached report for list of operators.

Holder Name	License

Police Review - Submit to Council

Castillo, Gisel E	LICOPR-2022-00479
Townsend, Jessica Rae	LICOPR-2025-00305

City of Madison

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

Master

File Number: 89111

File ID:	89111	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Clerk's Office
				File Created Date :	07/09/2025
File Name:				**Final Action:**	

Title: Precious Metals Dealer License: Road Show Concepts, LLC., dba The Great Estate RoadShow, 706 John Nolen Dr.

Notes:

		CC Agenda Date:	07/15/2025
		Agenda Number:	30.
Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	hharris@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	07/09/2025	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 89111

Title
Precious Metals Dealer License: Road Show Concepts, LLC., dba The Great Estate RoadShow, 706 John Nolen Dr.

City of Madison

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

Master

File Number: 89071

File ID:	89071	**File Type:**	Report	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Department of Planning and Community and Economic Development
				File Created Date :	07/08/2025
File Name:				**Final Action:**	

Title: Percent for Art Ordinance Annual Report 2023/2024

Notes:

		CC Agenda Date:	07/15/2025
		Agenda Number:	31.
Sponsors:		**Effective Date:**	
Attachments:	Percent for Art Annual Report 2024.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	lheiser-ertel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Department of Planning and Community and Economic Development	07/08/2025	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 89071

Title
Percent for Art Ordinance Annual Report 2023/2024

PLANNING DIVISION STAFF REPORT

July 8, 2025

PERCENT FOR ART ORDINANCE ANNUAL REPORT 2023/2024

Legistar File #: 89071

Prepared By: Karin Wolf, Arts and Culture Administrator
William Fruhling, Principal Planner

Background

The City's Percent for Art program requires that 1% of the total budget for certain City public works projects exceeding $5 million* be set aside for public art.

*Section 4.3(c) of the ordinance requires that the eligibility threshold be *"…indexed by the Construction Cost Index (CCI) as published by the Engineering News Record."* The eligibility threshold was $5,816,212 in 2023 and $5,966,202 in 2024.

The ordinance also directs staff to file an annual report to the Mayor and Common Council. This document combines the 2023 and 2024 reports.

1. **Current Year's Activities**

Description of the artwork completed, obtained or commenced under this ordinance program during the preceding twelve (12) months.

Table 1 below lists projects for 2023 and 2024. The funding for the two Metro projects was combined (for a total of $132,000) to allow for a more visible piece along East Washington Avenue. Due to an evolving project scope and timeline, it is expected that the art component of the project will be completed in 2026.

Table 1: Current Projects 2023-2024

Project	Actual PW Bid Year	Actual 1% for Art	Anticipated Completion of Art Component
Metro E Wash – Phase II	2020	$ 46,000	2026
Metro E Wash – Phase IIIA	2021	$ 86,000	2026
CCB Remodels – Phase 2+2A	2022-2024	$ 61,000	2026
Village on Park Parking Ramp	2023	$ 140,000	Complete
Atwood Avenue	2023	$ 30,000	Complete
Public Market	2023	$ 56,000	2026
Autumn Ridge Path	2023	$ 30,000	2025
CTH AB Interchange	2023	$ 40,000	2026
State Street Campus Garage	2024	$ 400,000	2026
Bartillon Permanent Men's Shelter	2024	$ 85,000	2026
John Nolen Drive	2024	$ 80,000	2025 (see section 4 below)
Reindahl Imagination Center/Library	2024	$ 84,000	2026

2. Upcoming Activities

Description of the Capital improvement projects designated for inclusion in this program during the upcoming two (2) years.

The City's Capital Budget includes projects for the next six years. Per the ordinance, Table 2 below lists projects anticipated to generate revenue through the Percent for Art program in 2025-2026. Note that for all projects, some revenue sources are very fluid and the estimated years and dollar amount are subject to change based on adjustments to funding strategies, City priorities, and resource availability.

Table 2: Upcoming Projects 2025-2026

Project	Estimated PW Bid Year	Estimated 1% for Art
Triangle – CDA Housing Phase 1	2025	$ 110,000
South Madison Public Health Clinic	2026	TBD
North-South Bus Rapid Transit	2026	$ 396,000
Regent Street	2026	$ 60,000
Mineral Point Road	2026	$ 64,000
Far West Public Works Facility	2026	$ 300,000-400,000

3. Expenditures

Accounting of the expenditures for the projects identified in subs. (a) and (b) above [note: sub (a) is "Project Design Incorporation of Public Art" and sub (b) is "Types of Capital Projects Eligible for Percent for Art Expenditure"], or funded through the Art Maintenance and Conservation Fund and the Art Aggregated Fund.

Expenditures for projects pursuant to this ordinance include those listed under the Current Years Activities above. To date, there have been no expenditures from the Art Maintenance and Conservation Fund or the Arts Aggregated Fund.

4. Art Maintenance and Conservation Fund / Art Aggregated Fund

Accounting of the status of the Art Maintenance and Conservation Fund and the Art Aggregated Fund.

In 2024 a bike path was added to the Pheasant Branch stormwater project, generating $5,560 in Percent for Art funds. Given the relatively small amount of money identified after project completion, this amount transferred to the Art Aggregated Fund in early 2025. That amount represents the balance of that account.

A resolution has been introduced to transfer the $80,000 for the John Nolen Drive project listed in Table 1 above to the Arts Aggregated Fund so that it can be utilized for art integrated into the Madison Lakeway Project in the future.

There have been no contributions or expenditures for the Art Maintenance and Conservation Fund since the ordinance was adopted.

5. Program Changes

Description of any changes to this program for the upcoming year.

There are no specific program changes for the upcoming year, however there are several ordinance amendments that staff would like to explore as described in the section below.

6. Rate Adjustment / Other Ordinance Amendments

Recommendations for any adjustments to the Percent for Art expenditure percentage rate and/or any other recommended amendments to the Percent for Art Ordinance.

The Ordinance has now been in effect for six years. During that time, staff from multiple agencies have had the opportunity to apply it to a wide variety of projects and have identified several potential amendments to make it more efficient to implement. Below is a list of amendments to be considered in the coming years. Arts staff will continue to coordinate with other agencies and the Madison Arts Commission to identify, propose, and prioritize changes to the Ordinance.

1) Rate Adjustment- Although not specifically changing the rate (1%), staff would like to consider removing the tie to the construction cost index (CCI) to provide more consistency and clarity. Staff believe that keeping the eligibility threshold at $5 million and not fluctuating based on the CCI will make determining eligibility more predictable and easier to use for the multiple agencies subject to this ordinance.

2) Change to Bi-Annual Reporting- Given the 6-year scope of the Capital Budget and typically long timeline for capital projects to come online, there is usually little change in the projects and associated accounting from year to year and staff believe that moving from an annual to bi-annual report would be sufficient.

3) Streamline Small Budget Actions- Staff would like to explore an amendment that would allow transfers and expenditures of $10,000 or less to or from the Arts Aggregate Fund to be accomplished without requiring Common Council approval.

4) Charge Staff Time to Projects- This ordinance has significantly increased the work of Arts staff within the Planning Division. Capitalizing some of these costs to individual projects could help ease some of the impact on the Planning Division's Operating Budget and may provide some flexibility in providing additional staff resources.

5) Other Possible Amendments- Staff has also identified a number of other potential amendments to the ordinance, such as: adding/clarifying some definitions, changing the time of determining a project's eligibility, clarifying contingencies in determining the Percent for Art amount, streamlining the approval process based on the scope of the project, and others.

6) Other Policy Considerations – Although not technically a change to the ordinance, staff would like to reinforce that arts-related expenditures will follow the City's established purchasing guidelines. Projects that fall below the Common Council approval threshold according to purchasing guidelines will be administered directly by staff, while projects requiring Common Council approval will be sent to the Council for formal approval.

City of Madison

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

Master

File Number: 88677

File ID:	88677	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/06/2025
File Name:	Authorizing the Mayor and City Clerk to amend the contract for Purchase of Services (Architect) with Engberg Anderson, Inc. to provide extra professional architectural and engineering consultant design services and construction administrative services for			**Final Action:**	

Title: Authorizing the Mayor and City Clerk to amend the contract for Purchase of Services (Architect) with Engberg Anderson, Inc. to provide extra professional architectural and engineering consultant design services and construction administrative services for the expanded design and construction scope at the existing Warner Park Community Recreation Center located at 1625 Northport Drive. (District 12)

Notes: Amy Scanlon

CC Agenda Date:	07/15/2025
Agenda Number:	32.
Sponsors:	Julia Matthews
Effective Date:	
Attachments:	9170 Contract Amendment 04 (EA Signed).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	6/25/2025	Robert Mulcahy	Approve	6/25/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/24/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (7/15/25), Board of Public Works (7/2/25), Common Council (7/15/25)						
1	COMMON COUNCIL	07/01/2025	Refer	FINANCE COMMITTEE			Pass

Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
Notes:	Additional referral to Board of Public Works.					
1	FINANCE COMMITTEE	07/01/2025	Referred	BOARD OF PUBLIC WORKS		
Action Text:	This Resolution was Referred to the BOARD OF PUBLIC WORKS					
1	BOARD OF PUBLIC WORKS	07/02/2025	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	07/15/2025	Pass
Action Text:	A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE and should be returned by 7/15/2025. The motion passed by voice vote/other.					

Text of Legislative File 88677

Fiscal Note

The proposed resolution authorizes the Mayor and City Clerk to execute amendment #4 to the contract for Purchase of Services (Architect) with Engberg Anderson, Inc. to provide additional professional design services for the expansion at the existing Warner Park Community Recreation Center located at 1625 Northport Drive at an additional cost of $1,360. The original Purchase of Services Contract with Enberg Anderson, Inc. was approved via RES-22-00527 (Legistar #72262) on August 2, 2022 for an estimated cost of $353,155. The first amendment to the contract was approved via RES-24-00135 (Legistar #81984) on March 5, 2024 for an additional $53,800. The second amendment to the contract was approved via RES-24-00470 (Legistar #83887) on July 16, 2024 for an additional $3,080. The third amendment extended the contract term to September 30, 2026 and had no fiscal impact. If approved, the total contract amount will be $403,695. Funding for the revised contract is available in the 2025 Parks Division's Adopted Capital Budget (Munis #17196). No additional appropriation is required.

Title

Authorizing the Mayor and City Clerk to amend the contract for Purchase of Services (Architect) with Engberg Anderson, Inc. to provide extra professional architectural and engineering consultant design services and construction administrative services for the expanded design and construction scope at the existing Warner Park Community Recreation Center located at 1625 Northport Drive. (District 12)

Body

WHEREAS the 2024 Capital Budget includes funding for the Warner Park Community Recreation Center Expansion; and,

WHEREAS, the Engineering Division requires consulting services in order to complete the Pre-Design, Schematic Design, Design Development, Construction Documentation, Bidding, Construction Administration, and Warranty phases of the project; and,

WHEREAS, Engberg Anderson, Inc. was selected through a “Request for Proposal” process, and is the final selection candidate in accordance with MGO Section 4.26 of Madison General Ordinances and in accordance with Administrative Procedure Memorandum No. 3-3, “Retaining Architect, Professional Engineers, Designers and Land Surveyors for Consultant Service;” and,

WHEREAS, the original contract for Purchase of Services (Architect) with Engberg Anderson, Inc. was executed August 22, 2022 (Contract #9170); and,

WHEREAS, the previously planned expansion project was being designed and revised to align with the limited project budget; and

WHEREAS, the landscape planting plan was designed to align with the project budget and City provided plant lists; and

WHEREAS, the Parks Division requested to change some plantings to include native pollinators; and

WHEREAS, the new planting plan requires additional design and coordination by the consultant;

WHEREAS, the existing contract term is changing to include the 12 month warranty period and now expires September 30, 2026; and

WHEREAS, the total compensation of this contract including amendment #4 shall not exceed $403,695; and

NOW THEREFORE BE IT RESOLVED, that the Mayor and City Clerk are authorized to sign contract amendment #4 with Engberg Anderson, Inc. to provide extra professional architectural and engineering design services and construction administration services for the expanded design and construction scope at the existing Warner Park Community Recreation Center located at 1625 Northport Drive.

Finance Department
David P. Schmiedicke, Finance Director

City-County Building, Room 406
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
Phone: (608) 266-4521
Fax: (608) 266-5948
finance@cityofmadison.com
www.cityofmadison.com/finance/purchasing

Purchasing Services

AMENDMENT # 04
to the Contract For Purchase of Services (#9170)
between the City of Madison and Enberg Anderson, Inc.

The City of Madison and Contractor listed above agree to amend the Contract for Purchase of Services executed by the City on 8-22-22 and as amended on 4-15-24 and 8-27-24 and 10-30-24 ("Original Contract"), as follows:

1. Revise Section 3 of the original contract Scope of Services to include changing the landscape planting design per revisions sent to Engberg Anderson as described in Attachment B for the Warner Park Community Recreation Center located at 1625 Northport Drive. The original scope for the project did not include these professional services. See Attachments A and B.

2. Revise Section 23 of the original contract – COMPENSATION. It is expressly understood and agreed that in no event will the total compensation under this contract exceed $403,695 (addition of $1,360).

3. Extend the term of the contract in Section 4 to September 30, 2026.

4. All other provisions of the Original Contract shall remain unchanged and in full force and effect.

5. Electronic Signature and Delivery. Signatures on this Amendment may be exchanged between the parties by facsimile, electronic scanned copy (.pdf) or similar technology and shall be as valid as original; and this Amendment 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 of this Amendment 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 Amendment, fully executed, shall be as valid as an original.

6. Authority to Sign. The person signing on behalf of the Contractor represents and warrants that they have been duly authorized to bind the Contractor and sign this amendment on the Contractor's behalf.

IN WITNESS WHEREOF, the parties hereto have set their hands at Madison, Wisconsin.

CONTRACTOR:

Engberg Anderson, Inc.
(Type or Print Name of Contracting Entity)

By: 

(Signature)

William Robison, AIA, President
(Print Name and Title of Person Signing)

Date: June 4, 2025

CITY OF MADISON, WISCONSIN
a municipal corporation:

By: _____
Satya Rhodes-Conway, Mayor

Date: _____

Approved:

_____
David P. Schmiedicke, Finance Director

Date: _____

By: _____
Maribeth Witzel-Behl, City Clerk

Date: _____

Approved as to Form:

_____
Eric T. Veum, Risk Manager

Date: _____

_____
Michael Haas, City Attorney

Date: _____

ATTACHMENT A

A/E/CONSULTANT PROPOSAL

May 5, 2025

To:
Amy Scanlon, Project Manager
City of Madison, Department of Public Works
Engineering Division
City County Building, Room 115
210 Martin Luther King, Jr. Blvd.
Madison, WI 53703-3342
ascanlon@cityofmadison.com

Project Name:	Warner Park Community Recreation Center Expansion
Contract Number:	9170
Engberg Anderson Project Number:	223471

Engberg Anderson, Inc. is submitting this proposal for additional design services related to scope requests and changes to the consultant team.

SCOPE OF BASIC SERVICES

A. PROJECT SCOPE:
This proposal covers updates to the landscaping plan per revisions sent to Drew Kemp-Baird on May 1st.

B. PROJECT BUDGET:
These changes will be issued as a Construction Bulletin. The General Contractor will provide a quote upon review of the Construction Bulletin.

C. SCHEDULE OF SERVICES:
The design team will provide the following additional services in accordance with the increased project scope.

Construction Bulletin to Revise Landscaping Plan ***$1,360***
Revise landscaping drawings to incorporate changes. (8 hrs.)
Prepare and issue Construction Bulletin. (2 hrs.)

D. A/E/CONSULTANT TEAM:
Unchanged from Contract and Amendment No. 1.

E. SERVICES:
Unchanged from Contract.

F. DELIVERABLES:
Unchanged from Contract.

G. FEE:

We propose the following Fee for the Additional Services:

Total Lump Sum Fee of $1,360.

(Includes overhead costs such as travel, lodging, meals, reproduction of drawings for design meetings, handling and postage, telephone, faxes, etc.)

H. REIMBURSABLE EXPENSES:

Unchanged from Contract.

Sincerely,



William Robison, AIA
President
WR/dk-b

Y:\Madison Projects\2022 3429\223471 Warner Park Expansion\1-Project Administration\1-Contracts & Fees\1-Client\Change Order #4 - Landscaping\9170 AE Design CO #4.docx

Office of City Engineering
City Engineering
Room 115, City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703-3346
TEL: 608/266-4751 FAX: 608/264-9275

Exhibit K - Fee Proposal

RFP 11040-2022-AM

Contract # 9170

WARNER PARK COMMUNITY & RECREATION CENTER EXPANSION PROJECT

DESIGN SERVICES		CONSULTANT	PRELIMINARY DESIGN		SCHEMATIC DESIGN		DESIGN DEVELOPMENT		CONSTRUCTION DOCUMENTS		BIDDING + CONTRACT		CONSTRUCTION ADMIN		WARRANTY		SUB-TOTAL		
			COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST PER HOUR
PROJECT BASIC SERVICES	PUBLIC ENGAGEMENT	ENGBERG ANDERSON	$15,600	120	$5,200	40											$20,800	160	$130.00
	ARCHITECTURE	ENGBERG ANDERSON	$20,000	160	$22,500	180	$25,000	200	$45,500	445	$3,500	30	$32,000	300	$2,500	20	$151,000	1,335	$113.11
	INTERIOR	ENGBERG ANDERSON			$2,500	20	$5,000	44	$7,500	70							$15,000	134	$111.94
	LANDSCAPE ARCHITECURE	JSD PROFESSIONAL SERVICES	$540	4	$1,350	10	$1,080	8	$1,080	8	$270	2	$1,080	8	$270	2	$5,670	42	$135.00
	CIVIL	JSD PROFESSIONAL SERVICES	$2,700	20	$3,240	24	$4,320	32	$4,725	35	$540	4	$2,970	22	$270	2	$18,765	139	$135.00
	MECHANICAL	HEIN ENGINEERING GROUP	$1,100	11	$3,300	33	$4,400	44	$6,600	66	$400	4	$5,700	57	$400	4	$21,900	219	$100.00
	ELECTRICAL	HEIN ENGINEERING GROUP	$900	9	$2,700	27	$3,600	36	$5,400	54	$400	4	$4,700	47	$400	4	$18,100	181	$100.00
	PLUMBING	HEIN ENGINEERING GROUP	$500	5	$1,500	15	$2,000	20	$3,000	30	$200	2	$2,600	26	$200	2	$10,000	100	$100.00
	STRUCTURAL	OTIE	$700	5	$1,900	14	$7,100	52	$8,200	61	$1,180	8	$4,200	31	$540	4	$23,820	175	$136.11
	FIRE PROTECTION	HEIN ENGINEERING GROUP	$400	4	$1,300	13	$1,800	18	$2,700	27	$200	2	$2,300	23	$200	2	$8,900	89	$100.00
	SIGNAGE	X															$0	0	#DIV/0!
	TECHNOLOGY	HEIN ENGINEERING GROUP	$500	5	$1,500	15	$2,000	20	$3,000	30	$200	2	$2,600	26	$200	2	$10,000	100	$100.00
	AUDIO VISUAL	HEIN ENGINEERING GROUP	$300	3	$800	8	$1,100	11	$1,600	16	$100	1	$1,300	13	$100	1	$5,300	53	$100.00
	COST ESTIMATION	MCC	$2,150	20	$3,250	28	$5,100	40	$6,000	48							$16,500	136	$121.32
	ELEVATOR DESIGN	X															$0	0	#DIV/0!
	LEED / SUSTAINABILITY	TEAM	$400	4	$8,600	76	$8,600	76	$2,500	15	$200		$2,300	15			$22,600	186	$121.51
	SUB-TOTAL		$45,790	250	$59,640	463	$71,100	601	$97,805	905	$7,190	59	$61,750	568	$5,080	43	$348,355	3,049	$114.25
PROJECT ADD SERVICES	Acoustician	ARCGEOMETER			$1,200	10	$1,200	10	$2,400	20							$4,800	40	$120.00
	AMENDMENT NO. 1 - Remove HEG	HEIN ENGINEERING GROUP (MEP+FP)					-$14,900		-$22,300		-$1,500		-$19,200		-$1,500		-$59,400	0	#DIV/0!
	AMENDMENT NO. 1 - Add JDR	JDR ENGINEERING (MEP+FP)					$20,500		$32,800		$6,100		$21,320		$1,640		$82,360	0	#DIV/0!
	AMENDMENT NO. 1 - Sustainability	TEAM											$11,140				$11,140	0	#DIV/0!
	AMENDMENT NO. 1 - Terrazzo & Ath. Equip.	ENGBERG ANDERSON					$4,900		$8,600		$600		$5,200		$400		$19,700	0	#DIV/0!
	AMENDMENT NO. 2 - Fire Alarm System	JDR ENGINEERING (MEP+FP)											$3,080				$3,080	0	#DIV/0!
	AMENDMENT NO. 3 - Revise LEED Fee	TEAM			-$2,600		-$2,700		-$2,400								-$7,700	0	#DIV/0!
	AMENDMENT NO. 4 - Landscape Revisions	JSD PROFESSIONAL SERVICES											$1,050	8			$1,050	8	$131.25
	AMENDMENT NO. 4 - Landscape Revisions	ENGBERG ANDERSON											$310	2			$310	2	$155.00
	SUB-TOTAL		$0	0	-$1,400	10	$9,000	10	$19,100	20	$5,200	0	$22,900	10	$540	0	$55,340	50	$1,106.80
	TOTAL		**$45,790**	**250**	**$58,240**	**473**	**$80,100**	**611**	**$116,905**	**925**	**$12,390**	**59**	**$84,650**	**578**	**$5,620**	**43**	**$403,695**	**3,099**	**$130.27**

NOTES	
1	INPUT FOR ALL GREEN CELLS **IS REQUIRED BASED ON THE** BASIC SERVICES THAT ARE IDENTIFIED IN EXHIBIT A: PROJECT SUMMARY, PROJECT GENERAL REQUIREMENTS, AND ANY POSTED ADDENDA PRIOR TO THE INTERVIEW.
2	INPUT FOR ALL YELLOW CELLS **IS NOT REQUIRED.** IF THE TEAM FEELS ADDITIONAL SERVICES WOULD BENEFIT THE PUBLIC INTEREST PLEASE INDICATE THEM WITHIN "PROJECT ADD SERVICES"
3	ALL WHITE AREAS ARE SELF TOTALING, A/E IS RESPONSIBLE FOR ENSURING ALL ROWS AND COLUMNS HAVE TOTALED PROPERLY. REPORT ANY ERRORS WITH THE FORM PRIOR TO THE DAY OF YOUR INTERVIEW.
4	
5	
6	
7	
8	
9	

Notes:

Provide a single hard copy of this proposal page in a separate sealed envelope with your RPF response packet. Refer to RFP instructions for additional information.

Ensure all items have been populated and your totals are correct both horizontally and vertically.

Please provide the point of contact information for this proposal. Your signature affirms that you will comply with the City of Madison Purchase of Services Contract (as written), Liability Insurance requirements, and Affirmative Action requirements provided in the original RFP.

Name Jim Brown

Firm Engberg Anderson, Inc.

Phone 608-250-0100

Email jimb@engberganderson.com

Signature

Date 6/1/2022

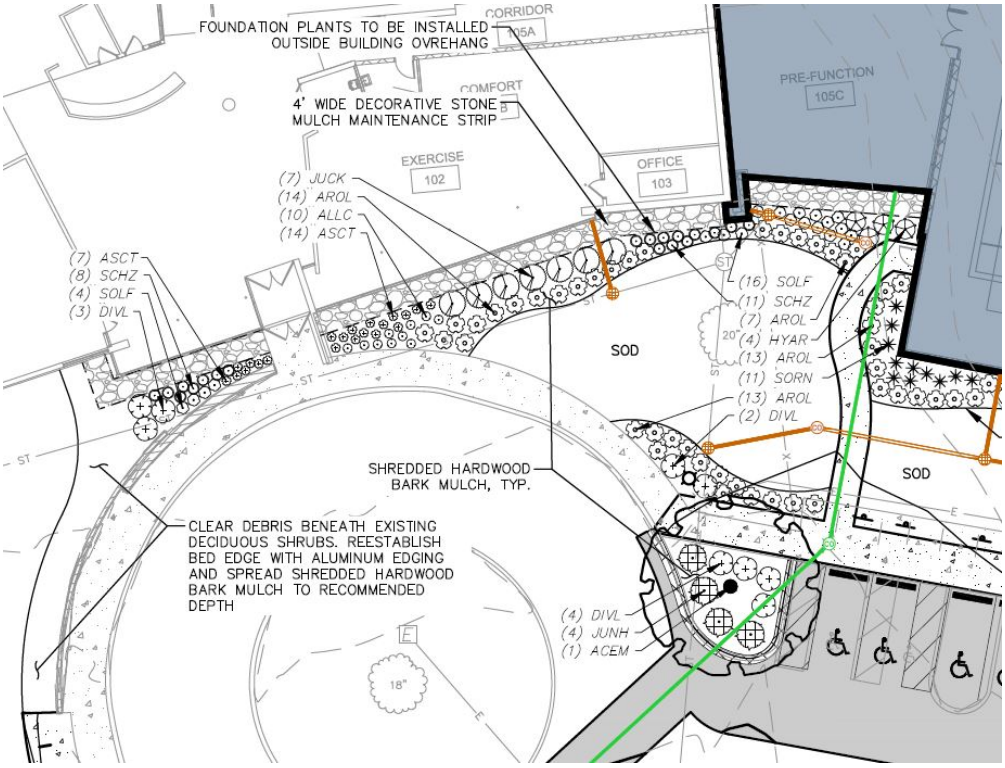
ATTACHMENT B

Warner Community Center Landscaping Substitutions

The below suggestions for the landscape design are intended to make it easier to maintain as well as provide higher quality pollinator habitat with a season-long succession of blooms and a softer look that mimics the shortgrass prairie ecosystem, complimenting the environmental education that happens here.

- Megan McCrumb, Ecology Leadworker

- Replace **each** JUCK (Juniperus chinensis `Pfitzerana Kallays Compacta` Kally Pfitzer Compact Juniper) with **1 Shrubby St. John's wort**
- Replace **each** JUNH (Juniperus horizontalis Creeping Juniper) with **3 prairie dropseed (1#) plus 3 Stiff Coreopsis, 3 Wild Strawberry and 1 Aromatic aster in plugs.**
- Switch **all** cultivar Hydrangeas with **Wild Hydrangea, *Hydrangea arborescens***
- Sub the 3 GLTR with 2 **Early Glow Buckeye** with 1 **Tulip Tree** in the middle.
- Near the bioretention, please either moved the JUNC further away to the north of the bio. (they make it difficult to burn and will eventually put lots of shade on the bioretention veg.) or please replace with **AMEG**
- Switch **each** AROL in the below snip image to **1 Prairie dropseed, 2 Wild Petunia, 1 Monarda puncata and 2 Prairie smoke**
    - If possible, please alter the design so that the prairie dropseed is interspersed throughout the ASCT and ALLC area and that the ASCT and ALLC are interspersed with the Wild petunia, Penstemon digitalis and Prairie smoke all along the front. It would be a bonus to also add at least 3 **Aromatic asters** for fall bloom.
- Switch each ACEM maple tree with swamp white oak (Urban approved)
- Switch all Indian grass to **Heavy Metal Switchgrass** (to ensure it doesn't flop over or spread too aggressively)



Substitution Summary Table:

Code	Original species	Quantity in original	Substitution Species	Quantity substituted	Notes
JUCK	Juniperus chinensis `Pfitzerana Kallays Compacta`	7	Shrubby St. John's Wort, *Hypericum prolificum*	7	
JUNH	Juniperus horizontalis Creeping Juniper	8	Prairie dropseed, *Sporobolus heterolepsis*	3	1#
			Wild Strawberry, *Fragaria virginiana*	3	plugs
			Stiff Coreopsis, *Coreopsis palmata*	3	plugs
			Aromatic Aster, *Symphyotrichum oblongifolium*	1	plugs

HYAR	Hydrangea arborescens `Incrediball` Incrediball White Hydrangea	4	Wild Hydrangea, *Hydrangea arborescens*	4	Better for pollinators
GLTR	Gleditsia triacanthos inermis 'Draves' Street Keeper® Honey LocustHoney Locust	3	Ohio Buckeye "Early Glow", *Aesculus glabra 'Early Glow'*	2	Earlier leaves and blooms
			Tulip Tree, *Liriodendron tulipifera*	1	Place in the middle of Buckeyes.
JUNC	Juniperus virginiana 'Canaertii' Canaerti Eastern Redcedar	3	Robin Hill Apple Serviceberry, *Amelanchier x grandiflora 'Robin Hill' (Multi-Stem)*	3	Less points but adding more perennials per shrub sub. Will make up for it
AROL	Aronia melanocarpa `UCONNAM165` TM Low Scape Mound Chokeberry	40	Prairie dropseed, *Sporobolus heterolepsis*	40	#1
			Spotted beebalm, *Monarda punctata*	40	plug
			Prairie Smoke, *Geum triflorum*	80	plug
			Wild petunia, *Ruellia humilis*	80	plug
ACEM	Acer miyabei 'Morton' State Street Maple	2	Swamp White Oak, *Quercus bicolor*	2	Urban approved
SORN	Sorghastrum nutans Indian Grass	43	Heavy Metal Switchgrass, *Sorgum nutans 'Heavy Metal'*	43	Better suited for landscapes

City of Madison

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

Master

File Number: 88724

File ID:	88724	**File Type:**	Resolution	**Status:**	Items Referred
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/10/2025
File Name:	13152 TID 42 - 2025 Project Plan Amendment			**Final Action:**	

Title: Approving the Amendment to the Project Plan for Tax Incremental District (TID) #42 (Wingra), City of Madison. (District 13)

Notes:

		CC Agenda Date:	06/17/2025
		Agenda Number:	33.
Sponsors:	Tag Evers	**Effective Date:**	
Attachments:	TID 42 Legal Description.pdf, 12933 TID 42 2025 Project Plan Amendment -FINAL 6-5-2025.pdf	**Enactment Number:**	
Author:	Terrell Nash, Real Estate Development Specialist	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/11/2025	Maggie McClain	Approve	6/30/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	06/10/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (7/7/25), Plan Commission (6/23/25), Common Council (7/15/23)						
1	COMMON COUNCIL	06/17/2025	Referred	FINANCE COMMITTEE			
	Action Text: This Resolution was Referred to the FINANCE COMMITTEE						
	Notes: Additional referral to Plan Commission						
1	FINANCE COMMITTEE	06/17/2025	Referred	PLAN COMMISSION		06/23/2025	
	Action Text: This Resolution was Referred to the PLAN COMMISSION						

1	PLAN COMMISSION	06/23/2025	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	Pass

Action Text: A motion was made by Solheim, seconded by Field, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

Notes: On a motion by Solheim, seconded by Ald. Field, the Plan Commission voted to return the Tax Increment District amendment to Finance Committee with a recommendation for approval. The motion passed by voice vote/other.

Text of Legislative File 88724

Fiscal Note

The proposed resolution authorizes a project plan amendment to TID 42 - Wingra Clinic. The amendment includes an additional $1,416,000 in TID-supported borrowing for S Park St utilities. Transportation's 2026 Capital Budget request includes this TID-supported borrowing for utility work related to the North-South BRT project (project #13665). Use of this funding is contingent on adoption of the 2026 Capital Budget by Common Council in addition to approval of this project plan amendment. The proposed amendment brings the total of TIF-supported costs to $44,989,000 million with a total financing cost of $7,562,000. No additional City appropriation is required with adoption of this project plan amendment.

Title

Approving the Amendment to the Project Plan for Tax Incremental District (TID) #42 (Wingra), City of Madison. (District 13)

Body

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law (the “TIF Law”), Section 66.1105, Wisconsin Statutes; and

WHEREAS TIF Law sets forth certain steps which must be followed to amend a Tax Incremental Project Plan; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an opportunity to express their views on the amendment to the TID Project Plan for TID 42 was published in the Wisconsin State Journal on June 6 and June 13, 2025, as required by TIF Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the boundary of TID 42; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on June 23, 2025, at which interested parties were afforded an opportunity to express their views on the proposed amendment to the Project Plan for TID 42; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within the TID is blighted within the meaning of 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.

WHEREAS the Plan Commission has determined that the TID meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001, amended on March 31, 2009, and amended again on February 25, 2014 (insofar as they are applicable to the amendment of a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the TID supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison hereby confirms and adopts the above recitals and finds that:

1. No less than 50%, by area, of the real property within the amended TID boundary is blighted within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.
4. The project costs relate directly to eliminating blight.
5. TID 42 (Wingra) is hereby declared a blighted area district.
6. The percentage of territory devoted to retail businesses within TID 42 Wingra) is under thirty-five (35%) percent and is expected to remain below 35% at the end of the maximum expenditure period.
7. The boundaries of TID 42 (Wingra) are not changing.

BE IT STILL FURTHER RESOLVED that the attached amended Project Plan for TID 42 (Wingra), City of Madison, is hereby adopted as of January 1, 2025, as the Project Plan for said District and such plan is feasible and in conformity with the Comprehensive Plan for the City of Madison and will add to the sound growth of the City.

LEGAL DESCRIPTION

Part of the Northeast 1/4, the Southeast 1/4, the Southwest 1/4, and the Northwest 1/4 of Section 26, Township 07 North, Range 09 East of the 4th Principal Meridian, City of Madison, Dane County, Wisconsin, described as follows:

Beginning at the northeasterly corner of Lot 1, Block 4, Fiore Plat[1], also being the southerly right of way of High Street and the westerly right of way of Fish Hatchery Rd; thence westerly along said southerly right of way of High Street, 120.00 feet, more or less, to the intersection with the southerly extension of the westerly line of Lot 5; thence northerly, 60.00 feet, more or less, to the southwesterly corner of Lot 5, Block 2 of said Fiore Plat; thence northerly along the westerly line of Lots 1-5, said Block 2, 275.00 feet, more or less, to the southerly right of way of S. Brooks Street; thence continuing northerly, 66.00 feet, more or less, to the southeasterly corner of Lot 4, Block 1 of said Fiore Plat; thence westerly along the northerly right of way of said Brooks Street, 54.65 feet, more or less, to the southwesterly corner of said Lot 4; thence northeasterly 152.75 feet, more or less, to the northwesterly corner of said Lot 4, also being on the southwesterly line of Lot 1, Block 1 of said Fiore Plat; thence northwesterly along said southwesterly lot line, 110.1 feet, more or less, to the westerly corner of said Lot 1; thence northeasterly along the northwesterly line of said Lot 1, also being the southeasterly line of Lot 9, Block 1, Vogel's Addition to the City of Madison[2], 73.6 feet, more or less, to the southeast corner of said Lot 9; thence continue northeasterly along said northwesterly line of said Lot 1, 24.0 feet, more or less, to the northeasterly line of a private right of way; thence northwesterly parallel with and 24 feet northeasterly of and perpendicular measure to the northeasterly line of said Vogel's Addition Plat line, and along the northeasterly line of said private right of way, 492.8 feet, more or less, to the northerly corner of said private right of way, also being the southeasterly right of way of Haywood Drive (platted as Ridgewood Avenue); thence northerly, 72.75 feet, more or less, to the southerly corner of Lot 1, Block 2, Back Bay Subdivision[3] and the northerly right of way of said Haywood Drive, also being the southeasterly corner of Lot 6, said Block 2; thence northwesterly along the southwesterly line of Lots 1-5, of said Block 2, 204.3 feet, more or less, to the northwesterly corner of Lot 5, said Block 2, and the southeasterly right of way of Delaplaine Court (platted as Wingra Court); thence northwesterly, 37 feet, more or less, to the southeasterly line of Lot 2, Certified Survey Map No. 11314[4], and the northwesterly right of way of said Delaplaine Court; thence northeasterly along said northwesterly right of way, 100.0 feet, more or less, to the southeasterly corner of said Lot 2, and the southwesterly right of way of S. Park Street (U.S.H. 151); thence northeasterly 149 feet, more or less, to the northwesterly corner of Lot 1, Certified Survey Map No. 12999[5] and the northeasterly right of way of S. Park Street (U.S.H. 151); thence easterly along the northerly line of said Lot 1, 92.42 feet, more or less, to the northeasterly corner of said Lot 1, also being the northwest corner of Lot 1, Plat of Addition to West Bay[6]; thence southeasterly along the northeast line of said C.S.M. 12999 and along the northeast line of Lots 6-8, Plat of West Bay[7], 261.60 feet, more or less, to the easterly corner of Lot 8, said Plat of West Bay; thence southwesterly along the southeasterly line of said Lot 8, 99.4 feet, more or less, to the northeasterly right of way of S. Park Street (U.S.H. 151); thence southeasterly along the northeasterly line of S. Park

[1] Fiore Plat, recorded in Vol. 10 of Plats, page 22, as Doc. No. 649933
[2] Vogel's Addition to the City of Madison, recorded in Vol. 13 of Plats, page 41, as Doc. No. 796988
[3] Back Bay Subdivision, recorded in Vol. 2 of Plats, page 52, as Doc. No. 248744
[4] Certified Survey Map No. 11314, recorded in Vol. 68 of Certified Survey Maps, page 229-232, as Doc. No. 4017355
[5] Certified Survey Map No. 12999, recorded in Vol. 83 of Certified Survey Maps, page 74-78, as Doc. No. 4701287
[6] Plat of Addition to West Bay, recorded in Vol. 4 of Plats, page 17A, as Doc. No. 322235
[7] Plat of West Bay, recorded in Vol. 4 of Plats, Page 16, as Doc. No. 287140

Street (U.S.H. 151), 360.0 feet, more or less, to the northwesterly line of Lot 18, said Plat of West Bay; thence northeasterly along the northwesterly line of said Lot 18, 100.0 feet, more or less, to the northerly corner of said Lot 18; thence southeasterly along the northeasterly line of said Lot 18, 26.6 feet, more or less, to the easterly corner thereof, said point also being on a line 100.0 feet perpendicular measure to and parallel with the easterly right of way of S. Park Street (U.S.H. 151); thence southeasterly along said parallel line, 54.75 feet, more or less, to a point 34 feet, more or less, northeasterly from the easterly corner of Lot 19 of said Plat of West Bay and perpendicular measure to the right of way of said S. Park Street (U.S.H. 151); thence southwesterly, perpendicular to said S. Park Street, 34 feet, more or less, to the southeasterly corner of said Lot 19; thence southwesterly along the southeasterly line of said Lot 19, 65.8 feet, more or less, to the northeasterly right of way of S. Park Street (U.S.H. 151); thence southeasterly along the northeasterly right of way of S. Park Street (U.S.H. 151), 388.5 feet, more or less, to the northwest line of the southeast 8 inches of Lot 22, Block 10, South Madison[8]; thence northeasterly along said northwest line, 100.00 feet, more or less to the northeast line of the southwest 120 feet of said Lot 22; thence southeasterly along said northeast line, 8 inches, more or less to the southeast line of said Lot 22; thence northeasterly along said southeast line of Lot 22, 30 feet, more or less to the northeast line of the southwest 150 feet of Lot 21, Block 10, of said South Madison; thence southeasterly along said northeast line, 50.0 feet, more or less to the south line of said Lot 21; thence northeasterly along said south line of Lot 21, 9.75 feet, more or less, to the northeast line of the southwest 159.75 feet of Lot 20, Block 10, South Madison; thence southeasterly along said northeast line, 50.00 feet, more or less, to the northwesterly line of Lot 13, Block 10, Richmond Replat[9]; thence southwesterly along said northwesterly line, 0.58 feet, more or less, to the northeasterly corner of Lot 19, Block 10, South Madison; thence southerly along the westerly line of aforementioned Lot 13, also being the easterly line of Lots 18 and 19, said Block 10, 127 feet, more or less, to the northerly right of way of W. Lakeside Street and the southeast corner of said Lot 18; thence southeasterly, 127.1 feet, more or less, to the northeasterly corner of Lot 15, Block 6, of said South Madison, and the southerly right of way of said W. Lakeside Street and the southwesterly right of way of an alley; thence southeasterly along said southwesterly line, 264.67 feet, more or less, to the northeasterly corner of Lot 10 said Block 6, also being on the westerly line of Lot 8 of said Block 6; thence southerly along said westerly line, 87.85 feet, more or less, to the southwesterly corner of said Lot 8, and the northerly right of way of Emerson Street; thence southeasterly, 116.6 feet, more or less, to the northeasterly corner of Lot 10, Block 3 of said South Madison, and being the southerly right of way of said Emerson Street and being the southwesterly right of way of an alley; thence southeasterly along said southwesterly line of an alley, 191.15 feet, more or less, to the southwesterly corner of the alley and to an easterly corner of Lot 6, of said Block 3; thence easterly along the northeasterly line of said Lot 6, 2.85 feet, more or less, to the northeast corner of Lot 6, said point also being the northwesterly corner of Lot 4 of said Block 3; thence southerly along the westerly line of said Lot 4, 150 feet, more or less, to the southwesterly corner of said Lot 4, and the northerly right of way of W. Olin Avenue (platted as Pond Street); thence southwesterly, 68 feet, more or less, to the intersection of the northeasterly right of way of S. Park Street (U.S.H. 151) with the south right of way of said W. Olin Avenue, and the north line of Woodlawn Addition to South Madison[10]; thence southeasterly along said northeasterly right of way, to the intersection with the northerly right of way of Spruce Street; thence easterly along said northerly right of way of Spruce Street, 143.2 feet, more or less, to the southwesterly corner of Lot 16, Block 1, Woodlawn Addition to South Madison[11]; thence southwesterly, 66.25 feet, more or less, to the

[8] South Madison, recorded in Vol. A of Plats, page 20, as Doc. No. 180760
[9] Richmond Replat, recorded in Vol. 2 of Plats, page 6A, as Doc. No. 438487
[10] Woodlawn Addition to South Madison, recorded in Vol. 2 of Plats, page 6, as Doc. No. 223816
[11] Woodlawn Addition to South Madison, recorded in Vol. 2 of Plats, page 6, as Doc. No. 223816

intersection of the southerly right of way of said Spruce Street with the easterly line of that parcel of land described in Warranty Deed[12]; thence southerly along said easterly line, 150 feet, more or less, to the southeasterly corner thereof, said point also being on the northerly right of way of an alley; thence southerly, 18 feet, more or less, to the intersection of the northeasterly right of way of S. Park Street (U.S.H. 151) with the southerly line of said alley;

thence southeasterly along the northeasterly right of way of said S. Park Street (U.S.H. 151), 80.96 feet, more or less, to a bend point in said right of way; thence southeasterly along said northeasterly right of way, 106.93 feet, more or less, to northerly right of way of Cedar Street; thence easterly along the northerly line of said Cedar Street, 150.00 feet, more or less, to the southeasterly corner of Lot 26, of said Block 2; thence southerly, 66 feet, more or less, to the southerly right of way of said Cedar Street, also being the intersection of the east line of the westerly 10 feet of Lot 2, Block 6, said Woodlawn Addition to South Madison with said right of way; thence southerly along said east line, 110.00 feet, more or less, to the northeasterly right of way of Beld Street (platted as Oregon Street), said point being on the southwesterly line of said Block 6; thence southeasterly along said northeasterly right of way, 222.6 feet, more or less, to a bend point of said Block 6; thence southeasterly along said northeasterly right of way, 45.2 feet, more or less, to the intersection thereof with the northerly right of way of Pine Street; thence southeasterly along said northeasterly right of way of Beld Street to the northwesterly corner of Lot 1, Block 7, Block Seven Woodlawn[13]; thence southeasterly along said northeasterly right of way, 168.33 feet, more or less, to the northerly right of way of an alley and the southwest corner of Lot 2, Block 7, of said Block Seven Woodlawn; thence easterly along said northerly right of way, 303.05 feet, more or less, to the southeasterly corner of Lot 8, said Block 7, and the northwesterly right of way of Gilson Street (platted as Maple Street); thence northeasterly along said northwesterly right of way to a point 76.08 feet southwesterly of the northeasterly corner of Lot 9, Block 3, Woodlawn Addition to Madison, also being the southeasterly corner of Warranty Deed[14]; thence easterly, 70 feet, more or less, to the southwesterly corner of Lot 6, Block 4, said Woodlawn Addition to South Madison; thence southeasterly along the south line of said Lot 6, 181.75 feet (179.8 feet per Woodlawn Addn to South Madison), more or less, to the southeast corner of said Lot 6; thence southeasterly along the southeasterly extension of the south line of said Lot 6 to a line parallel with and distant 15 feet westerly, measured radially, from the centerline of the main track of the Chicago and Tomah railroad company (now the Union Pacific Railway Company); thence northeasterly, along said parallel line, to the southeasterly extension of the north line of said Lot 6; thence northwesterly along said southeasterly extension to the northeast corner of said Lot 6 said Woodlawn Addition to South Madison, and to the southeast corner of Lot 5, also being the westerly right of way of aforementioned railroad; thence northerly along said westerly right of way, and along a curve to the left, also being the easterly line of Block 4 of said Woodlawn Addition to South Madison, 300.5 feet, more or less, to the southeasterly corner of Block 2, of Maple Court[15]; thence northerly along the easterly line of said Block 2, also being said railroad westerly right of way, 336.5 feet, more or less, to the northeasterly corner of said Block 2, and the south right of way of W. Olin Avenue; thence easterly along said south right of way to a point 100 feet, more or less, westerly of the intersection of the northerly extension of Warranty Deed[16] with the south right of way line of W. Olin Avenue; thence southerly, 496.50 feet, more or less, to the northwesterly corner of Lot 1, Certified Survey Map 5781[17]; thence easterly along northerly line of said Lot 1, 20.19 feet, more or less, to the northeasterly corner of said Lot 1; thence southerly along the easterly line of said Lot 1, 731.35 feet, more or less, to a southeasterly corner of said C.S.M.; thence westerly along a southerly line of said C.S.M., 37.12 feet, more or less, to an easterly corner of said C.S.M.; thence southerly along an easterly line of said C.S.M. and an easterly line of Lot 2, said Certified Survey Map Number 5781, 308.57 feet, more or less, to the southeasterly corner of Lot 2 of said Certified Survey Map No. 5781; thence westerly along the southerly line of said Lot 2, 452 feet, more or less, to the southwesterly corner of said Lot 2, also being on the easterly right of way of Union Pacific Railroad, also being a point of curvature; thence southwesterly along said easterly right of way, and along a curve to the right, 568.5 feet, more or less, to the northwest corner of Lot 12, Block 2 of Fair View Addition to South Madison[18] and to the easterly right of way of Beld Street; thence southwesterly 76.75 feet, more or less, to the intersection of the southeasterly right of way of Union Pacific Railroad with the westerly right of way of Beld Street as presently located per surplus railroad disposal deed Document No. 1603243; thence southwesterly along the northwesterly line of said disposal deed Document no. 1603243, 259.1 feet, more or less, to the point of intersection with a straight line drawn between the most easterly corners of S Park Street right-of-

[12] Warranty Deed, recorded in Volume 9230, page 28, as Doc. No. 1984057.
[13] Block Seven Woodlawn, recorded in Vol. 2 of Plats, page 25, as Doc. No. 237891A.
[14] Warranty Deed, Doc. No. 3184391
[15] Maple Court, recorded in Vol. 1 of Plats, page 33, as Doc. No. 213378
[16] Warranty Deed recorded in Volume 246 of Deeds, page 17, Doc. No. 341754a
[17] Certified Survey Map No. 5781, recorded in Vol. 27 of Certified Survey Maps, page 158-159, as Doc. No. 2129172, and corrected by Affidavit of Correction, recorded in Vol. 12837, page 36, as Doc. No. 2141048, and corrected by Affidavit of Correction, recorded in Vol. 12943, page 58, as Doc. No. 2145714.
[18] Fair View Addition to South Madison, recorded in Vol. 4 of Plats, page 7, as Doc. No. 281472A

way acquisition Document Nos. 761131 and 763144 representing the easterly right of way of S. Park Street (U.S.H. 151); thence westerly in a straight line, 167 feet, more or less, to the most easterly corner of that parcel of land described in Trustee Deed[19], and the northwesterly right of way of Union Pacific Railroad, and to the west right of way of S. Park Street (U.S.H. 151); thence southwesterly along the southeasterly line of said Trustee Deed, and along the northwesterly right of way of said Union Pacific Railroad, 1089.75 feet, more or less, to the southeasterly corner of said Trustee Deed, and to the South line of the Southwest Quarter of Section 26, Township 07 North, Range 09 East; thence westerly along said South line, 206.6 feet, more or less, to the southwesterly corner of said Trustee Deed, also being the east line of Certified Survey Map Number (CSM#) 8380[20]; thence northerly along the westerly line of said parcel, and along the east line of said C.S.M., 218.00 feet, more or less, to a westerly corner of said Trustee Deed; thence northeasterly along the northwesterly line of said Trustee Deed, and the east line of said C.S.M., also being the southeast line of C.S.M#4420[21], 732.4 feet (734.8 ft per the platted distance from CSM 4420), more or less, to a westerly corner said Trustee Deed; thence northerly along the westerly line of said parcel, and along the east line of said C.S.M. #4420, 447.6 feet (447.48 ft per the platted distance from CSM 4420), more or less, to the northwest corner of said Trustee Deed, and to the south right of way of Plaenert Drive; thence easterly along said south right of way of Plaenert Drive, 424.0 feet, more or less, to the intersection thereof with the westerly right of way of S. Park Street (U.S.H. 151), also being the northeast corner of said Trustee Deed; thence northerly along the westerly right of way of S. Park Street (U.S.H. 151), 166.0 feet, more or less, to the intersection thereof with the south right of way of Wingra Drive; thence westerly along said south right of way of Wingra Drive, 1019.5 feet, more or less, to the intersection with the southerly extension of the westerly right of way of South Street; thence northerly along said extended west right of way of South Street and along the west right of way of South Street, 294 feet, more or less, to the southeast corner of that parcel described in DEED[22]; thence westerly along southerly line of said parcel and along a line parallel with and 60 feet northerly of and perpendicular measure to the south line of Lot 4, Block 2, Haen Subdivision No. 1[23], 276.4 feet, more or less, to the southwesterly corner of said DEED and the west line of said Lot 4; thence northerly along the westerly line of said DEED and of said Lot 4, 143.89 feet, more or less, to the northwesterly corner of said Lot 4; thence northwesterly along the southwesterly line of Lot 7, Haen Subdivision No. 1, 131.18 feet (129.65 ft per Haen Subdivision No. 1), more or less, to the western corner of said Lot 7, and to the easterly right of way of Fish Hatchery Road (platted as Fitchburg Street); thence northwesterly, 80.54 feet, more or less, to the southeast corner of Lot 20, Wingra Drive Addition[24], also being the westerly right of way of Fish Hatchery Road; thence northeasterly and northerly along said westerly right of way of Fish Hatchery Road to the **Point of Beginning**.

Associated files mentioned in body (include FILE ID):

[19] Trustee Deed recorded as Doc. No. 3485185
[20] Certified Survey Map Number 8380, recorded in Vol. 45, pages 234-237, Doc. No. 2805197.
[21] C.S.M.#4420, recorded in Vol. 19, pages 88-89, Doc. No. 1842428
[22] DEED, recorded in Vol. 14527, page 97, Doc. No. 2214469
[23] Haen Subdivision No. 1, recorded in Vol. 23 of Plats, on pages 38-39, Doc. No. 998984
[24] Wingra Drive Addition, recorded in Vol. 12 of Plats, page 27, recorded as Doc. No. 754548

Creation Date – July 3, 2012 Expiration Date – July 3, 2039 Legistar File ID # - 26225 Resolution # - 12-00485 First Amendment Date Adopted: September 1, 2020 Second Amendment Date Adopted: May 18, 2021 Legistar # 64795 (RES-21-00380) Third Amendment Date Adopted: May 4, 2022 Legistar #: 70881 (RES-22-00393)	Fourth Amendment Date Adopted: March 7, 2023 Legistar #: 75808 (RES-23-00184) Fifth Amendment Date Adopted: April 16, 2024 Legistar #82261 (RES-24-00262)

Project Plan for

TAX INCREMENTAL FINANCE DISTRICT #42
(WINGRA)
FIRST PROJECT PLAN AMENDMENT

City of Madison

Prepared by:
Department of Planning and Community and Economic Development
Economic Development Division
Office of Real Estate Services

2025

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TAX INCREMENTAL FINANCE DISTRICT # 42
(WINGRA)

NOTE: Amendments, including additions and deletions, to the Project Plan from the First Amendment are highlighted in green.
NOTE: Amendments, including additions and deletions, to the Project Plan from the Second Amendment are highlighted in yellow.
NOTE: Amendments, including additions and deletions, to the Project Plan from the Third Amendment (2022) are highlighted in blue.
NOTE: Amendments, including additions and deletions, to the Project Plan from the Fourth Amendment (2023) are highlighted in gray.
NOTE: Amendments, including additions and deletions, to the Project Plan from the Fifth Amendment (2024) are highlighted in teal.
NOTE: Amendments, including additions and deletions, to the Project Plan from the Sixth Amendment (2025) are highlighted in pink.

INTENT AND PURPOSE

The City of Madison (the "City") has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base while continuing to revitalize neighborhoods. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority's (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

In particular, the City of Madison is proposing to create Tax Incremental District (TID) #42–(Wingra) as a blighted area TID, for the purposes of:

1) Elimination of blighting conditions
2) Financing public works improvements
3) Stimulating commercial redevelopment and the retention or creation of jobs
4) Retention, expansion and attraction of business
5) Revitalizing the Wingra Neighborhood as vibrant commercial area in the City of Madison

As part of the Second Project Plan Amendment (2021) to TID #42, the City proposes to provide funding to the Community Development Authority (CDA) of Madison to:

1. To construct a parking structure at the Village on Park to assist with further redevelopment,
2. To aid the Urban League of Greater Madison's (ULGM) effort to build a Black Business Hub, and;
3. To commence design work for a pilot project to construct owner occupied affordable housing within South Madison.

The City will request the Joint Review Board authorize the use of these funds within the half mile area surrounding TID 42.

As part of the Third Project Plan Amendment (2022) to TID #42, the City proposes to provide funding for the following projects:

1. To the Community Development Authority (CDA) of the City of Madison to fund additional costs associated with the redevelopment of the Village on Park including:
    a. Stormwater management
    b. Village on Park (VOP) North Building demolition and reconstruction
    c. Parking structure
    d. Public Art
2. Funding for the construction of the Cannonball bike trail

As part of the Fourth Project Plan Amendment (2023) to TID 42, the City proposes to provide funding to the following projects:

1. To the CDA of the City of Madison to fund additional costs associated with the redevelopment of the Village on Park including:
    a. Stormwater costs
    b. Parking Structure construction

The Fifth Project Plan Amendment (2024) is put forward to provide additional funding for costs associated with the redevelopment of the Village on Park, specifically:

1. Funding for the parking structure to serve the Village on Park and the Urban League's Black Business Hub.

The Sixth Project Plan Amendment (2025) is put forward to provide additional funding for costs associated with the redevelopment of South Park, specifically:

1. Funding for South Park utilities.

PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS

The project elements proposed in this Project Plan conform to the objectives and conceptual recommendations contained in the Objectives and Policies, A Part of The Master Plan For The City of Madison (the "Master Plan") as approved by the City Plan Commission. No changes in the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as commercial or residential projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

~~This TID is presently zoned, M1, C2, C3, R2, R4, PUDGDP and PUDSIP.~~

TID 42 is presently zoned a combination of PD, TSS, CCT, TR-C2, TR-V1, TR-C1, TR-U1, TR-C4, and TE.

Consistency With the City of Madison Comprehensive Plan

The project elements in this amendment Project Plan conform to the objectives and recommendations contained in the City of Madison Comprehensive Plan which can be found at:

https://www.cityofmadison.com/dpced/planning/comprehensive-plan/1607

~~Volume II, Chapter 2 of the Comprehensive Plan, entitled "Objectives and Polices for Established Neighborhoods on pages 2-16 through 2-37, stipulates goals and objectives that are consistent with the activities planned for the proposed TID #41, including but not limited to the following:~~

~~Objective 11: Seek to reduce the demand for vacant development land on the periphery of the City by encouraging urban infill, redevelopment, and higher development densities in areas recommended in City plans as appropriate locations for more intense development.~~

~~Objective 23: Promote the assessment, clean up and reuse of polluted ("brownfield") sites.~~

~~Objective 29: Provide a range of affordable, quality housing choices in all neighborhoods to meet the needs of households of different sizes, lifestyles, incomes and tastes.~~

~~Objective 35: Maintain and enhance economically viable business centers as a source of local employment, a focal point for neighborhood activities and a centralized convenience shopping and service center for area residents.~~

~~Objective 43: Provide and upgrade as necessary essential neighborhood infrastructure and services including streets, utilities, transit service, sidewalks, parks, schools, police and fire, ambulance service and code enforcement.~~

~~Objective 44: Encourage private investment and property maintenance in existing developed areas to prevent property deterioration and promote renovation and rehabilitation.~~

~~Also in Volume II, Chapter 2, pages 2-48 through 2-55:~~

> ~~Objective 54: Primary entry routes into the City and to important destinations within the City should provide a welcoming and attractive gateway to the community.~~
>
> ~~Objective 59: Identify sites within the City and its planned urban expansion areas that are appropriate locations for mixed-use employment and commercial activity centers.~~
>
> ~~Objective 61: Develop and implement strategies to strengthen and diversify the local economy, expand the local tax base, cultivate an entrepreneurial culture, and stimulate job creation, while preserving and enhancing the high quality of life currently enjoyed by City residents and businesses.~~
>
> ~~Objective 65: Transform, over time, existing conventional suburban-style commercial developments into more compact, mixed use, pedestrian, bicycle and transit-oriented destinations that have a greater variety of activities including retail, office, entertainment, civic, open space and residential uses.~~

~~Volume II, Chapter 5, Page 5-9 through 5-11 of the Comprehensive Plan, entitled "Economic Development, The Plan: Goals, Objectives, Policies and Implementation Recommendations" stipulate goals and objectives that are consistent with the activities planned for the proposed TID #42, including but not limited to the following:~~

> ~~Objective 7: Support Madison's diversified economic base by providing adequate land and infrastructure to make locations in the City attractive to business.~~
>
> ~~Objective 9: Redevelop appropriate underutilized, obsolete, abandoned or contaminated sites for commercial and industrial uses.~~
>
> ~~Objective 10: Enhance neighborhood commerce and retail capacity, especially in older neighborhoods.~~

Consistency With TIF Policy

The Project Plan is also consistent with City of Madison Tax Incremental Finance Objectives and Policies (the "TIF Policy") adopted by the City's Common Council on April 17, 2001 and amended on March 31, 2009 and on February 25, 2014. The Project Plan conforms to the following TIF ~~Policy objectives~~ Goals, as adopted by the Common Council on the February 25, 2014 TIF Goals, Objectives, and Process:

Section 1: TIF Goals

A) Growing the property tax base
B) Fostering the creation and retention of family supporting jobs
C) Encouraging the adaptive re-use of obsolete or deteriorating property
D) Encouraging urban in-fill projects that increase (or decrease where appropriate) density consistent with the City's Comprehensive Plan
F) Creating a range of housing types and specifically encouraging the development of workforce and affordable housing, especially housing that is for those earning much less than the area median income
G) Funding public improvements that enhance development potential, improve the City's infrastructure, enhance transportation options, and improve the quality and livability of neighborhoods.

~~**Goal 1: Support Economic Development**~~

~~(1) **Job Creation in High-Need Areas.** Job creation in "high need" areas located within blighted area TIDs that demonstrate a **significant and substantial** combination of the following economic factors:~~

> ~~i. Deteriorating or obsolete building stock;~~
> ~~iii. Commercial and / or industrial vacancy~~

~~(2) **Job Creation through New Business Development.** New business development in high-need areas or industrial TIDs to create living wage jobs.~~

~~(3) **Job Creation through Attraction, Retention, Expansion of Existing Business.** Attraction, retention or expansion of existing business in high-need areas or industrial TIDs that create and retain jobs with a preference.~~

~~**Goal 2: Support Neighborhood Revitalization, Including Downtown**~~

~~(1) **High-Need TIDs.** Improved conditions in blighted area TIDs in "high need" areas that demonstrate a **significant and substantial** combination of the following examples of physical deterioration:~~

~~(a) Deteriorating or obsolete building stock~~
~~(b) Stagnation or decline in property values~~
~~(c) High density or overcrowding~~
~~(d) Existence of conditions which endanger life or property by fire or other causes~~
~~(e) Any combination of factors that are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety or welfare.~~
~~(f) Land upon which buildings or structures have been demolished and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise substantially impairs or arrests the sound growth of the community.~~

PROPOSED PROJECT COSTS

The following represent total estimated costs. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled "Detailed Estimate of Timing and Project Costs" that estimates the amount of cost paid with TIF.

Public Works Improvements (See Detailed Estimate on Page 6)

Storm Sewer Repair		$434,000
New Street Construction		
Extension of South Street from Midland to Park	$1,910,000	
Extension of Cedar Street from South Street to Park Street	$1,360,000	
Subtotal New Streets		$3,270,000
Street Repair, Rehabilitation		
Street Repair includes resurfacing, reconstruction or other such repairs.		$3,302,000
Bike Paths		
Resurface Wingra Creek Bike Path		$19,000
Bike / Ped improvements		$20,000
Cannonball Bike Path construction		$1,000,000
Streetscape		$450,000
Utilities		**$1,416,000**
Subtotal Public Works Improvements	~~**$7,475,000**~~ ~~**$7,495,000**~~ ~~**$8,495,000**~~	**$9,911,000**

Community Development Authority Revitalization Activities

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District.

In 2021, as part of the Second Project Plan Amendment to TID 42, the City proposes to provide funding to the CDA for the following purposes:

Village on Park Parking Structure *(and associated costs such as stormwater, site work, etc.)*	$9,100,000
Urban League of Greater Madison Black Business Hub *(Remediation, geo-tech, asbestos abatement, pre-development costs)*	$800,000
Owner Occupied Affordable Housing	$200,000
Demo Village on Park North Building and Construct New Parking Lot	$1,100,000
Subtotal	**$11,200,000**

The City will request the Joint Review Board authorize the use of these funds within the half mile area surrounding TID 42.

In 2022, as part of the Third Project Plan Amendment to TID 42, the City proposes to provide funding to the CDA for the following purposes:

Village on Park Stormwater	$2,400,000
Village on Park Parking Structure Cost Overrun	$1,400,000
Village on Park North Building demolition and rebuild	$1,000,000
Village on Park Public Art[1]	$200,000
Subotal	$5,000,000

In 2023, as part of the Fourth Project Plan Amendment to TID 42, the City proposes provide funding to the CDA for the following purposes:

Village on Park Stormwater	$1,400,000
Village on Park Parking Structure Cost Overrun	$1,400,000
Subtotal	$2,800,000

In 2024, as part of the Fifth Project Plan Amendment to TID 42, the City proposes to provide funding to the CDA for the following purposes:

Village on Park Parking Structure Cost Overrun	$1,600,000
Subtotal	$1,600,000

CDA Revitalization Activities Estimated Cost:	~~$11,200,000~~	~~$16,200,000~~	~~$19,000,000~~ $20,600,000

Economic Development Assistance

Economic Development Loans

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, including those affordable housing projects that conform to land use density recommendations of the Wingra Plan and TIF Policy, that demonstrate that "but for" such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, parking facility construction, site preparation, environmental remediation, landscaping and similar types of related activities.

Estimated Cost $5,000,000

Land Acquisition and Environmental Remediation Reserve

The City intends to purchase additional property as part of the implementation of the South Madison Plan. As the cost acquisition cost is yet undetermined and some properties may have environmental remediation costs, the Project Plan is reserving $4M to pay for these eventual costs. It is anticipated that the City may borrow for either all or a portion of this cost and use donated tax increment from TIDs 36 and 39. Approximately $4M of the $7M of donated tax increment from these aforementioned TIDs will only be utilized if these expenditures are incurred prior to the creation of a new South Madison TID that includes the acquired properties.

Cost: $4,000,000

Land Acquisition

In order to construct the public improvements and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in this TIF District. The acquisitions could vary from rights-of-way and air space to entire parcels. Currently, the City of Madison intends to purchase the Truman-Olson Army Reserve Center property to stimulate further development within the District.

[1] As required by City Ordinances concerning construction of City structures.

Estimated Cost: ~~$1,385,000~~

The City of Madison will acquire multiple properties as a part of this First Project Plan Amendment. It intends to acquire several properties associated with the reconstruction and extension of Cedar St as a part of the Truman Olson redevelopment project. The City will also begin land-banking activities in the South Madison area in and adjacent to TID 42. The City intends to request the Joint Review Board approve expenditures within a half mile of TID 42 at the same time as it requests approval of this First Project Plan Amendment. These land-banking activities are intended to provide the City and community with opportunities to shape redevelopment as it moves down South Park Street. $2,000,000 of funds are provided for land acquisition with this First Project Plan Amendment (2020).

As part of the 2021 Project Plan Amendment, the City of Madison intends to continue property acquisition in the South Madison area. The 2021 project plan amendment provides an additional $680,000 of funding to continue land acquisition within South Madison.

As part of the 2022 Project Plan Amendment, the City of Madison intends to continue property acquisition in South Madison. The 2022 Project Plan Amendment provides an additional $500,000 of funding to continue land acquisition in South Madison.

Estimated Cost: ~~$1,385,000~~ ~~$3,385,000~~

Estimated Cost: ~~$4,065,000~~ $4,565,000

Home Ownership Program

The City of Madison will fund a homeownership program through the Urban League of Greater Madison (ULGM). The goal of this program will be to increase homeownership rates among Black families and individuals in South Madison. This program is further described in ULGM Home Ownership Program Appendix.

Estimated Cost: $200,000

Organizational, Administrative and Professional Costs

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with TID #42, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, Planning & Development and the Office of the Mayor.

Estimated Cost: ~~$300,000~~ ~~$715,000~~ $1,215,000

Total Cost: ~~**$17,626,000**~~ ~~**$42,475,000**~~ ~~**$44,075,000**~~ **$45,491,000**

Financing Costs

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay $13,658,000 of the $16,575,000 of estimated project costs and an estimated $4,096,000 financing cost ($3,927,000 [original project cost financing] + $169,000 [2020 First Project Plan Amendment financing]). The First Project Plan Amendment to TID 42 anticipates $1,700,000 of donated incremental revenue from TID 39 to flow into TID 42, which will require $0 finance costs for these expenditures, as all funds from TID 39 are incremental revenue (i.e. TIF cash). TID 42 will pay for the additional $715,000 of expenditures through capital borrowing.

2021 Project Plan Amendment:

As part of the 2021 Project Plan Amendment, the City of Madison proposes to increase the total allowable TIF project costs by $12,100,000 in the TID 42 Project Plan. This $12,100,000 of additional project costs includes $9,100,000 of borrowing, and $3,000,000 of donated incremental revenue from TID 39. City Staff estimate that if the City of Madison borrows $9,100,000 of funds, this will require an additional $2,500,000 of financing costs. This additional $2,500,000 of financing costs will raise the total financing costs of the TID 42 project plan to $6,596,000 as shown in the chart below.

2022 Project Plan Amendment:

As part of the 2022 Project Plan Amendment, the City of Madison proposes to increase the total allowable TIF project costs by $11,000,000 in the TID 42 Project Plan. This $11,000,000 of additional project costs may be paid for by $3,000,000 of donated incremental revenue from TID 39, and $4,000,000 of donated incremental revenue from TID 36 and approximately $4,000,000 of capital borrowing. Because $7,000,000 of the $11,000,000 of expenditures are funded through donated incremental revenue, TID 42 will incur less financing costs on capital borrowing, estimated at $576,000.

2023 Project Plan Amendment:

As part of the 2023 Project Plan Amendment, the City of Madison proposes to increase the total allowable TIF project costs by $2,800,000 in the TID 42 Project Plan. This $2,800,000 of additional project costs will be paid for by $2,800,000 of donated incremental revenue from TID 36. Because all $2,800,000 of additional expenditures are funded through donated incremental revenue, TID 42 will not incur any additional financing costs.

2024 Project Plan Amendment:

As part of the 2024 Project Plan Amendment, the City of Madison proposes to increase the total allowable TIF project costs by $1,600,000 in the TID 42 Project Plan. This $1,600,000 of additional project costs will be paid for by $1,600,000 of donated incremental revenue from TID 44. Because all $1,600,000 of additional expenditures are funded through donated incremental revenue, TID 42 will not incur any additional financing costs.

2025 Project Plan Amendment:

As part of the 2025 Project Plan Amendment, the City of Madison proposes to increase the total allowable TIF project costs by $1,416,000 in the TID 42 Project Plan. This $1,416,000 of additional project costs will be paid for through borrowed funds backed by increment from TID 42. The finance costs associated with this borrowing are $390,000. This will bring the total financing costs for TID 42 to $7,562,000.

DETAILED ESTIMATE OF TIMING AND PROJECT COSTS

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a blighted area TID within 22 years of its creation**.** Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan. **The actual eligible project costs herein (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

PROJECT	DESCRIPTION	TOTAL COST	ASSESSED	TIF COST	TIMING
Storm Water Improvements					
Storm Sewer Replacement	165' replace and re-size culverts crossing Park St north and south of old RR tracks	$58,000	$0	$58,000	2012-24
Storm Sewer Replacement	1265' replace failing corrugated metal arch pipe from Wingra Creek South through Thorstads to old RR track	$285,000	$0	$285,000	2012-24
Storm Water Treatment Devices	1st intstallation prior to discharge to Wingra Creekof above arch pipe, 2nd one undistributed likely on Park Street	$25,000	$0	$25,000	2012-24
Storm Water Cleaning	Clean/regrade 950' RR drainage ditch along RR tracks (w/ RR permission)	$66,000	$0	$66,000	2012-24
SUBTOTAL – Storm Water		$434,000	$0	**$434,000**	**2012-24**
New Street Construction					
Cedar Street Extension	New street from South Street to Park Street	$1,360,000	$130,000	$1,230,000	2013-15
South Street Extension	New street from Midland to Park St	$1,910,000	$40,000	$1,870,000	2013-15
Subtotal New Streets		$3,270,000	$170,000	$3,100,000	2013-15
Street Rehab / Reconstruct					
Park Street	Joint repair 2200' Delaplaine to Olin	$910,000	$0	$910,000	2012-20
Park Street	Reconstruction 2500' Olin to RR tracks	$700,000	$70,000	$630,000	2012-20
Fish Hatchery Rd	Resurface Park St. to 300' north of Wingra Drive	$376,000	$38,000	$339,000	2012-20
Wingra Drive	Resurface 1400' South St to Beld St	$201,000	$20,000	$181,000	2012-20
South Street	Resurface 1600' Midland to Wingra	$184,000	$18,000	$166,000	2012-20
High Street	Reconstruct 1050' from Fish Hatchery to south end	$368,000	$92,000	$276,000	2012-20
Midland Street	Resurface 550' from Fish Hatchery to Park St	$43,000	$4,000	$39,000	2012-20
Garden Street	Reconstruct 385' from Midland to south end	$135,000	$34,000	$101,000	2012-20

Appleton Rd	Resurface 300' from Fish Hatchery to South St	$34,000	$3,000	$31,000	2012-20
Beld Street	Resurface 1400' from Park St to railroad	$181,000	$18,000	$163,000	2012-20
Gilson Street	Resurface 1100' from Beld to Cedar St	$126,000	$13,000	$113,000	2012-20
Lowell Street Alley	Reconstruct 180' from Emerson south	$22,000	$11,000	$11,000	2012-20
Lowell Street Alley	Reconstruct 180' from Lakeside south	$22,000	$11,000	$11,000	2012-20
SUBTOTAL - Street Resurface / Reconstruct		$3,302,000	$332,000	$2,297,000	
Bike Paths, Pedestrian Accommodations, Traffic Calming					
Wingra Creek Bike Path	Refurface 550'	$19,000	$0	$19,000	2013-15
Streetscape		$450,000	$0	$450,000	2013-20
Subtotal Bike Paths, Pedestrian		$469,000		$469,000	
Economic Development Assistance					
Development Loans		$5,000,000	$0	$5,000,000	2012-22
Land Acquisition – Truman Olson		$1,385,000	$0	$1,385,000	2013
Subtotal Economic Development		$6,385,000	$0	$6,385,000	
Administrative and Professional		$300,000	$0	$300,000	2012-34
TOTAL PROJECT COSTS		$14,160,000	$ 502,000	**$13,658,000**	

2020 Project Plan Amendment					
Land Acquisition		$2,000,000	$0	$2,000,000	2020-34
Home Ownership Program		$200,000	$0	$200,000	2020-34
Organizational, Administrative, and Professional		$215,000	$0	$215,000	2020-34
Total 2020 Project Plan Amendment Costs		**$2,415,000**	**$0**	**$2,415,000**	**2020-34**
Total Project Costs TID 42 (Original Project Plan and 2020 Amendment)		**$16,575,000**	**$502,000**	**$16,073,000**	**2020-34**
Finance Costs*		~~$3,927,000~~ $4,096,000	$0	~~$3,927,000~~ **$4,096,000**	2020-34

2021 Project Plan Amendment Additional Project Costs		**TOTAL COST**	**ASSESSED**	**TIF COST**	**TIMING**
Bike / Ped improvements		$20,000	$0	$20,000	2021-34
Donation to CDA					
Village on Park Parking Structure		$9,100,000	$0	$9,100,000	2021-34
Estimated Environmental Remediation / Geo-Tech / Pre-Development for ULGM Black Business Hub		$800,000	$0	$800,000	2021-34
Owner Occupied Affordable Housing		$200,000	$0	$200,000	2021-34
Demo Village on Park North Building and Construct New Parking Lot		$1,100,000	$0	$1,100,000	2021-34
Land Acquisition		$680,000	$0	$680,000	2020-34
Organizational, Administrative, and Professional		$200,000	$0	$200,000	2021-34
Total 2021 Project Plan Amendment Costs		**$12,100,000**	**$0**	**$12,100,000**	**2020-34**
Total Project Costs TID 42 (Original Project Plan and 2020 Amendment)		**$28,675,000**	**$502,000**	**$28,173,000**	**2020-34**

2022 Project Plan Amendment Additional Project Costs		**TOTAL COST**	**ASSESSED**	**TIF COST**	**TIMING**
Cannonball Bike Path Construction		$1,000,000	$0	$1,000,000	2022-28
Donation to CDA					
Village on Park Stormwater		$2,400,000	$0	$2,400,000	2022-28
Village on Park Parking Structure Cost Overruns		$1,400,000	$0	$1,400,000	2022-28
Village on Park North Building Demolition and Rebuild		$1,000,000	$0	$1,000,000	2022-28
Village on Park Public Art		$200,000	$0	$200,000	2022-28
Subtotal CDA Costs		**$5,000,000**	**$0**	**$5,000,000**	**2022-28**
Land Acquisition		$500,000	$0	$500,000	2022-28
Land Acquisition - Environmental Remediation Reserve		$4,000,000	$0	$4,000,000[2]	2022-28
Organizational, Administrative, and Professional		$500,000	$0	$500,000	2022-28
Subtotal – 2022 Project Plan Amendment		$11,000,000		$11,000,000	
Total Project Costs TID 42 (Original Project Plan and 2020, 2021, and 2022 Amendments)		$39,675,000	$502,000	$39,173,000	2022-28
2023 Project Plan Amendment Additional Project Costs		**TOTAL COST**	**ASSESSED**	**TIF COST**	**TIMING**
Donation to CDA					
Village on Park Stormwater		$1,400,000	$0	$1,400,000	2023-28
Village on Park Parking Structure Cost Overruns		$1,400,000	$0	$1,400,000	2023-28
Total – 2023 Project Plan Amendment		**$2,800,000**	**$0**	**$2,800,000**	**2023-28**
Total Project Costs TID 42 (Original Project Plan and 2020, 2021, 2022, and 2023 Amendments)		**$42,475,000**	**$502,000**	**$41,973,000**	**2022-28**

[2] NOTE: The Land Acquisition – Environmental Remediation Reserve Funds will only be spent if these costs are incurred prior to the creation of a new South Madison TID.

2024 Project Plan Amendment Additional Project Costs		TOTAL COST	ASSESSED	TIF COST	TIMING
Donation to CDA					
Village on Park Parking Structure Cost Overruns		$1,600,000	$0	$1,600,000	2024-28
Total – 2024 Project Plan Amendment		**$1,600,000**	**$0**	**$1,600,000**	**2024-28**
Total Project Costs TID 42 (Original Project Plan and 2020, 2021, 2022, 2023, and 2024 Amendments)		$44,075,000	$502,000	$43,573,000	2024-28

2025 Project Plan Amendment Additional Project Costs		TOTAL COST	ASSESSED	TIF COST	TIMING
South Park St Utilities		$1,416,000	$0	$1,416,000	2024-28
Total – 2025 Project Plan Amendment		**$1,416,000**	**$0**	**$1,416,000**	**2024-28**
Total Project Costs TID 42 (Original Project Plan and 2020, 2021, 2022, 2023, 2024, and 2025 Amendments)		$45,491,000	$502,000	$44,989,000	2025-29
Finance Costs*		~~$3,927,000~~ ~~$4,096,000~~ ~~$6,596,000~~	$0	~~$3,927,000~~ ~~$4,096,000~~ ~~**$6,596,000**~~	2020-34
Finance Costs**		~~$7,172,000~~	~~$~~	~~**$7,172,000**~~	~~2022-23~~
Finance Costs**		$7,562,000	$	**$7,562,000**	2025-29

**NOTE: Finance Costs in the 2021 Project Plan Amendment reflect the cost to borrow $9,100,000 in TID 42. The remaining $3,000,000 of additional expenditures in 2021 are paid for with donated excess incremental revenue from TID 39.*
*NOTE: **There will be finance costs on approximately $4,000,000 of general obligation borrowing in the 2022. Assuming the proposed borrowing of $4,000,000 occurs, it will incur an additional $576,000 of borrowing costs. This will result in an estimated financing cost total of $7,172,000.*

SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual eligible project costs may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the TID. Taking the TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County,

and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

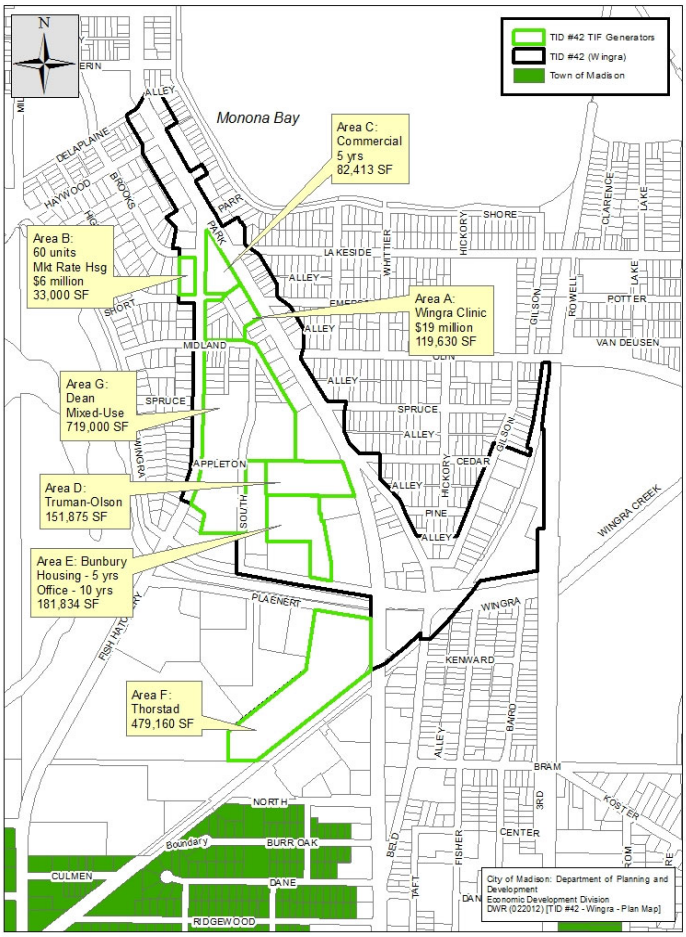
Per TIF Law, the maximum life of a blighted area TID is 27 years and all project expenditures must be made five (5) years prior to the termination of the TID. Therefore, all project expenditures must be made by December 31, 2034. Tax increments may be received until project costs are recovered, at which time the TID must close.

TIF-Eligible Capital Budget

The cost of public improvements and other project costs is approximately $44,075,000 ~~$42,475,000~~ ~~$39,675,000~~ ~~$28,675,000~~ ~~16,575,000~~ ~~14,160,000~~. It is anticipated that approximately $502,000 of the project costs will be assessable to property owners. These assessments have been determined in accordance with the City and Board of Public Works standard special assessment policies. The $43,573,000 ~~$41,973,000~~ ~~$39,173,000~~ ~~$28,173,000~~ ~~16,073,000~~ ~~13,658,000~~ balance of the TIF-eligible project costs (i.e. net of assessable costs) represents the authorized TIF Capital Budget for this Project Plan and will require financial support by incremental taxes from the District, as well as donated increment from TID 39, TID 36, and TID 44.

Estimate of Economic Feasibility, TIF Generator(s)

TIF Policy requires a proposed TID have an economic "generator" i.e. at least one private development project that generates increment to finance TID costs. The determination of economic feasibility herein, including such TIF generators, is based on anticipated, near-term development, as well as projected development through 2039. The anticipated development for TID #42 includes:



Area A: Development of 73,000 SF Wingra Clinic at an estimated $19 M of value.

Estimated Timing: Completion by 2014
Estimated Incremental Value: $19,000,000

Area B: A 33,000 SF site. Development of medium-density, 60-65 units of market rate multi-family housing at an estimated value of $6 million. Two similar multi-family projects have been proposed at this site but did not secure financing.

Estimated Timing: 2014 construction
Estimated Incremental Value: $6,000,000

Area C: This 82,413 SF site has potential as a mid-rise, flatiron-shaped residential or specialized lodging/conference use. Using a floor-to-area ratio ("FAR") of .75, staff estimates that the site could facilitate 61,810 SF of mixed-use construction.

Timing: Estimated 2015 construction
Estimated Incremental Value: $6,181,000

Area D: The 3.49 acre (151,875 SF) former Truman-Olson US Army Reserve Center, acquired by the City of Madison. Using a FAR of .75, the site could facilitate 113,906 SF of mixed-use development.

Estimated Timing: 2017 construction
Estimated Incremental Value: $11,391,000

Area E: The 4.17 acre (181,834 SF) Bunbury surface parking lot. Using a FAR of .75, staff estimates the site could facilitate construction of 136,375 SF for 190 apartment units.

Estimated Timing: 2019 construction
Estimated Incremental Value: $19,000,000

Area F: The 11 acre (479,160 SF) former Thorstad Chevrolet lot. Using a FAR of .75, staff estimates the site could facilitate construction of 359,370 SF of mixed uses.

Estimated Timing: 2022 construction
Estimated Incremental Value: $37,937,000

Area G: The 719,000 SF (16.5 AC) of assembled parcels owned by Dean Clinic for a potential 150,000 SF facility that has been suggested for construction in approximately 15 years, although Dean Clinic has made no definitive plans or estimates. Staff has provided a rough estimate herein, using conservative timing and value assumptions.

Estimated Timing: 2025 construction, 2027 completion
Estimated Incremental Value: $37,750,000

Total Estimated Value of All TIF Generators: $137,259,000

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from these and other development projects, and economic growth or value appreciation over the life of the TID is estimated to be ~~**$263,216,000**~~ ~~**217,622,000**~~ **$169,000,000**. ~~This value is projected to produce incremental revenues sufficient to support the project costs stated above.~~ This incremental value, along with the donated incremental revenue from TID 36 and 39, is projected to produce sufficient funds to support the project costs outlined above.

~~As of January 1, 2020, TID 42 has an estimated incremental value of $28M. This value is generating approximately $700,000 of incremental revenue annually. City Staff estimate that if no additional expenditures are made in TID 42, that the TID would recover all of its outstanding debt and close in approximately three years.~~

However, the City is facing the dissolution of the Town of Madison in 2022, generally located in the South Madison area. The City intends to invest in this historically overlooked and underinvested part of the City. To do this, the City will propose to donate excess TID cash from TID 39 to TID 42 (Wingra) beginning in 2020. As a part of this process, the City is proposing this amendment to the TID 42 Project Plan. The donation of excess TID cash from TID 39 to TID 42 will allow the City to begin investing in and around TID 42, which is located in South Madison but does not include Town of Madison parcels. As a part of this investment into South Madison, the City will request that the Joint Review Board authorize the use of the so called, “Half Mile Rule” to allow funds from TID 42 to be invested within a half mile of TID 42.

Additionally, the City reserves the right to propose future project plan amendments to TID 42. Future project plan amendments may include the donation of additional future excess incremental revenue from TID 42 to a new South Madison TID.

As of January 1, 2021, TID 42 has an estimated incremental value of $57M. This value is generating approximately $1.4M of incremental revenue annually. City Staff estimate that if no additional expenditures are made in TID 42, that the TID would recover all of its outstanding debt and close in approximately two years.

The City faces the dissolution of the Town of Madison in 2022, generally located in the South Madison area, south of / adjacent to TID 42. The City continues to invest in this area. To do this, the City is proposing to invest $12.1M of TIF funds through two separate methods as part of the 2021 Project Plan Amendment:

- TID 42 - Borrow $9.1M through TID 42 to invest in South Madison, as outlined in this 2021 Project Plan Amendment, and;
- TID 39 (and TID 42) – Donate $3M of excess incremental revenue from TID 39 to TID 42 to invest in South Madison, as outlined in this 2021 Project Plan Amendment.

As part of the 2021 Project Plan Amendment, the City of Madison will again request the Joint Review Board to authorize the use of the so called “Half Mile Rule” to allow funds from TID 42 to be invested within a half mile of TID 42.

As of January 1, 2022, TID 42 has an estimated incremental value of $71M. This value is generating approximately $1.6M of incremental revenue annually. City Staff estimate that if no additional expenditures are made in TID 42, the TID would recover all of its outstanding debt and close in approximately three (3) years.

The City will see the Town of Madison dissolve on Oct 31, 2022, much of which is located south of / adjacent to TID 42. The City continues to fund projects in this area, proposing to invest through two separate donations as part of the 2022 Project Plan Amendment:

- TID 39 – Donate $3M of excess incremental revenue from TID 39 to TID 42 to invest in South Madison, as outlined in the 2022 Project Plan Amendment.
- TID 36 - Donate $4M of excess incremental revenue from TID 36 to TID 42 to invest in South Madison, as outlined in the 2022 Project Plan Amendment.

As of January 1, 2022, TID 42 has an estimated incremental value of $117,000,000. This value is generating approximately $2,700,000 of incremental revenue annually. City Staff estimate that if no additional expenditures are made in TID 42, the TID would recover all of its outstanding debt and close in approximately two (2) years.

On Oct 31, 2022, the Town of Madison dissolved, much of which is located south of / adjacent to TID 42. The City continues to fund projects in this area, proposing to invest through one additional donation as part of the 2023 Project Plan Amendment:

- TID 36 - Donate $2,800,000 of excess incremental revenue from TID 36 to TID 42 to invest in South Madison, as outlined in the 2023 Project Plan Amendment.

As of January 1, 2024, TID 42 has an estimated incremental value of $151,806,800. This value is generating approximately $3,000,000 of incremental revenue annually. While the value of the TID has grown substantially, the City's overall mill rate declined in both 2023 and 2024, reducing the amount of incremental revenue that the new value generated. City Staff estimate that if no additional expenditures are made in TID 42, the TID would recover all of its outstanding debt and close in approximately two years.

Project expenditures will be contingent upon development actually occurring or committed to occur, and upon donated incremental revenue from TID 39 and TID 36. Since the majority of the project cost is financed with either long-term debt or donated incremental revenue from TID 39 or TID 36, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

~~Based on the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over 27 years) of the TID should total approximately **$47,089,000.** The present value of the total incremental revenues that are anticipated to be generated is **$14,280,000.**~~

~~Based upon the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the remaining life (i.e. the total of tax increments generated through the TID expiration in 2039) of the TID should total approximately $26,000,000. The present value of these total tax incremental revenues that are anticipated to be generated in approximately $14,000,000.~~

~~Based upon the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the remaining life (i.e. the total of tax increments generated through the TID expiration in 2039) of the TID should total approximately $29,000,000. The present value of these total tax incremental revenues that are anticipated to be generated in approximately $14,000,000.~~

~~Based upon the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the remaining life of the TID (i.e. the total tax increments generated through the TID expiration in 2039) should total approximately $44,000,000. The present value of these total tax incremental revenues that are anticipated to be generated is approximately $26,000,000.~~

Based upon the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the remaining life of the TID (i.e. the total tax increments generated through the TID expiration period in 2039) should total approximately $41,000,000. The net present value of these total tax incremental revenues that are anticipated to be generated is approximately $28,000,000.

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in TID #42 may, therefore, be less than the amount shown in the Project Plan.

Finance Cost

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow the entire estimated capital cost is ~~**$3,927,000**~~ ~~**$4,096,000**~~ **$6,596,000**. The revised finance costs in the 2020 Project Plan Amendment reflect that the majority of expenditures in this amendment will be paid for through donated incremental revenue from TID 39.

The 2021 Project Plan Amendment includes an additional $2.5M of borrowing costs associated with the $9.1M of borrowing proposed in this Project Plan Amendment.

The 2022 Project Plan Amendment includes approximately $576,000 of additional borrowing costs. All additional project plan expenditures in the 2022 Project Plan Amendment are funded through donated incremental revenue from TID 36 and TID 39.

The 2023 and 2024 Project Plan Amendments do not include any additional borrowing costs. All additional project plan expenditures in the 2023 Project Plan Amendment are funded through donated incremental revenues from TID 36.

The 2024 Project Plan Amendment is funded through donated incremental revenues from TID 44.

The 2025 Project Plan Amendment is funded through borrowed funds backed by increment from TID 42.

PROMOTION OF ORDERLY LAND DEVELOPMENT

The project elements in this amendment Project Plan conform to the objectives and recommendations contained in the City of Madison Comprehensive Plan which can be found at:

https://www.cityofmadison.com/dpced/planning/comprehensive-plan/1607

~~The City of Madison Comprehensive Plan outlines land use and design guidelines specific to the Wingra area. In particular, the plan notes a preference for "community mixed-use" (CMU), "medium density residential" (MDR), and "Low-density residential" (LDR), as noted in the following excerpts from Volume II, Chapter 2, pages 2-79 through 2-89 of the Comprehensive Plan:~~

~~**Low Density Residential (LDR)**~~

- ~~Low Density Residential districts are characterized by relatively low densities and a predominance of single—family and two—unit housing types. Some Low Density Residential areas, particularly in the older neighborhoods, may include many "house—like" structures that were built as, or that have been converted to multi—unit dwellings. Smaller two, three and four unit apartment buildings may be compatible with the Low Density Residential designation at locations specified in an adopted neighborhood or special area plan, but large apartment buildings or apartment complexes are not.~~

- ~~In general, Low—Density Residential areas should be protected from encroachments of higher density or higher intensity uses than presently exist in the neighborhood and future conversions of housing in older mixed—housing type neighborhoods from single family to multi—unit should be discouraged. Infill or redevelopment projects should~~

be compatible with established neighborhood character and be consistent with an adopted neighborhood or special area plan.

Housing Types in Low Density Residential Districts

- Single-family detached houses on individual lots.
- Townhouses or row houses.
- Duplexes and two-flat buildings.
- Three-flat buildings (stacked units in a three story buildings similar in character to the single-family buildings in the area.)
- Apartment buildings (multi-unit dwellings with units accessed via shared entrances and hallways) compatible with neighborhood character.) Generally limited to no more than four-unit buildings if interlaced with other housing types. Small-scale apartment complexes may include buildings with more than four units.
- Accessory dwelling units.

Other Uses within the District

- Parks and recreational facilities.
- Community gardens.
- Elementary schools.
- Day care centers.
- Small civic facilities, such as libraries or community centers.
- Places of assembly and worship, if at a scale compatible with other existing or planned development in the area.

Commercial uses

- Neighborhood-serving retail and service uses, especially in mixed-use buildings.
- Small offices, especially in mixed-use buildings.

Medium Density Residential (MDR)

Medium-Density Residential districts are locations recommended primarily for relatively dense multi-family housing types, such as larger apartment buildings and apartment complexes. The Medium - Density designation is also applied to portions of some established neighborhoods that are composed primarily of "house-like" residential buildings, although there may also be a scattering of apartment buildings. In these areas, the medium-density designation reflects the large number of houses that were originally built as multi-unit, duplex, two-flat, or three-flat structures, or have subsequently been converted to contain several dwelling units.

Net Density Range

An average of 16 to 40 dwelling units per net acre for the Medium Density Residential area as a whole. Most developments within the area should fall within or below this range, although small areas of higher density development may be included, either due to the historical development pattern or based on a specific recommendation in an adopted neighborhood or special area plan.

Location and Design Characteristics

Medium-Density Residential areas typically are relatively compact areas within a larger neighborhood and generally should be located around and near more-intensively developed areas, such as Mixed-Use, General Commercial, or Employment districts in order to provide convenient access to these activity centers for the greatest number of residents.

Types in Medium Density Residential Districts

- Single-family detached houses on individual lots.
- Townhouses or row houses.
- Duplexes and two-flat buildings.
- Three-flat buildings (stacked units in a three story building similar in character to the single family buildings in the area.)

- Apartment buildings (multi-unit dwellings with units accessed via shared entrances and hallways) with no specific size limitation if compatible in scale and character with other neighborhood buildings.
- Accessory dwelling units.
- Live-work units if consistent with the recommendations of an adopted neighborhood or special area plan.

Other Uses within the District
- Parks and recreational facilities.
- Community gardens.
- Elementary schools.
- Day care centers.
- Small civic facilities, such as libraries or community centers.
- Places of assembly and worship, if at a scale compatible with other existing or planned development in the area.

Commercial uses
- Neighborhood-serving retail and service uses, especially in mixed-use buildings
- Offices, especially in mixed-use buildings.

Community Mixed-Use (CMU)

- Buildings more than one story in height, with maximum building height compatible with the size of the district, surrounding structures and land uses. Specific height standards may be recommended in an adopted neighborhood or special area plan.

- Pedestrian-friendly design amenities, such as decorative paving and lighting along sidewalks and paths, plazas, benches, landscaping. Whenever possible, Community Mixed Use districts should be designed to incorporate some of the Transit Oriented Development standards outlined in the Comprehensive Plan.

Recommended Land Uses

- Commercial buildings, employment, retail and service uses serving both adjacent neighborhoods and wider community markets. Detailed neighborhood or special area plans may provide specific recommendations on allowed types of non-residential uses.

- Housing types generally similar to Medium Density Residential districts, provided the building scale is appropriate to the district and the adjacent neighborhood.

- Mixed-use buildings.

- Non-commercial residential support uses similar to Medium Density Residential districts.

Recommended Development Intensity

- Generally, buildings should be at least two stories in height. Specific height standards should be established in neighborhood or special area plans and should be compatible with the scale and intensity of the district as a whole and the context of the surrounding neighborhood.

- The maximum development intensity (floor area ratio) for commercial uses should be established in a detailed neighborhood or special area plan.

- No fixed limits on the gross square footage of commercial buildings or establishments, but the types and sizes of commercial uses appropriate in the district may be defined in an adopted neighborhood or special area plan.

- Net residential densities within a Community Mixed Use district generally should not exceed 60 dwelling units per acre, but a neighborhood or special area plan may recommend small areas within the district for a higher maximum density if the development is compatible with the scale and character of the neighborhood.

The Wingra Market Study and Conceptual Redevelopment Plan Summary Report ("Wingra Report"), adopted by the Common Council in March 2006, identifies opportunities for the Wingra area, bounded by Wingra Creek, Fish Hatchery Road and South Park Street. The following excerpts from the Wingra Report identify more specifically the opportunities and recommendations (Section IV, Pages 12-13):

- There is market potential for 30,000 to 50,000 square feet of additional commercial space in the project area.
- The major opportunities for urban reinvestment and job creation are in health care and bio-medical services in cooperation with the major health care institutions and the University of Wisconsin. There is the potential to expand facilities for such uses by 400,000 to 600,000 square feet.
- Dean Health System's long-range expansion plans at this site are unknown at this time. However, Dean would like to reserve sufficient area for potential expansion for up to 150,000 square feet of additional clinic space and associated parking for up to 1,000 vehicles.
- The former Dean / Morningstar Dairy site would be a suitable site for mid-rise residential development or a specialized lodging / conferencing facility of high quality urban design character and architecture. The buildings are currently vacant. Any new building at this site should be a "flat iron" building corresponding to the geometry of the site. A flat iron building will maximize the unique triangular shape of the site.

EXPECTATIONS FOR DEVELOPMENT

The expectations for development in TID #42 have been developed from and predicated on the Comprehensive Plan for the City of Madison, as adopted by the Common Council. These adopted plans include a land use schedule that indicates a preference for commercial uses in the area designated as TID #42 (See TID #42 Map - Proposed Land Uses).

Potential Areas for Development

The Potential Areas for Development are identified on the map in the section entitled Summary of Total Project Costs and Economic Feasibility. They lie generally within an area bounded by South Park Street, Fish Hatchery Road, and Wingra Creek, with one additional area for development located south of Wingra Creek along South Park Street.

Annual Value Increment Estimates

Definition of Value Increment: The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the "base value") from the TIF district's increased value as a result of new development. Appreciation of the base value and the new development over the full 27-year life of the TIF district is also included in this estimate.

Timeframe for Development: For the purposes of this project plan's economic expectations new development projects, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district's life. It is the City's practice to anticipate development, repayment of costs and closure of the district within a shorter timeframe than the full 27-year period allowed by TIF Law. TID expenditures may be made for a period of 22 years from the date of TID creation. On average, a City TIF district is closed within about 12 years. To the extent that the District meets or exceeds economic expectations, it is then able to repay its project costs and return the value increment to the overlying taxing jurisdictions in a shorter period of time.

Anticipated Development: The actual timing and value of new growth within the District depends upon variables that are unpredictable at this time. The estimated $19 million Wingra Clinic project is anticipated to be completed in 2014. The remaining development projects in Areas A-G are as yet undefined but are estimated to create an additional $118,259,000 of value by 2027 at the latest. The total value increment (including estimated TIF generators and appreciation of property value within the district) generated over the 27-year life of the district is estimated at approximately $263,216,000. This growth is estimated to generate approximately $47,089,000 of tax increment over the life of the district.

Since the adoption of the original TID 42 project plan, development has begun to move down South Park St and through the areas in and adjacent to TID 42. The former Dean / Morningstar Dairy has redeveloped into a mix of clinic / office building and market rate housing. The City has also been in the process of redeveloping the former Truman Olson site located at 1402 South Park St, which will be a mix of affordable housing, structured parking, and ground floor grocery store.

The estimated percentage of territory in the TID devoted to retail business is below 35%.

METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES

Where the relocation of individuals and business operations would take place as a result of the City's acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

LEGAL DESCRIPTION

Part of the Northeast 1/4, the Southeast 1/4, the Southwest 1/4, and the Northwest 1/4 of Section 26, Township 07 North, Range 09 East of the 4th Principal Meridian, City of Madison, Dane County, Wisconsin, described as follows:

Beginning at the northeasterly corner of Lot 1, Block 4, Fiore Plat[3], also being the southerly right of way of High Street and the westerly right of way of Fish Hatchery Rd; thence westerly along said southerly right of way of High Street, 120.00 feet, more or less, to the intersection with the southerly extension of the westerly line of Lot 5; thence northerly, 60.00 feet, more or less, to the southwesterly corner of Lot 5, Block 2 of said Fiore Plat; thence northerly along the westerly line of Lots 1-5, said Block 2, 275.00 feet, more or less, to the southerly right of way of S. Brooks Street; thence continuing northerly, 66.00 feet, more or less, to the southeasterly corner of Lot 4, Block 1 of said Fiore Plat; thence westerly along the northerly right of way of said Brooks Street, 54.65 feet, more or less, to the southwesterly corner of said Lot 4; thence northeasterly 152.75 feet, more or less, to the northwesterly corner of said Lot 4, also being on the southwesterly line of Lot 1, Block 1 of said Fiore Plat; thence northwesterly along said southwesterly lot line, 110.1 feet, more or less, to the westerly corner of said Lot 1; thence northeasterly along the northwesterly line of said Lot 1, also being the southeasterly line of Lot 9, Block 1, Vogel's Addition to the City of Madison[4], 73.6 feet, more or less, to the southeast corner of said Lot 9; thence continue northeasterly along said northwesterly line of said Lot 1, 24.0 feet, more or less, to the northeasterly line of a private right of way; thence northwesterly parallel with and 24 feet northeasterly of and perpendicular measure to the northeasterly line of said Vogel's Addition Plat line, and along the northeasterly line of said private right of way, 492.8 feet, more or less, to the northerly corner of said private right of way, also being the southeasterly right of way of Haywood Drive (platted as Ridgewood Avenue); thence northerly, 72.75 feet, more or less, to the southerly corner of Lot 1, Block 2, Back Bay Subdivision[5] and the northerly right of way of said Haywood Drive, also being the southeasterly corner of Lot 6, said Block 2; thence northwesterly along the southwesterly line of Lots 1-5, of said Block 2, 204.3 feet, more or less, to the northwesterly corner of Lot 5, said Block 2, and the southeasterly right of way of Delaplaine Court (platted as Wingra Court); thence northwesterly, 37 feet, more or less, to the southeasterly line of Lot 2, Certified Survey Map No. 11314[6], and the northwesterly right of way of said Delaplaine Court; thence northeasterly along said northwesterly right of way, 100.0 feet, more or less, to the southeasterly corner of said Lot 2, and the southwesterly right of way of

[3] Fiore Plat, recorded in Vol. 10 of Plats, page 22, as Doc. No. 649933
[4] Vogel's Addition to the City of Madison, recorded in Vol. 13 of Plats, page 41, as Doc. No. 796988
[5] Back Bay Subdivision, recorded in Vol. 2 of Plats, page 52, as Doc. No. 248744
[6] Certified Survey Map No. 11314, recorded in Vol. 68 of Certified Survey Maps, page 229-232, as Doc. No. 4017355

S. Park Street (U.S.H. 151); thence northeasterly 149 feet, more or less, to the northwesterly corner of Lot 1, Certified Survey Map No. 12999[7] and the northeasterly right of way of S. Park Street (U.S.H. 151); thence easterly along the northerly line of said Lot 1, 92.42 feet, more or less, to the northeasterly corner of said Lot 1, also being the northwest corner of Lot 1, Plat of Addition to West Bay[8]; thence southeasterly along the northeast line of said C.S.M. 12999 and along the northeast line of Lots 6-8, Plat of West Bay[9], 261.60 feet, more or less, to the easterly corner of Lot 8, said Plat of West Bay; thence southwesterly along the southeasterly line of said Lot 8, 99.4 feet, more or less, to the northeasterly right of way of S. Park Street (U.S.H. 151); thence southeasterly along the northeasterly line of S. Park Street (U.S.H. 151), 360.0 feet, more or less, to the northwesterly line of Lot 18, said Plat of West Bay; thence northeasterly along the northwesterly line of said Lot 18, 100.0 feet, more or less, to the northerly corner of said Lot 18; thence southeasterly along the northeasterly line of said Lot 18, 26.6 feet, more or less, to the easterly corner thereof, said point also being on a line 100.0 feet perpendicular measure to and parallel with the easterly right of way of S. Park Street (U.S.H. 151); thence southeasterly along said parallel line, 54.75 feet, more or less, to a point 34 feet, more or less, northeasterly from the easterly corner of Lot 19 of said Plat of West Bay and perpendicular measure to the right of way of said S. Park Street (U.S.H. 151); thence southwesterly, perpendicular to said S. Park Street, 34 feet, more or less, to the southeasterly corner of said Lot 19; thence southwesterly along the southeasterly line of said Lot 19, 65.8 feet, more or less, to the northeasterly right of way of S. Park Street (U.S.H. 151); thence southeasterly along the northeasterly right of way of S. Park Street (U.S.H. 151), 388.5 feet, more or less, to the northwest line of the southeast 8 inches of Lot 22, Block 10, South Madison[10]; thence northeasterly along said northwest line, 100.00 feet, more or less to the northeast line of the southwest 120 feet of said Lot 22; thence southeasterly along said northeast line, 8 inches, more or less to the southeast line of said Lot 22; thence northeasterly along said southeast line of Lot 22, 30 feet, more or less to the northeast line of the southwest 150 feet of Lot 21, Block 10, of said South Madison; thence southeasterly along said northeast line, 50.0 feet, more or less to the south line of said Lot 21; thence northeasterly along said south line of Lot 21, 9.75 feet, more or less, to the northeast line of the southwest 159.75 feet of Lot 20, Block 10, South Madison; thence southeasterly along said northeast line, 50.00 feet, more or less, to the northwesterly line of Lot 13, Block 10, Richmond Replat[11]; thence southwesterly along said northwesterly line, 0.58 feet, more or less, to the northeasterly corner of Lot 19, Block 10, South Madison; thence southerly along the westerly line of aforementioned Lot 13, also being the easterly line of Lots 18 and 19, said Block 10, 127 feet, more or less, to the northerly right of way of W. Lakeside Street and the southeast corner of said Lot 18; thence southeasterly, 127.1 feet, more or less, to the northeasterly corner of Lot 15, Block 6, of said South Madison, and the southerly right of way of said W. Lakeside Street and the southwesterly right of way of an alley; thence southeasterly along said southwesterly line, 264.67 feet, more or less, to the northeasterly corner of Lot 10 said Block 6, also being on the westerly line of Lot 8 of said Block 6; thence southerly along said westerly line, 87.85 feet, more or less, to the southwesterly corner of said Lot 8, and the northerly right of way of Emerson Street; thence southeasterly, 116.6 feet, more or less, to the northeasterly corner of Lot 10, Block 3 of said South Madison, and being the southerly right of way of said Emerson Street and being the southwesterly right of way of an

[7] Certified Survey Map No. 12999, recorded in Vol. 83 of Certified Survey Maps, page 74-78, as Doc. No. 4701287
[8] Plat of Addition to West Bay, recorded in Vol. 4 of Plats, page 17A, as Doc. No. 322235
[9] Plat of West Bay, recorded in Vol. 4 of Plats, Page 16, as Doc. No. 287140
[10] South Madison, recorded in Vol. A of Plats, page 20, as Doc. No. 180760
[11] Richmond Replat, recorded in Vol. 2 of Plats, page 6A, as Doc. No. 438487

alley; thence southeasterly along said southwesterly line of an alley, 191.15 feet, more or less, to the southwesterly corner of the alley and to an easterly corner of Lot 6, of said Block 3; thence easterly along the northeasterly line of said Lot 6, 2.85 feet, more or less, to the northeast corner of Lot 6, said point also being the northwesterly corner of Lot 4 of said Block 3; thence southerly along the westerly line of said Lot 4, 150 feet, more or less, to the southwesterly corner of said Lot 4, and the northerly right of way of W. Olin Avenue (platted as Pond Street); thence southwesterly, 68 feet, more or less, to the intersection of the northeasterly right of way of S. Park Street (U.S.H. 151) with the south right of way of said W. Olin Avenue, and the north line of Woodlawn Addition to South Madison[12]; thence southeasterly along said northeasterly right of way, to the intersection with the northerly right of way of Spruce Street; thence easterly along said northerly right of way of Spruce Street, 143.2 feet, more or less, to the southwesterly corner of Lot 16, Block 1, Woodlawn Addition to South Madison[13]; thence southwesterly, 66.25 feet, more or less, to the intersection of the southerly right of way of said Spruce Street with the easterly line of that parcel of land described in Warranty Deed[14]; thence southerly along said easterly line, 150 feet, more or less, to the southeasterly corner thereof, said point also being on the northerly right of way of an alley; thence southerly, 18 feet, more or less, to the intersection of the northeasterly right of way of S. Park Street (U.S.H. 151) with the southerly line of said alley;
thence southeasterly along the northeasterly right of way of said S. Park Street (U.S.H. 151), 80.96 feet, more or less, to a bend point in said right of way; thence southeasterly along said northeasterly right of way, 106.93 feet, more or less, to northerly right of way of Cedar Street; thence easterly along the northerly line of said Cedar Street, 150.00 feet, more or less, to the southeasterly corner of Lot 26, of said Block 2; thence southerly, 66 feet, more or less, to the southerly right of way of said Cedar Street, also being the intersection of the east line of the westerly 10 feet of Lot 2, Block 6, said Woodlawn Addition to South Madison with said right of way; thence southerly along said east line, 110.00 feet, more or less, to the northeasterly right of way of Beld Street (platted as Oregon Street), said point being on the southwesterly line of said Block 6; thence southeasterly along said northeasterly right of way, 222.6 feet, more or less, to a bend point of said Block 6; thence southeasterly along said northeasterly right of way, 45.2 feet, more or less, to the intersection thereof with the northerly right of way of Pine Street; thence southeasterly along said northeasterly right of way of Beld Street to the northwesterly corner of Lot 1, Block 7, Block Seven Woodlawn[15]; thence southeasterly along said northeasterly right of way, 168.33 feet, more or less, to the northerly right of way of an alley and the southwest corner of Lot 2, Block 7, of said Block Seven Woodlawn; thence easterly along said northerly right of way, 303.05 feet, more or less, to the southeasterly corner of Lot 8, said Block 7, and the northwesterly right of way of Gilson Street (platted as Maple Street); thence northeasterly along said northwesterly right of way to a point 76.08 feet southwesterly of the northeasterly corner of Lot 9, Block 3, Woodlawn Addition to Madison, also being the southeasterly corner of Warranty Deed[16]; thence easterly, 70 feet, more or less, to the southwesterly corner of Lot 6, Block 4, said Woodlawn Addition to South Madison; thence southeasterly along the south line of said Lot 6, 181.75 feet (179.8 feet per Woodlawn Addn to South Madison), more or less, to the southeast corner of said Lot 6; thence southeasterly along the southeasterly extension of the south line of said Lot 6 to a line parallel with and distant 15 feet westerly, measured radially, from the centerline of the main track of the Chicago and

[12] Woodlawn Addition to South Madison, recorded in Vol. 2 of Plats, page 6, as Doc. No. 223816
[13] Woodlawn Addition to South Madison, recorded in Vol. 2 of Plats, page 6, as Doc. No. 223816
[14] Warranty Deed, recorded in Volume 9230, page 28, as Doc. No. 1984057.
[15] Block Seven Woodlawn, recorded in Vol. 2 of Plats, page 25, as Doc. No. 237891A.
[16] Warranty Deed, Doc. No. 3184391

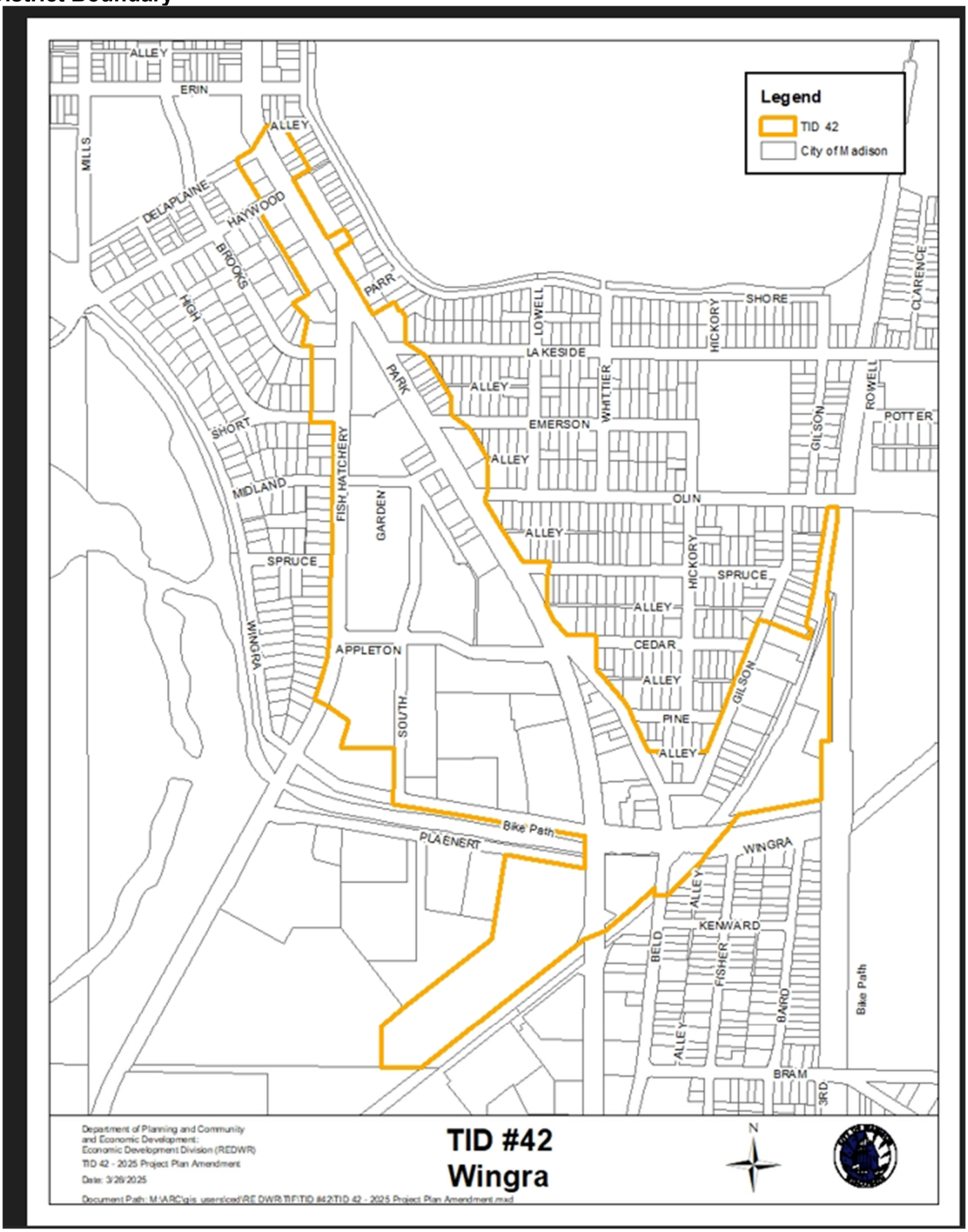
Tomah railroad company (now the Union Pacific Railway Company); thence northeasterly, along said parallel line, to the southeasterly extension of the north line of said Lot 6; thence northwesterly along said southeasterly extension to the northeast corner of said Lot 6 said Woodlawn Addition to South Madison, and to the southeast corner of Lot 5, also being the westerly right of way of aforementioned railroad; thence northerly along said westerly right of way, and along a curve to the left, also being the easterly line of Block 4 of said Woodlawn Addition to South Madison, 300.5 feet, more or less, to the southeasterly corner of Block 2, of Maple Court[17]; thence northerly along the easterly line of said Block 2, also being said railroad westerly right of way, 336.5 feet, more or less, to the northeasterly corner of said Block 2, and the south right of way of W. Olin Avenue; thence easterly along said south right of way to a point 100 feet, more or less, westerly of the intersection of the northerly extension of Warranty Deed[18] with the south right of way line of W. Olin Avenue; thence southerly, 496.50 feet, more or less, to the northwesterly corner of Lot 1, Certified Survey Map 5781[19]; thence easterly along northerly line of said Lot 1, 20.19 feet, more or less, to the northeasterly corner of said Lot 1; thence southerly along the easterly line of said Lot 1, 731.35 feet, more or less, to a southeasterly corner of said C.S.M.; thence westerly along a southerly line of said C.S.M., 37.12 feet, more or less, to an easterly corner of said C.S.M.; thence southerly along an easterly line of said C.S.M. and an easterly line of Lot 2, said Certified Survey Map Number 5781, 308.57 feet, more or less, to the southeasterly corner of Lot 2 of said Certified Survey Map No. 5781; thence westerly along the southerly line of said Lot 2, 452 feet, more or less, to the southwesterly corner of said Lot 2, also being on the easterly right of way of Union Pacific Railroad, also being a point of curvature; thence southwesterly along said easterly right of way, and along a curve to the right, 568.5 feet, more or less, to the northwest corner of Lot 12, Block 2 of Fair View Addition to South Madison[20] and to the easterly right of way of Beld Street; thence southwesterly 76.75 feet, more or less, to the intersection of the southeasterly right of way of Union Pacific Railroad with the westerly right of way of Beld Street as presently located per surplus railroad disposal deed Document No. 1603243; thence southwesterly along the northwesterly line of said disposal deed Document no. 1603243, 259.1 feet, more or less, to the point of intersection with a straight line drawn between the most easterly corners of S Park Street right-of-way acquisition Document Nos. 761131 and 763144 representing the easterly right of way of S. Park Street (U.S.H. 151); thence westerly in a straight line, 167 feet, more or less, to the most easterly corner of that parcel of land described in Trustee Deed[21], and the northwesterly right of way of Union Pacific Railroad, and to the west right of way of S. Park Street (U.S.H. 151); thence southwesterly along the southeasterly line of said Trustee Deed, and along the northwesterly right of way of said Union Pacific Railroad, 1089.75 feet, more or less, to the southeasterly corner of said Trustee Deed, and to the South line of the Southwest Quarter of Section 26, Township 07 North, Range 09 East; thence westerly along said South line, 206.6 feet, more or less, to the southwesterly corner of said Trustee Deed, also being the east line of Certified Survey Map Number (CSM#) 8380[22]; thence northerly along the westerly line of said parcel, and along the east line of said C.S.M., 218.00 feet, more or less, to a westerly corner of said Trustee Deed; thence northeasterly along the northwesterly line of

[17] Maple Court, recorded in Vol. 1 of Plats, page 33, as Doc. No. 213378
[18] Warranty Deed recorded in Volume 246 of Deeds, page 17, Doc. No. 341754a
[19] Certified Survey Map No. 5781, recorded in Vol. 27 of Certified Survey Maps, page 158-159, as Doc. No. 2129172, and corrected by Affidavit of Correction, recorded in Vol. 12837, page 36, as Doc. No. 2141048, and corrected by Affidavit of Correction, recorded in Vol. 12943, page 58, as Doc. No. 2145714.
[20] Fair View Addition to South Madison, recorded in Vol. 4 of Plats, page 7, as Doc. No. 281472A
[21] Trustee Deed recorded as Doc. No. 3485185
[22] Certified Survey Map Number 8380, recorded in Vol. 45, pages 234-237, Doc. No. 2805197.

said Trustee Deed, and the east line of said C.S.M., also being the southeast line of C.S.M#4420[23], 732.4 feet (734.8 ft per the platted distance from CSM 4420), more or less, to a westerly corner said Trustee Deed; thence northerly along the westerly line of said parcel, and along the east line of said C.S.M. #4420, 447.6 feet (447.48 ft per the platted distance from CSM 4420), more or less, to the northwest corner of said Trustee Deed, and to the south right of way of Plaenert Drive; thence easterly along said south right of way of Plaenert Drive, 424.0 feet, more or less, to the intersection thereof with the westerly right of way of S. Park Street (U.S.H. 151), also being the northeast corner of said Trustee Deed; thence northerly along the westerly right of way of S. Park Street (U.S.H. 151), 166.0 feet, more or less, to the intersection thereof with the south right of way of Wingra Drive; thence westerly along said south right of way of Wingra Drive, 1019.5 feet, more or less, to the intersection with the southerly extension of the westerly right of way of South Street; thence northerly along said extended west right of way of South Street and along the west right of way of South Street, 294 feet, more or less, to the southeast corner of that parcel described in DEED[24]; thence westerly along southerly line of said parcel and along a line parallel with and 60 feet northerly of and perpendicular measure to the south line of Lot 4, Block 2, Haen Subdivision No. 1[25], 276.4 feet, more or less, to the southwesterly corner of said DEED and the west line of said Lot 4; thence northerly along the westerly line of said DEED and of said Lot 4, 143.89 feet, more or less, to the northwesterly corner of said Lot 4; thence northwesterly along the southwesterly line of Lot 7, Haen Subdivision No. 1, 131.18 feet (129.65 ft per Haen Subdivision No. 1), more or less, to the western corner of said Lot 7, and to the easterly right of way of Fish Hatchery Road (platted as Fitchburg Street); thence northwesterly, 80.54 feet, more or less, to the southeast corner of Lot 20, Wingra Drive Addition[26], also being the westerly right of way of Fish Hatchery Road; thence northeasterly and northerly along said westerly right of way of Fish Hatchery Road to the **Point of Beginning**.

[23] C.S.M.#4420, recorded in Vol. 19, pages 88-89, Doc. No. 1842428
[24] DEED, recorded in Vol. 14527, page 97, Doc. No. 2214469
[25] Haen Subdivision No. 1, recorded in Vol. 23 of Plats, on pages 38-39, Doc. No. 998984
[26] Wingra Drive Addition, recorded in Vol. 12 of Plats, page 27, recorded as Doc. No. 754548

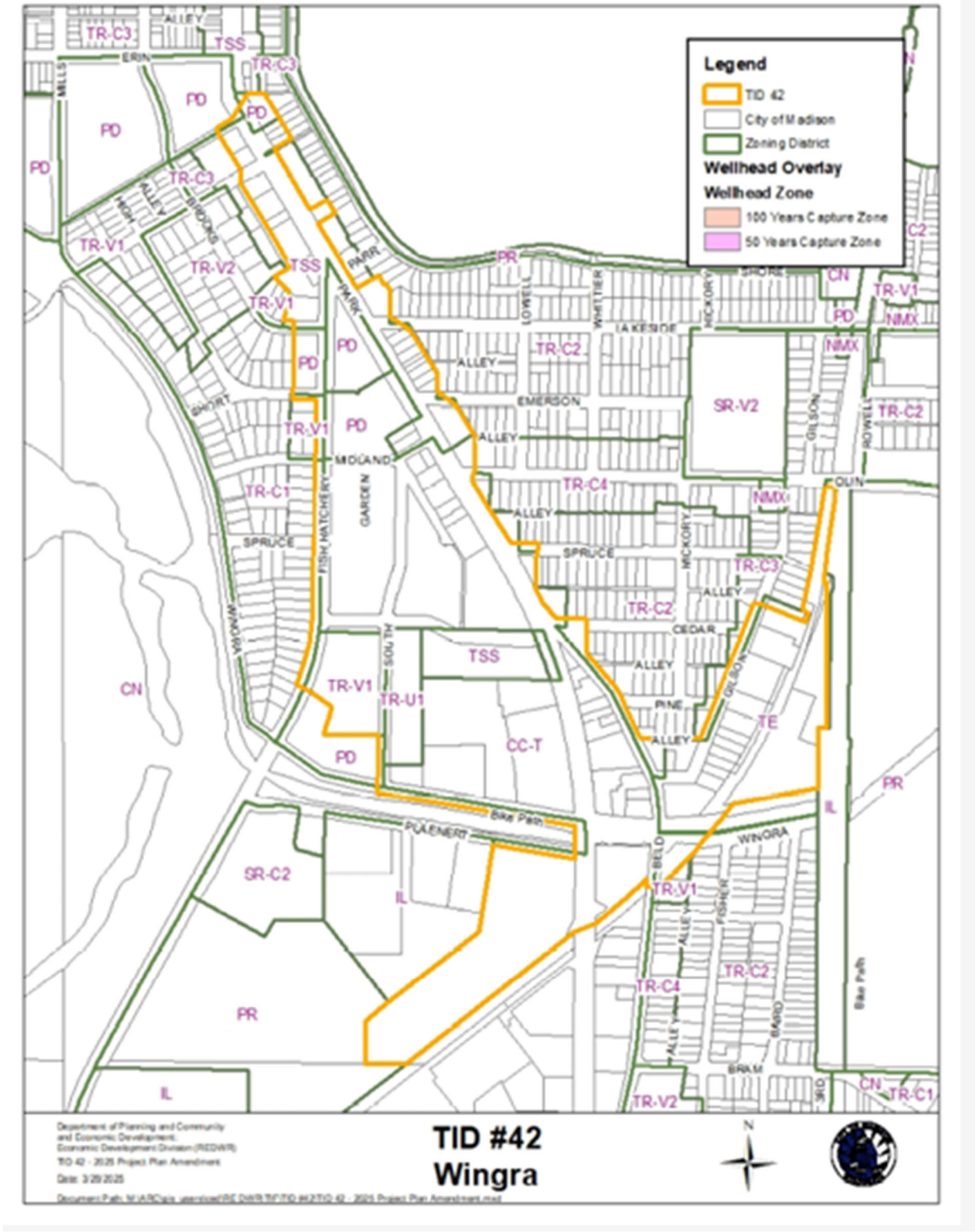
District Boundary



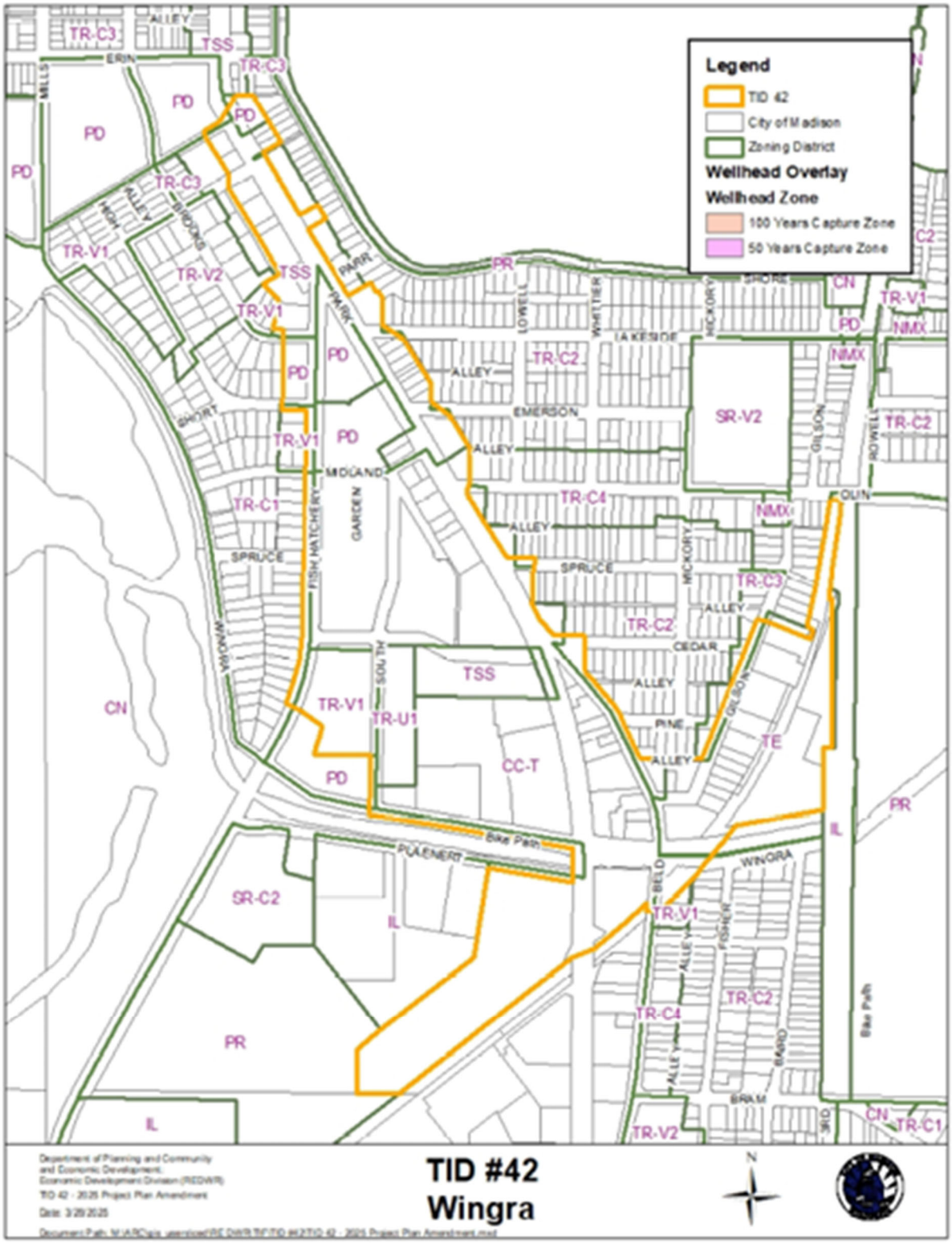
Existing Conditions (Blight Map)



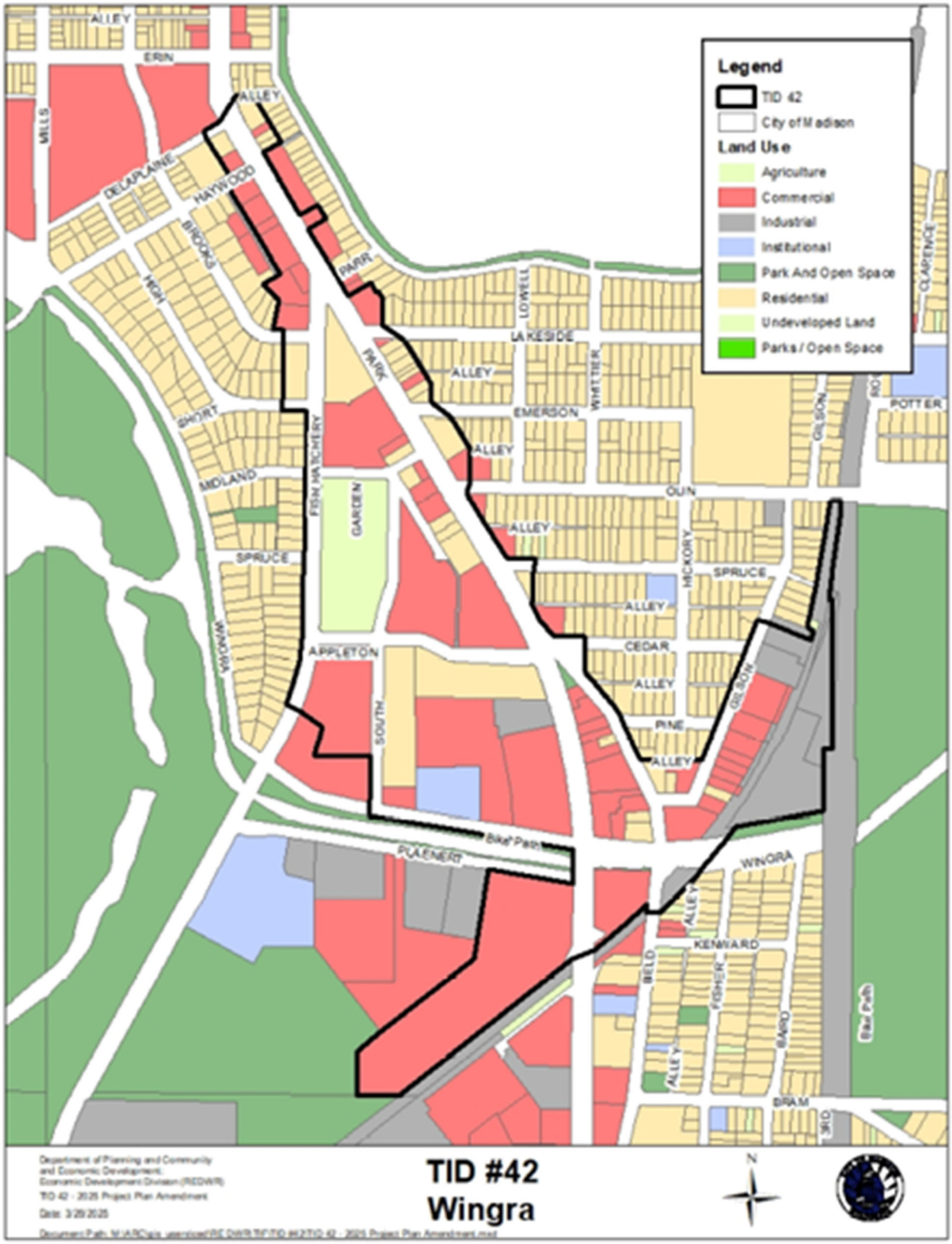
Existing Zoning



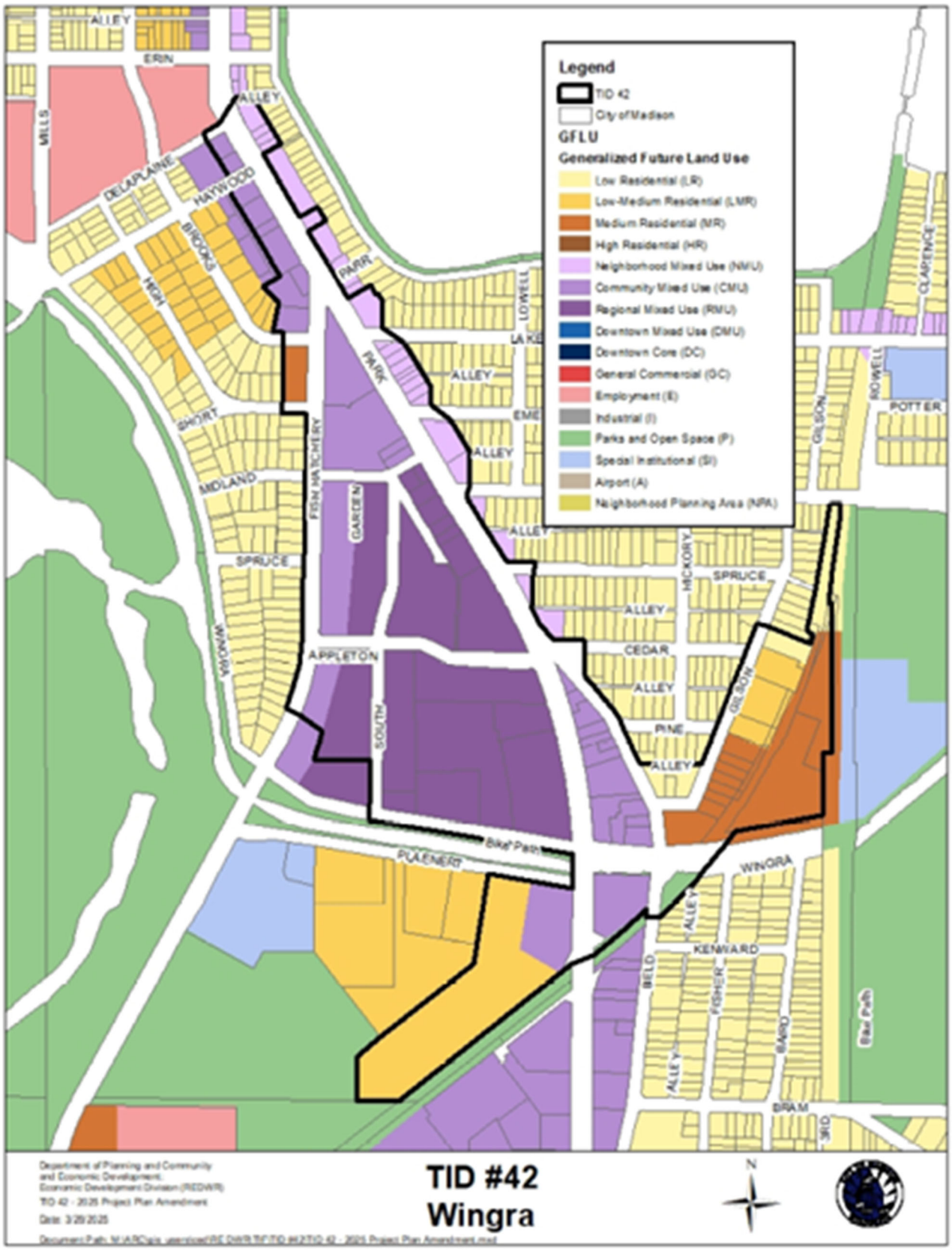
Proposed Zoning



Existing Land Use



Proposed Land Use



City Attorney Opinion Letter

Office of the City Attorney

Michael R. Haas, City Attorney **Patricia A. Lauten, Deputy City Attorney**

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PARALEGAL
Ryan M. Riley

May 14, 2024

TO: Joseph E. Gromacki, TIF Coordinator
FROM: Matthew Robles, Assistant City Attorney
SUBJECT: Project Plan Amendment for TIF District No. 42 – City of Madison (Wingra)

Dear Mr. Gromacki:

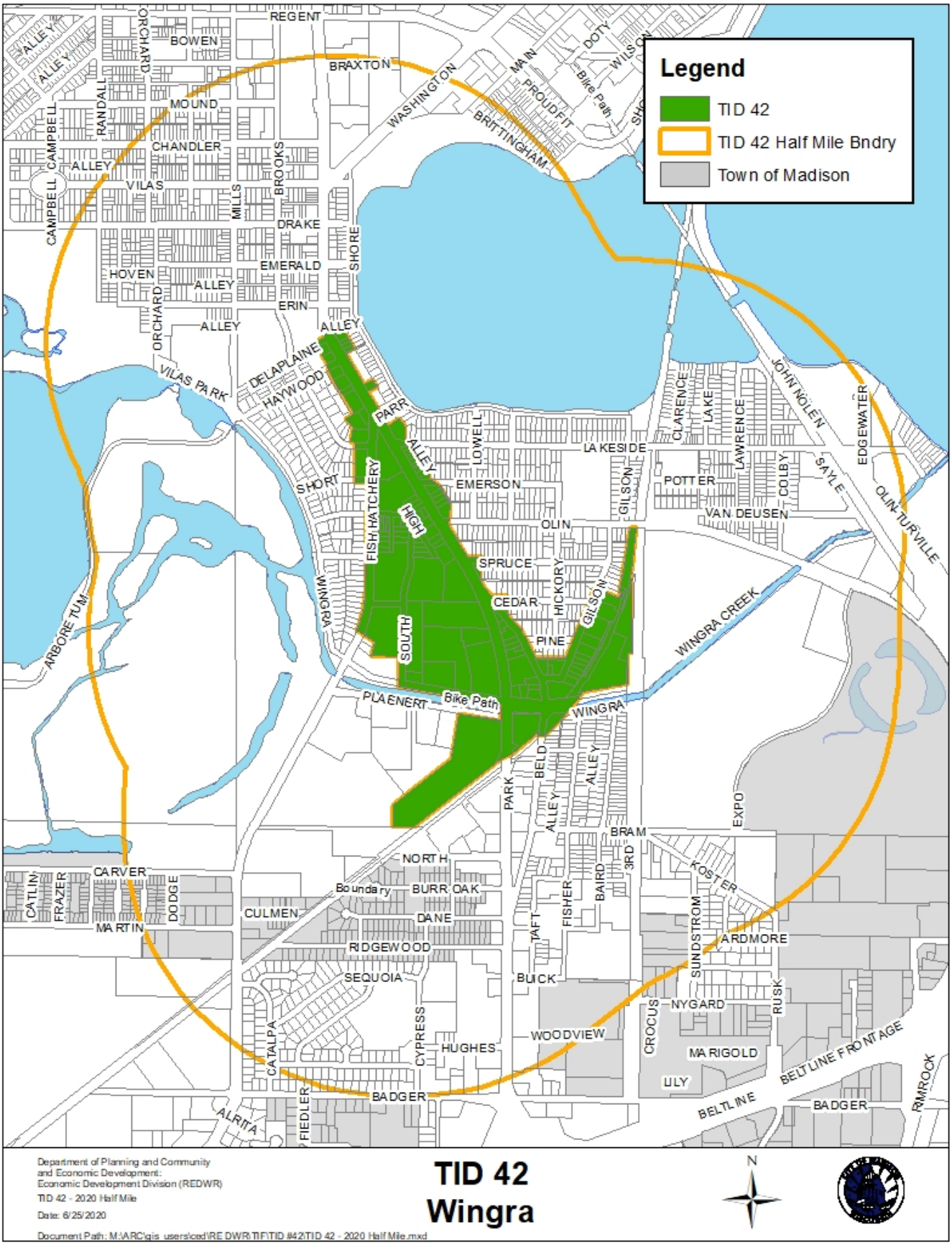
In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the Amendment to the Project Plan for Tax Incremental Finance District No. 42, City of Madison, Wisconsin, dated March 7, 2023, with a proposed new amendment in 2024. Based on this examination, I am of the opinion that the amended Project Plan is complete and complies with the provisions of Secs. 66.1105(4)(f) and (h), Wis. Stats.

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

Matthew D. Robles
Assistant City Attorney

Half Mile Boundary



Donor Plan Appendix

Background

TIF Law allows excess tax increment funds to be transferred between certain TIF districts if the TIF Joint Review Board approves such allocations and if the TIDs have the same overlying taxing jurisdictions. TIF Law refers to this relationship as "donor-recipient." According to TIF Law, positive increments may be transferred from a "donor" TID to a recipient district as part of a "donor-recipient plan."

TIF Law requires that the project plans be amended for donor TIF districts and recipient districts in the event that new project expenditures are incurred that were not outlined in the original project plan.

The Common Council is considering adoption of a resolution approving an amendment to the Project Plan for TID 39 (Stoughton Rd). The resolution would establish TID 39 as a donor TID. The resolution and one-year donor-recipient allocation plan anticipate a transfer of positive increments to TID 42 (Wingra). Assuming the project plan amendment is completed for TID 39, this project plan amendment for TID 42 will be completed that would establish TID 42 as a recipient TID.

Current Status:

TID 39 (Stoughton Rd)

TID 39 was created on September 2, 2008. To date, the City has provided a loan to Dane County Data Exchange. In addition, The City has provided funds for the reconstruction of Femrite Drive. Through the end of 2019, the City had authorized approximately $3.5 million of expenditures in TID 39. Total capital costs identified in the Project Plan are $7,762,000. The City estimates that TID 39 had an estimated incremental value of $104 million in 2019. The City estimates that TID 39 will receive approximately $2.5 million in incremental revenue in 2020. The expenditure deadline for TID 39 is Sept 2, 2023. As of December 31, 2019, the City estimates that TID 39 will have $1M of unrecovered costs.

Given the amount of outstanding debt in TID 39, the level of incremental revenue that TID 39 is generating, the planned costs in TID 42, and the City's desire to invest in South Madison, TID 39 is a potential donor to TID 42.

2021 Project Plan Amendment

The City estimates that TID 39 has an estimated incremental value of $114 million in 2020. The City estimates that TID 39 will receive approximately $3.5 million in incremental revenue in 2021. The expenditure deadline for TID 39 is Sept 2, 2023. As of December 31, 2020, the City estimates that TID 39 will have $868,000 of excess incremental revenue.

Given the amount of outstanding debt in TID 39, the level of incremental revenue that TID 39 is generating, the planned costs in and adjacent to TID 42, and the City's desire to invest in South Madison, TID 39 continues to be a potential donor to TID 42.

2022 Project Plan Amendment

The City estimates that TID 36 has an estimated incremental value of $451 million and TID 39 has an estimated incremental value of $121 million in 2021. The City estimates that TID 36 will receive approximately $10 million in incremental revenue and TID 39 will receive approximately $2.7 million in incremental revenue in 2022. The expenditure deadline for TID 39 is Sept 2, 2023, and the expenditure deadline for TID 36 is September 6, 2027. As of December 31, 2021, the City estimates that TID 36 will have $12.7 million of outstanding debt, while TID 39 will have $2.9 million of excess incremental revenue.

Given the amount of outstanding debt in TID 36, coupled with its anticipated incremental revenues, and the excess incremental revenue in TID 39, the planned costs in and adjacent to TID 42, and the City's desire to continue to invest in South Madison, TIDs 36 and 39 continue to be potential donors to TID 42.

2023 Project Plan Amendment

The City estimates that TID 36 has an estimated incremental value of $489 million in 2022. The City estimates that TID 36 will receive approximately $11.2 million in incremental revenue in 2023. The expenditure deadline for TID 36 is September 6, 2027. As of December 31, 2021, the City estimates that TID 36 will have $4.9 million of excess tax incremental revenue.

Given the amount of excess incremental revenue in TID 36, coupled with its anticipated incremental revenues, and the planned expenditures and donations, TID 36 has been identified as a potential donor to TID 42.

2024 Project Plan Amendment

The City estimates that TID 44 has an estimated incremental value of $81 million in 2024. The City estimates that TID 44 will receive approximately $1.6 million in incremental revenue in 2024. The expenditure deadline for TID 44 is September 17, 2035. As of December 31, 2023, the City estimates that TID 44 will have $257,000 of remaining debt to recover from tax increments.

Given the amount of remaining debt to recover, coupled with the anticipated incremental revenues in 2024 and beyond, and the planned expenditures and donations, TID 44 has been identified as a potential donor to TID 42.

TID 42 (Wingra)

TID 42 was created on July 3, 2012. The City has spent TID funds to assist with the Wingra Clinic development ($1.8 million) and with the purchase of 1402 South Park Street from the Federal Government (the former Truman Olson Army Reserve Center). As of December 31, 2019, the City has spent approximately $3,825,000 in TID 42, with an additional $1,630,500 budgeted for expenditure in 2020 (total of $5,456,300). In 2019, TID 42 had an estimated incremental value of $28 million, which generates approximate $677,000 of incremental revenue per year.

On Oct 31, 2022, the Town of Madison will dissolve and the City of Madison will take be faced with major infrastructure challenges, decades of neglect, a struggling local small business landscape, and the challenge of the potential for large scale displacement due to redevelopment and rapidly approaching gentrification. To begin to address these issues, the City is separately proposing to amend the TID 42 project plan to expand the City's investments in infrastructure, provide assistance to small businesses, begin land-banking activities, and other investments designed specifically to support the residents of South Madison.

Following the dissolution of the Town of Madison in 2022, the City will create a new South Madison TID in 2023. However, the City wishes to begin investing in South Madison immediately to begin addressing these issues. Establishing a donor-recipient plan between TIDs 39 and 42 begins that process.

Recommendation

It is the City's general practice to create a TID, wait for it to generate incremental revenue, and then begin investing in public projects. Because of the combined factors facing South Madison, including, but not limited to:

- Historic neglect;
- Rapidly approaching redevelopment and gentrification;
- The potential for large scale displacement of existing residents;
- A diverse population with a high number of low-income residents;
- A need to assist local businesses;

The City proposes to take action in advance by amending the TID 42 project plan to:

- Expand infrastructure investments;
- Provide assistance to small businesses;
- Begin land-banking activities;
- Other actions that will directly address the challenges facing the residents of South Madison.

As TID 42 is not yet generating sufficient increment to pay for the proposed amended project costs in and adjacent to TID 42, the City proposes to amend TID 39 to donate excess incremental revenues to TID 42. It is the City's general practice to retire TIF districts within 10-12 years rather than extend their life to the full 20- or 27-year period (depending on their creation date) so that overlying taxing jurisdictions may receive the tax benefits of new growth sooner, rather than later. This practice also secures the City's flexibility to create future TIDs while complying with the 12% equalized value test required in TIF Law.

However, the requirements for investing in South Madison are such that the City is proposing a different approach. Previous TIDs in revitalization areas, such as TID 38 (Badger Ann Park) and TID 40 (Northside), borrowed funds to invest in infrastructure, awaiting value growth that did not occur. The City resorted to donor TIDs to repay the TID borrowing. If such donor TIDs were not available, the City would have had to repay such borrowing from its General Fund. Donor TIDs only exist for a brief period of time, in that they have recovered their cost and have excess tax increment available. By TIF Law, they must be used as donors or must close.

Given these previous experiences, and the fact that TID 39 is forecasted to generate excess tax increment in 2020, the City is proposing to preemptively donate excess incremental revenues from successful TIDs, such as TID 39, into an area of South Madison located in TID 42 in the City of Madison corporate limit to ensure that any TID that is created there in the near future is ultimately successful. Since the City cannot create a South Madison TID that will incorporate parcels that are currently in the Town of Madison until after the Town dissolves in 2022, the City is proposing to begin investing TID funds to improve the northern section of South Madison starting in 2020 through donated increment from TID 39 to TID 42.

In accordance with this intention and recognizing that the expenditure period for TID 39 ends in 2023, **and owing specifically to the economic concern caused by the COVID-19 pandemic,** Staff recommends that the TID 39 Project Plan be amended to provide for an initial one-year donor allocation period. TID 39 will thereby extend its forecasted lifespan one additional year to aide in covering these project costs. **As the economy recovers from the COVID-19 pandemic, and economic conditions allow**, the City intends to return to the Joint Review Board, economic conditions permitting, in subsequent years to request that the JRB consider a proposal to amend the donor recipient plan based upon current figures to allow additional incremental revenue to be donated from TID 39 to TID 42. The total amount of incremental revenue from TID 39 to be allocated to TID 42 is $1,700,000 in 2020. This initial donor plan does not include any future donations from TID 39 to TID 42. The allocation over the next four years is shown in the schedule below.

2022 Project Plan Amendment

To continue investing in South Madison, the City of Madison is proposing to invest another $7,000,000 of donated incremental revenue from TID 36 and TID 39 to TID 42. The updated donor plan and allocation is shown in the schedule below.

2023 Project Plan Amendment

To continue investing in South Madison following the dissolution of the Town of Madison, the City of Madison is proposing to invest an additional $2,800,000 of donated incremental revenue from TID 36 to TID 42. The updated donor plan and allocation is shown in the schedule below.

2024 Project Plan Amendment

To finalize TID 42's investments into South Madison following the dissolution of the Town of Madison, the City of Madison is proposing to invest an additional $1,600,000 of donated incremental revenue from TID 44 to TID 42. The updated donor plan and allocation is shown in the schedule below.

Donor District	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**Total**
TID 39	$1,700,000	$0	$0	$0	$0	$0	$0	$1,700,000
TID 39 (2021 Donation)		$3,000,000						$3,000,000
TID 39 (2022 Donation)		$	$3,000,000	$0	$0	$0	$0	$3,000,000
TID 36 (2022 Donation)			$4,000,000	$0	$0	$0	$0	$4,000,000
TID 36 (2023 Donation)				$2,800,000	$0	$0	$0	$2,800,000
TID 44 (2024 Donation					$1,600,000	$0	$0	$1,600,000
Total Donation								~~$14,500,000~~ $16,100,000
Recipient District								
TID 42	$1,700,000	$0	$0	$0	$0	$0	$0	$1,700,000
TID 42 (2021 Received)	$0	$3,000,000	$0	$0	$0	$0	$0	$3,000,000
TID 42 (2022 Received)			$7,000,000	$0	$0	$0	$0	$7,000,000
TID 42 (2023 Received)				$2,800,000	$0	$0	$0	$2,800,000
TID 42 (2024 Received)					$1,600,000	$0	$0	$1,600,000
Total Received								~~$14,500,000~~ $16,100,000

The 2021, 2022, 2023,2024,and 2025 Project Plan Amendments and Donations do not alter any of the other terms of the previously adopted Project Plan, other than donating an additional $4,416,000 of incremental revenue to TID 42 and the other previously described costs herein.

Urban League of Greater Madison Homeownership & Wealth Building Program

THE CRISIS

The National Association of Realtors released a report on February 25, 2020 which found that minority homeownership rates continue to lag behind the national average. The report found Wisconsin to have the 3rd lowest Black homeownership rate nation – 23% compared with a national average of 45%. Here in Dane County, the rate is even worse at 10.1%.

Owning a home represents the stability, safety, and independence of the American dream. Homeownership has also been key to generational wealth accumulation and transfer, and accounts for a critical reason why Black families are less able to weather an economic crisis (think COVID-19), less able to start their own businesses, and so much more. It's a huge reason why the net worth of a typical white family is nearly ten times greater than that of a Black family.

While government and philanthropic efforts have invested significantly in affordable rental housing over the last decade, little attention has been given to closing this homeownership and wealth gap.

THE OPPORTUNITY

The Urban League of Greater Madison has a successful track record of helping families become homeowners. This includes a longstanding partnership with the City of Madison. Over the years, our Single Family Homeownership Program has acquired and renovated 57 homes. Using a lease-to-purchase model, 51 homes have been sold to families with just 6 more left to sell (in 2021). Over $2,500,000 in equity has been passed along to these families. Moreover, these families have shows significant growth in income, savings, and other assets as a result of having quality, stable housing.

Since the fall of 2019, the Urban League has been working to design the next iteration of its homeownership program. In April of this year, we inked the terms of an innovative new homeownership program with a national CDFI, Wisconsin Housing and Economic Development Agency (WHEDA), and Wells Fargo Bank. The Urban League will utilize approximately $4,000,000 in New Markets Tax Credit (NMTC) financing to purchase, renovate, and sell 15 to 20 homes to low and moderate income families. All homes will be located in NMTC Qualified Low Income Census Tracts and at least 70% will be located in Census Tracts that are severely distressed.

It is also important to note that this project will have a much longer and larger impact on the ULGM's housing and economic development strategy. As we build out this program, ULGM will be adding two essential positions to its staff team – one focused on real estate development and one focused on providing HUD-approved homeownership counseling and training services. Combined with our existing leadership team, this group will also be pursuing additional single family, multi-family, and commercial development projects. Finally, ULGM and investment partners in this project are approaching this innovative use of NMTC as a prototype that can be replicated and scaled up locally and nationally.

OUR REQUEST

The COVID-19 pandemic has severely limited the availability of homes for sale in our target price range (under $225,000) and in our target NMTC qualified geography (South Madison, particularly the Burr Oaks and Brams Addition neighborhoods). As a result home prices are increasing, which is pressuring our affordability goals. The Urban League is requesting $200,000 from the City of Madison to support this initiative. All funds will be used to provide direct assistance to participating families. Funds will be deployed in the form of forgivable mortgages averaging $15,000 to $20,000 per home and/or as a 50% match to the required savings/wealth building account that will be required of each family in lieu of a principal payment.

OUR PROGRAM MODEL (DRAFT)

Program Model Overview	The program offers an alternative path to homeownership and wealth building by offering up to 7 years of financing to purchase homes that have been recently remodeled. Families will build equity and wealth while receiving the coaching and support to acquire traditional mortgage financing after the 7-year program period.
Terms & Benefits	No down payment. Interest only payments for up to 7 years plus wealth building savings program. Free pre- and post-purchase homeowner and financial empowerment training and coaching. Must maintain escrow for taxes and active homeowners insurance. Must obtain own financing at end of program.
2020 Income requirements	Household income must be no less than 30% and no more than 120% of Dane County Median income adjusted for family size.
Asset limits	Borrower cannot have more than 5% of the purchase price in cash/assets at time of closing. This does not include 401K, IRA's or other retirement accounts.
Ratios	• Housing-to-income ratio not more than 31% • Debt-to-income ratio not more than 45%
Credit	• Minimum credit score of 580. • Bankruptcies must be 2 years past discharge of full bankruptcy. • No foreclosure within 7 years. Any judgements must be paid in full. • 12 months of no late payments on loans, utilities and credit cards.
Landlord verification	12 months of no late payments on rent.
Training & Education	Must have documented completion of a homebuyer education program. Homebuyer certificate cannot be more than one year old. Must agree to participate in ongoing homeownership and financial empowerment training and counseling with ULGM throughout the duration of the program.
Other	May not own other property at time of closing. Civil or criminal judgements for property damage, drug dealing, or domestic or other crimes of violence may preclude eligibility.

City of Madison

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

Master

File Number: 88725

File ID:	88725	**File Type:**	Resolution	**Status:**	Items Referred
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/10/2025
File Name:	13153 TID 45 - 2025 Project Plan Amendment			**Final Action:**	

Title: Approving the Amendment to the Project Plan for Tax Incremental District (TID) #45 (Capitol Square West), City of Madison. (District 4)

Notes:

		CC Agenda Date:	06/17/2025
		Agenda Number:	34.
Sponsors:	Michael E. Verveer And Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:	TID 45 Legal Description.pdf, 13153 TID 45 2025 Project Plan Amendment - FINAL 6-5-2025.pdf	**Enactment Number:**	
Author:	Terrell Nash, Real Estate Development Specialist	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/11/2025	Maggie McClain	Approve	6/30/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	06/10/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (7/7/25), Plan Commission (6/23/25), Common Council (7/15/25)						
1	COMMON COUNCIL	06/17/2025	Referred	FINANCE COMMITTEE			
	Action Text: This Resolution was Referred to the FINANCE COMMITTEE						
	Notes: Additional referral to Plan Commission						
1	FINANCE COMMITTEE	06/17/2025	Referred	PLAN COMMISSION		06/23/2025	
	Action Text: This Resolution was Referred to the PLAN COMMISSION						

1	PLAN COMMISSION	06/23/2025	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	Pass

Action Text: A motion was made by Solheim, seconded by Glenn, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

Notes: On a motion by Solheim, seconded by Ald. Glenn, the Plan Commission voted to return the Tax Increment District amendment to Finance Committee with a recommendation for approval. The motion passed by voice vote/other.

Text of Legislative File 88725

Fiscal Note

The proposed resolution authorizes a project plan amendment to TID 45 - Capitol Square West. The amendment includes an additional $1.8 million in TID-supported borrowing for John Nolen Dr reconstruction. The 2024 Adopted Capital Budget for Engineering: Major Streets included $1.8 million of TID-supported borrowing (project #11860). The proposed amendment brings the total of TIF-supported costs to $38.6 million with a total financing cost of $10.63 million. No additional City appropriation is required with adoption of this project plan amendment.

Title

Approving the Amendment to the Project Plan for Tax Incremental District (TID) #45 (Capitol Square West), City of Madison. (District 4)

Body

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law (the "TIF Law"), Section 66.1105, Wisconsin Statutes; and

WHEREAS TIF Law sets forth certain steps which must be followed to amend a Tax Incremental Project Plan; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an opportunity to express their views on the amendment to the TID Project Plan for TID 45 was published in the Wisconsin State Journal on June 6 and June 13, 2025 as required by TIF Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the amended boundary of TID 45; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on June 23, 2025, at which interested parties were afforded an opportunity to express their views on the proposed amendment to the Project Plan for TID 45; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within the TID is blighted within the meaning of 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.

WHEREAS the Plan Commission has determined that the TID meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001, amended on March 31, 2009, and amended again on February 25, 2014 (insofar as they are applicable to the amendment of a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the TID supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison hereby confirms and adopts the above recitals and finds that:

1. No less than 50%, by area, of the real property within the TID boundary is blighted within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.
4. The project costs relate directly to eliminating blight.
5. TID 45 (Capitol Square West) is hereby declared a blighted area district.
6. The percentage of territory devoted to retail businesses within TID 45 (Capitol Square West) is under thirty-five (35%) percent.
7. The boundaries of TID 45 (Capitol Square West) are not changing.

BE IT STILL FURTHER RESOLVED that the attached amended Project Plan for TID 45 (Capitol Square West), City of Madison, is hereby adopted as of January 1, 2025 as the Project Plan for said District and such plan is feasible and in conformity with the Comprehensive Plan for the City of Madison and will add to the sound growth of the City.

LEGAL DESCRIPTION

NOTE: Combined legal description for original TID 45 boundary and 2022 boundary amendment is shown below.

Part of Blocks 48, 49, 52, 66, 68, 69, 70, 72, 73, 74, 75 and 84, Original Plat of Madison[1], located in and including parts of the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 23, and located in and including parts of the Northwest Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 24, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the north corner of Block 75, Original Plat of Madison, also being the point of intersection of the Southeast right of way of West Mifflin Street with the Southwest right of way of North Carroll Street;

thence northeasterly, 66 feet, more or less, to the intersection of the northeast right of way of North Carroll Street with the Southeast right of way of West Mifflin Street being the west corner of the Public Square, Original Plat of Madison;

thence southeasterly along said northeast right of way line and the southwest line of the said Public Square, 198 feet, more or less, to the intersection with northeasterly extension of the northwest line of Lot 5, said block 75;

thence southwesterly along said extension of and along the northwest line of Lots 5, 6, 7, said Block 75, also along the extension of and southeast line of Lots 4 and 9, said Block 75, 264 feet, more or less to the west corner of said Lot 7, also being to the north corner of Lot 8, said Block 75;

thence southeasterly along the southwest line of said Lot 7 and its southeast extension, also along the northeast line of said Lot 8 and its southeast extension, 264 feet, more or less, to the southeast right of way of West Washington Avenue also being the northwest line of said Block 74;

thence northeasterly along said southeast right of way, 132 feet, more or less, to the north corner of The Loraine Condominium[2];

thence southeasterly along the northeasterly line of said Loraine Condominium, 44 feet, more or less, to the northwest line of Warranty Deed[3];

thence southwesterly along the northeasterly line of said Loraine Condominium, also along said northwest line, 12 feet, more or less, to the west corner of said Warranty Deed;

thence southeasterly along the northeasterly line of said Loraine Condominium, also along the southwest line of said Warranty Deed, 46 feet, more or less, to the south corner of said Warranty Deed, also to the northwest line of Warranty Deed[4];

thence southwesterly along the northeasterly line of said Loraine Condominium, also along said northwest line, 20 feet, more or less, to the west corner of said Warranty Deed;

thence southeasterly along the northeasterly line of said Loraine Condominium, also along the southwest line of said Warranty Deed, 33 feet, more or less, to a bend in said Lorraine Condominium, also a bend in said Warranty Deed;

thence southwesterly along the northeasterly line of said Loraine Condominium, also along said southwest line, 15 feet, more or less, to a bend in said Lorraine Condominium, also a bend in said Warranty Deed;

[1] Original Plat of Madison, as recorded in Volume A of Plats, on page 3, Dane County Registry.
[2] The Loraine Condominium, as recorded in Volume 4-148B of Condominium Plats, on pages 1-16, as Document Number 3964409, Dane County Registry.
[3] Warranty Deed, Document Number 4824315, Dane County Registry.
[4] Warranty Deed, Document Number 1480498, Dane County Registry.

thence southeasterly along the northeasterly line of said Loraine Condominium, also along said southwest line, 9 feet, more or less, to the south corner of said Warranty Deed, also to the northwest line of Lot 5, Block 74, said Original Plat of Madison;

thence northeasterly along the southeast line of said Warranty Deed, also along said northwest line and its northeasterly extension, 179 feet, more or less, to the intersection with northeast right of way of North Carroll Street,also being the said southwest line of the Public Square;

thence southeasterly along said northeast right of way, 198 feet, more or less, to the intersection with northwest right of way line of West Main Street at the south corner of the said Public Square;

thence northeasterly along said northwest right of way and southeast line of said Public Square, 125 feet, more or less, to the northwesterly extension of the northeast line of Warranty Deed[5];

thence southeasterly along said northeast line extension of said Warranty Deed, also along the southwest line of State Justice Center Condominium Addendum 2[6], 396 feet, more or less, to the southeast right of way of West Doty Street;

thence southwesterly along said southeast right of way, 319 feet, more or less, to the southeasterly extension of the northeast line of The Baskerville Condominium[7];

thence northwesterly along the southeasterly extension of the northeast line of The Baskerville Condominium, also along said northeast line, also along the southwest line of Warranty Deed[8], 156 feet, more or less, to the north corner of said The Baskerville Condominium, also to the intersection with the east right of way of South Hamilton Street, also to the southern most west corner of said Warranty Deed;

Thence southerly along the westerly line of the said First Addendum to the Baskerville Condominium and the easterly right-of-way of S. Hamilton Street, a distance of 127.91 feet more or less to the intersection of the easterly right-of-way of S. Hamilton Street and the northwesterly right-of-way of W. Doty Street;

Thence southerly 93 feet more or less to the intersection of the easterly right-of-way of S. Hamilton Street and the southeasterly right-of-way of W. Doty Street also being the northwest corner of Lot 1 of Certified Survey Map (CSM) No. 15409 recorded as Document No. 5593589;

Thence southerly along the easterly right-of-way line of S. Hamilton Street also being the West line of said Lot 1 of CSM No. 15409, a distance of 370.21 feet more or less to the intersection of the easterly right-of-way of S. Hamilton Street and the northwesterly right-of-way of W. Wilson Street;

Thence northeasterly along the northwesterly right-of-way of W. Wilson Street 330 feet more or less to the intersection of the northwesterly extension of the northeasterly line of Lot 6 of Block 70 of the Plat of Madison, The Capitol of Wisconsin recorded in Vol. A, Page 3;

Thence southeasterly along the said northwesterly extension of the northeasterly line of Lot 6, a distance of 66 feet to the northeasterly corner of said Lot 6;

Thence southeasterly along the northeasterly line of said Lot 6 244 feet more or less to the northwesterly right-of-way line of the railroad (now owned by the Wisconsin Department of Transportation);

Thence southwesterly (S42°56’11”W) along the northwesterly right-of-way of the said railroad 348.97 feet more or less to a point of curvature in the northwesterly right-of-way of the said railroad;

Thence southwesterly 50.95 feet along a 5714.65-foot radius curve to the right, being the northwesterly right-of-way of the said railroad, with a chord that bears S43°37’11”W, 50.95 feet to the southern most corner of Lot 1 of CSM No. 15903 recorded as Document No. 5803623, also being the intersection of the northeasterly right of way of South Henry Street and the northwesterly line of the said railroad;

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[5] Warranty Deed, Document Number 5119033, Dane County Registry.
[6] State Justice Center Condominium Addendum 2, as recorded in Volume 6-113B of Condominium Plats, on pages 1-3, as Document Number 4467300, Dane County Registry.
[7] The Baskerville Condominium, as recorded in Volume 5-100A of Condominium Plats, on pages 1-4, as Document Number 4159410, Dane County Registry.
[8] Warranty Deed, Document Number 5119033, Dane County Registry.

Thence continuing southwesterly along said curve, being the northwesterly right-of-way of the said railroad, 66 feet more or less to the intersection of southwesterly right of way of South Henry Street and the northwesterly line of the said railroad;

Thence northwesterly (N45°17’27”W) along the southwesterly right-of-way of S. Henry Street, a distance of 125.38 feet more or less to a point lying 87 feet southeasterly of the intersection of the easterly right-of-way of S. Hamilton Street and the southwesterly right-of-way of S. Henry Street;

Thence southwesterly (S44°42’33”W) 66 feet more or less to a point on the southwesterly line of Lot 3 of Block 69 of the said Plat of Madison, The Capitol of Wisconsin;

Thence northwesterly (N45°17’27”W) along the said southwesterly line of Lot 3, a distance of 21.67 feet more or less to a point on the easterly right-of-way of S. Hamilton Street;

Thence southerly along the said easterly right-of-way of S. Hamilton Street 146 feet more or less to a point of intersection of the easterly extension of the northeasterly line of the said Nolen Shore Condominium and the said easterly right-of-way of S. Hamilton Street;

Thence westerly 66 feet to a point on the westerly right-of-way of S. Hamilton Street being the northerly corner of the easterly line of the said Nolen Shore Condominium;

Thence westerly (N89°28’10”W) along the northeasterly line of the said Nolen Shore Condominium a distance of 111.65 feet more or less to an angle point in the said northeasterly line;

Thence northwesterly (N41°46’10”W) along the said northeasterly line, a distance of 3.85 feet more or less to a point on a line being the southeasterly line of the northwesterly 92.5 feet of Lot 5 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin;

Thence northeasterly (N45°37’21”E) along the southeasterly line of the northwesterly 92.5 feet of Lot 5 and 6 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin, a distance of 34.9 feet;

Thence northwesterly along a line being perpendicular to the southeasterly right-of-way of W. Wilson Street, a distance of 92.5 feet more or less to a point on the said southeasterly right-of-way of W. Wilson Street, said point being 219.25 feet southwesterly from the northeast corner of Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said southeasterly right-of-way;

Thence northeasterly along the said southeasterly right-of-way of W. Wilson Street, a distance of 35 feet to a point being 184.25 feet southwesterly from the northeast corner of said Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said right-of-way;

Thence southeasterly along a line being perpendicular to the southeasterly right-of-way of W. Wilson Street, a distance of 92.5 feet, the northwest end of said perpendicular line is 184.25 feet southwesterly from the northeast corner of Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said southeasterly right-of-way;

Thence northeasterly along the southeasterly line of the northwesterly 92.5 feet of Lots 6 and 7 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin, a distance of 50 feet;

Thence northwesterly along a line being perpendicular to the southeasterly right-of-way of W. Wilson Street, a distance of 92.5 feet to a point on the said southeasterly right-of-way of W. Wilson Street, said point lying 134.25 feet southwesterly from the northeast corner of Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said southeasterly right-of-way;

Thence northwesterly 71 feet more or less to the southwesterly corner of Lot 4 of the Block Forty-Nine Redevelopment Plat recorded as Doc. No. 3787594 being on the northwesterly right-of-way of W. Wilson Street;

Thence northeasterly (N44°51’43”E) along the southeasterly line of Lots 4 thru 6 of the said Block Forty-Nine Redevelopment Plat and said line extended northeasterly, a distance of 164.92 feet more or less to a point of intersection of the northwesterly right-of-way line of W. Wilson Street and the southwesterly right-of-way of S. Henry Street;

Thence northwesterly (N44°51’29”W) along the southwesterly right-of-way of S. Henry Street, a distance of 198 feet more or less to the most easterly corner of the Southeast ½ of the Northwest ½ of Lot 9 of Block 49 of the said Plat of Madison, The Capitol of Wisconsin;

Thence southwesterly along the southeasterly line of the Southeast ½ of the Northwest ½ of Lot 9 of Block 49 of the said Plat of Madison, The Capitol of Wisconsin, a distance of 66 feet more or less to a point on the northeasterly line of Lot 9 of the said Block Forty-Nine Redevelopment Plat;

Thence northwesterly along the northeasterly line of said Lot 9 of the said Block Forty-Nine Redevelopment Plat, a distance of 66 feet more or less to the most northerly corner of said Lot 9 being on the southeasterly right-of-way of W. Doty Street;

Thence northeasterly along the northwesterly line of Lot 8 of the said Block Forty-Nine Redevelopment Plat also being on the southeasterly right-of-way of W. Doty Street, a distance of 66 feet more or less to the intersection of the southeasterly right-of-way of W. Doty Street and the southwesterly right-of-way of S. Henry Street also being the most northerly corner of said Lot 8;

thence northwesterly along said southwesterly right of way of S. Henry Street, 396 feet, more or less, to the intersection with the northwest right of way of West Main Street at the east corner of Block 51, said Original Plat of Madison;

thence northeasterly along said northwest right of way of West Main Street, 330 feet, more or less, to the southwest right of way of South Fairchild Street at the east corner of Block 67, said Original Plat of Madison;

thence northwesterly along said southwest right of way of South Fairchild Street, 660 feet, more or less, to the east corner of Lot 3, Block 66, said Original Plat of Madison, also to the north corner of Lot 4, of said Block 66;

thence southwesterly along the southeast line of said Lot 3, also along the northwest line of said Lot 4, also along the southeast line of Lot 10 of said Block 66, also along the northwest line of Lot 9 of said Block 66 and its southwest

extension, 330 feet, more or less, to the intersection with the southwest right of way of North Henry Street;

thence southeasterly along said southwest right of way, 97 feet, more or less, to the north corner of Warranty Deed[9], also

to the northern most east corner of Quit Claim Deed[10];

thence southwesterly along the northwest line of said Warranty Deed, also along the southeast line of said Quit Claim Deed, 66 feet, more or less, to the west corner of said Warranty Deed, also to an interior corner of said Quit Claim Deed;

thence southeasterly along the southwest line of said Warranty Deed, also along a northeast line of said Quit Claim Deed and its southeasterly extension, 233 feet, more or less, to the intersection with the southeast right of way of West Washington Avenue;

thence southwesterly along said southeast right of way, 132 feet, more or less, to the southeasterly extension of the northeast line of Metropolitan Place Residential Condominium[11];

thence northwesterly along said extension and along the southwest line of said Quit Claim Deed, also along the northeast line of Metropolitan Place Residential Condominium, also along the northeast line of Second Addendum to Metropolitan Place Parking Condominium[12] and its northwest extension, 528 feet, more or less, to the northwest right of way of West Mifflin Street;

thence northeasterly along said northwest right of way of West Mifflin Street, 811 feet, more or less, to the intersection with the south right of way of State Street at the north corner of Block 76, said Original Plat of Madison;

thence southeasterly, 81 feet, more or less, to the Point of Beginning.

[9] Warranty Deed, Document Number 1554137, Dane County Registry.
[10] Quit Claim Deed, Document Number 5101030, Dane County Registry.
[11] Metropolitan Place Residential Condominium, as recorded in Volume 3-167A of Condominium Plats, on pages 1-18, as Document Number 3402989, Dane County Registry.
[12] Second Addendum to Metropolitan Place Parking Condominium as recorded in Volume 6-046A of Condominium Plats, on pages 1-7, as Document Number 4324804, Dane County Registry.

Date Adopted: June 16, 2015
Resolution Number: RES-15-00513 (File ID #38083)
Expenditure Deadline: June 16, 2037
TID Expiration Date: June 16, 2042

Date Amended: July 12, 2022
Resolution Number: RES-22-00484

Project Plan and Boundary for

TAX INCREMENTAL FINANCE DISTRICT #45 (CAPITOL SQUARE WEST)

City of Madison

Prepared by:
Department of Planning and Community and Economic Development
Economic Development Division
Office of Real Estate Services

2025

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TAX INCREMENTAL FINANCE DISTRICT # 45
(CAPITOL SQUARE WEST)

NOTE: The 2022 Project Plan Amendment amendments are highlighted in yellow.
NOTE: The 2024 Project Plan Amendment amendments are highlighted in green.
NOTE: The 2025 Project Plan Amendment amendments are highlighted in turquoise.

INTENT AND PURPOSE

The City of Madison (the "City") has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base while continuing to revitalize neighborhoods. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority's (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

In particular, the City of Madison is proposing to create Tax Incremental District (TID) #45–(Capitol Square West) as a blighted area TID, for the purposes of:

1)Elimination of blighting conditions;
2)Providing revitalization loans to aid redevelopment projects;
3)Rebuild infrastructure to aid in the continued revitalization of the area.

PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS

The project elements proposed in this Project Plan conform to the objectives and recommendations contained in the Objectives and Policies, A Part of The Master Plan For The City of Madison (the "Master Plan") as approved by the City Plan Commission. No changes in the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as commercial or residential projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

This TID is presently zoned UMX, DC (Downtown Core), and PD.

Consistency with the City of Madison Comprehensive Plan

Volume II, Chapter 2 of the Comprehensive Plan, entitled "Objectives and Policies for Established Neighborhoods", stipulates goals and objectives that are consistent with the activities planned for the proposed TID #45, including but not limited to the following:

Chapter 2: Land Use

Objective 7: Encourage the development of compact, mixed-use neighborhoods and districts.

Objective 10: Achieve an efficient, balanced urban growth pattern by guiding new development, infill and redevelopment projects to planned development areas through the City of Madison.

Objectives 11 & 22: Seek to reduce the demand for vacant development land on the periphery of the City by encouraging urban infill, redevelopment, and higher development densities in areas recommended in City plans as appropriate locations for more intense development.

Objective 34: Guide the processes of preservation, rehabilitation and redevelopment in established City neighborhoods through adoption and implementation of neighborhood plans, special area plans and major project plans consistent with the Comprehensive Plan.

Objective 43: Provide and upgrade as necessary essential neighborhood infrastructure and services including streets, utilities, transit service, sidewalks, parks, schools, police and fire, ambulance service and code enforcement.

Objective 44: Encourage private investment and property maintenance in existing developed areas to prevent property deterioration and promote renovation and rehabilitation.

Objective 59: Identify sites within the City and its planned expansion areas that are appropriate locations for mixed-use employment and commercial activity centers.

Objective 61: Develop and implement strategies to strengthen and diversify the local economy, expand the local tax base, cultivate an entrepreneurial culture, and stimulate job creation, while preserving and enhancing the high quality of life currently enjoyed by City residents and businesses.

Objective 62: Retain and expand Madison's existing base of offices, research and development businesses and industrial facilities.

Objective 73: Continue to recognize Madison's downtown / campus area as a unique and important City and regional center that merits special planning and design attention.

Objective 75: Promote land use diversification and increases in development densities at selected located in Madison's downtown area.

Objective 76: Maintain and strengthen downtown Madison as a major employment, service and shopping center serving neighborhood, regional, and national and international markets.

Objective 81: Ensure efficient, safe, and convenient access to, from and within the downtown / campus area for all modes of transportation including walking, biking, transit and automobiles.

Chapter 3: Transportation

Objective 1: Plan for and provide a balanced and efficient transportation network that offers realistic and viable alternatives to automobile travel and maximizes uses of existing transportation investments (such as investments in public transit, roadway infrastructure, etc.).

Objective 2: Provide and improve transportation infrastructure – such as roadways, sidewalks, etc. – in coordination with redevelopment projects and new development, in a manner that fosters compact urban development patterns in accordance with the Land Use chapter.

Objective 15: Provide for the construction and maintenance of parking facilities as part of an integrated strategy for urban development and redevelopment. Consider the desired density of land uses, the need for parking facilities to provide safe and convenient bicycle parking, the availability and desirability of on-street parking, the special parking needs of persons with disabilities, and the impacts on the pedestrian environment in future parking planning, management, and parking facility design activities.

Chapter 5: Economic Development

Objective 1: Grow the City's role as a leader of economic prosperity in the region and the predominant urban economic center.

Objective 9: Redevelop underutilized, obsolete, abandoned or contaminated sites for commercial and industrial uses.

Objective 15: Strengthen the economic viability of the City's major employment / commercial centers.

Objective 16: Enhance the economic vitality of Downtown Madison by retaining, expanding and locating private enterprises.

Consistency with the City of Madison Downtown Plan

The project elements proposed in the Project Plan also conform to the City of Madison Downtown Plan (the "Downtown Plan") as adopted by the Common Council on July 12, 2012. The Downtown Plan identifies objectives and recommendations that are consistent with the activities planned for the proposed TID #45, including but not limited to the following:

Objective 2.1 – Promote and grow Downtown as an important regional employment center by positioning it as a premier location for the formation and expansion of the basic sector businesses, including knowledge-based and creative industries, that will retain and attract new Downtown jobs.

Recommendation 9 – Promote Downtown business development by providing suitable sites and supporting infrastructure within the planned employment and mixed-use locations recommended in (the) Downtown Plan.

Recommendation 10 – Provide suitable locations for the development of larger, taller office developments, including government offices and mixed use office developments.

Recommendation 11 – Provide a wide range of office and commercial spaces to meet different business needs as recommended in (the) Downtown Plan. This could include, for example, attractive new and renovated class A, B, and C space, loft and flex buildings, live/work opportunities, and allowing some employment uses on the upper stories of mixed-use retail buildings.

Recommendation 12 – Recognize parking availability as a constraint on Downtown business development and work to address diverse parking needs.

Objective 2.2 – Enhance the economic value of the Downtown by encouraging high value projects that add employment and enhance property values.

Objective 2.4 – Encourage higher density infill redevelopment that is innovative and sustainable, and complements and enhances the areas in which they are proposed.

Recommendation 17 – Guide development to locations recommended in (the Downtown) Plan for buildings of corresponding height and scale.

Objective 2.7 – Create a vibrant, engaging Downtown business environmental, where employers want to locate, workers want to work, and creativity and entrepreneurship are fostered and nurtured.

Consistency with TIF Policy

The Project Plan is also consistent with City of Madison Tax Incremental Finance Objectives and Policies (the "TIF Policy") adopted by the City's Common Council on April 17, 2001 and amended most recently on February 25, 2014. The Project Plan conforms to the following TIF Policy goals:

Section 1: TIF Goals

A. Growing the property tax base.
B. Fostering the creation and retention of family-supporting jobs.
C. Encouraging adaptive re-use of obsolete or deteriorating property.
D. Encouraging urban in-fill projects that increase (or decrease where appropriate) density consistent with the City's Comprehensive Plan.
G. Funding public improvements that enhance development potential, improve the City's infrastructure, enhance transportation options, and improve the quality and livability of neighborhoods.
I. Reserving sufficient increment for public infrastructure in both TIF project plans and TIF underwriting.

PROPOSED PROJECT COSTS

The following represent total estimated costs. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled "Detailed Estimate of Timing and Project Costs" that estimates the amount of cost paid with TIF.

Public Works Improvements

*Capitol Square Reconstruction (Main St., Pinckney St, Carroll St, Mifflin St.)	**$3,400,000**
Wilson St Undergrounding	**$1,222,000**
Hamilton / Broom St Stormwater	**$7,000,000**
2022 Subtotal	**$8,222,000**
West Washington & Henry St resurfacing	**$800,000**
~~John Nolen Drive Underpass~~	~~**$1,800,000**~~
2024 Subtotal	~~**$2,600,000**~~ **$800,000**
John Nolen Drive Road Project	**$1,800,000**
2025 Subtotal	**$1,800,000**

**NOTE: The Capitol Square Reconstruction is proposed to be completed through the use of the so called "1/2 Mile Rule". This requires separate Joint Review Board approval prior to this project being authorized and funded by TID #45.*

~~**Total Public Works Improvements**~~	~~**$3,400,000**~~
~~**2022 Total Public Works Improvements**~~	~~**$11,622,000**~~
2024 Total Public Works Improvements	**$14,222,000**
2025 Total Public Works Improvements	**$14,222,000**

Community Development Authority Revitalization Activities

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District.

Estimated Cost: $0

Economic Development Assistance

Development Loans

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, that demonstrate that "but for" such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, parking facility construction, site preparation, environmental remediation, landscaping and similar types of related activities.

Estimated Cost: $25,125,000

Updated Development Loans – 2022

To date, the following projects have been authorized and provided TIF assistance in the form of development loans:

AT&T Building	$2,050,000
Anchor Bank Building	$13,317,000
Subtotal – Loans Authorized as of 2022	$15,367,000

Estimated Cost – Original Plan	$25,125,000
Less: Subtotal Loans Authorized as of 2022	($15,367,000)
Balance of Development Loan Authority	**$9,758,000**

Land Acquisition

In order to construct the public improvements and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in this TIF District. The acquisitions could vary from rights-of-way and air space to entire parcels.

Estimated Cost: $0

Affordable Housing

This category of costs is for the benefit of affordable housing and the improvement of housing stock in the City of Madison. After the date on which TID #45 pays off all of its aggregate costs, as provided for in State Statute the City may extend the life of TID #45 for one year to benefit affordable housing and to improve housing stock.

Estimated Cost: $0

Organizational, Administrative and Professional Costs

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with TID #45, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, Planning & Development and the Office of the Mayor.

Estimated Cost: $500,000

~~**TOTAL:**~~	~~**$29,025,000**~~
TOTAL:	**$37,247,000**

Financing Costs

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all of the $29,000,000 of estimated project costs and an estimated $7,990,000 financing cost.

Updated Financing Costs – 2022

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Approximately $1,222,000 of the $8,222,000 of project costs for this amendment is assessable to adjacent property owners. Therefore, staff estimates that in the event the City of Madison borrows funds to pay for the remainder of capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all of the $7,000,000 of estimated TIF-eligible project costs and an estimated $1,925,000 financing cost.

Total Financing Cost (Original Plan and 2022 Amendment)	$9,915,000

DETAILED ESTIMATE OF TIMING AND PROJECT COSTS

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a blighted area TID within 22 years of its creation. Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan. **The actual eligible project costs herein (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan. There are no planned costs that are non-project costs.**

Street Reconstruction	**Proposed TIF Funded Non-Assessable Cost**	**Assessable Costs**	**Total**	**Time Frame**
Capitol Square Reconstruction	$3,375,000	$25,000	$3,400,000	2015 - 2042
TOTAL PUBLIC IMPROVEMENTS				
Development Loans	$25,125,000		$25,125,000	2015 - 2042
Administrative and Professional Costs	$500,000		$500,000	2015 - 2042
TOTAL PROJECT COSTS	**$29,000,000**	**$25,000**	**$29,025,000**	2015 - 2042
Finance Costs	$7,990,000			2015 - 2042

2022 Project Plan Amendment Public Works	**Proposed TIF Funded Non-Assessable Cost**	**Non-TIF Assessable Costs**	**Total**	**Time Frame**
Wilson St Undergrounding	$1,222,000	$0	$1,222,000	2022 - 2042
Hamilton / Broom St Stormwater	$5,778,000	$1,222,000	$7,000,000	
TOTAL 2022 PROJECT PLAN AMENDMENT PROJECT COSTS	**$7,000,000**	**$1,222,000**	**$8,222,000**	2022-2042
Finance Costs - Amendment	$1,925,000			
TOTAL PROJECT COSTS (Orig. Plan + Amendment)	**$36,000,000**	**$1,247,000**	**$37,247,000**	2022-2042
Finance Costs – Orig. Plan + Amended	$9,915,000			2022-2042

2024 Project Plan Amendment Public Works	Proposed TIF Funded Non-Assessable Cost	Non-TIF Assessable Costs	Total	Time Frame
West Washington and Henry St resurfacing	$800,000	$0	$800,000	2024 - 2042
~~John Nolen Dr Underpass~~[1]	~~$1,800,000~~	~~$0~~	~~$1,800,000~~	~~2024 - 2042~~
TOTAL 2022 PROJECT PLAN AMENDMENT PROJECT COSTS	**~~$2,600,000~~ $800,000**	**$0**	**~~$2,600,000~~ ~~1,600,000~~ $800,000**	2024 - 2042
TOTAL PROJECT COSTS (Orig. Plan + 2022 and 2024 Amendments)	**$36,800,000**	**$1,247,000**	**$38,047,000**	2022-2042
2024 Finance Costs	$715,000	$0	$715,000	2024 – 2042
Finance Costs – Original Project Plan, First (2022) Amendment and 2024 Amendment	$10,630,000	**$0**	$10,630,000	2022-2042

2025 Project Plan Amendment Public Works	Proposed TIF Funded Non-Assessable Cost	Non-TIF Assessable Costs	Total	Time Frame
John Nolen Dr Road Project	$1,800,000	$0	$1,800,000	2025 – 2042
TOTAL 2025 PROJECT PLAN AMENDMENT PROJECT COSTS	**~~$2,600,000~~ $1,800,000**	**$0**	**~~$2,600,000~~ ~~1,600,000~~ $1,800,000**	2025 - 2042
TOTAL PROJECT COSTS (Orig. Plan + 2022, 2024, and 2025 Amendments)	**$38,600,000**	**$1,247,000**	**$39,847,000**	2022-2042
2025 Finance Costs	$715,000	$0	$715,000	2025 - 2042
Finance Costs – Original Project Plan, First (2022) Amendment, 2024, and 2025 Amendment	$10,630,000	**$0**	$10,630,000	2022-2042

[1] Reallocated in 2025 Project Plan Amendment to John Nolen Dr reconstruction project.

SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual eligible project costs may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the TID. Taking the TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

Per TIF Law, the maximum life of a blighted area TID is 27 years and all project expenditures must be made five (5) years prior to the termination of the TID. Therefore, all project expenditures must be made by December 31, 2037. Tax increments may be received until project costs are recovered, at which time the TID must close.

TIF-Eligible Capital Budget

The cost of public improvements and other project costs is approximately ~~$29,025,000~~ ~~$37,247,000~~ $39,847,000**.** It is anticipated that ~~$25,000~~ $1,247,000 of the project costs will be assessable to property owners. Assessments are determined in accordance with the City and Board of Public Works standard special assessment policies. The ~~**$29,000,000**~~ ~~**$36,000,000**~~ **$38,600,000** balance of the TIF-eligible project costs (i.e. net of assessable costs) represents the authorized TIF Capital Budget for this Project Plan and will require financial support by incremental taxes from the District.

Estimate of Economic Feasibility, TIF Generator(s)

TIF Policy requires a proposed TID have an economic "generator" i.e. at least one private development project that generates increment to finance TID costs. The determination of economic feasibility herein, including such TIF generators, is based on anticipated, near-term development, as well as projected development through 2042. The anticipated development for TID #45 includes two planned projects and one project under consideration. The first is the redevelopment of the Anchor Bank building at the corner of West Main St and South Carroll St. Urban Land Interests (ULI) intends to develop this site into 186,000 gross SF of office space, approximately 100 apartments, 43,000 SF of commercial and retail space, 2,400 SF of storage, and 548 stalls of underground parking. The estimated incremental value of this project is approximately $84,700,000

The second project is Hovde Property's renovation of the AT&T Building located at 316 West Washington Avenue. The estimated incremental value of this project is approximately $20,997,000. The developer has estimated that this project will create 45-50 living wage jobs during the construction phase and upon completion and full occupancy, there will be 443 jobs in the building. This is an increase of 400 jobs over the building's current occupancy. This project is a major building renovation, including but not limited to:

- Installing new windows on floors 1-10;
- Installing a new curtain wall along with West Washington Ave façade;
- New storefront entrance and canopy on west Washington Ave;
- Plaza upgrades;
- Complete rebuild of five operating elevators;
- Complete interior demolition of floors 6-10 to rebuild as white box space for future tenants;
- Renovation of loading docks;
- Parking and loading dock improvements to include adding ADA parking stalls and structural slab repairs.

Hovde Properties is also considering the new construction of approximately 100,000 square feet office and commercial space, with potential for a new Wisconsin Historical Museum, upon property it owns at the corner of Mifflin and Carroll Streets. Again, the actual timing and value of such redevelopment, if it occurs, is unpredictable at this time. However, for the purposes of providing a conservative rough estimate, such a potential project may reach a full equalized assessed value estimated at approximately $25 million by 2020.

Estimated Incremental Value of All TIF Generators

ULI	$84,700,000
AT&T (Hovde) Project	$20,997,000
Mifflin / Carroll St (Hovde) Project	$25,000,000
TOTAL Estimated Value of all TIF Generators	$130,697,000

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from these and other development projects, and economic growth or value appreciation over the life of the TID is estimated to be **$130,697,000.** This value is projected to produce incremental revenues sufficient to support the project costs stated above.

Project expenditures will be contingent upon development actually occurring or committed to occur. Since the majority of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Based on the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over 27 years) of the TID should total approximately **$79,000,000.** The present value of the total incremental revenues that are anticipated to be generated is **$29,000,000.**

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in TID #45 may, therefore, be less than the amount shown in the Project Plan.

In 2022, development is underway for a 206-unit market rate apartment project located in the 100 Block of W. Wilson Street at Henry Street within the proposed first boundary amendment of TID #45, with a forecasted incremental value of $41,553,000.

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from this development project and economic growth or value appreciation within the amended territory, over the remaining life of the TID, is estimated to be **$62,788,000.** This value is projected to produce incremental revenues sufficient to support the project costs stated.in the proposed project plan amendment.

Based upon the current tax rates and conservative financial market assumptions the anticipated growth over the TIDs remaining 20 years (i.e. the total amount of tax increments) should total approximately $15,475,000. The present value of the total incremental values that are anticipated to be generated in this TID amendment is $7,000,000.

As of the 12/31/2023, TID 45 had an incremental value of $116,526,000. The TID is generating approximately $2,300,000 in incremental revenue each year. Using conservative estimates, the TID is projected to be able to recover all of its outstanding debt, along with these additional $2,600,000 of costs in approximately eight (8) years.

As of the 12/31/2023, TID 45 had an incremental value of $154,276,500. The TID is generating approximately $2,900,000 in incremental revenue each year. Using conservative estimates, the TID is projected to be able to recover all of its outstanding debt in approximately five (5) years.

Finance Cost

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow the entire estimated capital cost is **$7,990,000**.

Staff estimates that TID increment could support interest payments on capital borrowing for the proposed project plan amendment. The estimated interest and finance cost to borrow the estimated capital cost is **$1,925,000**. Therefore, the total finance cost to borrow $36,000,000 for the original project plan and the proposed amendment is estimated at $9,915,000.

Staff estimates that incremental revenue from TID 45 could support interest payments on capital borrowing for the proposed 2024 project plan amendment. The estimated interest and finance cost to borrow the estimated capital cost is $715,000. Therefore, the total finance cost to borrow the total TIF supported project costs of $38,600,000 are $10,630,000.

Staff estimates that incremental revenue from TID 45 could support interest payments on capital borrowing for the proposed 2025 project plan amendment. The estimated interest and finance cost to borrow the estimated capital cost is $715,000. Therefore, the total finance cost to borrow the total TIF supported project costs of $38,600,000 are $10,630,000. This represents no change from the 2024 amendment, as costs are simply being reallocated from one project to another.

PROMOTION OF ORDERLY LAND DEVELOPMENT

The area in this TID is part of the “Downtown Districts”, as identified in the City of Madison Comprehensive Plan. The TID lies in the Downtown Core and State Street District portions of the Downtown District. Descriptions of these uses and their densities can be found in Volume II, Chapter 2 of the City’s Comprehensive Plan, at this link:

http://www.cityofmadison.com/planning/ComprehensivePlan/dplan/v2/chapter2/v2c2.pdf

The City further refined the densities and uses in the Downtown area with the adoption of the Downtown Plan, found at this link:

http://www.cityofmadison.com/neighborhoods/downtownPlan/pdf/Downtown_Plan.pdf

TID #45 is a blighted area TID. An independent survey of conditions (“blight study”) found that 52.75% of the parcels by area in TID #45 were found to be blighted as defined by State Statute.

EXPECTATIONS FOR DEVELOPMENT

The expectations for development in TID #45 have been developed from and predicated on the Comprehensive Plan for the City of Madison and the Downtown Plan, as adopted by the Common Council.

Potential Areas for Development

The Potential Areas for Development include the Anchor Bank building, the AT&T Building, and the properties at the intersection of State Street, Mifflin St, and Carroll St. The development on this site is described in further detail in this project plan.

Annual Value Increment Estimates

Definition of Value Increment: The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the "base value") from the TIF district's increased value as a result of new development. Appreciation of the base value and the new development over the full 27-year life of the TIF district is also included in this estimate.

Timeframe for Development: For the purposes of this project plan's economic expectations, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district's life. It is the City's practice to anticipate development, repayment of costs and closure of the district within a shorter timeframe than the full 27-year period allowed by TIF Law. TID expenditures may be made for a period of 22 years from the date of TID creation. On average, a City TIF district is closed within about 12 years. To the extent that the District meets or exceeds economic expectations, it is then able to repay its project costs and return the value increment to the overlying taxing jurisdictions in a shorter period of time.

Anticipated Development: The actual timing and value of new growth within the TID depends upon variables that are unpredictable at this time. However, the estimated $84.7 million Anchor Bank redevelopment project (186,000 square feet of office space, 43,000 square feet of commercial space and 100 market rate apartments) at 25 West Main and $20,997,000 (141,000 square feet of office space and 11,000 square feet of first floor retail space) redevelopment project at 316 West Washington (formerly the AT&T property) are anticipated to be completed by 2017.

In addition, there is a potential to develop approximately 100,000 square feet of office and commercial space, with potential for a new Wisconsin Historical Museum, upon property located at the corner of Mifflin and Carroll Streets. Again, the actual timing and value of such redevelopment, if it occurs, is unpredictable at this time. However, for the purposes of providing a conservative rough estimate, such a potential project may reach a full equalized assessed value estimated at approximately $25 million by 2020.

The total value of increment (including estimated TIF generators and appreciation of property value within the district) generated over the 27-year life of the district is estimated at approximately $259,000,000. This growth is estimated to generate approximately $79,000,000 of tax increment over the life of the district.

In 2022, development is underway for a 206-unit market rate apartment project located in the 100 Block of W. Wilson Street at Henry Street within the proposed first boundary amendment of TID #45, with a forecasted incremental value of $41,553,000. Based upon the current tax rates and conservative financial market assumptions the anticipated growth over the TIDs remaining 20 years (i.e. the total amount of tax increments) should total approximately $15,475,000.

METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES

Where the relocation of individuals and business operations would take place as a result of the City's acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

LEGAL DESCRIPTION

NOTE: Combined legal description for original TID 45 boundary and 2022 boundary amendment is shown below.

Part of Blocks 48, 49, 52, 66, 68, 69, 70, 72, 73, 74, 75 and 84, Original Plat of Madison[2], located in and including parts of the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 23, and located in and including parts of the Northwest Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 24, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the north corner of Block 75, Original Plat of Madison, also being the point of intersection of the Southeast right of way of West Mifflin Street with the Southwest right of way of North Carroll Street;
thence northeasterly, 66 feet, more or less, to the intersection of the northeast right of way of North Carroll Street with the Southeast right of way of West Mifflin Street being the west corner of the Public Square, Original Plat of Madison;
thence southeasterly along said northeast right of way line and the southwest line of the said Public Square, 198 feet, more or less, to the intersection with northeasterly extension of the northwest line of Lot 5, said block 75;
thence southwesterly along said extension of and along the northwest line of Lots 5, 6, 7, said Block 75, also along the extension of and southeast line of Lots 4 and 9, said Block 75, 264 feet, more or less to the west corner of said Lot 7, also being to the north corner of Lot 8, said Block 75;
thence southeasterly along the southwest line of said Lot 7 and its southeast extension, also along the northeast line of said Lot 8 and its southeast extension, 264 feet, more or less, to the southeast right of way of West Washington Avenue also being the northwest line of said Block 74;
thence northeasterly along said southeast right of way, 132 feet, more or less, to the north corner of The Loraine Condominium[3];
thence southeasterly along the northeasterly line of said Loraine Condominium, 44 feet, more or less, to the northwest line of Warranty Deed[4];
thence southwesterly along the northeasterly line of said Loraine Condominium, also along said northwest line, 12 feet, more or less, to the west corner of said Warranty Deed;
thence southeasterly along the northeasterly line of said Loraine Condominium, also along the southwest line of said Warranty Deed, 46 feet, more or less, to the south corner of said Warranty Deed, also to the northwest line of Warranty Deed[5];
thence southwesterly along the northeasterly line of said Loraine Condominium, also along said northwest line, 20 feet, more or less, to the west corner of said Warranty Deed;
thence southeasterly along the northeasterly line of said Loraine Condominium, also along the southwest line of said Warranty Deed, 33 feet, more or less, to a bend in said Lorraine Condominium, also a bend in said Warranty Deed;
thence southwesterly along the northeasterly line of said Loraine Condominium, also along said southwest line, 15 feet, more or less, to a bend in said Lorraine Condominium, also a bend in said Warranty Deed;
thence southeasterly along the northeasterly line of said Loraine Condominium, also along said southwest line, 9 feet, more or less, to the south corner of said Warranty Deed, also to the northwest line of Lot 5, Block 74, said Original Plat of Madison;
thence northeasterly along the southeast line of said Warranty Deed, also along said northwest line and its northeasterly extension, 179 feet, more or less, to the intersection with northeast right of way of North Carroll Street,also being the said southwest line of the Public Square;
thence southeasterly along said northeast right of way, 198 feet, more or less, to the intersection with northwest right of way line of West Main Street at the south corner of the said Public Square;
thence northeasterly along said northwest right of way and southeast line of said Public Square, 125 feet, more or less, to the northwesterly extension of the northeast line of Warranty Deed[6];
thence southeasterly along said northeast line extension of said Warranty Deed, also along the southwest line of State Justice Center Condominium Addendum 2[7], 396 feet, more or less, to the southeast right of way of West Doty Street;

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[2] Original Plat of Madison, as recorded in Volume A of Plats, on page 3, Dane County Registry.
[3] The Loraine Condominium, as recorded in Volume 4-148B of Condominium Plats, on pages 1-16, as Document Number 3964409, Dane County Registry.
[4] Warranty Deed, Document Number 4824315, Dane County Registry.
[5] Warranty Deed, Document Number 1480498, Dane County Registry.
[6] Warranty Deed, Document Number 5119033, Dane County Registry.
[7] State Justice Center Condominium Addendum 2, as recorded in Volume 6-113B of Condominium Plats, on pages 1-3, as Document Number 4467300, Dane County Registry.

thence southwesterly along said southeast right of way, 319 feet, more or less, to the southeasterly extension of the northeast line of The Baskerville Condominium[8];
thence northwesterly along the southeasterly extension of the northeast line of The Baskerville Condominium, also along said northeast line, also along the southwest line of Warranty Deed[9], 156 feet, more or less, to the north corner of said The Baskerville Condominium, also to the intersection with the east right of way of South Hamilton Street, also to the southern most west corner of said Warranty Deed;
Thence southerly along the westerly line of the said First Addendum to the Baskerville Condominium and the easterly right-of-way of S. Hamilton Street, a distance of 127.91 feet more or less to the intersection of the easterly right-of-way of S. Hamilton Street and the northwesterly right-of-way of W. Doty Street;
Thence southerly 93 feet more or less to the intersection of the easterly right-of-way of S. Hamilton Street and the southeasterly right-of-way of W. Doty Street also being the northwest corner of Lot 1 of Certified Survey Map (CSM) No. 15409 recorded as Document No. 5593589;
Thence southerly along the easterly right-of-way line of S. Hamilton Street also being the West line of said Lot 1 of CSM No. 15409, a distance of 370.21 feet more or less to the intersection of the easterly right-of-way of S. Hamilton Street and the northwesterly right-of-way of W. Wilson Street;
Thence northeasterly along the northwesterly right-of-way of W. Wilson Street 330 feet more or less to the intersection of the northwesterly extension of the northeasterly line of Lot 6 of Block 70 of the Plat of Madison, The Capitol of Wisconsin recorded in Vol. A, Page 3;
Thence southeasterly along the said northwesterly extension of the northeasterly line of Lot 6, a distance of 66 feet to the northeasterly corner of said Lot 6;
Thence southeasterly along the northeasterly line of said Lot 6 244 feet more or less to the northwesterly right-of-way line of the railroad (now owned by the Wisconsin Department of Transportation);
Thence southwesterly (S42°56'11"W) along the northwesterly right-of-way of the said railroad 348.97 feet more or less to a point of curvature in the northwesterly right-of-way of the said railroad;
Thence southwesterly 50.95 feet along a 5714.65-foot radius curve to the right, being the northwesterly right-of-way of the said railroad, with a chord that bears S43°37'11"W, 50.95 feet to the southern most corner of Lot 1 of CSM No. 15903 recorded as Document No. 5803623, also being the intersection of the northeasterly right of way of South Henry Street and the northwesterly line of the said railroad;
Thence continuing southwesterly along said curve, being the northwesterly right-of-way of the said railroad, 66 feet more or less to the intersection of southwesterly right of way of South Henry Street and the northwesterly line of the said railroad;
Thence northwesterly (N45°17'27"W) along the southwesterly right-of-way of S. Henry Street, a distance of 125.38 feet more or less to a point lying 87 feet southeasterly of the intersection of the easterly right-of-way of S. Hamilton Street and the southwesterly right-of-way of S. Henry Street;
Thence southwesterly (S44°42'33"W) 66 feet more or less to a point on the southwesterly line of Lot 3 of Block 69 of the said Plat of Madison, The Capitol of Wisconsin;
Thence northwesterly (N45°17'27"W) along the said southwesterly line of Lot 3, a distance of 21.67 feet more or less to a point on the easterly right-of-way of S. Hamilton Street;
Thence southerly along the said easterly right-of-way of S. Hamilton Street 146 feet more or less to a point of intersection of the easterly extension of the northeasterly line of the said Nolen Shore Condominium and the said easterly right-of-way of S. Hamilton Street;
Thence westerly 66 feet to a point on the westerly right-of-way of S. Hamilton Street being the northerly corner of the easterly line of the said Nolen Shore Condominium;
Thence westerly (N89°28'10"W) along the northeasterly line of the said Nolen Shore Condominium a distance of 111.65 feet more or less to an angle point in the said northeasterly line;
Thence northwesterly (N41°46'10"W) along the said northeasterly line, a distance of 3.85 feet more or less to a point on a line being the southeasterly line of the northwesterly 92.5 feet of Lot 5 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin;
Thence northeasterly (N45°37'21"E) along the southeasterly line of the northwesterly 92.5 feet of Lot 5 and 6 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin, a distance of 34.9 feet;
Thence northwesterly along a line being perpendicular to the southeasterly right-of-way of W. Wilson Street, a distance of 92.5 feet more or less to a point on the said southeasterly right-of-way of W. Wilson Street, said point being 219.25 feet southwesterly from the northeast corner of Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said southeasterly right-of-way;

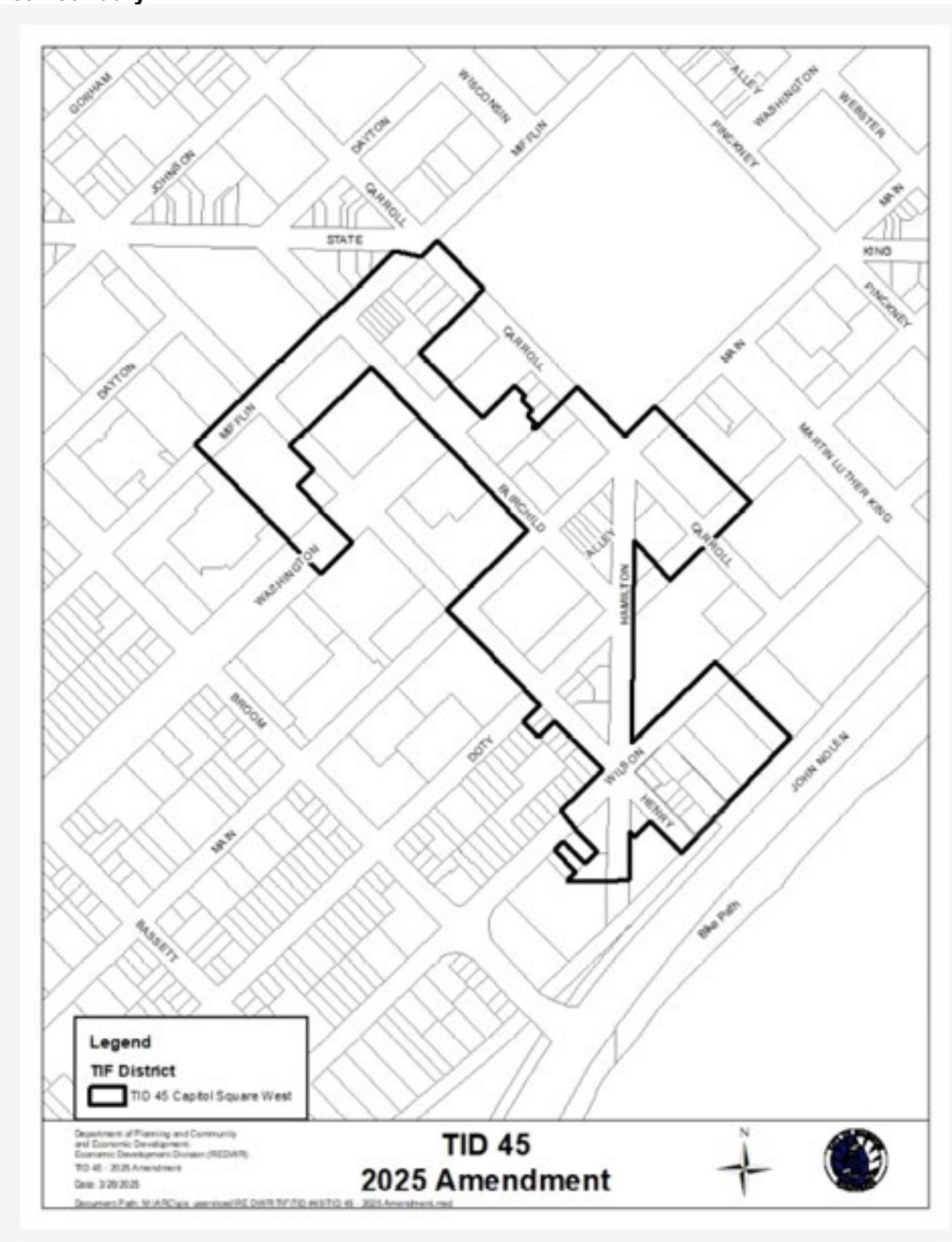
[8] The Baskerville Condominium, as recorded in Volume 5-100A of Condominium Plats, on pages 1-4, as Document Number 4159410, Dane County Registry.
[9] Warranty Deed, Document Number 5119033, Dane County Registry.

Thence northeasterly along the said southeasterly right-of-way of W. Wilson Street, a distance of 35 feet to a point being 184.25 feet southwesterly from the northeast corner of said Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said right-of-way;
Thence southeasterly along a line being perpendicular to the southeasterly right-of-way of W. Wilson Street, a distance of 92.5 feet, the northwest end of said perpendicular line is 184.25 feet southwesterly from the northeast corner of Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said southeasterly right-of-way;
Thence northeasterly along the southeasterly line of the northwesterly 92.5 feet of Lots 6 and 7 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin, a distance of 50 feet;
Thence northwesterly along a line being perpendicular to the southeasterly right-of-way of W. Wilson Street, a distance of 92.5 feet to a point on the said southeasterly right-of-way of W. Wilson Street, said point lying 134.25 feet southwesterly from the northeast corner of Lot 8 of Block 48 of the said Plat of Madison, The Capitol of Wisconsin as measured along the said southeasterly right-of-way;
Thence northwesterly 71 feet more or less to the southwesterly corner of Lot 4 of the Block Forty-Nine Redevelopment Plat recorded as Doc. No. 3787594 being on the northwesterly right-of-way of W. Wilson Street;
Thence northeasterly (N44°51'43"E) along the southeasterly line of Lots 4 thru 6 of the said Block Forty-Nine Redevelopment Plat and said line extended northeasterly, a distance of 164.92 feet more or less to a point of intersection of the northwesterly right-of-way line of W. Wilson Street and the southwesterly right-of-way of S. Henry Street;
Thence northwesterly (N44°51'29"W) along the southwesterly right-of-way of S. Henry Street, a distance of 198 feet more or less to the most easterly corner of the Southeast ½ of the Northwest ½ of Lot 9 of Block 49 of the said Plat of Madison, The Capitol of Wisconsin;
Thence southwesterly along the southeasterly line of the Southeast ½ of the Northwest ½ of Lot 9 of Block 49 of the said Plat of Madison, The Capitol of Wisconsin, a distance of 66 feet more or less to a point on the northeasterly line of Lot 9 of the said Block Forty-Nine Redevelopment Plat;
Thence northwesterly along the northeasterly line of said Lot 9 of the said Block Forty-Nine Redevelopment Plat, a distance of 66 feet more or less to the most northerly corner of said Lot 9 being on the southeasterly right-of-way of W. Doty Street;
Thence northeasterly along the northwesterly line of Lot 8 of the said Block Forty-Nine Redevelopment Plat also being on the southeasterly right-of-way of W. Doty Street, a distance of 66 feet more or less to the intersection of the southeasterly right-of-way of W. Doty Street and the southwesterly right-of-way of S. Henry Street also being the most northerly corner of said Lot 8;
thence northwesterly along said southwesterly right of way of S. Henry Street, 396 feet, more or less, to the intersection with the northwest right of way of West Main Street at the east corner of Block 51, said Original Plat of Madison;
thence northeasterly along said northwest right of way of West Main Street, 330 feet, more or less, to the southwest right of way of South Fairchild Street at the east corner of Block 67, said Original Plat of Madison;
thence northwesterly along said southwest right of way of South Fairchild Street, 660 feet, more or less, to the east corner of Lot 3, Block 66, said Original Plat of Madison, also to the north corner of Lot 4, of said Block 66;
thence southwesterly along the southeast line of said Lot 3, also along the northwest line of said Lot 4, also along the southeast line of Lot 10 of said Block 66, also along the northwest line of Lot 9 of said Block 66 and its southwest extension, 330 feet, more or less, to the intersection with the southwest right of way of North Henry Street;
thence southeasterly along said southwest right of way, 97 feet, more or less, to the north corner of Warranty Deed[10], also to the northern most east corner of Quit Claim Deed[11];
thence southwesterly along the northwest line of said Warranty Deed, also along the southeast line of said Quit Claim Deed, 66 feet, more or less, to the west corner of said Warranty Deed, also to an interior corner of said Quit Claim Deed;
thence southeasterly along the southwest line of said Warranty Deed, also along a northeast line of said Quit Claim Deed and its southeasterly extension, 233 feet, more or less, to the intersection with the southeast right of way of West Washington Avenue;
thence southwesterly along said southeast right of way, 132 feet, more or less, to the southeasterly extension of the northeast line of Metropolitan Place Residential Condominium[12];
thence northwesterly along said extension and along the southwest line of said Quit Claim Deed, also along the northeast line of Metropolitan Place Residential Condominium, also along the northeast line of Second Addendum to Metropolitan Place Parking Condominium[13] and its northwest extension, 528 feet, more or less, to the northwest right of way of West Mifflin Street;

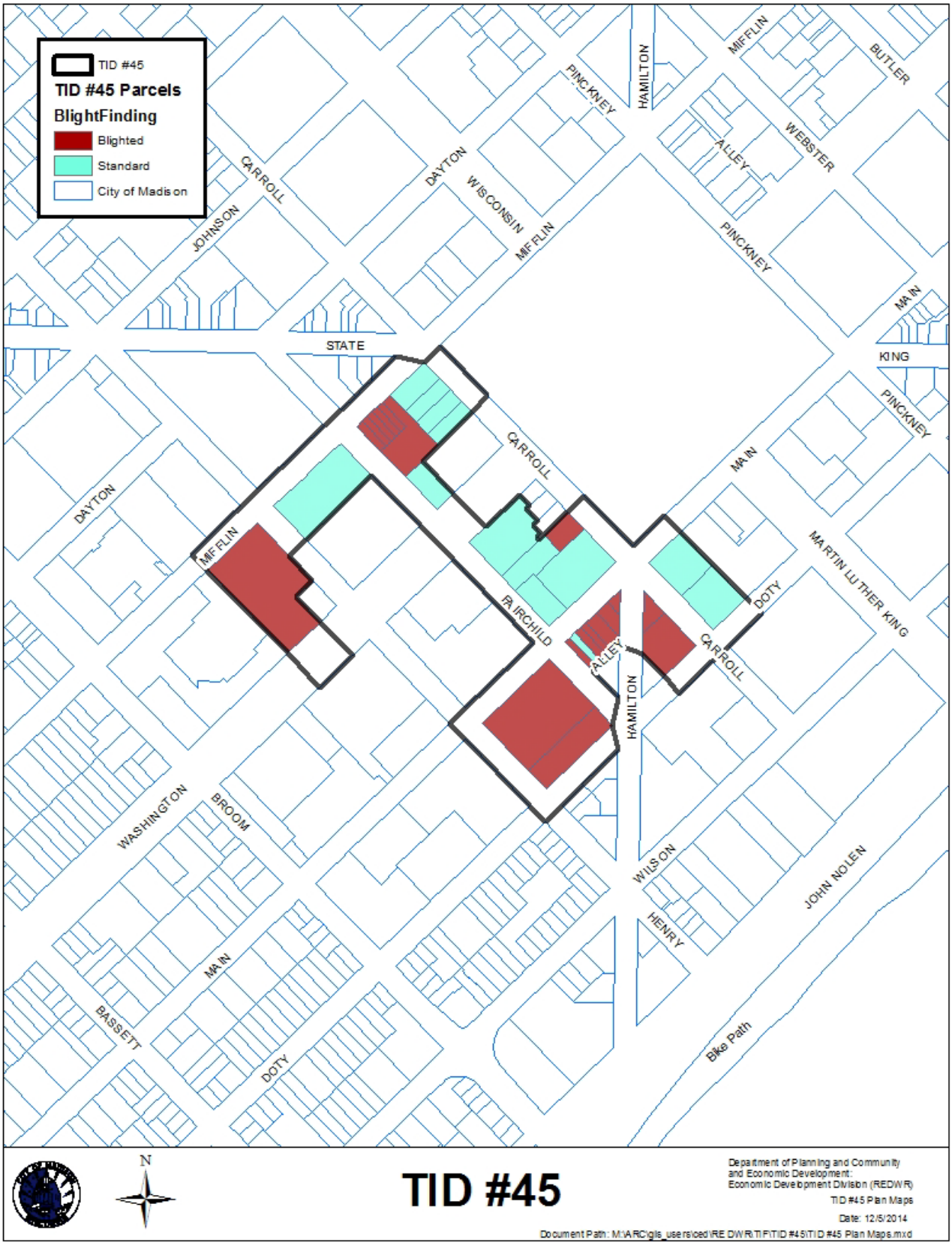
[10] Warranty Deed, Document Number 1554137, Dane County Registry.
[11] Quit Claim Deed, Document Number 5101030, Dane County Registry.
[12] Metropolitan Place Residential Condominium, as recorded in Volume 3-167A of Condominium Plats, on pages 1-18, as Document Number 3402989, Dane County Registry.
[13] Second Addendum to Metropolitan Place Parking Condominium as recorded in Volume 6-046A of Condominium Plats, on pages 1-7, as Document Number 4324804, Dane County Registry.

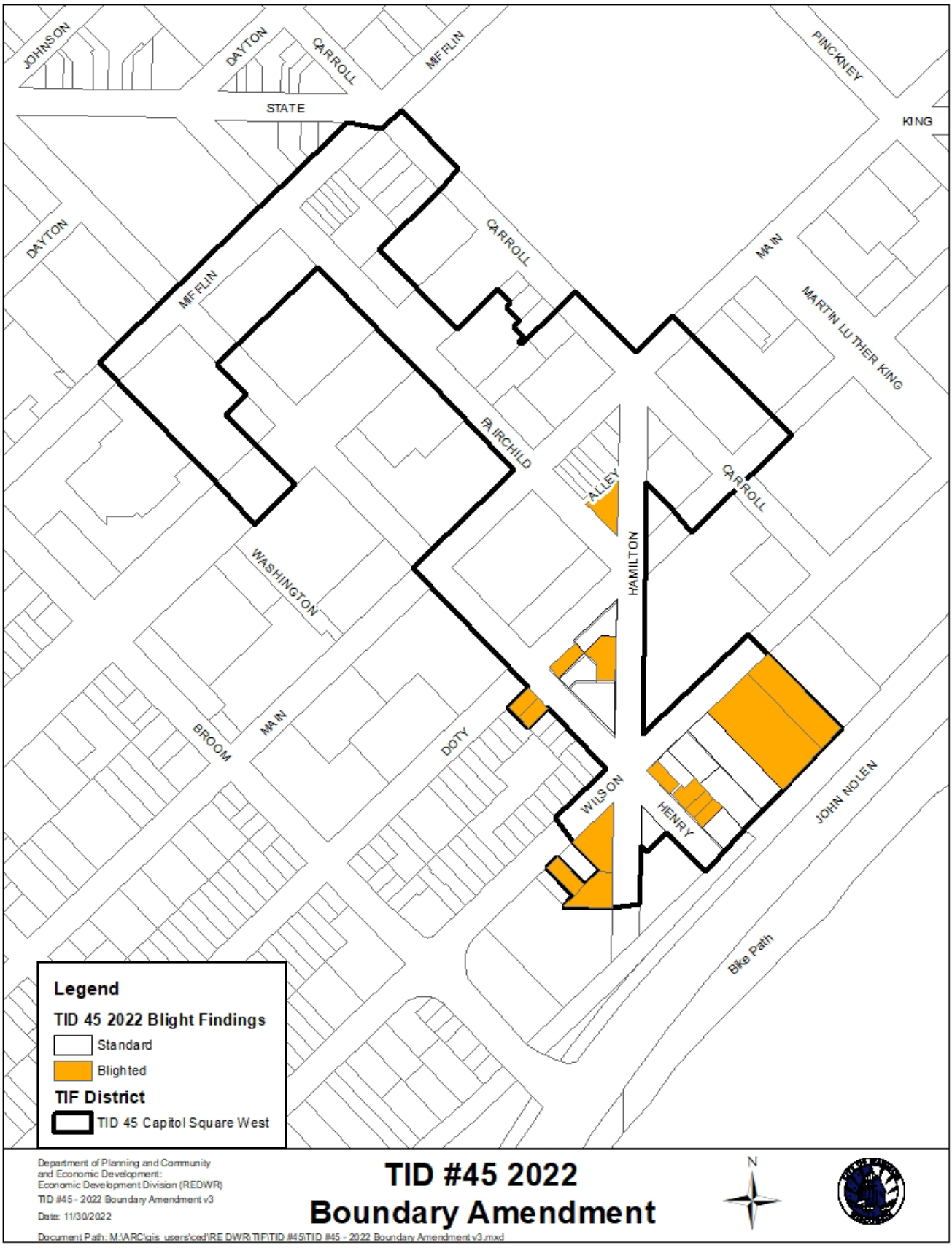
thence northeasterly along said northwest right of way of West Mifflin Street, 811 feet, more or less, to the intersection with the south right of way of State Street at the north corner of Block 76, said Original Plat of Madison;
thence southeasterly, 81 feet, more or less, to the Point of Beginning.

District Boundary

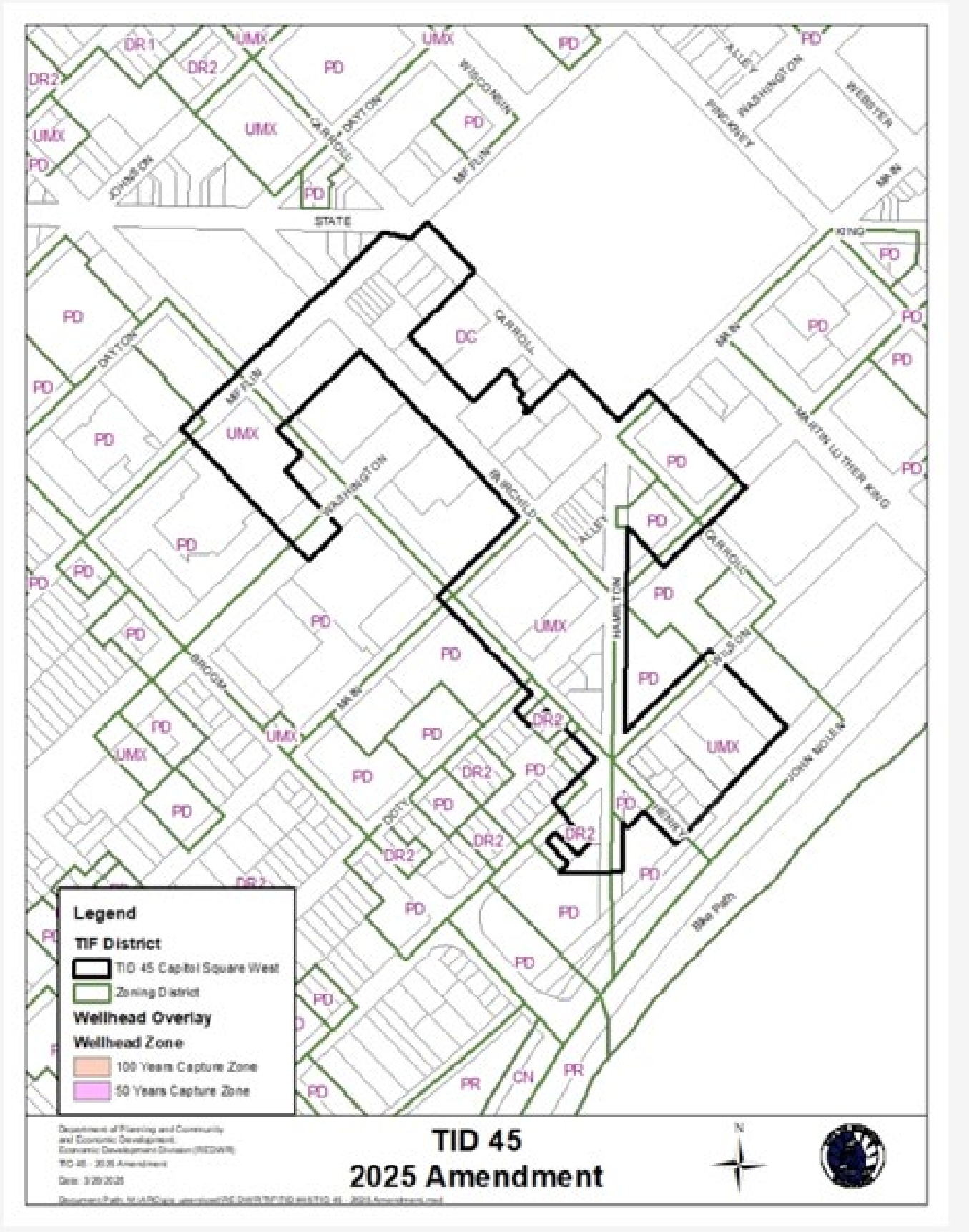


Existing Conditions (Blight Maps)

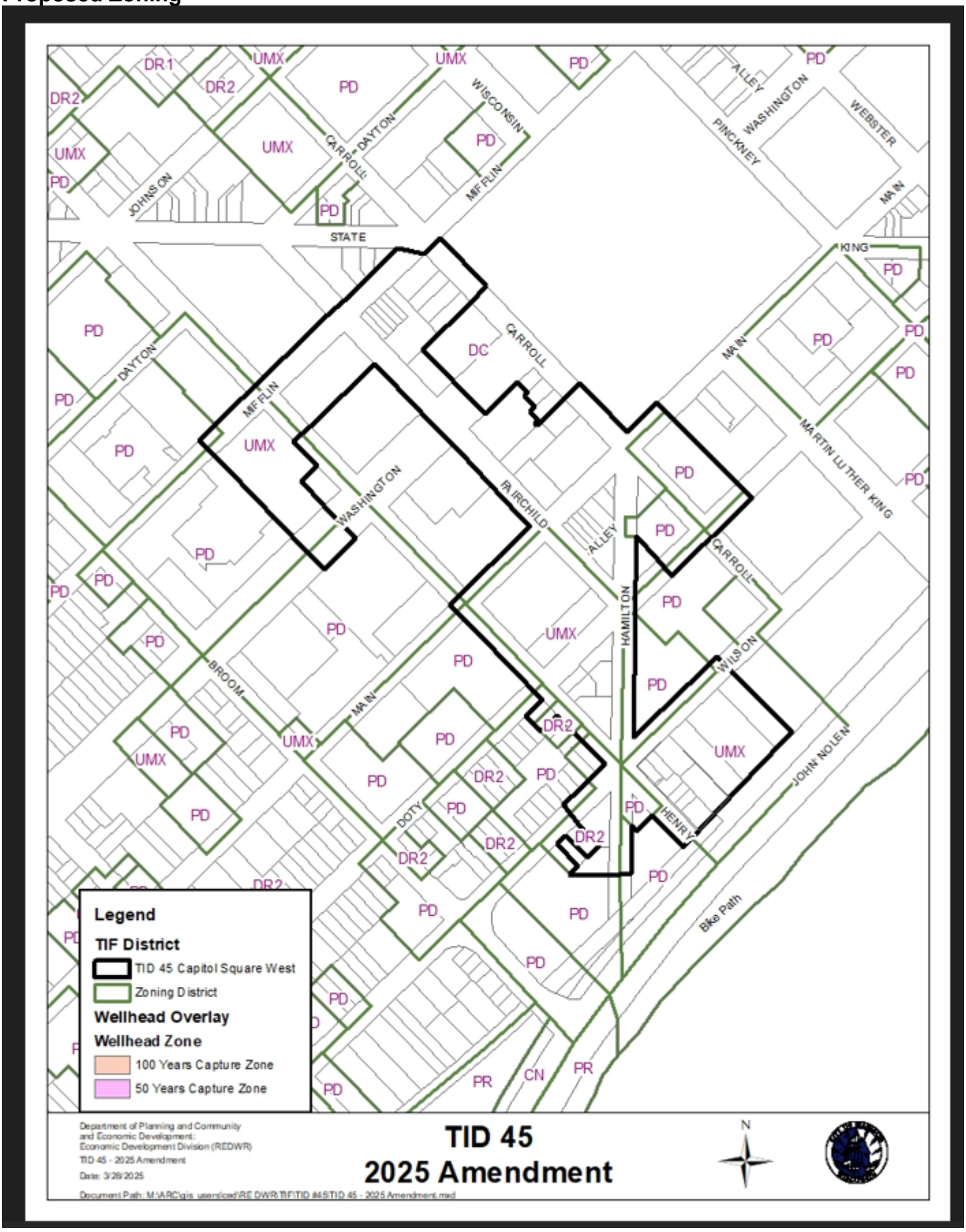



JOHNSON
DAYTON
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STATE
PINCKNEY
KING
DAYTON
MIFFLIN
CARROLL
MAIN
MARTIN LUTHER KING
FAIRCHILD
ALLEY
CARROLL
HAMILTON
WASHINGTON
BROOM
MAIN
DOTY
WILSON
HENRY
JOHN NOLEN
Bike Path
Legend
TID 45 2022 Blight Findings
Standard
Blighted
TIF District
TID 45 Capitol Square West
Department of Planning and Community and Economic Development:
Economic Development Division (REDWR)
TID #45 - 2022 Boundary Amendment v3
Date: 11/30/2022
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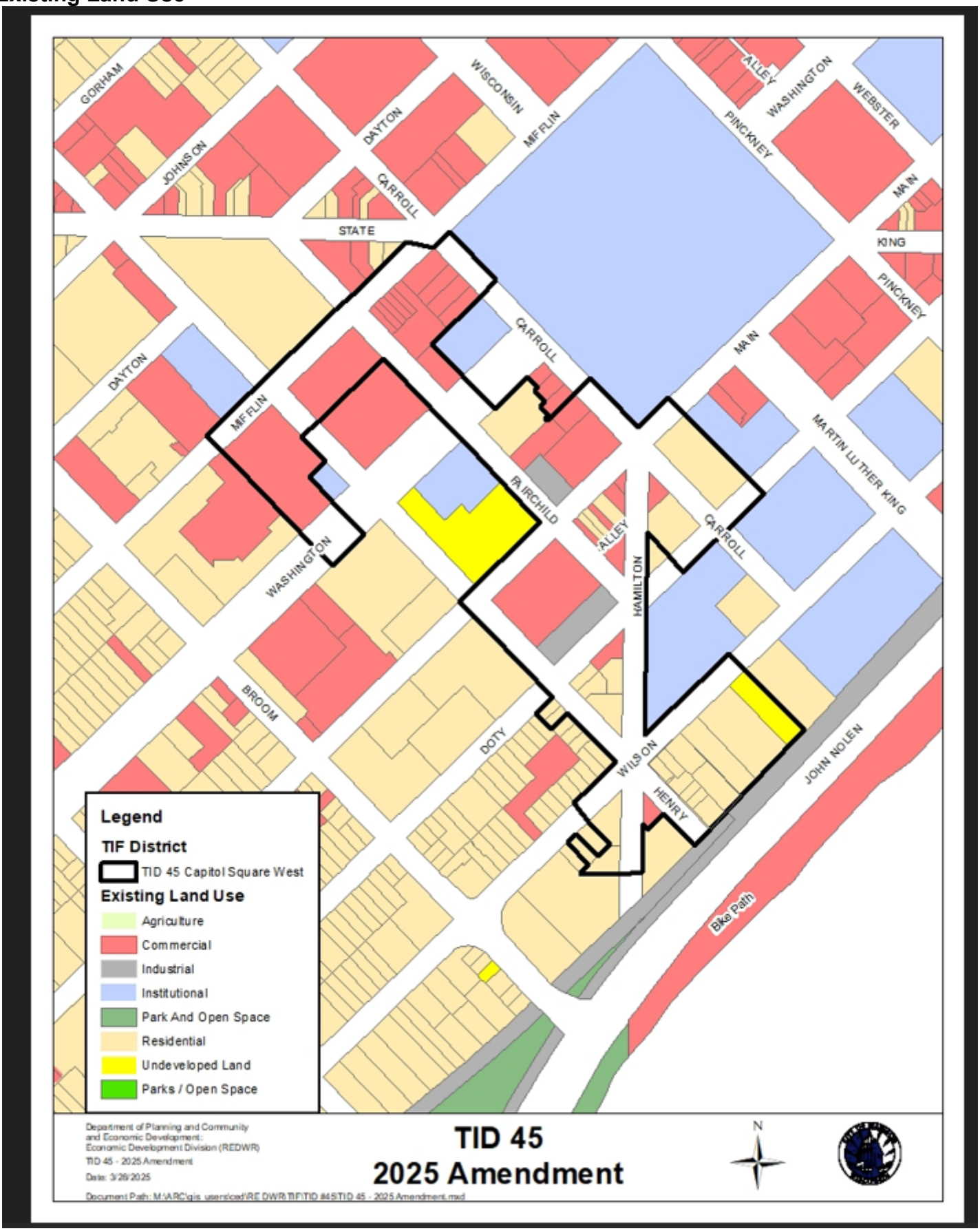
Existing Zoning



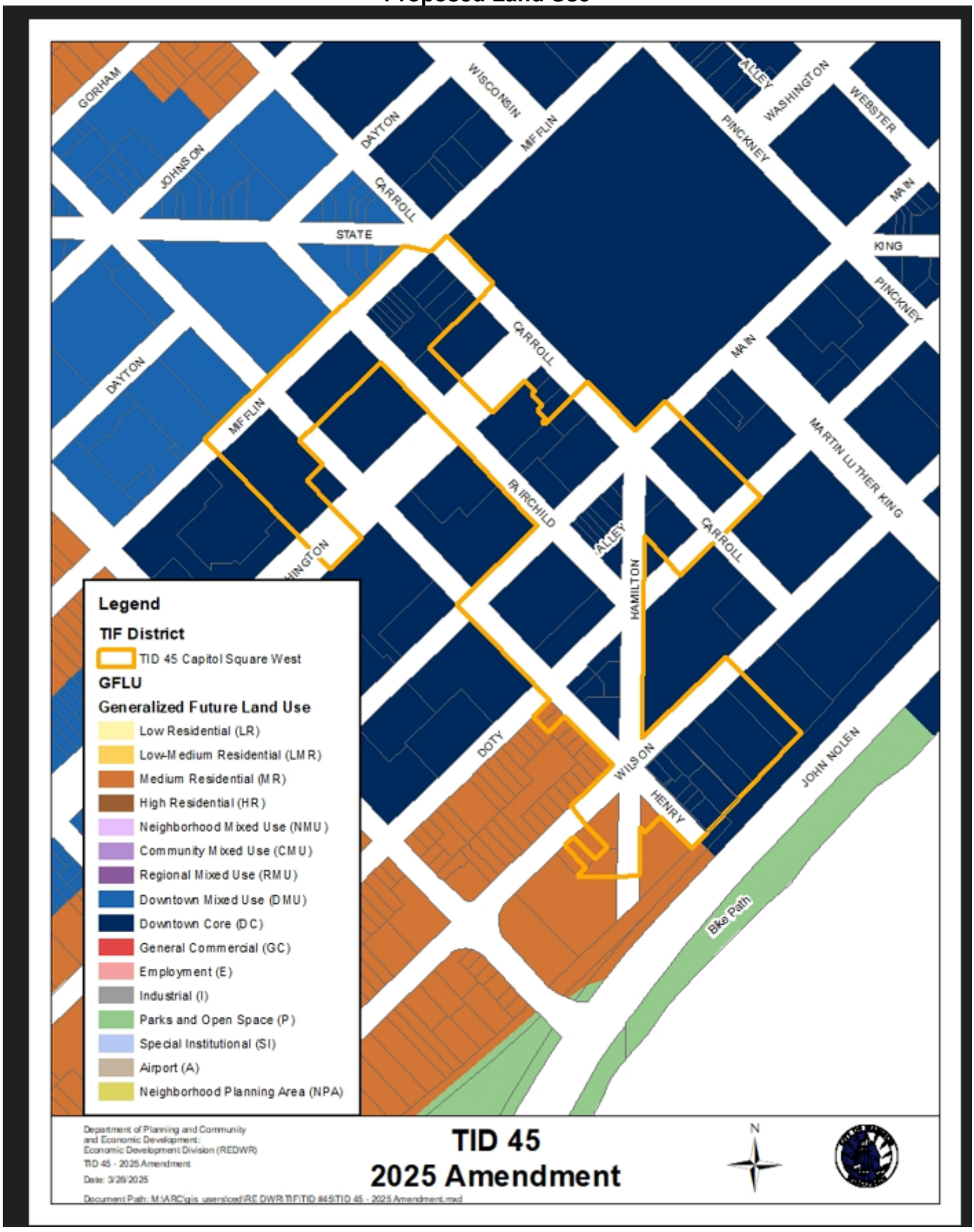
Proposed Zoning



Existing Land Use



Proposed Land Use



Office of the City Attorney

Michael R. Haas, City Attorney **Patricia A. Lauten, Deputy City Attorney**

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June 5, 2025

TO: Joseph E. Gromacki, TIF Coordinator
FROM: Matthew Robles, Assistant City Attorney
SUBJECT: Project Plan Amendment for TIF District No. 45 - City of Madison (Capitol Square West)

Dear Mr. Gromacki:

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the 2025 Amendment to the Project Plan for Tax Incremental Finance District No. 45, City of Madison, Wisconsin. Based on this examination, I am of the opinion that the amended Project Plan is complete and complies with the provisions of Wis. Stat. § 66.1105(4)(f) and (h).

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

Matthew D. Robles
Assistant City Attorney

City of Madison

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

Master

File Number: 88726

File ID:	88726	**File Type:**	Resolution	**Status:**	Items Referred
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/10/2025
File Name:	13154 TID 48 - 2025 Project Plan Amendment			**Final Action:**	

Title: Approving the Amendment to the Project Plan for Tax Incremental District (TID) #48 (Regent St), City of Madison. (District 4, District 8, District 13)

Notes:

CC Agenda Date: 06/17/2025

Agenda Number: 35.

Sponsors: Tag Evers, Michael E. Verveer And Satya V. Rhodes-Conway

Effective Date:

Attachments: TID 48 Legal Description.pdf, 13154 TID 48 Regent St 2025 Project Plan Amendment FINAL 6-5-2025.pdf

Enactment Number:

Author: Terrell Nash, Real Estate Development Specialist

Hearing Date:

Entered by: cklawiter@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/11/2025	Maggie McClain	Approve	6/30/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	06/10/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (7/7/25), Plan Commission (6/23/25), Common Council (7/15/25)						
1	COMMON COUNCIL	06/17/2025	Referred	FINANCE COMMITTEE			
	Action Text: This Resolution was Referred to the FINANCE COMMITTEE						
	Notes: Additional referral to Plan Commission						
1	FINANCE COMMITTEE	06/17/2025	Referred	PLAN COMMISSION		06/23/2025	
	Action Text: This Resolution was Referred to the PLAN COMMISSION						

1	PLAN COMMISSION	06/23/2025	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	Pass

Action Text: A motion was made by Solheim, seconded by Glenn, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

Notes: On a motion by Solheim, seconded by Ald. Glenn, the Plan Commission voted to return the Tax Increment District amendment to Finance Committee with a recommendation for approval. The motion passed by voice vote/other.

Text of Legislative File 88726

Fiscal Note

The proposed resolution authorizes a project plan amendment to TID 48 - Regent St. The amendment includes an additional $1,192,000 in TID-supported borrowing for S Park St utilities. The 2025 Adopted Capital Budget for Engineering: Major Streets included this amount in the Park Street, South project (project #11133) utilizing a different funding source. The funding source will be changed to TID-supported borrowing in the 2025 mid-year appropriation resolution. The amendment also includes $844,000 for railroad signals and the Southwest Commuter Path crossings at W Washington Ave. This project will be included in a future budget capital budget subject to adoption by the Common Council. The proposed amendment brings the total of TIF-supported costs to $25,863,000 with a total financing cost of $7,112,000. No additional City appropriation is required with adoption of this project plan amendment.

Title

Approving the Amendment to the Project Plan for Tax Incremental District (TID) #48 (Regent St), City of Madison. (District 4, District 8, District 13)

Body

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law (the "TIF Law"), Section 66.1105, Wisconsin Statutes; and

WHEREAS TIF Law sets forth certain steps which must be followed to amend a Tax Incremental Project Plan; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an opportunity to express their views on the amendment to the TID Project Plan for TID 48 was published in the Wisconsin State Journal on June 6 and June 13, 2025 as required by TIF Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the amended boundary of TID 48; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on June 23, 2025, at which interested parties were afforded an opportunity to express their views on the proposed amendment to the Project Plan for TID 48; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within the TID is suited for mixed-use within the meaning of 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.

3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.

WHEREAS the Plan Commission has determined that the TID meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001, amended on March 31, 2009, and amended again on February 25, 2014 (insofar as they are applicable to the amendment of a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the TID supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison hereby confirms and adopts the above recitals and finds that:

1. No less than 50%, by area, of the real property within the amended TID boundary is suitable and zoned for mixed-use within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.
4. The project costs relate directly to promoting mixed-use development.
5. TID 48 (Regent St) is hereby declared a mixed-use district.
6. The percentage of territory devoted to retail businesses within TID 48 (Regent St) is under thirty-five (35%) percent and is expected to remain under 35% at the end of the expenditure period.
7. Less than 35% of the TID is land that is proposed for newly platted residential development.
8. None of the project costs are for newly platted residential use, so the requirement in Wis. Stat. s. 66.1105(2)(f)3. does not apply.
9. The boundaries of TID 48 (Regent St) are not changing.

BE IT STILL FURTHER RESOLVED that the attached amended Project Plan and Boundary for TID 48 (Regent St), City of Madison, is hereby adopted as of January 1, 2025, as the Project Plan for said District and such plan is feasible and in conformity with the Comprehensive Plan for the City of Madison and will add to the sound growth of the City.

LEGAL DESCRIPTION

A parcel of land located in the Southeast ¼ of the Northwest ¼, the Northeast ¼ of the Southwest ¼, the Southwest ¼ of the Northeast ¼, Northwest ¼ of the Southeast ¼, the Southeast ¼ of the Northeast ¼, and the Northeast ¼ of the Southeast ¼'s of Section 22 along with the Southwest ¼ of the Northwest ¼, the Southeast ¼ of the Northwest ¼, the Northwest ¼ of the Southwest ¼, Northeast ¼ of the Southwest ¼, the Southwest ¼ of the Southwest ¼, the Northwest ¼ of the Southeast ¼, and the Southwest ¼ of the Northeast ¼'s of Section 23 all in Township 7 North, Range 9 East in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Beginning at the southeast corner of Block 3 of the Menges Replat of Part of Randall Park recorded as Document No. 247047 in Volume 2, Page 47;

Thence easterly approximately 60 feet to the intersection of the east right-of-way of Breese Terrace and the north right-of-way of Regent Street;

Thence easterly along the north right-of-way of said Regent Street approximately 38 feet to the intersection of the said north right-of-way of Regent Street and the northwesterly right-of-way of Little Street;

Thence northeasterly along the said northwesterly right-of-way of Little Street approximately 380 feet to the intersection of the said northwesterly right-of-way of Little Street and the northwesterly right-of-way of Monroe Street;

Thence southeasterly approximately 72 feet to the southwest corner of Lot 3 of Certified Survey Map (CSM) No. 548 recorded as Document No. 1292675, also being a point on the northwest line of the Former Illinois Central Railroad (abandoned and acquired by the State of Wisconsin) as shown on said CSM No. 548;

Thence northeasterly along the south line of said CSM 548 to a point on the westerly line of CSM No. 11632 recorded as Document No. 4144071;

Thence southeasterly approximately 28 feet to the Southwest corner of Lot 2 of said CSM No. 11632;

Thence northeasterly approximately 477 feet along the southerly line of said CSM No. 11632 and CSM No. 11776 recorded as Document No. 4196246 to the Southeast corner of Lot 1 of said CSM No. 11776 being on the westerly right-of-way of Randall Avenue;

Thence easterly approximately 61.5 feet to a point of intersection of the easterly right of way of Randall Avenue and the northerly right-of-way of the said Former Illinois Central Railroad (abandoned and acquired by the State of Wisconsin);

Thence southerly along the east right-of-way of N Randall Ave approximately 215 feet to the southwest corner of Lot 22 Block 13 Brooks' Addition to Madison recorded in Volume A Page 7;

Thence easterly along the south line of said LOT 22 approximately 191.5 feet to the southwest corner of Lot 14 Block 13 of said Brooks'Addition to Madison;

Thence northerly along the west line of Lots 13 and 14 Block 13 of said Brooks' Addition to Madison approximately 88 feet to the northwest corner of said Lot 13;

Thence easterly along the north line of said Lot 13 approximately 185.3 feet to the northeast corner of said Lot 13 also being on the westerly right-of-way of Orchard Street;

Thence easterly approximately 67.5 feet to a point on the easterly right-of-way of Orchard Street to the northwest corner of Lot 1 Coyne Replat recorded as Document No. 363788 in Volume 3, Page 52A;

Thence southerly along the easterly right-of-way of Orchard Street also being the west line of Lots 1 and 2 of the said Coyne Replat approximately 74 feet to the southwest corner of said Lot 2;

Thence easterly along the south line of Lots 2 AND 11 of said Coyne Replat and the easterly extension thereof approximately 185.3 feet to the northwest corner of Lot 15 Coyne Replat also being on the east right-of-way of Coyne Court as shown on said Coyne Replat;

Thence southerly along the east right-of-way of said Coyne Court approximately 152.8 feet to the southwest corner of Lot 17 of said Coyne Replat also being the intersection of the east right-of-way of said Coyne Court and the north right-of-way of Regent Street as shown on said Coyne Replat;

Thence easterly along the north right-of-way of said Regent St approximately 185.3 feet to the southeast corner of Lot 21 of said Coyne Replat also being the intersection of the north right-of-way of said Regent Street and the west right-of-way of Charter Street as shown on said Coyne Replat;

Thence northerly along the west right-of-way of said Charter Street approximately 152.2 feet to the intersection of the said west right-of-way of Charter Street and the north line of Lots 15 through 21 of Block 15 of said Brooks' Addition to Madison;

Thence easterly along the north line of Lots 15 through 21 of Block 15 of said Brooks' Addition to Madison and the westerly extension thereof approximately 436.3 feet to the northeast corner of said Lot 15 lying on the west right-of-way of Mills Street as shown on said Brooks' Addition to Madison;

Thence northerly along the west right-of-way of said N Mills St approximately 48.6 feet to the intersection of the west right-of-way of said Mills Street and the westerly extension of a line 12 feet northerly of and parallel with the south line of Block 3 of the plat of Central Home Addition to the City of Madison recorded as Document No. 336659 in Volume 5 Page 24;

Thence easterly along the said line being 12 feet northerly of and parallel with the south line of Block 3 also being the north right-of-way of College Court and the westerly and easterly extensions thereof approximately 492 feet a point on the east right-of-way of Brooks Street being on a line 12 feet north of and parallel to the south line of Block 4 of said plat of Central Home Addition to the City of Madison;

Thence southerly along the east right-of-way of said Brooks Street approximately 120 feet to the northwest corner of Lot 10 of Block 5 of said plat of Central Home Addition to the City of Madison;

Thence easterly along the north line of Lots 10, 12, and 13 of said Block 5 approximately 162.3 feet to the northeast corner of said Lot 13;

Thence northerly along the west line of CSM No. 12751 recorded as Document No. 4591257 and the northerly extension thereof approximately 120.3 feet to a point on the said line 12 feet north of and parallel to the South line of Block 4 being on the north right-of-way of said College Court;

Thence easterly along the said line being 12 feet north of and parallel to the South line of Block 4 also being the north line of said College Court and the easterly extension thereof approximately 269.5 feet to the east right-of-way of Park Street;

Thence southerly along the east right-of-way of said Park St approximately 88.5 feet to a northwest corner of a parcel described in Warranty Deed Document No. 5504617;

Thence northeasterly along the north line of said parcel being a 10-foot radius curve to the right approximately 17 feet;

Thence southeasterly along the north line of said parcel approximately 171 feet to a point on the westerly public alley (vacated) as shown in Document No. 5533918;

Thence easterly approximately 8.5 feet to the center of said vacated alley;

Thence southerly along the center of said vacated alley approximately 6.5;

Thence easterly approximately 8.5 feet to the Northwest corner of Lot 9 of said Harloff Subdivision recorded as Document No. 222749;

Thence continuing easterly along the north line of said Lot 9 approximately 50 feet to the northwest corner of Lot 8 of said Harloff Subdivision;

Thence southeasterly along the north line of said Lot 8 approximately 50.9 feet to the northwest corner of Lot 7 of said Harloff Subdivision;

Thence easterly along the north line of the parcel described in Warranty Deed Document No. 4636294 approximately 80 feet to a point on the west right-of-way of East Campus Mall (formerly known as Murray Street);

Thence easterly perpendicular to the west right-of-way of said East Campus Mall approximately 66 feet to a point on the east right-of-way of said East Campus Mall also being on the west line of Outlot 9 of University Addition to Madison;

Thence northerly along the said east right-of-way of East Campus Mall approximately 535 feet to the southwest corner of LOT 1 of CSM No. 10494 recorded as Document No. 3525323 also being the northwest corner of Lot 2 of CSM No. 4643 recorded as Document No. 1878546;

Thence southeasterly along the southwest line of said Lot 1 of CSM No. 10494, also being the northeast line of said LOT 2 CSM #4643, approximately 854.02 feet to the southeast corner of said LOT 1;

Thence northerly along the west line of Lot 5 of the plat of West Madison Depot recorded as Document No. 2136359 in Volume 56-64A of Plats on Page 186 approximately 39.57 feet to the southwest corner of Outlot 1 of the said plat of West Madison Depot;

Thence easterly along the south line of said Outlot 1 approximately 175.13 feet to the southeast corner of said Outlot 1;

Thence northeasterly along the southeast line of said Outlot 1 and the northwest right-of-way line of W. Mifflin Street (vacated) as shown on said plat of West Madison Depot approximately 130 feet to a point of intersection of the southwesterly line of Outlot 2 of said West Madison Depot and the said northwesterly right-of-way line of W. Mifflin Street (vacated);

Thence southeasterly along the said southwesterly line of Outlot 2 of the plat of West Madison Depot and the northwesterly extension thereof approximately 230.45 feet to the most south corner of said Outlot 2;

Thence northeasterly along the southeast line of said Outlot 2 approximately 115.64 feet to the northeast corner of said Outlot 2 also being on the northwesterly line of Lot 1 of CSM No. 15365 a.k.a. West Washington Place Condominium recorded as Document No. 5574539;

Thence continuing easterly approximately 8.18 feet along the northwesterly line of said Lot 1 of CSM No. 15365 to an angle point in the said northwesterly line;

Thence continuing northerly approximately 8.25 feet along the northwesterly line of said Lot 1 of CSM No. 15365 to an angle point in the said northwesterly line;

Thence continuing northeasterly along the said northwesterly line of Lot 1 of CSM No. 15365 approximately 175 feet to the most north corner of said Lot 1, also being the south corner of Lot 7, Block 24 of the Plat of Madison The Capitol of Wisconsin recorded in Volume A, Page 3;

Thence northwesterly along the southwesterly line of said Lot 7 approximately 165 feet to the northwest corner of said Lot 7 being on the southeasterly right-of-way of W. Mifflin Street;

Thence northeasterly along the northwest line of Lots 7, 8, and 9 of Block 24 of the said Plat of Madison The Capitol of Wisconsin and the northeasterly extension thereof approximately 264 feet to the northwest corner of Lot 1 of Block 33 of said Plat of Madison The Capitol of Wisconsin;

Thence southeasterly along the southwest line of said Lot 1 of Block 33 approximately 99 feet to the northwest corner of the southeasterly 66 feet of said Lot 1;

Thence northeasterly along the southeast line of the northwesterly 99 feet of Lots 1 and 2 of Block 33 of the said Plat of Madison the Capitol of Wisconsin approximately 132 feet to a point on the northeast line of said Lot 2 of Block 33;

Thence southeasterly along the said northeast line of said Lot 2 of Block 33 approximately 6 feet to the south corner of the northwesterly 105 feet of Lot 3 of Block 33 of the said Plat of Madison The Capitol of Wisconsin;

Thence northeasterly along the southeast line of the northwest 105 feet of said Lot 3 of Block 33 approximately 58 feet to the east corner of the northwest 105 feet of the southwest 58 feet of said Lot 3 of Block 33;

Thence southeasterly along the northeast line of the southwest 58 feet of said Lot 3 of Block 33 approximately 60 feet to the most easterly corner of the southwest 58 feet of said Lot 3 of Block 33;

Thence northeasterly along the northwest line of Lots 10 through 16 of Block 33 of the said Plat of Madison The Capitol of Wisconsin approximately 404 feet to the most northerly corner of said Lot 10 of Block 33;

Thence continuing along the said Northwest line of Lots 10 through 16 of Block 33 extended northeasterly approximately 66 feet to a point on the northeast right-of-way line of N. Bassett Street also being on the southwest line of Block 43 of the said Plat of Madison The Capitol of Wisconsin;

Thence southeasterly along the northeast right-of-way said Bassett St approximately 693 feet to the intersection of the northeast right-of-way of said Bassett St and the southeast right-of-way of W Main Street being at the most westerly corner of Lot 1 of Block 45 of the said Plat of Madison The Capitol of Wisconsin;

Thence southwesterly along the southeast right-of-way of said W Main Street also being along the northwest line of Block 31 of the said Plat of Madison The Capitol of Wisconsin approximately 726 feet to the intersection of the southeast right-of-way of said W Main St and the southwest right-of-way of Bedford Street as shown on said Plat of Madison The Capitol of Wisconsin;

Thence northwesterly along the southwest right-of-way of said Bedford Street approximately 396 feet to the intersection of the southwest right-of-way of said Bedford Street and the southeast right-of-way of Washington Avenue as shown on said Plat of Madison The Capitol of Wisconsin;

Thence southwesterly along the southeast right-of-way of said Washington Avenue being along the northwesterly line of Block 25 of the said Plat of Madison The Capitol of Wisconsin and said line extended southwesterly approximately 823 feet to a point on the northeasterly right-of-way of Proudfit Street;

Thence southeasterly along the northeasterly right-of-way line of said Proudfit Street app approximately 396 feet to the intersection of the northeasterly right-of-way of Proudfit Street and the southeasterly right-

of-way of W. Main Street also being the most westerly corner of the northeasterly 6 feet of Lot 2 of the plat of Warren's Addition to the City of Madison;

Thence southwesterly along the southeast right-of-way of W. Main Street as shown on the said plat of Warren's Addition to the City of Madison and the Replat of Monona Bay Subdivision recorded as Document No. 291425 approximately 647 feet to a point of intersection of the southeasterly right-of-way of W. Main Street and the southwesterly right-of-way S. Brittingham Place as shown on the said Replat of Monona Bay Subdivision;

Thence northwesterly along the said southwesterly right-of-way of S. Brittingham Place approximately 66 feet to a point on the northwesterly right-of-way of said W. Main Street being on the Southeast line of Lot 2 of Block 1 of Brittingham Park recorded as Document No. 1032438;

Thence southwesterly along the southeast line of said Lot 2 of Block 1 of Brittingham Park approximately 67 feet to the southeasterly corner of said Lot 2;

Thence westerly along the south line of said LOT 2 approximately 281.82 feet to an angle point in the south line of said Lot 2;

Thence southwesterly along the south line of said Lot 2 approximately 306.79 feet to the southwest corner of said Lot 2;

Thence southwesterly along the southeast right-of-way of W. Washington Street approximately 823 feet to the intersection of the north right-of-way line of Vilas Avenue also being the southwest corner of Block 13 of the Greenbush Addition to Madison recorded in Volume A, Page 15;

Thence westerly along the north right-of-way of Vilas Avenue approximately 250 feet to the southeast corner of Lot 12 Block 11 of the said Greenbush Addition to Madison;

Thence northerly along the west right-of-way of Park Street as shown on said Greenbush Addition to Madison approximately 658.5 feet to a point on the east line of Block 8 of the said Greenbush Addition to Madison also being an angle point in the said west right-of-way of Park Street;

Thence westerly along the said west right-of-way of Park Street approximately 34.97 feet to an angle point in the said west right-of-way;

Thence northerly along the said west right-of-way of Park Street approximately 40.85 feet to an angle point in the said west right-of-way;

Thence northwesterly along the said west right-of-way of Park Street approximately 16.45 feet to an angle point in the said west right-of-way;

Thence northerly along the said west right-of-way of Park Street approximately 40.44 feet to an angle point in the said west right-of-way;

Thence northerly along the said west right-of-way of Park Street approximately 40.06 feet to an angle point in the said west right-of-way;

Thence easterly along the said west right-of-way of Park Street approximately 30.35 feet to an angle point in the said west right-of-way;

Thence northerly along the said west right-of-way of Park Street approximately 50.00 feet to an angle point in the said west right-of-way;

Thence northerly along the said west right-of-way approximately 348 feet to a point of intersection of the said west right-of-way of Park Street and the vacated north right-of-way line of Milton Street;

Thence westerly along the north line of the said vacated north right-of-way line of Milton Street approximately 331.14 feet to a point lying on the easterly right-of-way of Brooks Street as shown on said plat of the Greenbush Addition to Madison;

Thence southwesterly approximately 102 feet to the intersection of the west right-of-way of said Brooks Street and the south right-of-way of Milton Street as shown on said plat of Greenbush Addition to Madison also being the northeast corner of Lot 1 of Block 4 of the said plat of Greenbush Addition to Madison;

Thence westerly along the north line of said Block 4 approximately 360 feet to the northwest corner of said Block 4;

Thence southwesterly approximately 71 feet to the southeast corner of the north 35 feet of Lot 5 of Block 1 of Bowen's Second Addition to the City of Madison recorded as Document No. 267558 lying on the west right-of-way of Mills Street as shown on said Bowen's Second Addition;

Thence northerly along the west right-of-way of said Mills St approximately 418.67 feet to the northeast corner of Lot 12 of Block 3 of the said Bowen's Second Addition to the City of Madison;

Thence westerly along the north line of said Lot 12 of Block 3 approximately 85 feet to the northwest corner of the easterly 85 feet of said Lot 12;

Thence southerly along the west line of the easterly 85 feet of said Lot 12 and Lot 13 of said Bowen's Second Addition approximately 123.67 feet to a point on the south right-of-way of Bowen Court;

Thence westerly along the south right-of-way of Bowen Court as shown on said Bowen's Second Addition, the plat of Eighmy Ramsay Addition recorded as Document No. 340506, and the plat of Eighmy-Ramsay Co's Addition recorded as Document No. 338524A approximately 1167 feet to the northwest corner of Lot 5 of Block 5 of the said Eighmy-Ramsay Co's Addition;

Thence northwesterly approximately 66.5' to the southeast corner of Lot 28 of Block 5 of the plat of Oakland Heights recorded as Document No. 211232 in Volume 1, Page 30;

Thence northerly along the east line of said Block 5 of Oakland Heights approximately 227.2 feet to the northeast corner of Lot 1 of said Block 5 lying on the south right-of-way of Regent Street (shown as Washington Street on said plat of OAKLAND HEIGHTS);

Thence westerly along the south right-of-way of said Regent Street approximately 784 feet to the northeast corner of Lot 1 of Block 1 of the said plat of Oakland Heights lying at the intersection of the northwest right-of-way of a public alley shown on the said plat of Oakland Heights and the said south right-of-way of Regent Street;

Thence southwesterly along the northwesterly right-of-way of said public alley and said northwesterly right-of-way extended southwesterly approximately 368.5 feet to the Southeast corner of Lot 1 of Block 2 of the said plat of Oakland Heights also being the most easterly corner of Lot 1 of CSM No. 14443 recorded as Document No. 5307198;

Thence northwesterly along the northeast line of said Lot 1 of CSM No. 14443 approximately 119.92 feet to the most northerly corner of said Lot 1;

Thence southwesterly along the northwest line of said Lot 1 of CSM No. 14443 approximately 140.0 feet to the most westerly corner of said Lot 1;

Thence northwesterly approximately 74 feet to the intersection of the northwesterly right-of-way of Monroe Street and the west right-of-way of S. Breese Terrace;

Thence northerly along the west right of way of S. Breese Terrace approximately 299 feet to the **Point of Beginning.**

Date Adopted: July 20, 2021
Resolution Number: RES-21-00511
Expenditure Deadline: July 20, 2036
TID Expiration Date: July 20, 2041

Date Adopted: July 8, 2024
Resolution Number: RES-24-00433

Project Plan and Boundary for

TAX INCREMENTAL FINANCE DISTRICT 48 (REGENT ST)

City of Madison

Prepared by:
Department of Planning and Community and Economic Development
Economic Development Division
Office of Real Estate Services

2025

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TAX INCREMENTAL FINANCE DISTRICT # 48
(REGENT ST)

NOTE: Amendments to the Project Plan from the 2024 First Amendment are highlighted in yellow.
NOTE: Amendments to the Project Plan from the 2025 Second Amendment are highlighted in bright green.

INTENT AND PURPOSE

The City of Madison (the "City") has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base while continuing to revitalize neighborhoods. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority's (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

In particular, the City of Madison is proposing to create Tax Incremental District (TID) #48–(Regent St) as a mixed-use TID, for the purposes of capturing incremental value to fund certain public works improvements that will benefit the TID and the larger community. Specifically, the City plans to invest funds into infrastructure projects to assist with the redevelopment of CDA owned housing in the "Triangle" area, bounded by Regent St, West Washington Ave, and South Park St.

PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS

The project elements proposed in this Project Plan conform to the objectives and recommendations contained Comprehensive Plan For The City of Madison (the "Master Plan") as approved by the City Plan Commission. No changes in the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

This TID is presently zoned UMX, PD, DR2, TR-U1, TR-C4, CI, TE, TSS, TR-V1, and CC-T. These zoning districts are suitable for mixed-use development.

Consistency with the City of Madison Comprehensive Plan

The Common Council of the City of Madison adopted an update to the City of Madison Comprehensive Plan on August 7, 2018, and updated in December 2023 and September 2024. The Comprehensive Plan contains six sections, each with its own set of overarching Goals and implementation Strategies that are consistent with the projects and activities planned for TID 48 include, but are not limited to, the following:

Land Use and Transportation:

Goal: Madison will be comprised of compact, interconnected neighborhoods anchored by a network of mixed-use activity centers.

Strategies:
- Ensure all populations benefit from the City's transportation investments.
- Facilitate compact growth to reduce the development of farmland.

Neighborhoods and Housing

Goal: Madison will be a safe and welcoming city of strong and complete neighborhoods that meet the needs of all residents.

Strategies:
- Create complete neighborhoods across the city where residents have access to transportation options and resources needed for daily living.

Consistency with TIF Policy

The Project Plan is also consistent with City of Madison Tax Incremental Finance Objectives and Policies (the "TIF Policy") adopted by the City's Common Council on April 17, 2001 and amended most recently on February 25, 2014. The Project Plan conforms to the following TIF Policy goals:

Section 1: TIF Goals

A. Growing the property tax base.
D. Encouraging urban in-fill projects that increase (or decrease where appropriate) density consistent with the City's Comprehensive Plan.
G. Funding public improvements that enhance development potential, improve the City's infrastructure, enhance transportation options, and improve the quality and livability of neighborhoods.
I. Reserving sufficient increment for public infrastructure in both TIF project plans and TIF underwriting.

Newly Platted Residential

Less than 35 percent, by area, of the real property within TID 48, is land proposed for newly platted residential use (there is no land in TID 48 proposed for newly platted residential use). None of the project costs are for newly platted residential use so the requirement in Wis. Stat. s. 66.1105(2)(f)3. does not apply.

PROPOSED PROJECT COSTS

The following represent total estimated costs. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled "Detailed Estimate of Timing and Project Costs" that estimates the amount of cost paid with TIF.

Public Works Improvements
The City intends to complete multiple public works projects in TID 48. These projects include:

~~*East Campus Mall:~~	~~$495,000~~
West Main Bike Blvd:	$115,000
Regent St:	$6,612,000
Regent St Box Culvert	$6,600,000
~~*Park St (Chandler to Vilas):~~	~~$3,321,000~~
~~*West Washington Ave:~~	~~$3,711,000~~[1]
South Park Street Utilities	$1,192,000
West Wash / SW Commuter Path and RR Signalization	$844,000
Estimated Cost:	**~~$14,255,000~~ ~~$13,327,000~~ $15,363,000**

Community Development Authority Revitalization Activities

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District. The CDA intends to continue the redevelopment of the CDA owned Triangle / Bayview public housing development.

The 2024 Project Plan Amendment proposes to make grants totaling $10,000,000 to the CDA to utilize in the redevelopment of the Bayview Triangle public housing project and constructing geothermal.

[1] NOTE: Those items with a "*" were cut in the 2024 project plan amendment. The East Campus Mall project will be funded through the Bayview / Triangle redevelopment project using LIHTC funds, instead of TIF funds. The Park St (Chandler to Vilas) and West Washington Ave projects were eliminated as costs from the project plan entirely.

Bayview Triangle Redevelopment (GRANT to CDA)	$5,000,000[2]
Bayview Triangle Geothermal (GRANT TO CDA)	$5,000,000[3]
Estimated Cost:	**$10,000,000**

Economic Development Assistance

Development Loans

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, that demonstrate that "but for" such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, parking facility construction, site preparation, environmental remediation, landscaping and similar types of related activities.

Estimated Cost $0

Land Acquisition

In order to construct the public improvements and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in this TIF District. The acquisitions could vary from rights-of-way and air space to entire parcels.

Estimated Cost: $0

Affordable Housing

This category of costs is for the benefit of affordable housing and the improvement of housing stock in the City of Madison. After the date on which TID #48 pays off all of its aggregate costs, as provided for in State Statute the City may extend the life of TID #48 for one year to benefit affordable housing and to improve housing stock. The Bayview affordable housing project, outlined below, may require financial assistance. If the Bayview project, or any other affordable housing project, is determined to need financial assistance and meets the City's TIF Goals and Underwriting policies, the City will propose an amendment to this project plan and seek the necessary approvals form the Joint Review Board.

Estimated Cost: $0

Organizational, Administrative and Professional Costs

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with TID 48, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, Planning & Development and the Office of the Mayor.

Estimated Cost: $500,000

Total Cost ~~**$14,755,000**~~ ~~**$23,827,000**~~ **$25,863,000**

[2] The 2024 Project Plan Amendment intends for a $5,000,000 grant to the CDA Triangle / Bayview project, for the purpose of replacing housing lost due to redevelopment in the Triangle, to be funded by G.O. borrowing.

[3] As noted in the tables below, the 2024 Project Plan Amendment commits $5,000,000 of TIF funds from TID 48 to this project, with the remaining $10,000,000 of funding coming from LIHTC equity funds associated with the Bayview Triangle redevelopment.

Financing Costs

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all the $25,509,000 ~~$23,827,000 14,755,000~~ of estimated project costs and an estimated ~~$4,000,000~~$7,112,000 financing cost.

DETAILED ESTIMATE OF TIMING AND PROJECT COSTS

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a mixed-use TID within 15 years of its creation**.** Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan. **The actual eligible project costs herein (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan. There are no planned costs that are non-project costs.**

~~TID #48~~	~~Proposed TIF Funded Non-Assessable Cost~~	~~Assessable/ Non-Project Costs~~	~~Total~~	~~Time Frame~~
~~Total Public Improvements~~				
~~E Campus Mall~~	~~$495,000~~	~~$55,000~~	~~$550,000~~	~~2021 - 2036~~
~~W. Main Bike Blvd~~	~~$115,000~~	~~$13,000~~	~~$128,000~~	~~2021 - 2036~~
~~Regent (Breese to West Washington Ave)~~	~~$6,612,000~~	~~$735,000~~	~~$7,347,000~~	~~2021 - 2036~~
~~Park (College to Vilas)~~	~~$3,321,000~~	~~$369,000~~	~~$3,690,000~~	~~2021 - 2036~~
~~West Washington (Regent to Park)~~	~~$3,712,000~~	~~$412,000~~	~~$4,124,000~~	~~2021 - 2036~~
~~**TOTAL PUBLIC IMPROVEMENTS**~~	~~**$14,255,000**~~	~~**$1,584,000**~~	~~**$15,839,000**~~	~~2021 - 2036~~
~~Administrative and Professional Costs~~	~~$500,000~~	~~-~~	~~$500,000~~	~~2021 - 2036~~
~~**TOTAL PROJECT COSTS**~~	~~**$14,755,000**~~	~~**$1,584,000**~~	~~**$16,639,000**~~	~~2021 - 2036~~
~~Finance Costs (Financing costs for entire project plan)~~	~~$4,057,000~~	~~$0~~	~~$4,057,000~~	~~2021 - 2036~~

2024 Project Plan Amendment Costs (Revised and Restated)				
TID #48	**Proposed TIF Funded Non-Assessable Cost**	**Assessable/ Non-Project Costs**	**Total**	**Time Frame**
Total Public Improvements				
~~E Campus Mall~~	~~$495,000~~	~~$55,000~~	~~$550,000~~	~~2021 - 2036~~
W. Main Bike Blvd	$115,000	$13,000	$128,000	2021 - 2036
Regent (Breese to West Washington Ave)	$6,612,000	$735,000	$7,347,000	2021 - 2036
~~Park (College to Vilas)~~	~~$3,321,000~~	~~$369,000~~	~~$3,690,000~~	~~2021 - 2036~~
~~West Washington (Regent to Park)~~	~~$3,712,000~~	~~$412,000~~	~~$4,124,000~~	~~2021 - 2036~~
Regent St Box Culvert	$6,600,000	$0	$6,600,000	2024 - 2036
TOTAL PUBLIC IMPROVEMENTS	**$13,327,000**	**~~$1,584,000~~ $748,000**	**~~$15,839,000~~ $14,075,000**	2024 - 2036
CDA Revitalization				
Bayview Triangle Redevelopment Grant to CDA	$5,000,000	$0	$5,000,000	2024 - 2036
Bayview Triangle Geothermal Grant to CDA	$5,000,000	$10,000,000	$15,000,000	2024 - 2036
Total CDA	**$10,000,000**	**$10,000,000**	**$20,000,000**	**2024 - 2036**
Administrative and Professional Costs	$500,000	$0	$500,000	2021 - 2036
Total Project costs **(including original Project Plan and 2024 Amendment)**	**$23,827,000**	**$10,748,000**	**$34,575,000**	2024 - 2036
Finance Costs (Financing costs for Original project plan and 2024 Amendment)	**$6,552,000**	**$0**	**$6,552,000**	**2021 - 2036**

2025 Project Plan Amendment Costs				
TID #48	**Proposed TIF Funded Non-Assessable Cost**	**Assessable/ Non-Project Costs**	**Total**	**Time Frame**
Total Public Improvements				
South Park St Utilities	$1,192,000	$0	$1,192,000	2025 - 2036
West Wash / SW Commuter Path and RR Signalization	$844,000	$0	$844,000	2025 - 2036
TOTAL PUBLIC IMPROVEMENTS	**$2,036,000**	**~~$1,584,000~~ ~~$748,000~~ $0**	**~~$15,839,000~~ ~~$14,075,000~~ $2,036,000**	2025 - 2036
Total Project costs (including original Project Plan and 2024 Amendment)	**~~$23,827,000~~ $25,863,000**	**$10,748,000**	**~~$34,575,000~~ $36,611,000**	2025 - 2036
Finance Costs (Financing costs for Original project plan 2024, and 2025 Amendment)	**$7,112,000**	**$0**	**$7,112,000**	**2021 - 2036**

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(GM).

SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual eligible project costs may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the TID. Taking the TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

Per TIF Law, the maximum life of a mixed-use TID is 20 years and all project expenditures must be made five (5) years prior to the termination of the TID. Therefore, all project expenditures must be made by December 31, 2036. Tax increments may be received until project costs are recovered, at which time the TID must close.

TIF-Eligible Capital Budget

The cost of public improvements and other project costs is $36,611,000 ~~$34,575,000~~ ~~16,639,000~~. There are $10,748,000 ~~1,584,000~~ of anticipated costs that will be assessable to property owners or funded through other non-TIF sources. Assessments are determined in accordance with the City and Board of Public Works standard special assessment policies. Given that there are $10,748,000 ~~1,584,000~~ of non-TIF costs / costs that are assessable to property owners, the $25,863,000 ~~$23,827,000~~ ~~14,755,000~~ balance of the TIF-eligible project costs (i.e. net of assessable costs) represents the authorized TIF Capital Budget for this Project Plan and will require financial support by incremental taxes from the District.

Estimate of Economic Feasibility, TIF Generator(s)

TIF Policy requires a proposed TID have an economic "generator" i.e. at least one private development project that generates increment to finance TID costs, or a TID shall be identified as a "speculative TID". TID #48 has multiple "generators" of tax increments, as described below.

- Bayview – The redevelopment of the Bayview project, owned by the Bayview Foundation, is estimated to generate $12,350,000 of incremental value in TID 48.

- 1313 Regent St – The redevelopment of this property is anticipated to generate $10,000,000 of incremental value in TID 48.

- 826 Regent St (corner of Regent and South Park St) – The redevelopment of this property and the adjacent properties is estimated to generate $20,000,000 of incremental value in TID 48.

- 500 West Washington Ave – The redevelopment of this project is estimated to generate $17,000,000 of incremental value in TID 48.

Estimate of Economic Feasibility, TIF Generators (2024 Amendment)

The 2024 TID #48 Amendment has additional "generators" of tax increments, as described below, that support additional project costs forecasted in this Project Plan Amendment. They are the following:

- 750 Regent Street – The development of 341-unit, 681-bed student housing project is estimated to generate $78,300,000 of incremental value.

- 832 Regent Street – The development of a 178-unit, 521-bed student housing project is estimated to generate $62,390,000 of incremental value.

- 531 W. Washington Avenue – The development of a 140-unit market rate apartment project is estimated to generate $26,446,000 of incremental value.

- The Triangle—The development of a 164-unit affordable housing project targeting approximately 30% Area Median Income (AMI) is estimated to generate $14,760,000 of incremental value.

Total Estimated Incremental Value – TIF Generators (2024 Amendment) $181,896,000

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from potential development projects, and economic growth or value appreciation over the life of the TID is estimated to be **~~$192,000,000~~$421,149,000.** This value includes the ~~$59,000,000~~ $136,053,000 of incremental value generated from projects outlined in the original Project Plan generated between the years 2021-24, an additional $181,896,000 of estimated incremental value from new TIF generators outlined above, and $103,200,000 of estimated value appreciation over the remaining life of the TID. This value is projected to produce incremental revenues sufficient to support the project costs stated above.

Project expenditures will be contingent upon development actually occurring or committed to occur. Since the majority of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Based on the current tax rates and conservative financial market assumptions in the Project Plan, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over 20 years) of the TID should total approximately **$~~36,000,000~~$78,488,000.** The present value of the total incremental revenues that are anticipated to be generated is **~~$15,856,000~~$40,757,000.**

As previously indicated, each segment of the project (i.e., every individual cost element) within the Project Plan and this amendment or subsequent amendments, will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in TID 48 may, therefore, be less than the amount shown in the Project Plan or its subsequent amendments.

Finance Cost

~~Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow the entire estimated **$23,827,000** capital cost, including the original project plan and 2024 First Amendment is **$6,552,000**.~~

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow the entire estimated **$25,863,000** capital cost, including the original project plan, 2024, and 2025 Amendment is **$7,112,000**.

PROMOTION OF ORDERLY LAND DEVELOPMENT

The area in this TID is identified for "Employment", "Community Mixed Use", "Medium Density Residential", and "General Commercial" land use in the City of Madison Comprehensive Plan. Descriptions of this use and its corresponding density can be found in the City of Madison Comprehensive Plan at this link:

https://imaginemadisonwi.com/sites/imaginemadisonwi.com/files/document/pdf/180501%20Comprehensive%20Plan%20-%20Full.pdf

TID 48 is a mixed-use TID, as defined by State Statute.

Less than 35% of the area in the TID boundary is used for retail business.

EXPECTATIONS FOR DEVELOPMENT

The expectations for development in TID #48 have been developed from and predicated on the Comprehensive Plan for the City of Madison and the Downtown Plan, as adopted by the Common Council.

Potential Areas for Development
The Potential Areas for Development include the currently undeveloped parcels of land within the TID. The development on these sites is described in further detail in this project plan.

Annual Value Increment Estimates

Definition of Value Increment: The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the "base value") from the TIF district's increased value as a result of new development. Appreciation of the base value and the new development over the full 20-year life of the TIF district is also included in this estimate.

Timeframe for Development: For the purposes of this project plan's economic expectations, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district's life. Per City TIF Policy, if there is no value growth as a result of new development activity within 10 years after the creation of the TID, the TID shall be dissolved upon receipt of sufficient increment to recover project costs. It is the City's practice to anticipate development, repayment of costs and closure of the district within a shorter timeframe than the full 20-year period allowed by TIF Law. TID expenditures may be made for a period of 15 years from the date of TID creation. On average, a City TIF district is closed within about 12 years. To the extent that the District meets or exceeds economic expectations, it is then able to repay its project costs and return the value increment to the overlying taxing jurisdictions in a shorter period of time.

Anticipated Development: The actual timing and value of new growth within the TID depends upon variables that are unpredictable at this time. However, based upon projects that have already been proposed or are underway (shown in the "Estimate of Economic Feasibility, TIF Generators" section of this project plan), the City estimates that these TIF Generators will create $59,000,000 of incremental value. The total incremental value (including estimated TIF Generators and appreciation of property value with in the TID) generated over the 20-year life of the district is estimated at approximately $192,000,000. This growth is estimated to generate approximately $36,000,000 of tax increments over the life of the TID. The estimated present value of these tax increments is $15,856,000.

Anticipated Development – 2024 Amendment:
The actual timing of new growth within the TID depends upon variables that are unpredictable at this time. However, based upon projects that have been already proposed or are underway in 2024, shown in the "Estimate of Economic Feasibility, TIF Generators" section of this project plan, the City estimates that these TIF Generators will create an additional $181,896,000 of incremental value. The total incremental value (including estimated TIF Generators for this amendment and appreciation of property value within the TID) generated over the remaining 17 years of the district is estimated at approximately $234,376,000. This growth is estimated to generate approximately $39,353,000 of tax increments over the remaining life of the TID. The estimated present value of these tax increments is $19,186,000.

METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES

Where the relocation of individuals and business operations would take place as a result of the City's acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

LEGAL DESCRIPTION

A parcel of land located in the Southeast ¼ of the Northwest ¼, the Northeast ¼ of the Southwest ¼, the Southwest ¼ of the Northeast ¼, Northwest ¼ of the Southeast ¼, the Southeast ¼ of the Northeast ¼, and the Northeast ¼ of the Southeast ¼'s of Section 22 along with the Southwest ¼ of the Northwest ¼, the Southeast ¼ of the Northwest ¼, the Northwest ¼ of the Southwest ¼, Northeast ¼ of the Southwest ¼, the Southwest ¼ of the Southwest ¼, the Northwest ¼ of the Southeast ¼, and the Southwest ¼ of the Northeast ¼'s of Section 23 all in Township 7 North, Range 9 East in the City of Madison, Dane County, Wisconsin, more particularly described as follows:
Beginning at the southeast corner of Block 3 of the Menges Replat of Part of Randall Park recorded as Document No. 247047 in Volume 2, Page 47;
Thence easterly approximately 60 feet to the intersection of the east right-of-way of Breese Terrace and the north right-of-way of Regent Street;
Thence easterly along the north right-of-way of said Regent Street approximately 38 feet to the intersection of the said north right-of-way of Regent Street and the northwesterly right-of-way of Little Street;
Thence northeasterly along the said northwesterly right-of-way of Little Street approximately 380 feet to the intersection of the said northwesterly right-of-way of Little Street and the northwesterly right-of-way of Monroe Street;
Thence southeasterly approximately 72 feet to the southwest corner of Lot 3 of Certified Survey Map (CSM) No. 548 recorded as Document No. 1292675, also being a point on the northwest line of the Former Illinois Central Railroad (abandoned and acquired by the State of Wisconsin) as shown on said CSM No. 548;
Thence northeasterly along the south line of said CSM 548 to a point on the westerly line of CSM No. 11632 recorded as Document No. 4144071;
Thence southeasterly approximately 28 feet to the Southwest corner of Lot 2 of said CSM No. 11632;
Thence northeasterly approximately 477 feet along the southerly line of said CSM No. 11632 and CSM No. 11776 recorded as Document No. 4196246 to the Southeast corner of Lot 1 of said CSM No. 11776 being on the westerly right-of-way of Randall Avenue;
Thence easterly approximately 61.5 feet to a point of intersection of the easterly right of way of Randall Avenue and the northerly right-of-way of the said Former Illinois Central Railroad (abandoned and acquired by the State of Wisconsin);
Thence southerly along the east right-of-way of N Randall Ave approximately 215 feet to the southwest corner of Lot 22 Block 13 Brooks' Addition to Madison recorded in Volume A Page 7;
Thence easterly along the south line of said LOT 22 approximately 191.5 feet to the southwest corner of Lot 14 Block 13 of said Brooks'Addition to Madison;
Thence northerly along the west line of Lots 13 and 14 Block 13 of said Brooks' Addition to Madison approximately 88 feet to the northwest corner of said Lot 13;
Thence easterly along the north line of said Lot 13 approximately 185.3 feet to the northeast corner of said Lot 13 also being on the westerly right-of-way of Orchard Street;
Thence easterly approximately 67.5 feet to a point on the easterly right-of-way of Orchard Street to the northwest corner of Lot 1 Coyne Replat recorded as Document No. 363788 in Volume 3, Page 52A;
Thence southerly along the easterly right-of-way of Orchard Street also being the west line of Lots 1 and 2 of the said Coyne Replat approximately 74 feet to the southwest corner of said Lot 2;

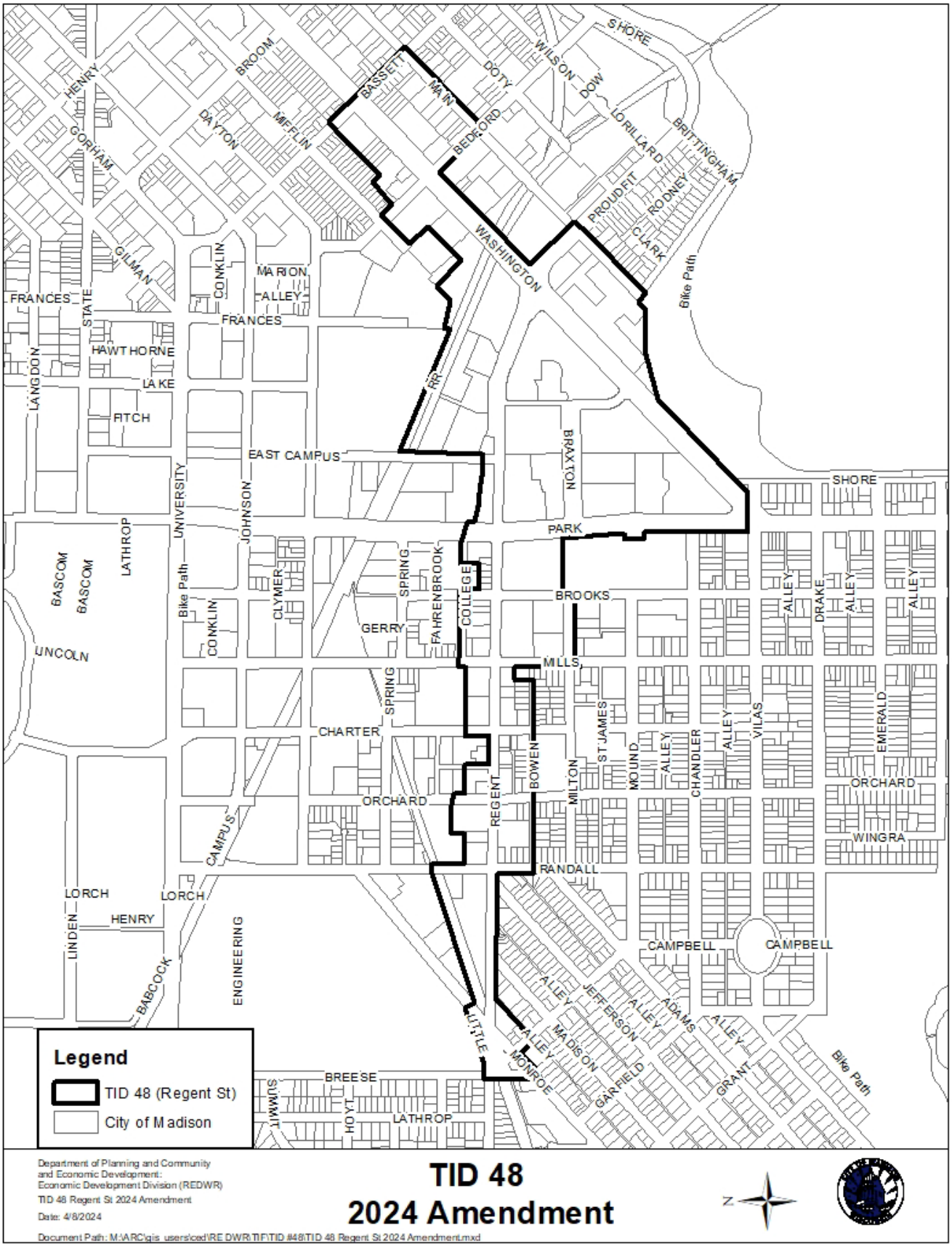
Thence easterly along the south line of Lots 2 AND 11 of said Coyne Replat and the easterly extension thereof approximately 185.3 feet to the northwest corner of Lot 15 Coyne Replat also being on the east right-of-way of Coyne Court as shown on said Coyne Replat;
Thence southerly along the east right-of-way of said Coyne Court approximately 152.8 feet to the southwest corner of Lot 17 of said Coyne Replat also being the intersection of the east right-of-way of said Coyne Court and the north right-of-way of Regent Street as shown on said Coyne Replat;
Thence easterly along the north right-of-way of said Regent St approximately 185.3 feet to the southeast corner of Lot 21 of said Coyne Replat also being the intersection of the north right-of-way of said Regent Street and the west right-of-way of Charter Street as shown on said Coyne Replat;
Thence northerly along the west right-of-way of said Charter Street approximately 152.2 feet to the intersection of the said west right-of-way of Charter Street and the north line of Lots 15 through 21 of Block 15 of said Brooks' Addition to Madison;
Thence easterly along the north line of Lots 15 through 21 of Block 15 of said Brooks' Addition to Madison and the westerly extension thereof approximately 436.3 feet to the northeast corner of said Lot 15 lying on the west right-of-way of Mills Street as shown on said Brooks' Addition to Madison;
Thence northerly along the west right-of-way of said N Mills St approximately 48.6 feet to the intersection of the west right-of-way of said Mills Street and the westerly extension of a line 12 feet northerly of and parallel with the south line of Block 3 of the plat of Central Home Addition to the City of Madison recorded as Document No. 336659 in Volume 5 Page 24;
Thence easterly along the said line being 12 feet northerly of and parallel with the south line of Block 3 also being the north right-of-way of College Court and the westerly and easterly extensions thereof approximately 492 feet a point on the east right-of-way of Brooks Street being on a line 12 feet north of and parallel to the south line of Block 4 of said plat of Central Home Addition to the City of Madison;
Thence southerly along the east right-of-way of said Brooks Street approximately 120 feet to the northwest corner of Lot 10 of Block 5 of said plat of Central Home Addition to the City of Madison;
Thence easterly along the north line of Lots 10, 12, and 13 of said Block 5 approximately 162.3 feet to the northeast corner of said Lot 13;
Thence northerly along the west line of CSM No. 12751 recorded as Document No. 4591257 and the northerly extension thereof approximately 120.3 feet to a point on the said line 12 feet north of and parallel to the South line of Block 4 being on the north right-of-way of said College Court;
Thence easterly along the said line being 12 feet north of and parallel to the South line of Block 4 also being the north line of said College Court and the easterly extension thereof approximately 269.5 feet to the east right-of-way of Park Street;
Thence southerly along the east right-of-way of said Park St approximately 88.5 feet to a northwest corner of a parcel described in Warranty Deed Document No. 5504617;
Thence northeasterly along the north line of said parcel being a 10-foot radius curve to the right approximately 17 feet;
Thence southeasterly along the north line of said parcel approximately 171 feet to a point on the westerly public alley (vacated) as shown in Document No. 5533918;
Thence easterly approximately 8.5 feet to the center of said vacated alley;
Thence southerly along the center of said vacated alley approximately 6.5;
Thence easterly approximately 8.5 feet to the Northwest corner of Lot 9 of said Harloff Subdivision recorded as Document No. 222749;
Thence continuing easterly along the north line of said Lot 9 approximately 50 feet to the northwest corner of Lot 8 of said Harloff Subdivision;
Thence southeasterly along the north line of said Lot 8 approximately 50.9 feet to the northwest corner of Lot 7 of said Harloff Subdivision;
Thence easterly along the north line of the parcel described in Warranty Deed Document No. 4636294 approximately 80 feet to a point on the west right-of-way of East Campus Mall (formerly known as Murray Street);
Thence easterly perpendicular to the west right-of-way of said East Campus Mall approximately 66 feet to a point on the east right-of-way of said East Campus Mall also being on the west line of Outlot 9 of University Addition to Madison;
Thence northerly along the said east right-of-way of East Campus Mall approximately 535 feet to the southwest corner of LOT 1 of CSM No. 10494 recorded as Document No. 3525323 also being the northwest corner of Lot 2 of CSM No. 4643 recorded as Document No. 1878546;
Thence southeasterly along the southwest line of said Lot 1 of CSM No. 10494, also being the northeast line of said LOT 2 CSM #4643, approximately 854.02 feet to the southeast corner of said LOT 1;
Thence northerly along the west line of Lot 5 of the plat of West Madison Depot recorded as Document No. 2136359 in Volume 56-64A of Plats on Page 186 approximately 39.57 feet to the southwest corner of Outlot 1 of the said plat of West Madison Depot;
Thence easterly along the south line of said Outlot 1 approximately 175.13 feet to the southeast corner of said Outlot 1;
Thence northeasterly along the southeast line of said Outlot 1 and the northwest right-of-way line of W. Mifflin Street (vacated) as shown on said plat of West Madison Depot approximately 130 feet to a point of intersection of the

southwesterly line of Outlot 2 of said West Madison Depot and the said northwesterly right-of-way line of W. Mifflin Street (vacated);
Thence southeasterly along the said southwesterly line of Outlot 2 of the plat of West Madison Depot and the northwesterly extension thereof approximately 230.45 feet to the most south corner of said Outlot 2;
Thence northeasterly along the southeast line of said Outlot 2 approximately 115.64 feet to the northeast corner of said Outlot 2 also being on the northwesterly line of Lot 1 of CSM No. 15365 a.k.a. West Washington Place Condominium recorded as Document No. 5574539;
Thence continuing easterly approximately 8.18 feet along the northwesterly line of said Lot 1 of CSM No. 15365 to an angle point in the said northwesterly line;
Thence continuing northerly approximately 8.25 feet along the northwesterly line of said Lot 1 of CSM No. 15365 to an angle point in the said northwesterly line;
Thence continuing northeasterly along the said northwesterly line of Lot 1 of CSM No. 15365 approximately 175 feet to the most north corner of said Lot 1, also being the south corner of Lot 7, Block 24 of the Plat of Madison The Capitol of Wisconsin recorded in Volume A, Page 3;
Thence northwesterly along the southwesterly line of said Lot 7 approximately 165 feet to the northwest corner of said Lot 7 being on the southeasterly right-of-way of W. Mifflin Street;
Thence northeasterly along the northwest line of Lots 7, 8, and 9 of Block 24 of the said Plat of Madison The Capitol of Wisconsin and the northeasterly extension thereof approximately 264 feet to the northwest corner of Lot 1 of Block 33 of said Plat of Madison The Capitol of Wisconsin;
Thence southeasterly along the southwest line of said Lot 1 of Block 33 approximately 99 feet to the northwest corner of the southeasterly 66 feet of said Lot 1;
Thence northeasterly along the southeast line of the northwesterly 99 feet of Lots 1 and 2 of Block 33 of the said Plat of Madison the Capitol of Wisconsin approximately 132 feet to a point on the northeast line of said Lot 2 of Block 33;
Thence southeasterly along the said northeast line of said Lot 2 of Block 33 approximately 6 feet to the south corner of the northwesterly 105 feet of Lot 3 of Block 33 of the said Plat of Madison The Capitol of Wisconsin;
Thence northeasterly along the southeast line of the northwest 105 feet of said Lot 3 of Block 33 approximately 58 feet to the east corner of the northwest 105 feet of the southwest 58 feet of said Lot 3 of Block 33;
Thence southeasterly along the northeast line of the southwest 58 feet of said Lot 3 of Block 33 approximately 60 feet to the most easterly corner of the southwest 58 feet of said Lot 3 of Block 33;
Thence northeasterly along the northwest line of Lots 10 through 16 of Block 33 of the said Plat of Madison The Capitol of Wisconsin approximately 404 feet to the most northerly corner of said Lot 10 of Block 33;
Thence continuing along the said Northwest line of Lots 10 through 16 of Block 33 extended northeasterly approximately 66 feet to a point on the northeast right-of-way line of N. Bassett Street also being on the southwest line of Block 43 of the said Plat of Madison The Capitol of Wisconsin;
Thence southeasterly along the northeast right-of-way said Bassett St approximately 693 feet to the intersection of the northeast right-of-way of said Bassett St and the southeast right-of-way of W Main Street being at the most westerly corner of Lot 1 of Block 45 of the said Plat of Madison The Capitol of Wisconsin;
Thence southwesterly along the southeast right-of-way of said W Main Street also being along the northwest line of Block 31 of the said Plat of Madison The Capitol of Wisconsin approximately 726 feet to the intersection of the southeast right-of-way of said W Main St and the southwest right-of-way of Bedford Street as shown on said Plat of Madison The Capitol of Wisconsin;
Thence northwesterly along the southwest right-of-way of said Bedford Street approximately 396 feet to the intersection of the southwest right-of-way of said Bedford Street and the southeast right-of-way of Washington Avenue as shown on said Plat of Madison The Capitol of Wisconsin;
Thence southwesterly along the southeast right-of-way of said Washington Avenue being along the northwesterly line of Block 25 of the said Plat of Madison The Capitol of Wisconsin and said line extended southwesterly approximately 823 feet to a point on the northeasterly right-of-way of Proudfit Street;
Thence southeasterly along the northeasterly right-of-way line of said Proudfit Street app approximately 396 feet to the intersection of the northeasterly right-of-way of Proudfit Street and the southeasterly right-of-way of W. Main Street also being the most westerly corner of the northeasterly 6 feet of Lot 2 of the plat of Warren’s Addition to the City of Madison;
Thence southwesterly along the southeast right-of-way of W. Main Street as shown on the said plat of Warren’s Addition to the City of Madison and the Replat of Monona Bay Subdivision recorded as Document No. 291425 approximately 647 feet to a point of intersection of the southeasterly right-of-way of W. Main Street and the southwesterly right-of-way S. Brittingham Place as shown on the said Replat of Monona Bay Subdivision;
Thence northwesterly along the said southwesterly right-of-way of S. Brittingham Place approximately 66 feet to a point on the northwesterly right-of-way of said W. Main Street being on the Southeast line of Lot 2 of Block 1 of Brittingham Park recorded as Document No. 1032438;
Thence southwesterly along the southeast line of said Lot 2 of Block 1 of Brittingham Park approximately 67 feet to the southeasterly corner of said Lot 2;

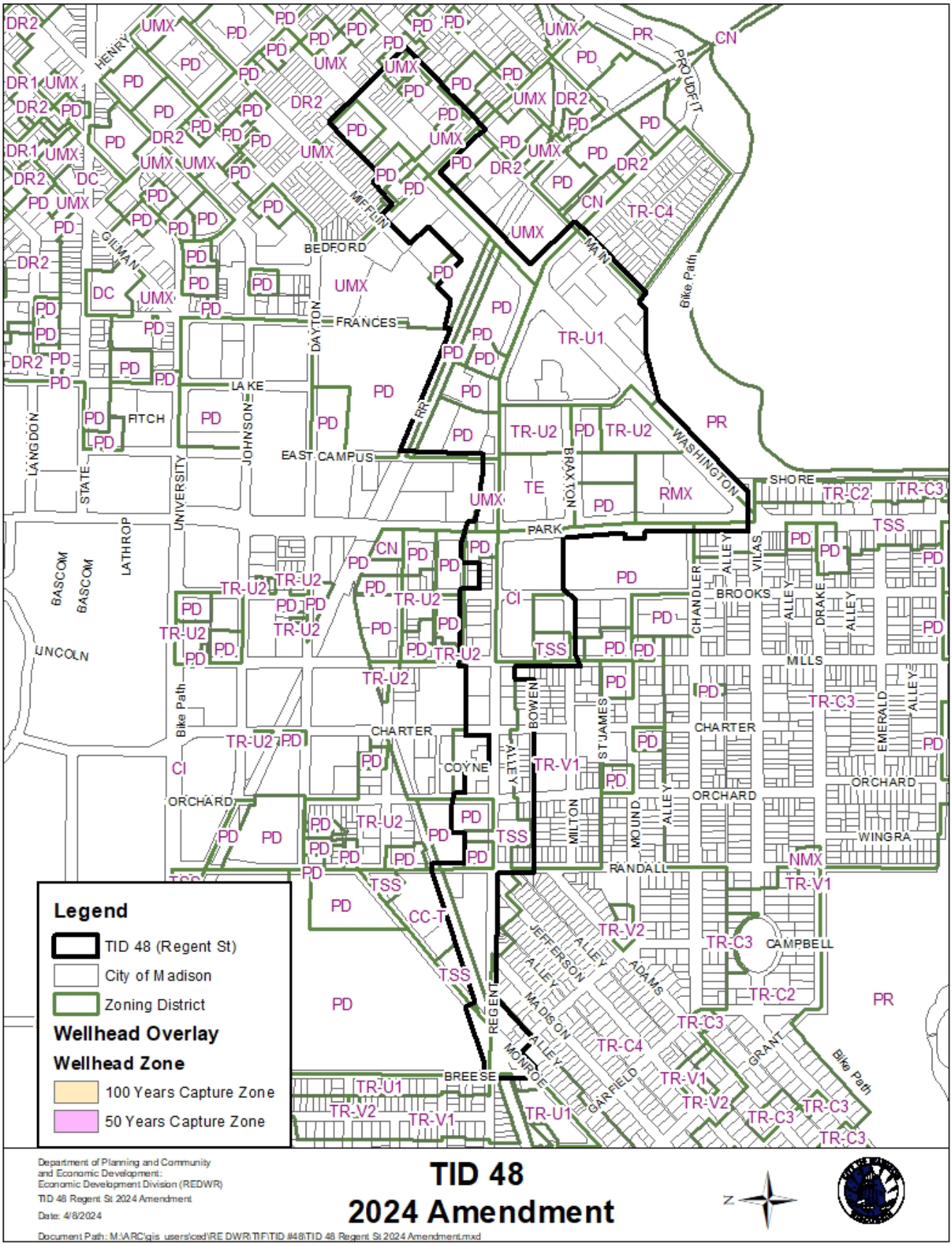
Thence westerly along the south line of said LOT 2 approximately 281.82 feet to an angle point in the south line of said Lot 2;
Thence southwesterly along the south line of said Lot 2 approximately 306.79 feet to the southwest corner of said Lot 2;
Thence southwesterly along the southeast right-of-way of W. Washington Street approximately 823 feet to the intersection of the north right-of-way line of Vilas Avenue also being the southwest corner of Block 13 of the Greenbush Addition to Madison recorded in Volume A, Page 15;
Thence westerly along the north right-of-way of Vilas Avenue approximately 250 feet to the southeast corner of Lot 12 Block 11 of the said Greenbush Addition to Madison;
Thence northerly along the west right-of-way of Park Street as shown on said Greenbush Addition to Madison approximately 658.5 feet to a point on the east line of Block 8 of the said Greenbush Addition to Madison also being an angle point in the said west right-of-way of Park Street;
Thence westerly along the said west right-of-way of Park Street approximately 34.97 feet to an angle point in the said west right-of-way;
Thence northerly along the said west right-of-way of Park Street approximately 40.85 feet to an angle point in the said west right-of-way;
Thence northwesterly along the said west right-of-way of Park Street approximately 16.45 feet to an angle point in the said west right-of-way;
Thence northerly along the said west right-of-way of Park Street approximately 40.44 feet to an angle point in the said west right-of-way;
Thence northerly along the said west right-of-way of Park Street approximately 40.06 feet to an angle point in the said west right-of-way;
Thence easterly along the said west right-of-way of Park Street approximately 30.35 feet to an angle point in the said west right-of-way;
Thence northerly along the said west right-of-way of Park Street approximately 50.00 feet to an angle point in the said west right-of-way;
Thence northerly along the said west right-of-way approximately 348 feet to a point of intersection of the said west right-of-way of Park Street and the vacated north right-of-way line of Milton Street;
Thence westerly along the north line of the said vacated north right-of-way line of Milton Street approximately 331.14 feet to a point lying on the easterly right-of-way of Brooks Street as shown on said plat of the Greenbush Addition to Madison;
Thence southwesterly approximately 102 feet to the intersection of the west right-of-way of said Brooks Street and the south right-of-way of Milton Street as shown on said plat of Greenbush Addition to Madison also being the northeast corner of Lot 1 of Block 4 of the said plat of Greenbush Addition to Madison;
Thence westerly along the north line of said Block 4 approximately 360 feet to the northwest corner of said Block 4;
Thence southwesterly approximately 71 feet to the southeast corner of the north 35 feet of Lot 5 of Block 1 of Bowen's Second Addition to the City of Madison recorded as Document No. 267558 lying on the west right-of-way of Mills Street as shown on said Bowen's Second Addition;
Thence northerly along the west right-of-way of said Mills St approximately 418.67 feet to the northeast corner of Lot 12 of Block 3 of the said Bowen's Second Addition to the City of Madison;
Thence westerly along the north line of said Lot 12 of Block 3 approximately 85 feet to the northwest corner of the easterly 85 feet of said Lot 12;
Thence southerly along the west line of the easterly 85 feet of said Lot 12 and Lot 13 of said Bowen's Second Addition approximately 123.67 feet to a point on the south right-of-way of Bowen Court;
Thence westerly along the south right-of-way of Bowen Court as shown on said Bowen's Second Addition, the plat of Eighmy Ramsay Addition recorded as Document No. 340506, and the plat of Eighmy-Ramsay Co's Addition recorded as Document No. 338524A approximately 1167 feet to the northwest corner of Lot 5 of Block 5 of the said Eighmy-Ramsay Co's Addition;
Thence northwesterly approximately 66.5' to the southeast corner of Lot 28 of Block 5 of the plat of Oakland Heights recorded as Document No. 211232 in Volume 1, Page 30;
Thence northerly along the east line of said Block 5 of Oakland Heights approximately 227.2 feet to the northeast corner of Lot 1 of said Block 5 lying on the south right-of-way of Regent Street (shown as Washington Street on said plat of OAKLAND HEIGHTS);
Thence westerly along the south right-of-way of said Regent Street approximately 784 feet to the northeast corner of Lot 1 of Block 1 of the said plat of Oakland Heights lying at the intersection of the northwest right-of-way of a public alley shown on the said plat of Oakland Heights and the said south right-of-way of Regent Street;
Thence southwesterly along the northwesterly right-of-way of said public alley and said northwesterly right-of-way extended southwesterly approximately 368.5 feet to the Southeast corner of Lot 1 of Block 2 of the said plat of Oakland Heights also being the most easterly corner of Lot 1 of CSM No. 14443 recorded as Document No. 5307198;
Thence northwesterly along the northeast line of said Lot 1 of CSM No. 14443 approximately 119.92 feet to the most northerly corner of said Lot 1;

Thence southwesterly along the northwest line of said Lot 1 of CSM No. 14443 approximately 140.0 feet to the most westerly corner of said Lot 1;
Thence northwesterly approximately 74 feet to the intersection of the northwesterly right-of-way of Monroe Street and the west right-of-way of S. Breese Terrace;
Thence northerly along the west right of way of S. Breese Terrace approximately 299 feet to the **Point of Beginning.**

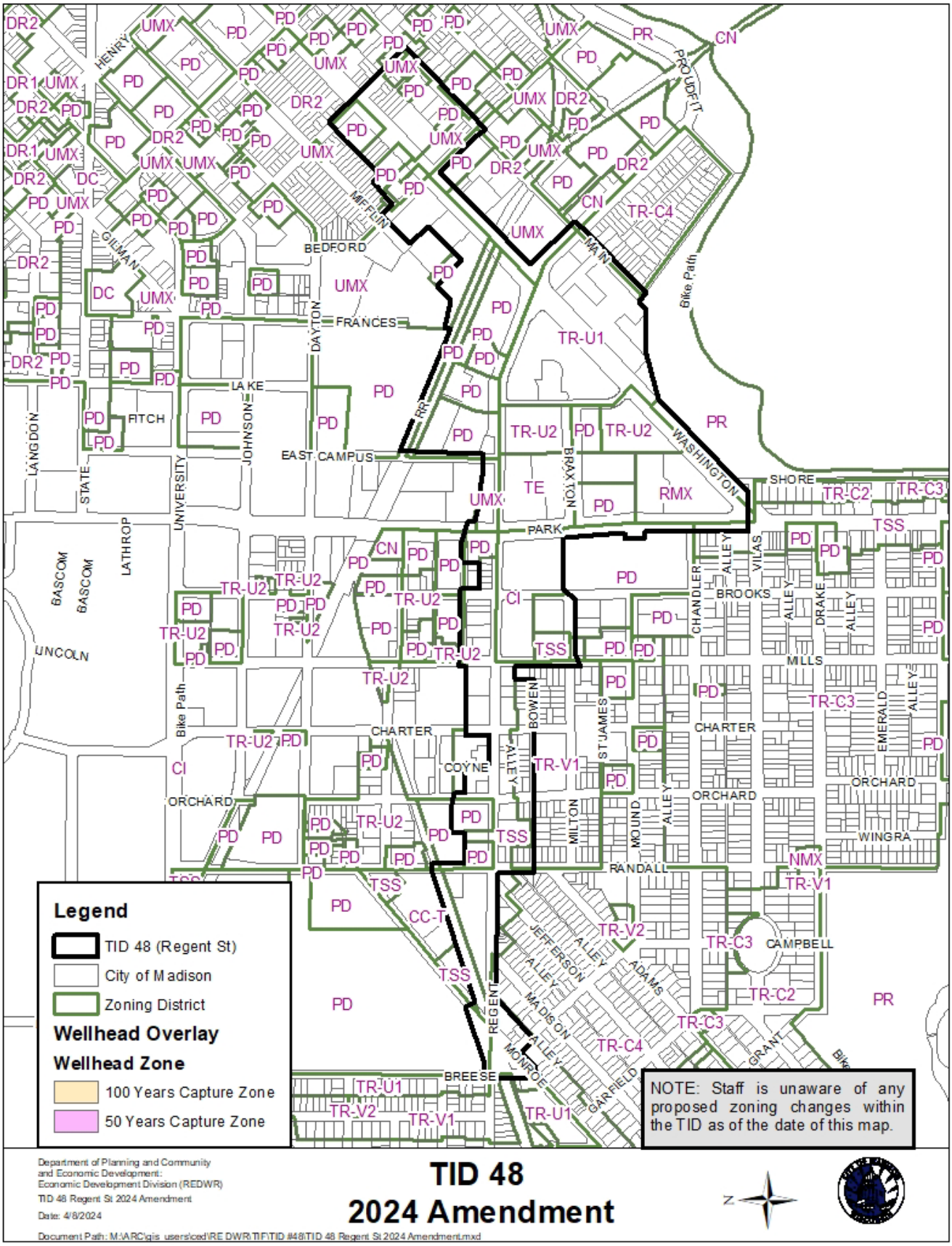
District Boundary – 2025



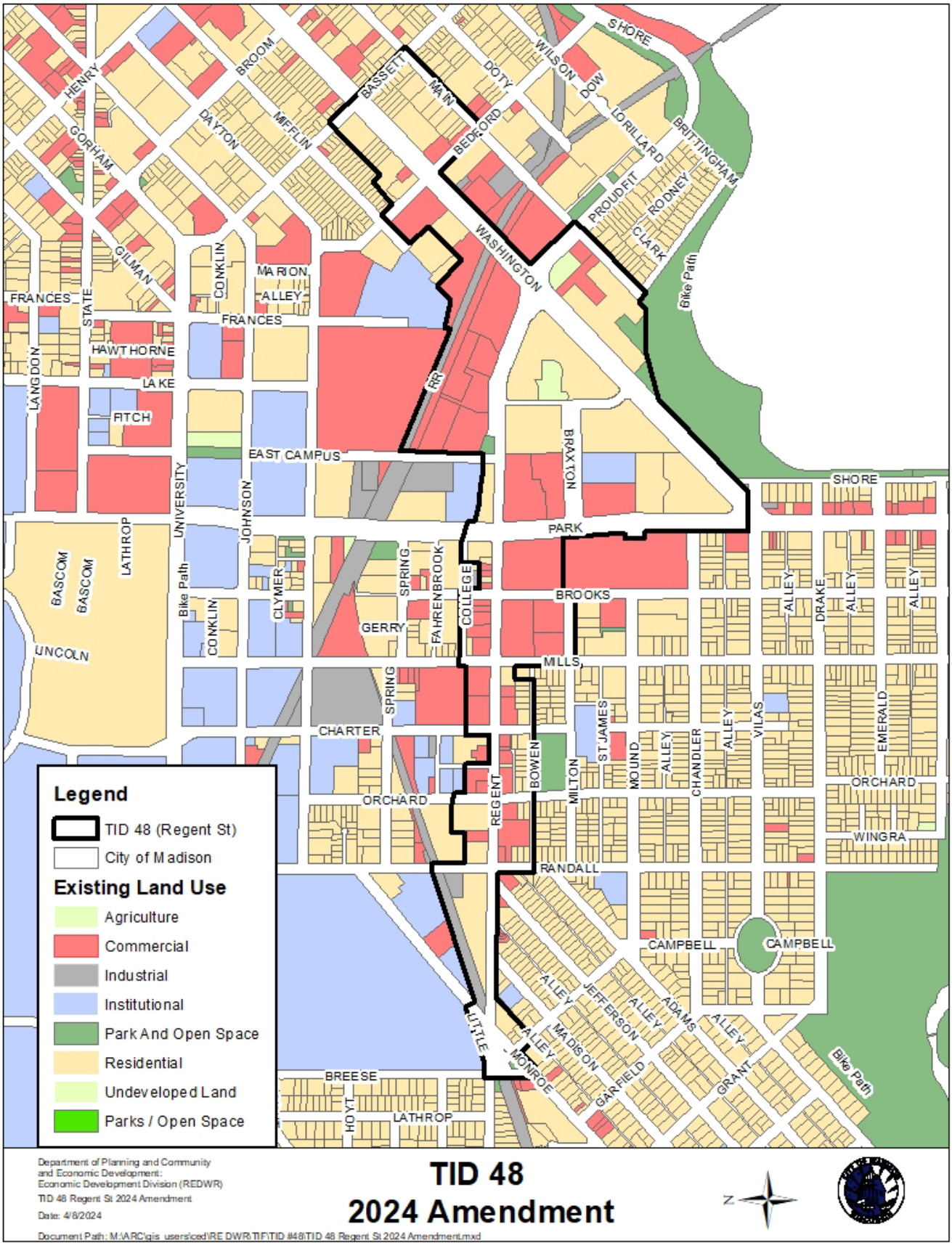
Existing Zoning – 2025



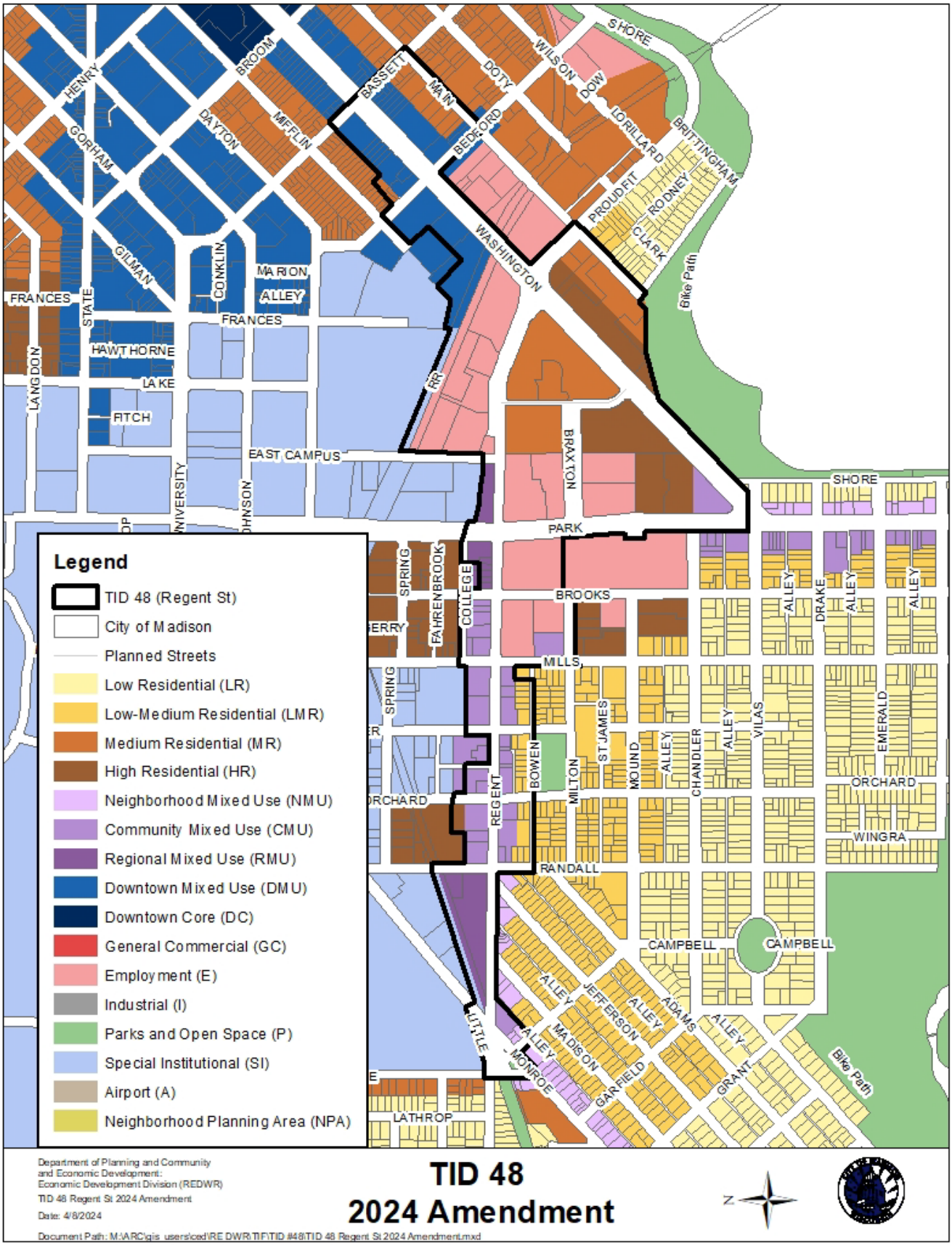
Proposed Zoning – 2025



Existing Land Use – 2025



Proposed Land Use – 2025



Office of the City Attorney

Michael R. Haas, City Attorney **Patricia A. Lauten, Deputy City Attorney**

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June 5, 2025

TO: Joseph E. Gromacki, TIF Coordinator
FROM: Matthew Robles, Assistant City Attorney
SUBJECT: Project Plan Amendment for TIF District No. 48 - City of Madison (Regent St)

Dear Mr. Gromacki:

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the 2025 Amendment to the Project Plan for Tax Incremental Finance District No. 48, City of Madison, Wisconsin. Based on this examination, I am of the opinion that the amended Project Plan is complete and complies with the provisions of Wis. Stat. § 66.1105(4)(f) and (h).

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

Matthew D. Robles
Assistant City Attorney

City of Madison

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

Master

File Number: 88727

File ID:	88727	**File Type:**	Resolution	**Status:**	Items Referred
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/10/2025
File Name:	13122 TID 53 - 2025 Project Plan and Boundary Amendment			**Final Action:**	

Title: Approving the Amendment to the Project Plan and Boundary for Tax Incremental District (TID) #53 (East Wilson St), City of Madison. (District 2, District 4, District 6)

Notes:

		CC Agenda Date:	06/17/2025
		Agenda Number:	36.
Sponsors:	Michael E. Verveer, Davy Mayer And Will Ochowicz	**Effective Date:**	
Attachments:	13122 TID 53 2025 Amendment Project Plan FINAL 6-5-2025.pdf, TID 53 Legal Description.pdf	**Enactment Number:**	
Author:	Terrell Nash, Real Estate Development Specialist	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/11/2025	Maggie McClain	Approve	6/30/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	06/10/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (7/7/25), Plan Commission (6/23/25), Common Council (7/15/25)						
1	COMMON COUNCIL	06/17/2025	Referred	FINANCE COMMITTEE			
	Action Text: This Resolution was Referred to the FINANCE COMMITTEE						
	Notes: Additional referral to Plan Commission						
1	FINANCE COMMITTEE	06/17/2025	Referred	PLAN COMMISSION		06/23/2025	
	Action Text: This Resolution was Referred to the PLAN COMMISSION						

1	PLAN COMMISSION	06/23/2025	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	Pass

Action Text: A motion was made by Solheim, seconded by Glenn, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

Notes: On a motion by Solheim, seconded by Ald. Glenn, the Plan Commission voted to return the Tax Increment District amendment to Finance Committee with a recommendation for approval. The motion passed by voice vote/other.

Text of Legislative File 88727

Fiscal Note

The proposed resolution authorizes a project plan amendment to TID 53 - East Wilson. The amendment includes an additional $1,666,000 in TID-supported borrowing for a development loan for an affordable housing project located at 501 E Washington Ave. The Economic Development Division's 2026 Capital Budget request includes this TID-supported borrowing in the TID 53 WIlson Street program (program #99016). Use of this funding is contingent upon adoption of the 2026 Capital Budget by Common Council in addition to approval of this project plan amendment.The proposed amendment brings the total of TIF-supported costs to $15,326,000 with a total financing cost of $4,189,000. No additional City appropriation is required with adoption of this project plan amendment.

Title

Approving the Amendment to the Project Plan and Boundary for Tax Incremental District (TID) #53 (East Wilson St), City of Madison. (District 2, District 4, District 6)

Body

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law (the “TIF Law”), Section 66.1105, Wisconsin Statutes; and

WHEREAS TIF Law sets forth certain steps which must be followed to amend a Tax Incremental Project Plan and Boundary; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an opportunity to express their views on the amendment to the TID Project Plan and boundary for TID 53 was published in the Wisconsin State Journal on June 6, 2025, and June 13, 2025, as required by TIF Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the amended boundary of TID 53; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on June 23, 2025, at which interested parties were afforded an opportunity to express their views on the proposed amendment to the Project Plan and boundary for TID 53; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within the TID is suitable and zoned for mixed-use within the meaning of 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does

not exceed 12% of the total value of equalized taxable property within the City.

WHEREAS the Plan Commission has determined that the TID meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001, amended on March 31, 2009, and amended again on February 25, 2014 (insofar as they are applicable to the amendment of a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the TID supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison hereby confirms and adopts the above recitals and finds that:

1. No less than 50%, by area, of the real property within the amended TID boundary is suitable and zoned for mixed-use within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.
4. The project costs relate directly to promoting mixed-use development.
5. TID 53 (East Wilson St) is hereby declared a mixed-use district.
6. The percentage of territory devoted to retail businesses within TID 53 (East Wilson St) is under thirty-five (35%) percent.
7. Less than 35% of the land is proposed for newly platted residential development.
8. None of the project costs are for newly platted residential use, so the requirement in Wis. Stat. s. 66.1105(2)(f)3. does not apply.

BE IT STILL FURTHER RESOLVED that the attached amended Project Plan and boundary for TID 53 (East Wilson St), City of Madison, is hereby adopted as of January 1, 2025 as the Project Plan for said District and such plan is feasible and in conformity with the Comprehensive Plan for the City of Madison and will add to the sound growth of the City.

Date Adopted: July 25, 2023
Resolution Number: RES-23-00506
Expenditure Deadline: July 25, 2038
TID Expiration Date: July 25, 2043

Project Plan and Boundary for

TAX INCREMENTAL FINANCE DISTRICT 53 (EAST WILSON)

City of Madison

Prepared by:
Department of Planning and Community and Economic Development
Economic Development Division
Office of Real Estate Services

June 5, 2025

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TAX INCREMENTAL FINANCE DISTRICT #53
(EAST WILSON ST.)

NOTE: Amendments, including additions and deletions, to the Project Plan from the First Amendment (2025) are highlighted in yellow.

INTENT AND PURPOSE

The City of Madison (the "City") has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base while continuing to revitalize neighborhoods. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority's (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

In particular, the City of Madison is proposing to create Tax Incremental District (TID) #53 (East Wilson) as a mixed-use TID, for the purposes of capturing incremental value to fund public works improvements that will benefit the TID and the larger community. TID 53 will be generally located along the East Wilson Street corridor between Carroll and Blair streets, and includes other key development and redevelopment parcels east and southeast of the Capitol Square.

PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS

The project elements proposed in this Project Plan conform to the objectives and recommendations contained in the Comprehensive Plan For The City of Madison (the "Master Plan") as approved by the City Plan Commission. No changes in the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

This TID is presently zoned PD, DC, and UMX. These zoning districts are suitable for mixed-use development.

Consistency with the City of Madison Comprehensive Plan

The Common Council of the City of Madison adopted an update to the City of Madison Comprehensive Plan on August 7, 2018. The Comprehensive Plan contains six sections, each with its own set of overarching Goals and implementation Strategies that are consistent with the projects and activities planned for TID 53 include, but are not limited to, the following:

Land Use and Transportation

Goal: Madison will be comprised of compact, interconnected neighborhoods anchored by a network of mixed-use activity centers.

Strategies:
- Maintain downtown Madison as a major Activity Center for the region while improving access and inclusivity.
- Expand and improve the city's pedestrian and bicycle networks to enable safe and convenient active transportation.

Consistency with TIF Policy

The Project Plan is also consistent with City of Madison Tax Incremental Finance Objectives and Policies (the "TIF Policy") adopted by the City's Common Council on April 17, 2001 and amended most recently on February 25, 2014. The Project Plan conforms to the following TIF Policy goals:

Section 1: TIF Goals

A. Growing the property tax base.
D. Encouraging urban in-fill projects that increase (or decrease where appropriate) density consistent with the City's Comprehensive Plan.

G. Funding public improvements that enhance development potential, improve the City's infrastructure, enhance transportation options, and improve the quality and livability of neighborhoods.
I. Reserving sufficient increment for public infrastructure in both TIF project plans and TIF underwriting.

PROPOSED PROJECT COSTS

The following represent total estimated costs. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled "Detailed Estimate of Timing and Project Costs" that estimates the amount of cost paid with TIF.

Half Mile Rule

It is the City's intent to request the Joint Review Board to authorize the use of the so called "Half Mile Rule" in and adjacent to TID 53. This will allow funds from TID 53 to be spent within a half mile of TID 53.

Public Works Improvements
The City intends to complete multiple public works projects in TID 53. These projects include:

E. Wilson / W. Wilson:	$3,600,000
S. Pinckney / S. Doty:	$1,200,000
E. Main / Butler / Hancock	$3,000,000
New John Nolen / Lake Monona Waterfront Infrastructure:	$2,500,000
Subtotal Estimated TIF Cost – Public Works Improvements:	**$10,300,000**

Community Development Authority Revitalization Activities

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District.

Estimated Cost: $0

Affordable Housing

This category of costs is for the benefit of affordable housing and the improvement of housing stock in the City of Madison. After the date on which TID 53 pays off all of its aggregate costs, as provided for in State Statute the City may extend the life of TID 53 for one year to benefit affordable housing and to improve housing stock. In the event that an affordable housing project is determined to need financial assistance and meets the City's TIF Goals and Underwriting policies, if necessary, the City will propose an amendment to this project plan and seek the necessary approvals from the Joint Review Board.

Estimated Cost: $2,250,000

Economic Development Assistance

Development Loans

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, that demonstrate that "but for" such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, parking facility construction, site preparation, environmental remediation, landscaping and similar types of related activities. A TIF Loan is proposed for a 223-unit affordable housing project located a 501 East Washington Avenue.

Estimated Cost: ~~$0~~ $1,666,000

Land Acquisition

In order to construct the public improvements and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in this TIF District. The acquisitions could vary from rights-of-way and air space to entire parcels.

Estimated Cost: $0

Economic Development Assistance – Small Business Grants

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of small business TIF grants may be provided to private small business development projects TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, interior or exterior renovation or restoration, site preparation, environmental remediation, landscaping and similar types of related activities but requires that the City provide the Joint Review Board with copies of the grant agreement for each project. The City will provide copies of each grant agreement to the Joint Review Board after each subsequent project receives Common Council authorization of a grant award. The following programs will provide TIF assistance in the form of small business grants:

Building Improvement Grants

The Building Improvement Grant program encourages business owners to reinvest in their business by offering grants of up to $50,000 to assist with the capital costs associated with renovating the interior and exterior of retail spaces.

Estimated Cost: $850,000

Façade Grants

The Facade Improvement Grant Program, was established to support and encourage small business to reinvest in the downtown and neighborhood business districts. The program provides matching grants to small business owners and tenants to assist them in restoring or beautifying their facades or storefronts. The maximum grant amount is $25,000.

Estimated Cost: $290,000

Commercial Ownership Assistance Program

The Commercial Ownership Assistance program (COA) is a new City of Madison effort focused on helping business owners expand their enterprises by transitioning from leasing space to owning commercial property for their business. The program is structured as a 0% interest loan with no payment due to the City unless the property is sold. The loan can be used for businesses to purchase an existing space or to develop a new building for their businesses. The program will focus on assisting communities that have historically faced barriers to accessing capital to start or grow a business enterprise and own commercial properties. These targeted populations for this program include communities of color, immigrant communities, women, LGBTQ+, disabled residents, and veterans. The program will also prioritize investments that support businesses in under-invested geographic areas. The maximum loan amount is $250,000.

Estimated Cost: $500,000

Subtotal Estimated TIF Cost – Small Business Grants **$1,640,000**

Organizational, Administrative and Professional Costs

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with TID 53, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, DPCED, and the Office of the Mayor.

Estimated Cost: $500,000

Total Project Costs: ~~**$14,690,000**~~ **$16,356,000**

Financing Costs

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all of the ~~$13,660,000~~ **$15,326,000** of estimated non-assessable project costs and an estimated ~~$3,756,000~~ **$4,189,000** of financing cost.

DETAILED ESTIMATE OF TIMING AND PROJECT COSTS

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a mixed-use TID within 15 years of its creation**.** Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan. **The actual eligible project costs herein (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

TID #53	Proposed TIF Funded Non-Assessable Cost	Assessable/ Non-Project Costs	Total	Time Frame
Total Public Improvements				
E. Wilson / W. Wilson	$3,240,000	$360,000	$3,600,000	2023-2028
S. Pinckney / S. Doty	$1,080,000	$120,000	$1,200,000	2023-2028
E. Main / Butler / Hancock	$2,700,000	$300,000	$3,000,000	2023-2028
New John Nolen / Lake Monona Waterfront Infrastructure	$2,250,000	$250,000	$2,500,000	2023-2028
SUBTOTAL PUBLIC IMPROVEMENTS	**$9,270,000**	**$1,030,000**	**$10,300,000**	
Affordable Housing	$2,250,000	$0	$2,250,000	2023-2028
Building Improvement Grants (BIG)	$850,000	$0	$850,000	2023-2030
Façade Grants	$290,000	$0	$290,000	2023-2030
Commercial Ownership Assistance	$500,000	$0	$500,000	2023-2030
Administrative and Professional Costs	$500,000	$0	$500,000	2023-2038
TOTAL PROJECT COSTS	**$13,660,000**	**$1,030,000**	**$14,690,000**	
Finance Costs (financing costs for entire project plan)	$3,756,000		$3,756,000	2023-2038

TID #53 (2025 Project Plan and Boundary Amendment)	Proposed TIF Funded Non-Assessable Cost	Assessable/ Non-Project Costs	Total	Time Frame
Development Loans	$1,666,000	$0	$1,666,000	2025-2028
TOTAL PROJECT COSTS (2025 Amendment)	**$1,666,000**	**$0**	**$1,666,000**	2025-2028
TOTAL PROJECT COSTS (Including Original Project Plan and 2025 (First) Amendment)	**$15,326,000**	**$1,030,000**	**$16,356,000**	**2025 - 2028**
Finance Costs (financing costs for entire project plan)	~~$3,756,000~~ $4,189,000		~~$3,756,000~~ $4,189,000	2025-2038

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(gm).

SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual eligible project costs may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the TID. Taking the TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

Per TIF Law, the maximum life of a mixed-use TID is 20 years and all project expenditures must be made five (5) years prior to the termination of the TID. Therefore, all project expenditures must be made by December 31, 2038. Tax increments may be received until project costs are recovered or until the TID reaches its maximum life of 20 years, at which time the TID must close.

TIF-Eligible Capital Budget

The cost of public improvements and other project costs is **$16,356,000** ~~**14,690,000.**~~ There are **$1,030,000** of anticipated costs that will be assessable to property owners. Assessments are determined in accordance with the City and Board of Public Works standard special assessment policies. Given that there are $1,030,000 of costs that are assessable to property owners, the **$15,326,000** ~~**13,660,000**~~ balance of the TIF-eligible project costs (i.e. net of assessable costs) represents the authorized TIF Capital Budget for this Project Plan and will require financial support by incremental taxes from the District.

Estimate of Economic Feasibility, TIF Generator(s)

TIF Policy requires a proposed TID have an economic "generator" i.e. at least one private development project that generates increment to finance TID costs, or a TID shall be identified as a "speculative TID". TID 53 has multiple "generators" of tax increments, as described below.

- *121 E. Wilson*—Developer is constructing a 337-unit market-rate housing project at an estimated incremental value of approximately $41.3M.

- *408 E. Washington*—Developer is constructing a 48-unit apartment development generates an estimated $1.2M incremental value.

- *St. John's Redevelopment Site*—Developer is constructing 130 units of affordable housing at an estimated incremental value of approximately $14.6M.

- *317 E. Wilson*—Developer proposes construction of a 45-room boutique hotel, generating an estimated $1.5M of incremental value.

Total Estimated Incremental Value: $60,205,000

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from potential development projects, and economic growth or value appreciation over the life of the TID is estimated to be **$182,078,000.** This value includes the **$60,205,000** generated from projects outlined above, along with an additional **$121,873,000** of value appreciation over the life of the TID. This value is projected to produce incremental revenues sufficient to support the project costs stated above.

Project expenditures will be contingent upon development actually occurring or committed to occur. Since the majority of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Based on the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over 20 years) of the TID should total approximately **$33,041,000.** The present value of the total incremental revenues that are anticipated to be generated is **$14,600,000.**

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in TID 53 may, therefore, be less than the amount shown in the Project Plan.

Estimate of Economic Feasibility, TIF Generator(s) – (2025 Amendment)

TIF Policy requires a proposed TID have an economic "generator" i.e. at least one private development project that generates increment to finance TID costs, or a TID shall be identified as a "speculative TID". TID 53 has multiple "generators" of tax increments, as described below:

- *501 East Washington Avenue*—Developer is constructing a 223-unit affordable housing project at an estimated incremental value oof $25,310,000.

- *Embassy Suites Hotel, 231 S. Pinckney St.*—Developer constructed a 262-room hotel that was assessed in 2024 for $25,960,000. The base value of the site was $0 as it was the former City-owned Government East parking garage. Therefore, the incremental value of the project is $25,960,000.

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from potential development projects, and economic growth or value appreciation over the life of the TID is estimated to be **$235,304,000.** This value includes the **$51,270,000** generated from projects outlined above, along with an additional **$183,034,000** of value appreciation over the life of the TID. This value is projected to produce incremental revenues sufficient to support the project costs stated above.

Project expenditures will be contingent upon development actually occurring or committed to occur. Since the majority of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Based on the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over the remaining 18 years) of the TID should total approximately **$36,779,000.** The present value of the total incremental revenues that are anticipated to be generated is **$17,577,000.**

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in TID 53 may, therefore, be less than the amount shown in the Project Plan.

Finance Cost

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow the entire estimated capital cost is **$4,189,000** ~~**3,756,000**~~.

PROMOTION OF ORDERLY LAND DEVELOPMENT

The area in this TID is identified for "Downtown Core" and "Medium Density Residential" land uses in the City of Madison Comprehensive Plan. Descriptions of this use and its corresponding density can be found in the City of Madison Comprehensive Plan at this link:

https://imaginemadisonwi.com/sites/imaginemadisonwi.com/files/document/pdf/180501%20Comprehensive%20Plan%20-%20Full.pdf

TID 53 is a mixed-use TID, as defined by State Statute.

Less than 35% of the area in the TID boundary is used for retail business.

EXPECTATIONS FOR DEVELOPMENT

The expectations for development in TID 53 have been developed from and predicated on the Comprehensive Plan for the City of Madison and the Downtown Plan, as adopted by the Common Council.

Potential Areas for Development
The Potential Areas for Development include redevelopment and infill upon parcels of land within the TID boundary. The known development on these sites is described in further detail in this project plan.

Annual Value Increment Estimates

Definition of Value Increment: The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the "base value") from the TIF district's increased value as a result of new development. Appreciation of the base value and the new development over the full 20-year life of the TIF district is also included in this estimate.

Timeframe for Development: For the purposes of this project plan's economic expectations, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district's life. Per City TIF Policy, if there is no value growth as a result of new development activity within 10 years after the creation of the TID, the TID shall be dissolved upon receipt of sufficient increment to recover project costs. It is the City's practice to anticipate development, repayment of costs and closure of the district within a shorter timeframe than the full 20-year period allowed by TIF Law. TID expenditures may be made for a period of 15 years from the date of TID creation. On average, a City TIF district is closed within about 12 years. To the extent that the District meets or exceeds economic expectations, it is then able to repay its project costs and return the value increment to the overlying taxing jurisdictions in a shorter period of time.

Anticipated Development: The actual timing and value of new growth within the TID depends upon variables that are unpredictable at this time. However, based upon projects that have already been proposed or are underway (shown in the "Estimate of Economic Feasibility, TIF Generators" section of this project plan), the City estimates that these TIF Generators will create **$60,205,000** of incremental value. The total incremental value (including estimated TIF Generators and appreciation of property value with in the TID) generated over the 20-year life of the district is estimated at approximately **$182,078,000**. This growth is estimated to generate approximately **$33,041,000** of tax increments over the life of the TID. The estimated present value of these tax increments is **$14,600,000.**

METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES

Where the relocation of individuals and business operations would take place as a result of the City's acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

LEGAL DESCRIPTION

Madison TID #54 Boundary Description
East Wilson St

A parcel of land located in the Southwest ¼ of the Southwest ¼ and the Southeast ¼ of the Southwest ¼ of Section 13, Township 7 North, Range 9 East and the Northeast ¼ of the Northwest ¼, the Northwest ¼ of the Northwest ¼, and the Southwest ¼ of the Northwest ¼ of Section 24, Township 7 North, Range 9 East all in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Beginning at the most northerly corner of Lot 1 of Certified Survey Map (CSM) No. 15680 recorded as Document No. 5718436 being along the southwesterly right-of-way of Franklin Street;

Thence southeasterly 132 feet more or less along the northeasterly line of said CSM No. 15680 being the southwesterly right-of-way of Franklin Street to the most easterly corner of CSM No. 15680 and being the southwesterly right-of-way of Franklin Street and the northwesterly right-of-way of E. Washington Avenue;

Thence northeasterly 66 feet more or less along the northerly right-of-way of E. Washington Avenue to the southwesterly corner of Block 117 of the Plat of Madison, The Capitol of Wisconsin;

Thence northeasterly 264 feet more or less along the northwesterly right-of-way of E. Washington Avenue and southeasterly line of Block 117 to the southeasterly corner of Block 117 of the Plat of Madison, The Capitol of Wisconsin;

Thence northeasterly 66 feet more or less along the northwesterly right-of-way of E. Washington Avenue to the southwesterly corner of Block 121 of the Plat of Madison, The Capitol of Wisconsin and the northeasterly right-of-way of Blair Street;

Thence southeasterly 334.5 feet more or less along the southerly extension of the southwesterly line of Block 121 to the southwesterly corner of Certified Survey Map (CSM) No. 14663 recorded as Document No. 5374612 being on the northeasterly right-of-way of Blair Street;

Thence southwesterly 66 feet more or less to the southeasterly corner of Lot 5 of Block 116 of the Plat of Madison, The Capitol of Wisconsin and the southwesterly right-of-way of Blair Street;

Thence southwesterly 264 feet more or less along the southeasterly line of Lots 5 and 10 of Block 116 of the Plat of Madison, The Capitol of Wisconsin to the southwesterly corner of said Lot 10 also being the northeasterly right-of-way of Franklin Street;

Thence southwesterly 66 feet more or less to the southeasterly corner of Lot 3 of Block 267 of the Plat of Madison, The Capitol of Wisconsin and the southwesterly right-of-way of Franklin Street;

Thence northwesterly 110 feet more or less along the southwesterly right-of-way of Franklin Street and the northeasterly line of Block 267 of the Plat of Madison, The Capitol of Wisconsin to the southeasterly corner of lands described in Warranty Deed No.5373629;

Thence southwesterly 49.5 feet to the southwesterly corner of lands described in Warranty Deed No.5373629;

Thence northwesterly parallel with the northeasterly line of said Block 267, 88 feet more or less to the northwesterly corner of lands described in Warranty Deed No.5373629, the northwesterly line of Lot 1 of Block 267 of the Plat of Madison, The Capitol of Wisconsin and the southeasterly right-of-way of E. Washington Avenue;

Thence southwesterly 148.5 feet more or less along the northwesterly line of said Lot 1 of Block 267 of the Plat of Madison, The Capitol of Wisconsin and being along the southeasterly right-of-way of E. Washington Avenue to the most westerly corner of said Lot 1 of Block 267 also being the intersection of southeasterly right-of-way of E. Washington Avenue and the northeasterly right-of-way of Hancock Street;

Thence southeasterly 330 feet more or less along the southwesterly line of Lots 1 through 5 of said Block 267 of the Plat of Madison, The Capitol of Wisconsin to the most southerly corner of said Lot 5 and being the intersection of the northeasterly right-of-way of Hancock Street and the northwesterly right-of-way of Main Street;

Thence continuing southeasterly 66 feet across the said right-of-way of Main Street to the most westerly corner of Lot 1 of Block 268 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the southeasterly right-of-way of Main Street and the northeasterly right-of-way of Hancock Street;

Thence southwesterly 66 feet across the said right-of-way of Hancock Street to the most northerly corner of Lot 1 of Block 114 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the southwesterly right-of-way of Hancock Street and the southeasterly right-of-way of Main Street;

Thence southwesterly 264 feet more or less along the northwesterly line of Lots 1 and 18 of said Block 114 of the Plat of Madison, The Capitol of Wisconsin being along the southeasterly right-of-way of Main Street to the most westerly corner of said Lot 18 of Block 114 and being the intersection of the southeasterly right-of-way of Main Street and the northeasterly right-of-way of Butler Street;

Thence southeasterly 569.5 feet more or less along the southwesterly line of Lots 10 through 18 of said Block 114 of the Plat of Madison, The Capitol of Wisconsin to a point on the southwesterly line of said Lot 10 being 41.5 feet more or less

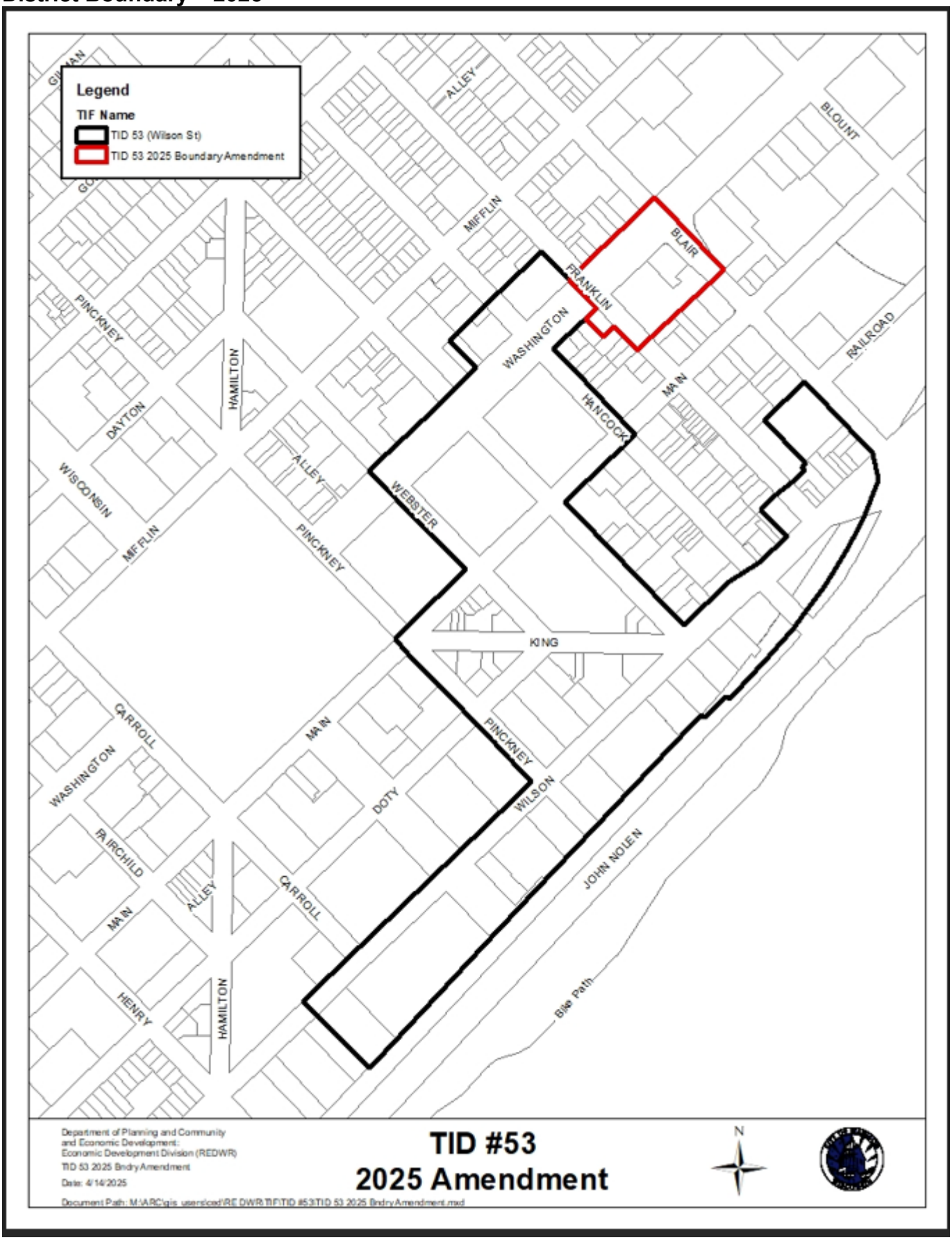
southeasterly of the most westerly corner of said Lot 10 measured along the southwesterly line of said Lot 10 and being the intersection of the northeasterly right-of-way of Butler Street and the northwesterly right-of-way of Wilson Street;
Thence northeasterly 66 feet more or less along the said northwesterly right-of-way of Wilson Street to a point lying 46 feet southeasterly as measured perpendicular to the northwesterly line of Lot 10 of Block 114 of the said Plat of Madison, The Capitol of Wisconsin with the point being 66 feet southwesterly of the northeasterly line of said Lot 10 measured perpendicular to the said northeasterly line;
Thence northeasterly 66 feet more or less along the said northwesterly right-of-way of Wilson Street being a line lying 46 feet perpendicular from and southeasterly of the northwesterly line of Lot 10 of Block 114 of the said Plat of Madison, The Capitol of Wisconsin to a point on the northeasterly line of said Lot 10 lying 46 feet southeasterly of the most northerly corner of said Lot 10 measured along the said northeasterly line of Lot 10;
Thence continuing northeasterly 99 feet more or less along the said northwesterly right-of-way of Wilson Street being a line lying 46 feet perpendicular from and southeasterly of the northwesterly line of Lot 9 of Block 114 of the said Plat of Madison, The Capitol of Wisconsin to an angle point in the said northwesterly right-of-way of Wilson Street;
Thence northeasterly 33 feet more or less along the said northwesterly right-of-way of Wilson Street to a point on the northeasterly line of said Lot 9 of Block 114 of the Plat of Madison, The Capitol of Wisconsin being 52 feet southeast of the most northerly corner of said Lot 9 measured along the northeasterly line of said Lot 9 and being at the intersection of the northwesterly right-of-way of Wilson Street and the southwesterly right-of-way of Hancock Street;
Thence northeasterly 66 feet more or less across Hancock Street to the most southerly corner of Lot 9 of Block 268 of the said Plat of Madison, The Capitol of Wisconsin also being the intersection of the northwesterly right-of-way of Wilson Street and the northeasterly right-of-way of Hancock Street;
Thence northeasterly 129 feet more or less along the northwesterly right-of-way of Wilson Street being along the southeasterly line of Lot 9 of Block 268 of the said Plat of Madison, The Capitol of Wisconsin being to a point 69 feet southwesterly of the most easterly corner of said Lot 9 measured along the said southeasterly line of said Lot 9 also being the most southerly corner of Cardinal Condominium as recorded in Document No. 1894944;
Thence northwesterly 118 feet more or less along the southwesterly line of the said Cardinal Condominium to the most westerly corner of the said Cardinal Condominium;
Thence northeasterly 69 feet more or less along the northwesterly line of the said Cardinal Condominium to the most northerly corner of the said Cardinal Condominium and being along the southwesterly right-of-way of Franklin Street;
Thence northeasterly 66 feet more or less across Franklin Street to the most southerly corner of the Germania Condominium recorded as Document No. 3012054;
Thence northeasterly 58.15 feet more or less along the southeasterly line of the said Germania Condominium being perpendicular to the northeasterly right-of-way of Franklin Street to an angle point in the said southeasterly line;
Thence northwesterly 8.08 feet more or less along the said southeasterly line of the Germania Condominium to a point of curvature in the said southeasterly line;
Thence northerly 9.36 feet more or less on a chord of a curve to the right having a radius of 7.2 feet being along the said southeasterly line of the Germania Condominium to a point of tangency;
Thence northeasterly 12.34 feet more or less along the said southeasterly line of the Germania Condominium to the most easterly corner of the said Germania Condominium;
Thence northwesterly 203.99 feet more or less along the northeasterly line of the said Germania Condominium and being parallel with the said northeasterly right-of-way of Franklin Street to the most northerly corner of the said Germania Condominium also being a point on the northwesterly line of Lot 5 of Block 115 of the said Plat of Madison, The Capitol of Wisconsin;
Thence northeasterly 186.42 feet more or less along the northwesterly line of Lots 5 and 14 of Block 115 of the said Plat of Madison, The Capitol of Wisconsin to the most northerly corner of said Lot 14 and being on the southwesterly right-of-way of Blair Street;
Thence southeasterly 330 feet more or less along the northeasterly line of said Block 115 of the Plat of Madison, The Capitol of Wisconsin to the most easterly corner of said Lot 10 of the said Block 115;
Thence south-southeasterly 105 feet more or less to the northeasterly extension of northwesterly railroad lands now owned by Wisconsin Department of Transportation (WDOT);
Thence south-southeasterly 125 feet more or less along the northeasterly extension of northwesterly railroad lands now owned by Wisconsin Department of Transportation (WDOT) to a point on the southerly right-of-way of Wilson Street also being the northwest corner of the railroad lands now owned by Wisconsin Department of Transportation (WDOT);
Thence southwesterly 373.39 feet more or less along the northwesterly right-of-way line of the said railroad now owned by WDOT being a curve to the right having a radius of 1980.88 feet to a point on the northeasterly right-of-way of Hancock Street;
Thence southwesterly 66.77 feet across Hancock Street to the northwesterly corner of the former railroad parcel currently owned by WDOT;
Thence southwesterly 164.26 feet more or less along the northwesterly right-of-way line of the said railroad now owned by WDOT being a curve to the right having a radius of 1980.88 feet to a point of tangency along the said northwesterly right-of-way line;

Thence southwesterly 158.65 feet more or less along the said northwesterly right-of-way line of the railroad now owned by WDOT to an angle point in the said northwesterly right-of-way line;
Thence northwesterly 13.75 feet more or less to the most easterly corner of the lands conveyed from the WDOT to the City of Madison in Document No. 5318247;
Thence southwesterly 105.60 feet more or less along a 1947.32-foot radius curve to the right being the southeasterly boundary of the lands described in Document No. 5318247;
Thence northwesterly 15.11 feet more or less along the southwest line of the lands described in Document No. 5318247 to the most easterly corner of the First Addendum to Marina Condominiums recorded as Document No. 4218803 and the northwesterly right-of-way line of the railroad now owned by WDOT;
Thence southwesterly 1489 feet more or less along the northwesterly right-of-way of the railroad now owned by WDOT also being along the southeasterly line of First Addendum to Marina Condominiums recorded as Document No. 4218803 and said southeasterly line extended southwesterly to a point on the northeasterly line of Lot 8 of Block 70 of the said Plat of Madison, The Capitol of Wisconsin;
Thence southeasterly 5.64 feet more or less along the said northeasterly line of Lot 8 of Block 70 of the said Plat of Madison, The Capitol of Wisconsin also being along the northwesterly right-of-way of the said railroad now owned by the WDOT;
Thence southwesterly 132.50 feet along the said northwesterly right-of-way of the railroad now owned by WDOT to a point on the southwesterly line of Lot 7 of Block 70 of the said Plat of Madison, The Capitol of Wisconsin;
Thence northwesterly 250 feet more or less along the said southwesterly line of Lot 7 of Block 70 of the Plat of Madison, The Capitol of Wisconsin to the most westerly corner of said Lot 7 also being on the southeasterly right-of-way of Wilson Street;
Thence northwesterly 66 feet across Wilson Street along the northwesterly extension of the said southwesterly line of Lot 7 of Block 70 of the Plat of Madison, The Capitol of Wisconsin to a point on the southeasterly line of CSM No. 15409 recorded as Document No. 5593589 and being on the northwesterly right-of-way of Wilson Street;
Thence northeasterly 200 feet more or less along the said northwesterly right-of-way of Wilson Street and being on the southeasterly line of said CSM No. 15409 and the Carpenter Condominiums recorded as Document No. 3193640 to the most easterly corner of the said Carpenter Condominiums also being at the intersection of the northwesterly right-of-way of Wilson Street and the southwesterly right-of-way of Carroll Street;
Thence northeasterly 66 feet across Carroll Street to the most southerly corner of Block 85 of the said Plat of Madison, The Capitol of Wisconsin and being at the intersection of the northeasterly right-of-way of Carroll Street and the northwesterly right-of-way of Wilson Street;
Thence northeasterly 330 feet more or less along the southeasterly line of said Block 85 of the Plat of Madison, The Capitol of Wisconsin to the most easterly corner of said Block 85 and being the intersection of the northwesterly right-of-way of Wilson Street and the southwesterly right-of-way of Martin Luther King Jr. Blvd.;
Thence northeasterly 132 feet across Martin Luther King Jr. Blvd. to the most southerly corner of Lot 1 of CSM No. 14577 recorded as Document No. 5348219 also being the most southerly corner of Block 88 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northeasterly right-of-way of Martin Luther King Jr. Blvd and the northwesterly right-of-way of Wilson Street;
Thence northeasterly 330 feet more or less along the southeasterly line of Lots 1 and 2 of said CSM No. 14577 and being the northwesterly right-of-way line of Wilson Street to the most easterly corner of said Lot 2 of CSM No. 14577 also being the most easterly corner of said Block 88 of the Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of Wilson Street and the southwesterly right-of-way of Pinckney Street;
Thence northwesterly 264 feet more or less along the northeasterly line of said Lot 2 of CSM No. 14577 and being on the southwesterly right-of-way of Pinckney Street to the most northerly corner of said Lot 2 also being the most northerly corner of said Block 88 of the Plat of Madison, The Capitol of Wisconsin and being the intersection of the southwesterly right-of-way of Pinckney Street and the southeasterly right-of-way of Doty Street;
Thence northwesterly 66 feet across Doty Street to the most easterly corner of Block 89 of the said Plat of Madison, The Capitol of Wisconsin and being at the intersection of the southwesterly right-of-way of Pinckney Street and the northwesterly right-of-way of Doty Street;
Thence northwesterly 264 feet more or less along the northeasterly line of said Block 89 of the Plat of Madison, The Capitol of Wisconsin and being along the southwesterly right-of-way of Pinckney Street to the most northerly corner of said Block 89 and being the intersection of the southwesterly right-of-way of Pinckney Street and the southeasterly right-of-way of Main Street;
Thence northwesterly 66 feet across Main Street to the intersection of the southwesterly right-of-way of Pinckney Street and the northwesterly right-of-way of Main Street;
Thence northeasterly 66 feet across Pinckney Street to the most southerly corner of Block 102 Condominium Plat recorded as Document No. 4583981 and being the most southerly corner of Block 102 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of Main Street and the northeasterly right-of-way of Pinckney Street;

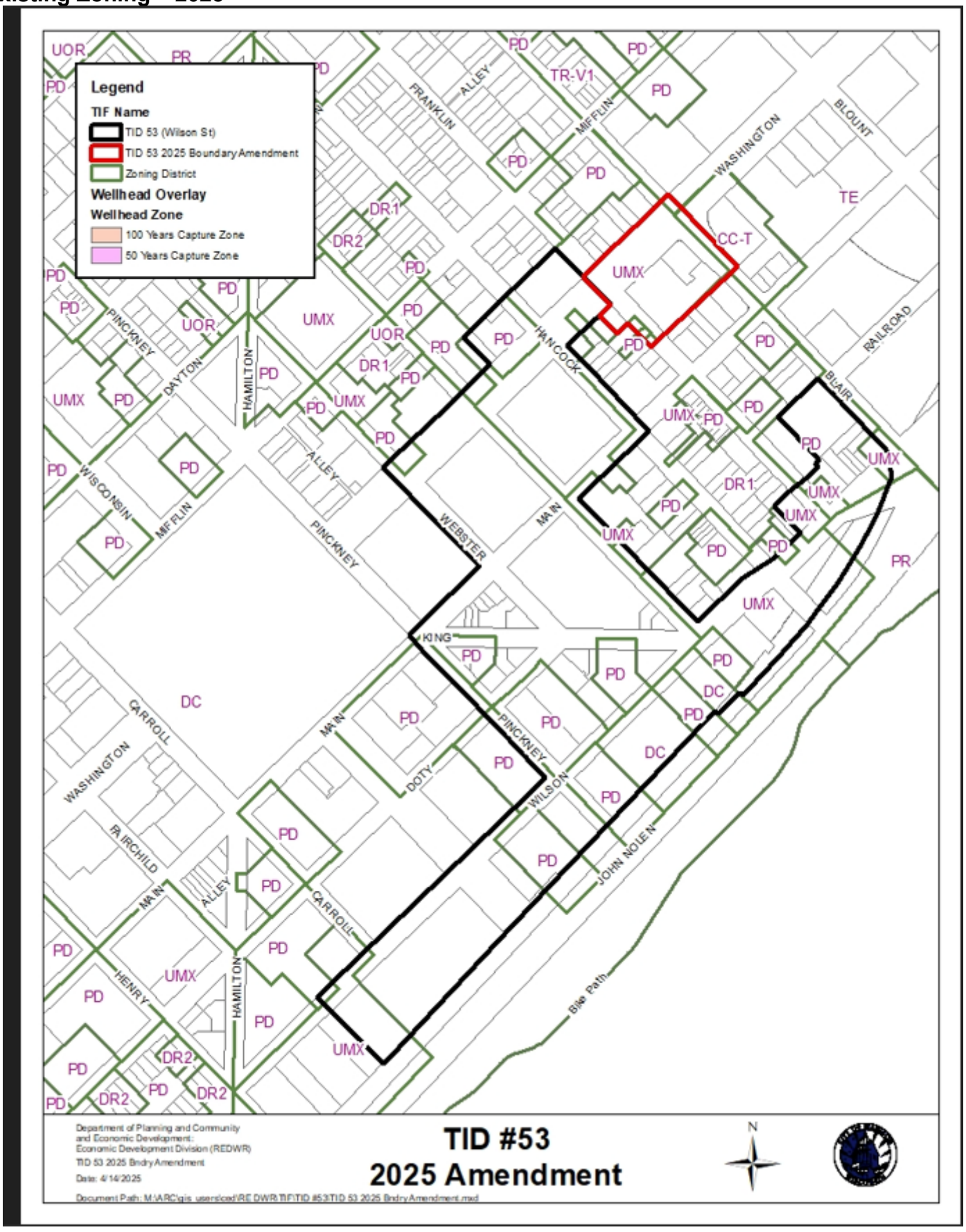
Thence northeasterly 264 feet more or less along the southeasterly line of said Block 102 Condominium Plat and being along the northwesterly right-of-way of Main Street to the most easterly corner of the said Block 102 Condominium Plat also being the most easterly corner of the said Block 102 of the Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of Main Street and the southwesterly right-of-way of Webster Street;
Thence northwesterly 330 feet more or less along the northeasterly line of said Block 102 Condominium Plat and being along the southwesterly right-of-way of Webster Street to the most northerly corner of said Block 102 Condominium Plat also being the most northerly corner of the said Block 102 of the Plat of Madison, The Capitol of Wisconsin and being the intersection of the southwesterly right-of-way of Webster Street and the southeasterly right-of-way of E. Washington Avenue;
Thence northwesterly 132 feet across E. Washington Avenue to the most easterly corner of Block 101 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of E. Washington Avenue and the southwesterly right-of-way of Webster Street;
Thence northeasterly 66 feet across Webster Street to the most southerly corner of CSM No. 14032 recorded as Document No. 5175143 also being the most southerly corner of Block 109 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of E. Washington Avenue and the northeasterly right-of-way of Webster Street;
Thence northeasterly 264.5 feet more or less along the southeasterly line of said Block 109 of the Plat of Madison, The Capitol of Wisconsin and being along the southeasterly line of said CSM No. 14032 and the Stewart Subdivision recorded as Document No. 264341 and being along the northwesterly right-of-way of E. Washington Avenue to the most easterly corner of Lot 3 of the said Stewart Subdivision and being the intersection of the northwesterly right-of-way of E. Washington Avenue and the southwesterly right-of-way of Butler Street;
Thence northeasterly 66 feet across Butler Street to the most southerly corner of Block 112 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of E. Washington Avenue and the northeasterly right-of-way of Butler Street;
Thence northeasterly 100 feet more or less along the southeasterly line of said Block 112 of the Plat of Madison, The Capitol of Wisconsin being along the northwesterly right-of-way of E. Washington Avenue to a point on the northeasterly line of the Southwest 34 feet of Lot 7 of said Block 112;
Thence northwesterly 132 feet more or less along the said northeasterly line of the Southwest 34 feet of said Lot 7 of Block 112 of the Plat of Madison, The Capitol of Wisconsin to a point on the northwesterly line of said Lot 7;
Thence northeasterly 164 feet more or less along the northwesterly line of Lots 5, 6, and 7 of the said Plat of Madison, The Capitol of Wisconsin to the most northerly corner of said Lot 5 and being on the southwesterly right-of-way of Hancock Street;
Thence northeasterly 66 feet across Hancock Street to the most westerly corner of said Lot 1 of CSM No. 15680 and being on the northeasterly right-of-way of Hancock Street;
Thence northeasterly 198 feet more or less along the northwesterly line of said Lot 1 of CSM No. 15680 to the Point of Beginning.

NOTE: Wetlands are specifically and categorically excluded from inclusion in the TID 53 boundary.

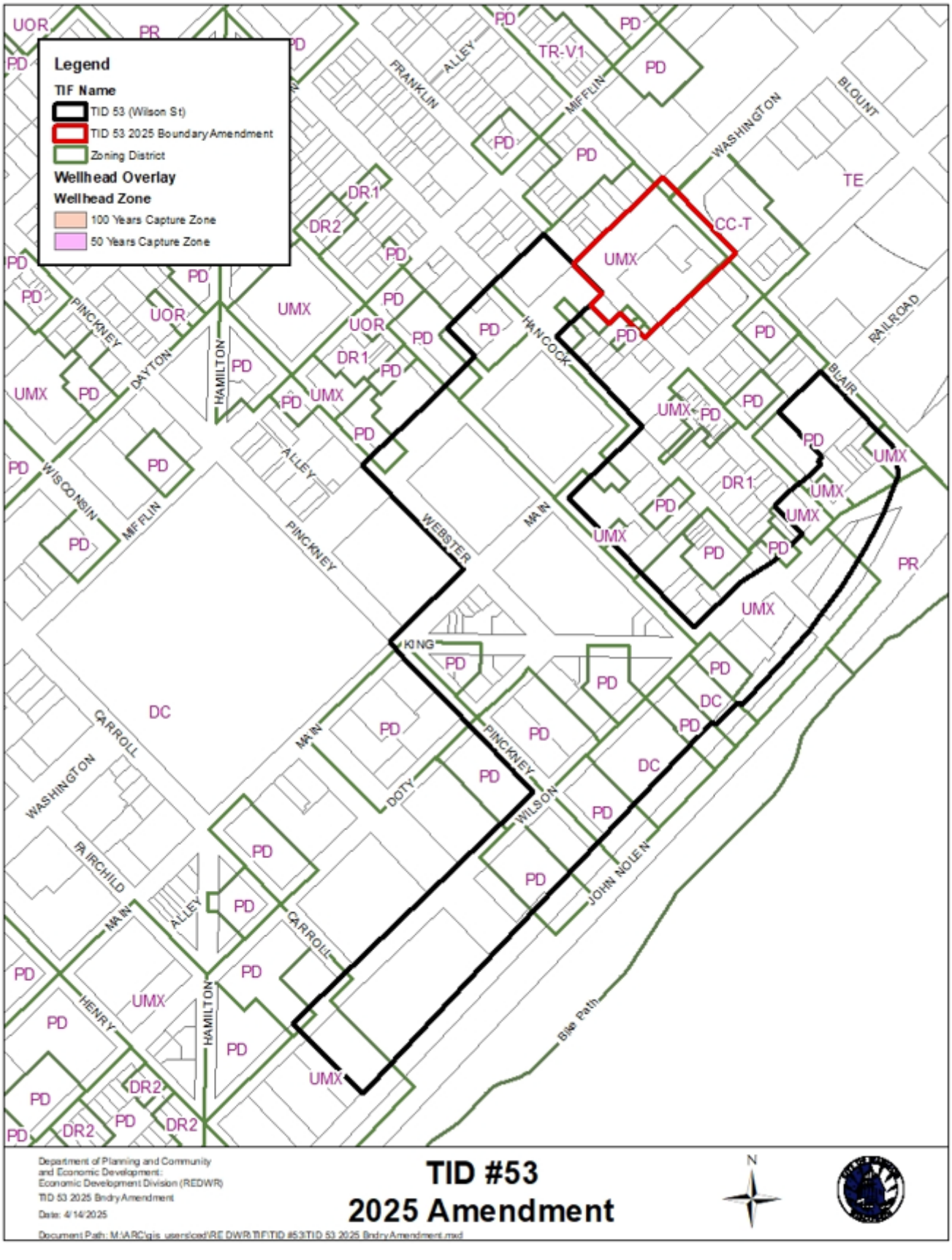
District Boundary – 2025



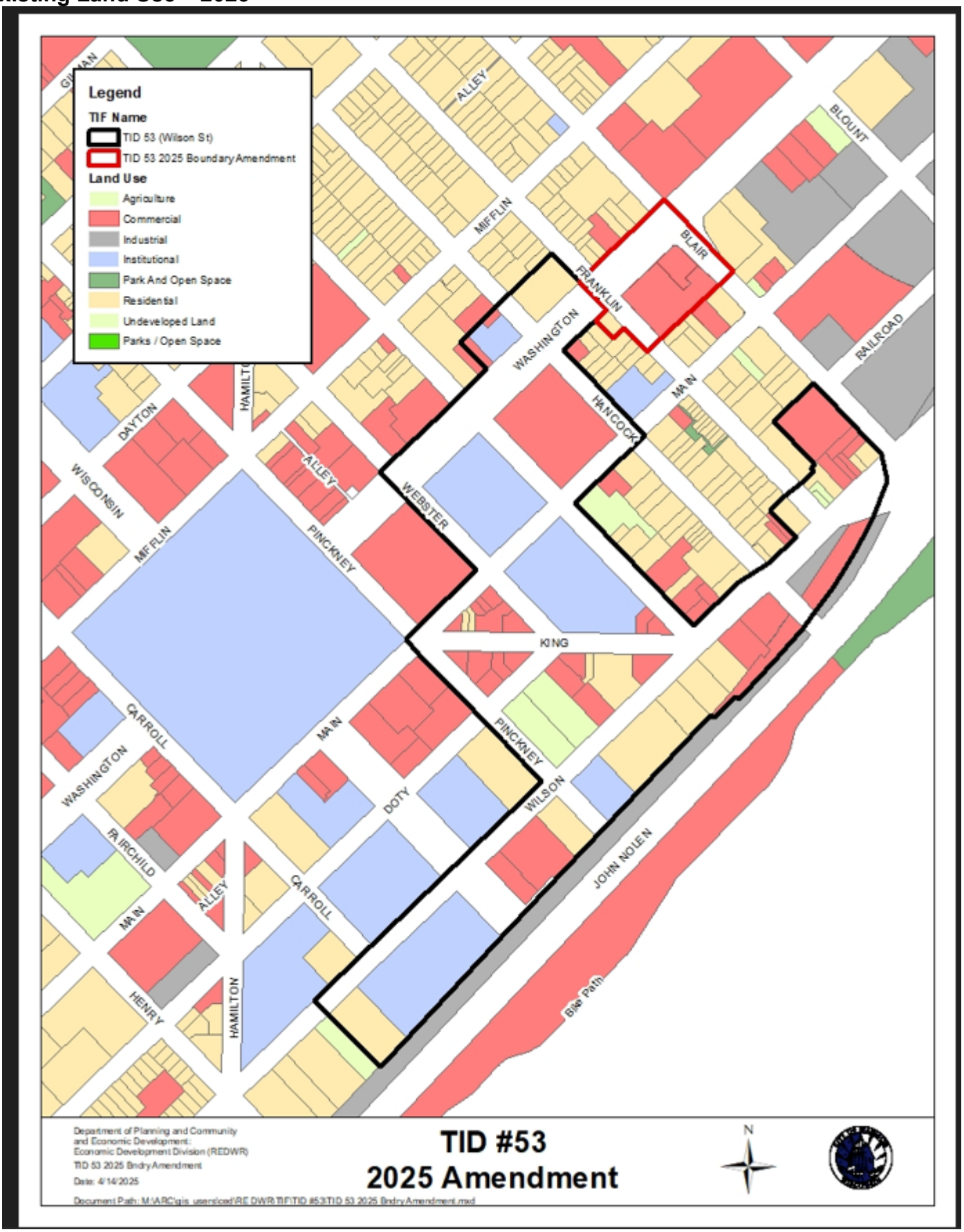
Existing Zoning – 2025



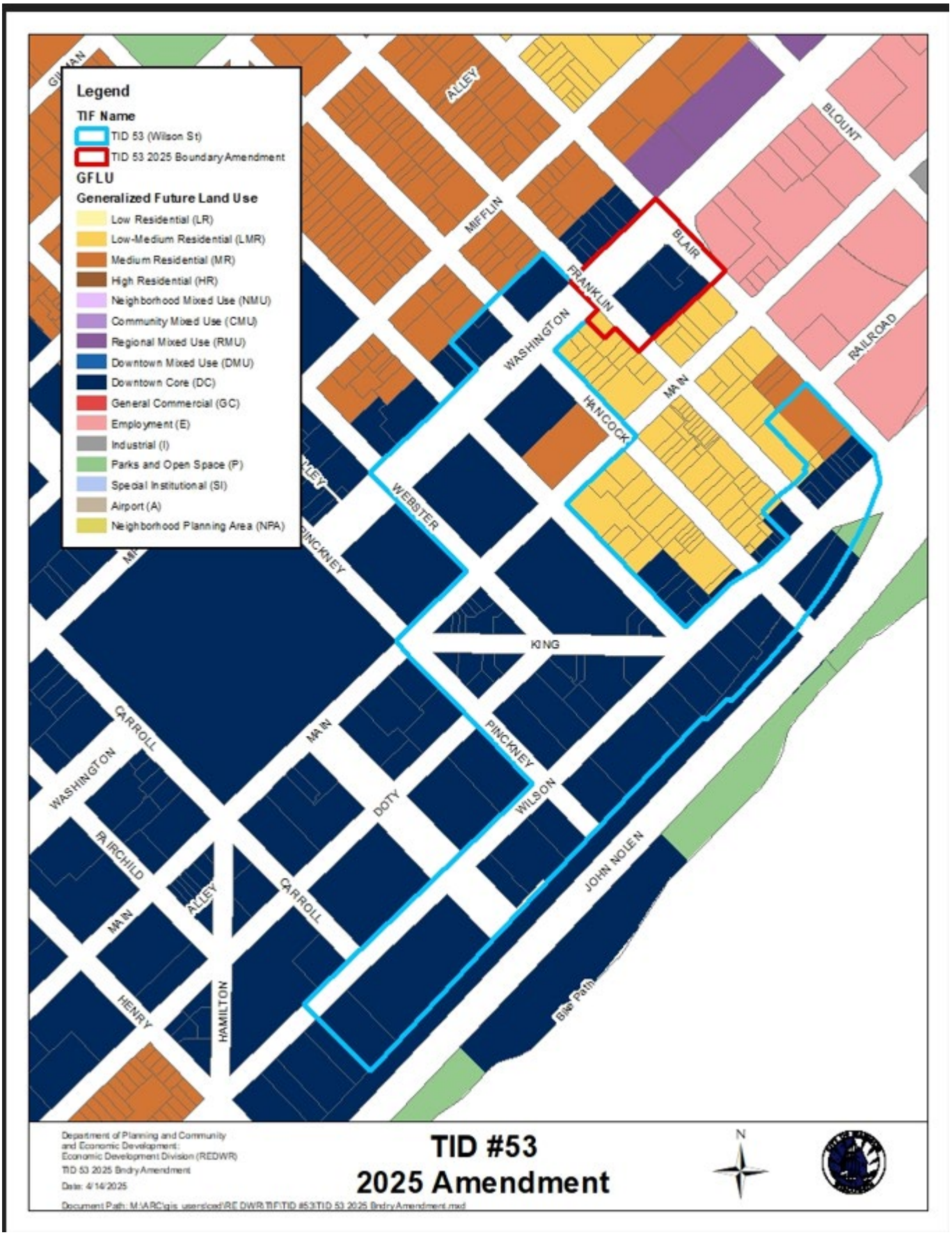
Proposed Zoning – 2025



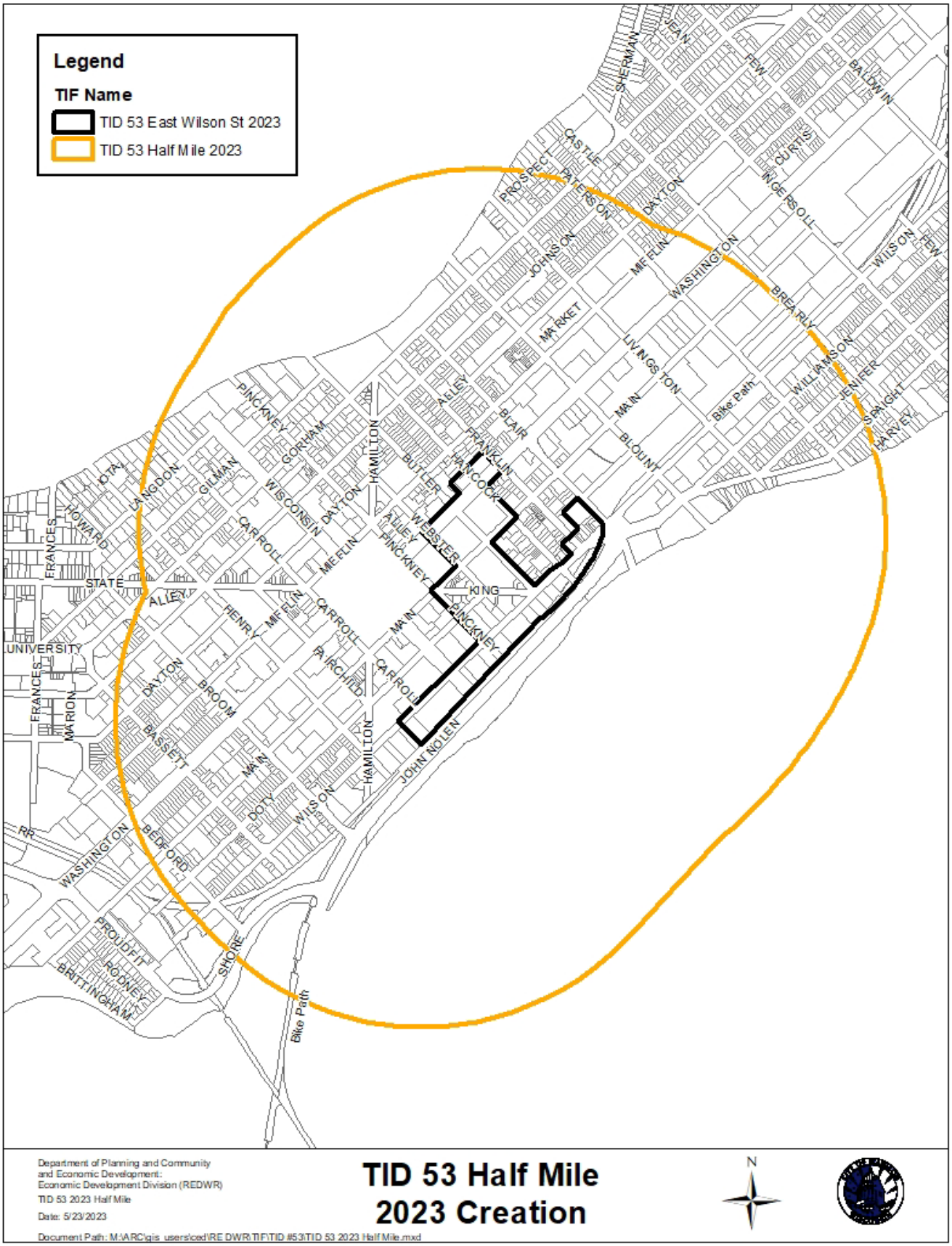
Existing Land Use – 2025



Proposed Land Use – 2025



Half Mile Boundary– 2025



Office of the City Attorney

Michael R. Haas, City Attorney **Patricia A. Lauten, Deputy City Attorney**

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June 5, 2025

TO: Joseph E. Gromacki, TIF Coordinator
FROM: Matthew Robles, Assistant City Attorney
SUBJECT: Project Plan Amendment for TIF District No. 53 - City of Madison (East Wilson)

Dear Mr. Gromacki:

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the 2025 Amendment to the Project Plan and Boundary for Tax Incremental Finance District No. 53, City of Madison, Wisconsin. Based on this examination, I am of the opinion that the amended Project Plan is complete and complies with the provisions of Wis. Stat. § 66.1105(4)(f) and (h).

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

Matthew D. Robles Assistant City Attorney

LEGAL DESCRIPTION - TID # 53 (EAST WILSON ST)

A parcel of land located in the Southwest ¼ of the Southwest ¼ and the Southeast ¼ of the Southwest ¼ of Section 13, Township 7 North, Range 9 East and the Northeast ¼ of the Northwest ¼, the Northwest ¼ of the Northwest ¼, and the Southwest ¼ of the Northwest ¼ of Section 24, Township 7 North, Range 9 East all in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Beginning at the most northerly corner of Lot 1 of Certified Survey Map (CSM) No. 15680 recorded as Document No. 5718436 being along the southwesterly right-of-way of Franklin Street;

Thence southeasterly 132 feet more or less along the northeasterly line of said CSM No. 15680 being the southwesterly right-of-way of Franklin Street to the most easterly corner of CSM No. 15680 and being the southwesterly right-of-way of Franklin Street and the northwesterly right-of-way of E. Washington Avenue;

Thence northeasterly 66 feet more or less along the northerly right-of-way of E. Washington Avenue to the southwesterly corner of Block 117 of the Plat of Madison, The Capitol of Wisconsin;

Thence northeasterly 264 feet more or less along the northwesterly right-of-way of E. Washington Avenue and southeasterly line of Block 117 to the southeasterly corner of Block 117 of the Plat of Madison, The Capitol of Wisconsin;

Thence northeasterly 66 feet more or less along the northwesterly right-of-way of E. Washington Avenue to the southwesterly corner of Block 121 of the Plat of Madison, The Capitol of Wisconsin and the northeasterly right-of-way of Blair Street;

Thence southeasterly 334.5 feet more or less along the southerly extension of the southwesterly line of Block 121 to the southwesterly corner of Certified Survey Map (CSM) No. 14663 recorded as Document No. 5374612 being on the northeasterly right-of-way of Blair Street;

Thence southwesterly 66 feet more or less to the southeasterly corner of Lot 5 of Block 116 of the Plat of Madison, The Capitol of Wisconsin and the southwesterly right-of-way of Blair Street;

Thence southwesterly 264 feet more or less along the southeasterly line of Lots 5 and 10 of Block 116 of the Plat of Madison, The Capitol of Wisconsin to the southwesterly corner of said Lot 10 also being the northeasterly right-of-way of Franklin Street;

Thence southwesterly 66 feet more or less to the southeasterly corner of Lot 3 of Block 267 of the Plat of Madison, The Capitol of Wisconsin and the southwesterly right-of-way of Franklin Street;

Thence northwesterly 110 feet more or less along the southwesterly right-of-way of Franklin Street and the northeasterly line of Block 267 of the Plat of Madison, The Capitol of Wisconsin to the southeasterly corner of lands described in Warranty Deed No.5373629;

Thence southwesterly 49.5 feet to the southwesterly corner of lands described in Warranty Deed No.5373629;

Thence northwesterly parallel with the northeasterly line of said Block 267, 88 feet more or less to the northwesterly corner of lands described in Warranty Deed No.5373629, the northwesterly line of Lot 1 of Block 267 of the Plat of Madison, The Capitol of Wisconsin and the southeasterly right-of-way of E. Washington Avenue;

Thence southwesterly 148.5 feet more or less along the northwesterly line of said Lot 1 of Block 267 of the Plat of Madison, The Capitol of Wisconsin and being along the southeasterly right-of-way of E.

Washington Avenue to the most westerly corner of said Lot 1 of Block 267 also being the intersection of southeasterly right-of-way of E. Washington Avenue and the northeasterly right-of-way of Hancock Street;

Thence southeasterly 330 feet more or less along the southwesterly line of Lots 1 through 5 of said Block 267 of the Plat of Madison, The Capitol of Wisconsin to the most southerly corner of said Lot 5 and being the intersection of the northeasterly right-of-way of Hancock Street and the northwesterly right-of-way of Main Street;

Thence continuing southeasterly 66 feet across the said right-of-way of Main Street to the most westerly corner of Lot 1 of Block 268 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the southeasterly right-of-way of Main Street and the northeasterly right-of-way of Hancock Street;

Thence southwesterly 66 feet across the said right-of-way of Hancock Street to the most northerly corner of Lot 1 of Block 114 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the southwesterly right-of-way of Hancock Street and the southeasterly right-of-way of Main Street;

Thence southwesterly 264 feet more or less along the northwesterly line of Lots 1 and 18 of said Block 114 of the Plat of Madison, The Capitol of Wisconsin being along the southeasterly right-of-way of Main Street to the most westerly corner of said Lot 18 of Block 114 and being the intersection of the southeasterly right-of-way of Main Street and the northeasterly right-of-way of Butler Street;

Thence southeasterly 569.5 feet more or less along the southwesterly line of Lots 10 through 18 of said Block 114 of the Plat of Madison, The Capitol of Wisconsin to a point on the southwesterly line of said Lot 10 being 41.5 feet more or less southeasterly of the most westerly corner of said Lot 10 measured along the southwesterly line of said Lot 10 and being the intersection of the northeasterly right-of-way of Butler Street and the northwesterly right-of-way of Wilson Street;

Thence northeasterly 66 feet more or less along the said northwesterly right-of-way of Wilson Street to a point lying 46 feet southeasterly as measured perpendicular to the northwesterly line of Lot 10 of Block 114 of the said Plat of Madison, The Capitol of Wisconsin with the point being 66 feet southwesterly of the northeasterly line of said Lot 10 measured perpendicular to the said northeasterly line;

Thence northeasterly 66 feet more or less along the said northwesterly right-of-way of Wilson Street being a line lying 46 feet perpendicular from and southeasterly of the northwesterly line of Lot 10 of Block 114 of the said Plat of Madison, The Capitol of Wisconsin to a point on the northeasterly line of said Lot 10 lying 46 feet southeasterly of the most northerly corner of said Lot 10 measured along the said northeasterly line of Lot 10;

Thence continuing northeasterly 99 feet more or less along the said northwesterly right-of-way of Wilson Street being a line lying 46 feet perpendicular from and southeasterly of the northwesterly line of Lot 9 of Block 114 of the said Plat of Madison, The Capitol of Wisconsin to an angle point in the said northwesterly right-of-way of Wilson Street;

Thence northeasterly 33 feet more or less along the said northwesterly right-of-way of Wilson Street to a point on the northeasterly line of said Lot 9 of Block 114 of the Plat of Madison, The Capitol of Wisconsin being 52 feet southeast of the most northerly corner of said Lot 9 measured along the northeasterly line of said Lot 9 and being at the intersection of the northwesterly right-of-way of Wilson Street and the southwesterly right-of-way of Hancock Street;

Thence northeasterly 66 feet more or less across Hancock Street to the most southerly corner of Lot 9 of Block 268 of the said Plat of Madison, The Capitol of Wisconsin also being the intersection of the northwesterly right-of-way of Wilson Street and the northeasterly right-of-way of Hancock Street;

Thence northeasterly 129 feet more or less along the northwesterly right-of-way of Wilson Street being along the southeasterly line of Lot 9 of Block 268 of the said Plat of Madison, The Capitol of Wisconsin

being to a point 69 feet southwesterly of the most easterly corner of said Lot 9 measured along the said southeasterly line of said Lot 9 also being the most southerly corner of Cardinal Condominium as recorded in Document No. 1894944;

Thence northwesterly 118 feet more or less along the southwesterly line of the said Cardinal Condominium to the most westerly corner of the said Cardinal Condominium;

Thence northeasterly 69 feet more or less along the northwesterly line of the said Cardinal Condominium to the most northerly corner of the said Cardinal Condominium and being along the southwesterly right-of-way of Franklin Street;

Thence northeasterly 66 feet more or less across Franklin Street to the most southerly corner of the Germania Condominium recorded as Document No. 3012054;

Thence northeasterly 58.15 feet more or less along the southeasterly line of the said Germania Condominium being perpendicular to the northeasterly right-of-way of Franklin Street to an angle point in the said southeasterly line;

Thence northwesterly 8.08 feet more or less along the said southeasterly line of the Germania Condominium to a point of curvature in the said southeasterly line;

Thence northerly 9.36 feet more or less on a chord of a curve to the right having a radius of 7.2 feet being along the said southeasterly line of the Germania Condominium to a point of tangency;

Thence northeasterly 12.34 feet more or less along the said southeasterly line of the Germania Condominium to the most easterly corner of the said Germania Condominium;

Thence northwesterly 203.99 feet more or less along the northeasterly line of the said Germania Condominium and being parallel with the said northeasterly right-of-way of Franklin Street to the most northerly corner of the said Germania Condominium also being a point on the northwesterly line of Lot 5 of Block 115 of the said Plat of Madison, The Capitol of Wisconsin;

Thence northeasterly 186.42 feet more or less along the northwesterly line of Lots 5 and 14 of Block 115 of the said Plat of Madison, The Capitol of Wisconsin to the most northerly corner of said Lot 14 and being on the southwesterly right-of-way of Blair Street;

Thence southeasterly 330 feet more or less along the northeasterly line of said Block 115 of the Plat of Madison, The Capitol of Wisconsin to the most easterly corner of said Lot 10 of the said Block 115;

Thence south-southeasterly 105 feet more or less to the northeasterly extension of northwesterly railroad lands now owned by Wisconsin Department of Transportation (WDOT);

Thence south-southeasterly 125 feet more or less along the northeasterly extension of northwesterly railroad lands now owned by Wisconsin Department of Transportation (WDOT) to a point on the southerly right-of-way of Wilson Street also being the northwest corner of the railroad lands now owned by Wisconsin Department of Transportation (WDOT);

Thence southwesterly 373.39 feet more or less along the northwesterly right-of-way line of the said railroad now owned by WDOT being a curve to the right having a radius of 1980.88 feet to a point on the northeasterly right-of-way of Hancock Street;

Thence southwesterly 66.77 feet across Hancock Street to the northwesterly corner of the former railroad parcel currently owned by WDOT;

Thence southwesterly 164.26 feet more or less along the northwesterly right-of-way line of the said railroad now owned by WDOT being a curve to the right having a radius of 1980.88 feet to a point of tangency along the said northwesterly right-of-way line;

Thence southwesterly 158.65 feet more or less along the said northwesterly right-of-way line of the railroad now owned by WDOT to an angle point in the said northwesterly right-of-way line;

Thence northwesterly 13.75 feet more or less to the most easterly corner of the lands conveyed from the WDOT to the City of Madison in Document No. 5318247;

Thence southwesterly 105.60 feet more or less along a 1947.32-foot radius curve to the right being the southeasterly boundary of the lands described in Document No. 5318247;

Thence northwesterly 15.11 feet more or less along the southwest line of the lands described in Document No. 5318247 to the most easterly corner of the First Addendum to Marina Condominiums recorded as Document No. 4218803 and the northwesterly right-of-way line of the railroad now owned by WDOT;

Thence southwesterly 1489 feet more or less along the northwesterly right-of-way of the railroad now owned by WDOT also being along the southeasterly line of First Addendum to Marina Condominiums recorded as Document No. 4218803 and said southeasterly line extended southwesterly to a point on the northeasterly line of Lot 8 of Block 70 of the said Plat of Madison, The Capitol of Wisconsin;

Thence southeasterly 5.64 feet more or less along the said northeasterly line of Lot 8 of Block 70 of the said Plat of Madison, The Capitol of Wisconsin also being along the northwesterly right-of-way of the said railroad now owned by the WDOT;

Thence southwesterly 132.50 feet along the said northwesterly right-of-way of the railroad now owned by WDOT to a point on the southwesterly line of Lot 7 of Block 70 of the said Plat of Madison, The Capitol of Wisconsin;

Thence northwesterly 250 feet more or less along the said southwesterly line of Lot 7 of Block 70 of the Plat of Madison, The Capitol of Wisconsin to the most westerly corner of said Lot 7 also being on the southeasterly right-of-way of Wilson Street;

Thence northwesterly 66 feet across Wilson Street along the northwesterly extension of the said southwesterly line of Lot 7 of Block 70 of the Plat of Madison, The Capitol of Wisconsin to a point on the southeasterly line of CSM No. 15409 recorded as Document No. 5593589 and being on the northwesterly right-of-way of Wilson Street;

Thence northeasterly 200 feet more or less along the said northwesterly right-of-way of Wilson Street and being on the southeasterly line of said CSM No. 15409 and the Carpenter Condominiums recorded as Document No. 3193640 to the most easterly corner of the said Carpenter Condominiums also being at the intersection of the northwesterly right-of-way of Wilson Street and the southwesterly right-of-way of Carroll Street;

Thence northeasterly 66 feet across Carroll Street to the most southerly corner of Block 85 of the said Plat of Madison, The Capitol of Wisconsin and being at the intersection of the northeasterly right-of-way of Carroll Street and the northwesterly right-of-way of Wilson Street;

Thence northeasterly 330 feet more or less along the southeasterly line of said Block 85 of the Plat of Madison, The Capitol of Wisconsin to the most easterly corner of said Block 85 and being the intersection of the northwesterly right-of-way of Wilson Street and the southwesterly right-of-way of Martin Luther King Jr. Blvd.;

Thence northeasterly 132 feet across Martin Luther King Jr. Blvd. to the most southerly corner of Lot 1 of CSM No. 14577 recorded as Document No. 5348219 also being the most southerly corner of Block 88 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northeasterly right-of-way of Martin Luther King Jr. Blvd and the northwesterly right-of-way of Wilson Street;

Thence northeasterly 330 feet more or less along the southeasterly line of Lots 1 and 2 of said CSM No. 14577 and being the northwesterly right-of-way line of Wilson Street to the most easterly corner of said Lot 2 of CSM No. 14577 also being the most easterly corner of said Block 88 of the Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of Wilson Street and the southwesterly right-of-way of Pinckney Street;

Thence northwesterly 264 feet more or less along the northeasterly line of said Lot 2 of CSM No. 14577 and being on the southwesterly right-of-way of Pinckney Street to the most northerly corner of said Lot 2 also being the most northerly corner of said Block 88 of the Plat of Madison, The Capitol of Wisconsin and being the intersection of the southwesterly right-of-way of Pinckney Street and the southeasterly right-of-way of Doty Street;

Thence northwesterly 66 feet across Doty Street to the most easterly corner of Block 89 of the said Plat of Madison, The Capitol of Wisconsin and being at the intersection of the southwesterly right-of-way of Pinckney Street and the northwesterly right-of-way of Doty Street;

Thence northwesterly 264 feet more or less along the northeasterly line of said Block 89 of the Plat of Madison, The Capitol of Wisconsin and being along the southwesterly right-of-way of Pinckney Street to the most northerly corner of said Block 89 and being the intersection of the southwesterly right-of-way of Pinckney Street and the southeasterly right-of-way of Main Street;

Thence northwesterly 66 feet across Main Street to the intersection of the southwesterly right-of-way of Pinckney Street and the northwesterly right-of-way of Main Street;

Thence northeasterly 66 feet across Pinckney Street to the most southerly corner of Block 102 Condominium Plat recorded as Document No. 4583981 and being the most southerly corner of Block 102 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of Main Street and the northeasterly right-of-way of Pinckney Street;

Thence northeasterly 264 feet more or less along the southeasterly line of said Block 102 Condominium Plat and being along the northwesterly right-of-way of Main Street to the most easterly corner of the said Block 102 Condominium Plat also being the most easterly corner of the said Block 102 of the Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of Main Street and the southwesterly right-of-way of Webster Street;

Thence northwesterly 330 feet more or less along the northeasterly line of said Block 102 Condominium Plat and being along the southwesterly right-of-way of Webster Street to the most northerly corner of said Block 102 Condominium Plat also being the most northerly corner of the said Block 102 of the Plat of Madison, The Capitol of Wisconsin and being the intersection of the southwesterly right-of-way of Webster Street and the southeasterly right-of-way of E. Washington Avenue;

Thence northwesterly 132 feet across E. Washington Avenue to the most easterly corner of Block 101 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of E. Washington Avenue and the southwesterly right-of-way of Webster Street;

Thence northeasterly 66 feet across Webster Street to the most southerly corner of CSM No. 14032 recorded as Document No. 5175143 also being the most southerly corner of Block 109 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of E. Washington Avenue and the northeasterly right-of-way of Webster Street;

Thence northeasterly 264.5 feet more or less along the southeasterly line of said Block 109 of the Plat of Madison, The Capitol of Wisconsin and being along the southeasterly line of said CSM No. 14032 and the Stewart Subdivision recorded as Document No. 264341 and being along the northwesterly right-of-way of E. Washington Avenue to the most easterly corner of Lot 3 of the said Stewart Subdivision and being the

intersection of the northwesterly right-of-way of E. Washington Avenue and the southwesterly right-of-way of Butler Street;

Thence northeasterly 66 feet across Butler Street to the most southerly corner of Block 112 of the said Plat of Madison, The Capitol of Wisconsin and being the intersection of the northwesterly right-of-way of E. Washington Avenue and the northeasterly right-of-way of Butler Street;

Thence northeasterly 100 feet more or less along the southeasterly line of said Block 112 of the Plat of Madison, The Capitol of Wisconsin being along the northwesterly right-of-way of E. Washington Avenue to a point on the northeasterly line of the Southwest 34 feet of Lot 7 of said Block 112;

Thence northwesterly 132 feet more or less along the said northeasterly line of the Southwest 34 feet of said Lot 7 of Block 112 of the Plat of Madison, The Capitol of Wisconsin to a point on the northwesterly line of said Lot 7;

Thence northeasterly 164 feet more or less along the northwesterly line of Lots 5, 6, and 7 of the said Plat of Madison, The Capitol of Wisconsin to the most northerly corner of said Lot 5 and being on the southwesterly right-of-way of Hancock Street;

Thence northeasterly 66 feet across Hancock Street to the most westerly corner of said Lot 1 of CSM No. 15680 and being on the northeasterly right-of-way of Hancock Street;

Thence northeasterly 198 feet more or less along the northwesterly line of said Lot 1 of CSM No. 15680 to the Point of Beginning.

NOTE: Wetlands are specifically and categorically excluded from inclusion in the TID 53 boundary.

City of Madison

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

Master

File Number: 88728

File ID:	88728	**File Type:**	Resolution	**Status:**	Items Referred
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/10/2025
File Name:	13043 TID 55 Creation			**Final Action:**	

Title: Approving the Project Plan and Boundary for Tax Incremental District (TID) #55 (Voit), City of Madison. (District 15)

Notes:

CC Agenda Date:	06/17/2025
Agenda Number:	37.
Sponsors:	Dina Nina Martinez-Rutherford And Satya V. Rhodes-Conway
Effective Date:	
Attachments:	13043 TID 55 2025 Creation Project Plan v2.pdf, TID 55 Legal Description.pdf, Public Comment 06-22-25.pdf
Enactment Number:	
Author:	Terrell Nash, Real Estate Development Specialist
Hearing Date:	
Entered by:	cklawiter@cityofmadison.com
Published Date:	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/11/2025	Maggie McClain	Approve	6/30/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	06/10/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (7/7/25), Plan Commission (6/23/25), Common Council (7/15/25)						
1	COMMON COUNCIL	06/17/2025	Referred	FINANCE COMMITTEE			
	Action Text: This Resolution was Referred to the FINANCE COMMITTEE						
	Notes: Additional referral to Plan Commission						
1	FINANCE COMMITTEE	06/17/2025	Referred	PLAN COMMISSION		06/23/2025	
	Action Text: This Resolution was Referred to the PLAN COMMISSION						

1	PLAN COMMISSION	06/23/2025	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	Pass

Action Text: A motion was made by Solheim, seconded by Field, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

Notes: On a motion by Solheim, seconded by Ald. Field, the Plan Commission voted to return the Tax Increment District boundary and project plan to Finance Committee with a recommendation for approval. The motion passed by voice vote/other.

Text of Legislative File 88728

Fiscal Note

The proposed resolution authorizes the creation of TID 55 - Voit and its proposed project plan and boundary. The project plan includesa total of $8,552,000 in TID-supported borrowing for the following: $3,887,000 for future development loans, $4,165,000 for land acquisition, and $500,000 for administration costs. The Economic Development Division's 2026 Capital Budget request includes $2,050,000 in 2026 for development loans and land improvements. Use of this funding is contingent upon adoption of the 2026 Capital Budget by Common Council in addition to approval of this project plan amendment. Additional City costs associated with urban development in this area will be included in future capital budgets subject to Common Council approval. Financing costs associated with the creation of this TID are estimated at $2,351,000. No additional City appropriation is required with adoption of this project plan amendment.

Title

Approving the Project Plan and Boundary for Tax Incremental District (TID) #55 (Voit), City of Madison. (District 15)

Body

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law (the “TIF Law”), Section 66.1105, Wisconsin Statutes; and

WHEREAS TIF Law sets forth certain steps which must be followed to create a Tax Incremental Project Plan and Boundary; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an opportunity to express their views on the creation of the TID Project Plan and Boundary for TID 55 was published in the Wisconsin State Journal on June 6, 2025 and June 13, 2025 as required by TIF Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the boundary of TID 55; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on June 23, 2025, at which interested parties were afforded an opportunity to express their views on the proposed creation of the Project Plan and Boundary for TID 55; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within the TID is suitable and zoned for mixed-use within the meaning of 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.

3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.

WHEREAS the Plan Commission has determined that the TID meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001, amended on March 31, 2009, and amended again on February 25, 2014 (insofar as they are applicable to the amendment of a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the TID supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison hereby confirms and adopts the above recitals and finds that:

1. No less than 50%, by area, of the real property within the amended TID boundary is suitable and zoned for mixed-use within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The project costs in the Project Plan relate directly to promoting mixed-use development
4. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.
5. TID 55 (Voit) is hereby declared a mixed-use district.
6. Less than 35% of the TID is proposed for newly platted residential development. Newly platted residential development that is included in project costs will have a density of the residential housing that is at least 3 units per acre, meeting the requirements of Wis. Stat s. 66.1105(2)(f)3.
7. The percentage of territory devoted to retail businesses within TID 55 (Voit) is under thirty-five (35%) percent and is estimated to remain under 35% at the end of the expenditure period

BE IT STILL FURTHER RESOLVED that the attached Project Plan and Boundary for TID 55 (Voit), City of Madison, is hereby adopted as of January 1, 2025 as the Project Plan for said District and such plan is feasible and in conformity with the Comprehensive Plan for the City of Madison and will add to the sound growth of the City.

Date Adopted: _____, 2023
Resolution Number: RES-23-_____
Expenditure Deadline: _____, 2038
TID Expiration Date: _____, 2043

Project Plan and Boundary for

TAX INCREMENTAL FINANCE DISTRICT 55 (VOIT)

City of Madison

Prepared by:
Department of Planning and Community and Economic Development
Economic Development Division
Office of Real Estate Services

June 6, 2025

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TAX INCREMENTAL FINANCE DISTRICT #55
(VOIT)

INTENT AND PURPOSE

The City of Madison (the "City") has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base, revitalize neighborhoods and expand housing options. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority's (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

In particular, the City of Madison is proposing to create Tax Incremental District (TID) #55 (Voit) as a mixed-use TID, for the purposes of capturing incremental value to provide assistance on an as needed basis to projects within the proposed TID and to fund public works improvements that will benefit the TID and the larger community. TID 55 will be generally located along Milwaukee St, between Stoughton Rd (USH 151) and Fair Oaks Ave.

PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS

The project elements proposed in this Project Plan conform to the objectives and recommendations contained in the Comprehensive Plan For The City of Madison (the "Master Plan") as approved by the City Plan Commission. No changes in the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

This TID is presently zoned CC-T, SE, SR-V2, CC, TR-C1, TR-V2, TR-U2, TR-U1, NMX, PR, PD. These zoning districts are suitable for mixed-use development.

Consistency with the City of Madison Comprehensive Plan

The Common Council of the City of Madison adopted an update to the City of Madison Comprehensive Plan on August 7, 2018, and updated in December 2023 and September 2024. The Comprehensive Plan contains six sections, each with its own set of overarching Goals and implementation Strategies that are consistent with the projects and activities planned for TID 55 include, but are not limited to, the following:

Neighborhoods and Housing

Goal: Madison will have a full range of quality and affordable housing opportunities throughout the City

Strategies:
- Create complete neighborhoods across the City where residents have access to transportation options and resources needed for daily living.
- Increase the amount of available housing

Land Use and Transportation

Goal: Madison will be comprised of compact, interconnected neighborhoods anchored by a network of mixed-use activity centers.

Strategies:
- Expand and improve the city's pedestrian and bicycle networks to enable safe and convenient active transportation.

Consistency with TIF Policy

The Project Plan is also consistent with City of Madison Tax Incremental Finance Objectives and Policies (the "TIF Policy") adopted by the City's Common Council on April 17, 2001 and amended most recently on February 25, 2014. The Project Plan conforms to the following TIF Policy goals:

Section 1: TIF Goals

A. Growing the property tax base.
D. Encouraging urban in-fill projects that increase (or decrease where appropriate) density consistent with the City's Comprehensive Plan.
F. Creating a range of housing types and specifically encouraging the development of workforce and affordable housing, especially housing that is for those earning much less than the area median income.
G. Funding public improvements that enhance development potential, improve the City's infrastructure, enhance transportation options, and improve the quality and livability of neighborhoods.
I. Reserving sufficient increment for public infrastructure in both TIF project plans and TIF underwriting.

PROPOSED PROJECT COSTS

The following represent total estimated costs. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled "Detailed Estimate of Timing and Project Costs" that estimates the amount of cost paid with TIF.

Public Works Improvements

The City does not intend to complete any public works projects in TID 55 at this time. However, Starkweather, LLC is developing the former Voit Farm property and plans to install public infrastructure at their cost, as required by the City's infrastructure assessment policy. Funds have been set aside under the Development Loans category that might provide financial assistance to projects that demonstrate, to the City's satisfaction, a gap, caused in whole or in part, by the cost of such infrastructure improvements.

Subtotal Estimated TIF Cost – Public Works Improvements: $0

Community Development Authority Revitalization Activities

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District.

Estimated Cost: $0

Affordable Housing

This category of costs is for the benefit of affordable housing and the improvement of housing stock in the City of Madison. After the date on which TID 55 pays off all of its aggregate costs, as provided for in State Statute the City may extend the life of TID 55 for one year to benefit affordable housing and to improve housing stock. In the event that an affordable housing project is determined to need financial assistance and meets the City's TIF Goals and Underwriting policies, if necessary, the City will propose an amendment to this project plan and seek the necessary approvals from the Joint Review Board.

Estimated Cost: $0

Economic Development Assistance

Development Loans

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, that demonstrate that "but for" such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, parking facility construction, site preparation, environmental remediation, public infrastructure, landscaping and similar types of related activities.

Estimated Cost: $3,887,000

Land Acquisition

In order to construct the public improvements, and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in this TIF District. The acquisitions could vary from rights-of-way and air space to entire parcels. It is the City's intent to purchase Lots 6, 9, 10, and 13 from the Starkweather Plat. These lots will allow the City to construct so called "missing middle" housing opportunities.

Estimated Cost: $4,165,0000

Economic Development Assistance – Small Business Grants

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of small business TIF grants may be provided to private small business development projects TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, interior or exterior renovation or restoration, site preparation, environmental remediation, landscaping and similar types of related activities but requires that the City provide the Joint Review Board with copies of the grant agreement for each project. The City will provide copies of each grant agreement to the Joint Review Board after each subsequent project receives Common Council authorization of a grant award. The following programs will provide TIF assistance in the form of small business grants:

Building Improvement Grants

The Building Improvement Grant program encourages business owners to reinvest in their business by offering grants of up to $50,000 to assist with the capital costs associated with renovating the interior and exterior of retail spaces.

Estimated Cost: $0

Façade Grants

The Facade Improvement Grant Program, was established to support and encourage small business to reinvest in the downtown and neighborhood business districts. The program provides matching grants to small business owners and tenants to assist them in restoring or beautifying their facades or storefronts. The maximum grant amount is $25,000.

Estimated Cost: $0

Commercial Ownership Assistance Program

The Commercial Ownership Assistance program (COA) is a new City of Madison effort focused on helping business owners expand their enterprises by transitioning from leasing space to owning commercial property for their business. The program is structured as a 0% interest loan with no payment due to the City unless the property is sold. The loan can be used for businesses to purchase an existing space or to develop a new building for their businesses. The program will focus on assisting communities that have historically faced barriers to accessing capital to start or grow a business enterprise and own commercial properties. These targeted populations for this program include communities of color, immigrant communities, women, LGBTQ+, disabled residents, and veterans. The program will also prioritize investments that support businesses in under-invested geographic areas. The maximum loan amount is $250,000.

Estimated Cost: $0

Subtotal Estimated TIF Cost – Small Business Grants **$0**

Organizational, Administrative and Professional Costs

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with TID 55, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, DPCED, and the Office of the Mayor.

Estimated Cost: $500,000

Total Project Costs: $8,552,000

Financing Costs

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all of the **$8,552,000** of estimated non-assessable project costs and an estimated **$2,351,000** financing cost.

DETAILED ESTIMATE OF TIMING AND PROJECT COSTS

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a mixed-use TID within 15 years of its creation**.** Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan. **The actual eligible project costs herein (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan. There are no planned costs that are non-project costs.**

TID #53	Proposed TIF Funded Non-Assessable Cost	Assessable/ Non-Project Costs	Total	Time Frame
Total Public Improvements	**$0**	**$0**	**$0**	**2025 - 2040**
Development Loans	$3,887,000	$0	$3,887,000	2025 – 2040
Land Acquisition	$4,165,000	$0	$4,165,000	2025 – 2040
Administrative and Professional Costs	$500,000	$0	$500,000	2025 – 2040
TOTAL PROJECT COSTS	**$8,552,000**	**$0**	**$8,552,000**	2025 – 2040
Finance Costs (financing costs for entire project plan)	$2,351,000		$2,351,000	2023-2038

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(gm).

SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual eligible project costs may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the TID. Taking the TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

Per TIF Law, the maximum life of a mixed-use TID is 20 years and all project expenditures must be made five (5) years prior to the termination of the TID. Therefore, all project expenditures must be made by December 31, 2040. Tax increments may be received until project costs are recovered or until the TID reaches its maximum life of 20 years, at which time the TID must close.

TIF-Eligible Capital Budget

The cost of public improvements and other project costs is **$8,552,000.** There are **no** anticipated costs that will be assessable to property owners. Assessments are determined in accordance with the City and Board of Public Works standard special assessment policies. Given that there are no ($0) costs that are assessable to property owners, the **$8,552,000** balance of the TIF-eligible project costs (i.e. net of assessable costs) represents the authorized TIF Capital Budget for this Project Plan and will require financial support by incremental taxes from the District.

Estimate of Economic Feasibility, TIF Generator(s)

TIF Policy requires a proposed TID have an economic "generator" i.e. at least one private development project that generates increment to finance TID costs, or a TID shall be identified as a "speculative TID". TID 55 has multiple "generators" of tax increments, as described below.

- Lot 1—A 72-unit 4% LIHTC project, with an estimated incremental value of $8,377,000.
- Lot 2—An 88-unit market-rate project, with an estimated incremental value of $17,245,000.
- Lot 3—A 104-unit 4%LIHTC project, with an estimated incremental value of $12,155,000.
- Lot 4—A 150-unit market-rate project, with an estimated incremental value of $29,504,000.
- Lot 5 A 120-unit market-rate project, with an estimated incremental value of $23,521,000.

Total Estimated Incremental Value: $90,802,000

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from potential development projects, and economic growth or value appreciation over the life of the TID is estimated to be **$188,293,000.** This value includes the **$90,802,000** generated from projects outlined above, along with an additional **$97,491,000** of value appreciation over the life of the TID. This value is projected to produce incremental revenues sufficient to support the project costs stated above. In the near-term such project costs may be funded through, and are supportable, by the City's general obligation borrowing.

Project expenditures will be contingent upon development actually occurring or committed to occur. Since the majority of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Based on the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the TID's life (i.e. the total amount of tax increments over 20 years) should total approximately **$26,028,000.** The present value of the total incremental revenues that are anticipated to be generated is $11,365,000, sufficient to pay for the **$8,552,000 of project costs** identified in this Project Plan.

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in TID 55 may, therefore, be less than the amount shown in the Project Plan.

Assuming no change in economic conditions, the TID is projected to recover its proposed $8,552,000 project cost in approximately 10 years, or the year 2035.

Finance Cost

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow the entire estimated capital cost is **$2,351,000**.

PROMOTION OF ORDERLY LAND DEVELOPMENT

The area in this TID is identified for Low-Medium Residential, Medium Density Residential, Community Mixed Use, Parks and Open Space, Low Residential, General Commercial, and Employment land uses in the City of Madison Comprehensive Plan. Descriptions of this use and its corresponding density can be found in the City of Madison Comprehensive Plan at this link:

https://imaginemadisonwi.com/sites/imaginemadisonwi.com/files/document/pdf/180501%20Comprehensive%20Plan%20-%20Full.pdf

TID 55 is a mixed-use TID, as defined by State Statute.

Less than 35% of the area in the TID boundary is used for retail business.

Newly Platted Residential
Approximately 14.65% of the area in TID 55 is identified for newly platted residential purposes.

The newly platted residential meets the following criteria under Wis. Stat. § 66.1105(2)(f)3.: the density of the residential housing is at least 3 units per acre.

EXPECTATIONS FOR DEVELOPMENT

The expectations for development in TID 55 have been developed from and predicated on the Comprehensive Plan for the City of Madison and the Downtown Plan, as adopted by the Common Council.

Potential Areas for Development
The Potential Areas for Development include redevelopment and infill upon parcels of land within the TID boundary. The known development on these sites is described in further detail in this project plan.

Annual Value Increment Estimates

Definition of Value Increment: The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the "base value") from the TIF district's increased value as a result of new development. Appreciation of the base value and the new development over the full 20-year life of the TIF district is also included in this estimate.

Timeframe for Development: For the purposes of this project plan's economic expectations, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district's life. Per City TIF Policy, if there is no value growth as a result of new development activity within 10 years after the creation of the TID, the TID shall be dissolved upon receipt of sufficient increment to recover project costs. It is the City's practice to anticipate development, repayment of costs and closure of the district within a shorter timeframe than the full 20-year period allowed by TIF Law. TID expenditures may be made for a period of 15 years from the date of TID creation. On average, a City TIF district is closed within about 12 years. To the extent that the District meets or exceeds economic expectations, it is then able to repay its project costs and

return the value increment to the overlying taxing jurisdictions in a shorter period of time. Based upon conservative estimates, the City believes that TID 55 will close in approximately ten (10) years, in 2035.

Anticipated Development: The actual timing and value of new growth within the TID depends upon variables that are unpredictable at this time. However, based upon projects that have already been proposed or are underway (shown in the "Estimate of Economic Feasibility, TIF Generators" section of this project plan), the City estimates that these TIF Generators will create **$90,800,000** of incremental value. The total incremental value (including estimated TIF Generators and appreciation of property value with in the TID) generated over the 20-year life of the district is estimated at approximately **$90,800,000**. This growth is estimated to generate approximately **$26,028,000** of tax increments over the life of the TID. The estimated present value of these tax increments is **$11,365,000.**

METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES

Where the relocation of individuals and business operations would take place as a result of the City's acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

LEGAL DESCRIPTION

Madison TID #55 Boundary Description

A parcel of land located in the Northeast 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 5, Township 7 North, Range 10 East and the Southwest 1/4 of the Northwest 1/4, the Southeast 1/4 of the Northwest 1/4, the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 7 North, Range 10 East all in the City of Madison, Dane County, Wisconsin, more particularly described as follows:
Commencing at the Northeast Corner of said Section 5; thence southerly along the east line of the Northeast Quarter of said Section 5 148 feet more or less to the southerly right-of-way of USH 30 and Commercial Avenue and the **Point of Beginning**;
Thence westerly 435 feet more or less along the southerly right-of-way of USH 30 and Commercial Avenue to the northeast corner of the west half of Lot 527 of First Addition to Clyde A. Gallagher Park Subdivison;
Thence southerly 120 feet more or less along the east line of the west half of Lots 527, 526, and 525 of First Addition to Clyde A. Gallagher Park Subdivision to the southeast corner of the west half of said Lot 525;
Thence westerly 67.5 feet along the south line of said Lot 525 to the southwest corner of said Lot 525, also being the northeast corner of Lot 431 of Clyde A Gallagher Park Subdivision Lots 383-481 Inclusive and Outlots A and B;
Thence southerly 140 feet more or less along the east line of Lot 431 and 430 of Clyde A Gallagher Park Subdivision Lots 383-481 Inclusive and Outlots A and B and the southerly extension thereof to a northwesterly corner of Lot 4 of CSM 9494, recorded in Volume 54 of Certified Surveys, Pages 124-126 as Document #3167139;
Thence westerly 40 feet along the north line of said Lot 4, being the southerly right-of-way of Furey Avenue, to a northwesterly corner of said Lot 4;
Thence southerly 142 feet more or less along the west line of said Lot 4 to the southwest corner of said Lot 4;
Thence southwesterly 126 feet more or less along the south line of Lot 3 of said CSM 9494, to the southwest corner of said Lot 3;
Thence southerly 32 feet more or less along the southerly extension of the west line of said Lot 3, being the easterly right-of-way of Jacobson Avenue, to the intersection of the easterly right-of-way of Jacobson Avenue and the northwesterly right-of-way of the Wisconsin and Southern Railroad;
Thence southwesterly 40 feet more or less along the northwesterly right-of-way of the Wisconsin and Southern Railroad and the southeasterly right-of-way of Jacobson Avenue to a point on the centerline of Jacobson Avenue;
Thence southerly 119 feet more or less along the extension of the centerline of Jacobson Avenue to a point on the southeasterly right-of-way of the Wisconsin and Southern Railroad;
Thence southwesterly 195 feet more or less along the southeasterly right-of-way of the Wisconsin and Southern Railroad a northwest corner of the lands described in Warranty Deed No. 5984804;
Thence southerly 300 feet more or less along the lands described in Warranty Deed No. 5984804 to the northeast corner of Lot 1 of CSM 13140, recorded in Volume 84, Pages 186-190 as Document #4778575;

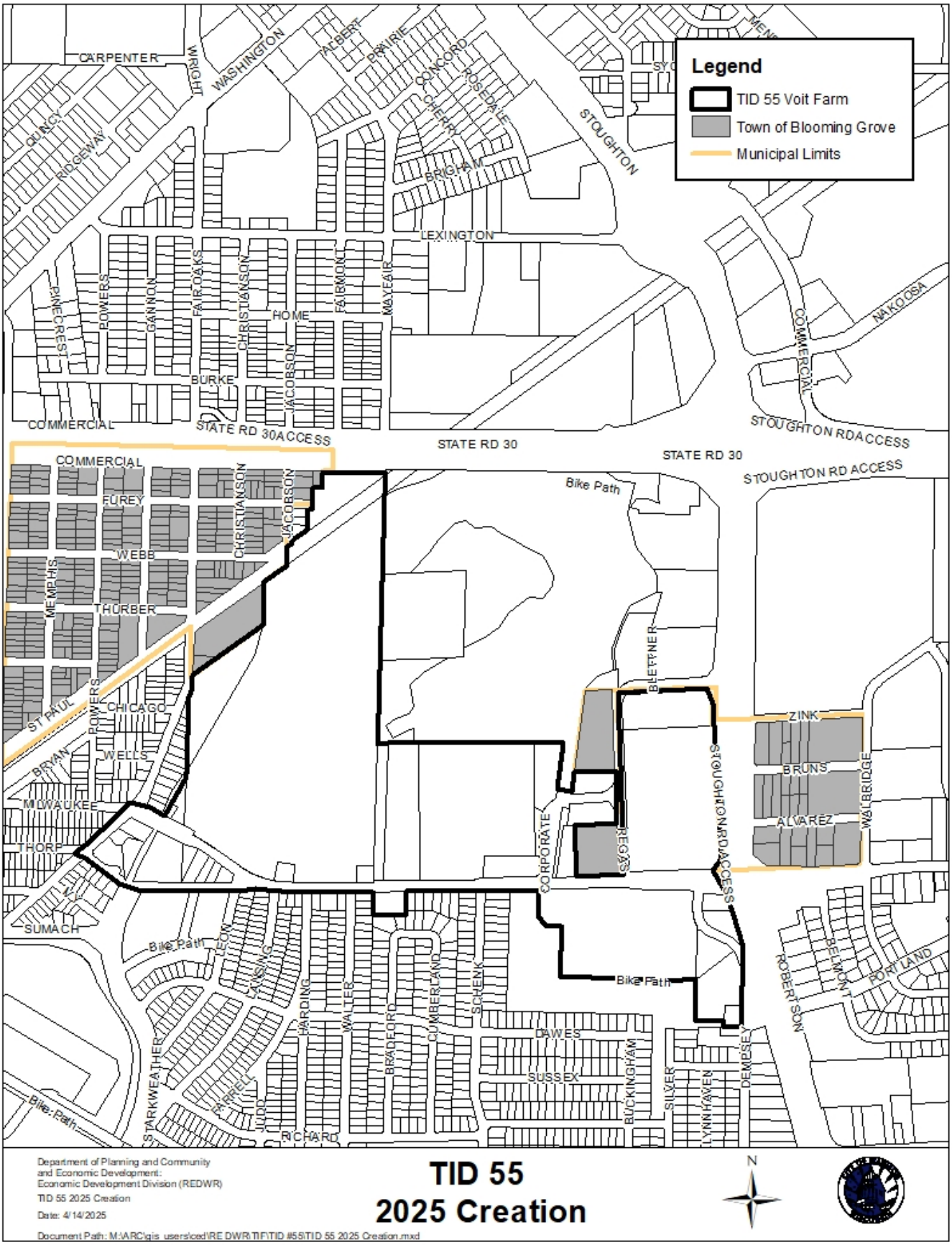
Thence southwesterly 600 feet more or less along the north line of said Lot 1 to the northwest corner of said Lot 1, being a point on the easterly right-of-way of Fair Oaks Avenue;
Thence southerly and southwesterly 133 feet more or less along the southeasterly right-of-way of Fair Oaks Avenue, being the westerly line of said Lot 1, to a westerly corner of said Lot 1;
Thence southerly 530 feet more or less along the west line of the said Lot 1 and the southerly extension thereof to the north corner of Lot 23 of Sauthoff Plat;
Thence southwesterly 304 feet more or less along the northwesterly line of Lot 23 and Lot 19 of Sauthoff Plat to the southwest corner of said Lot 19, being a point on the northeasterly right-of-way of Milwaukee Street;
Thence northwesterly 112 feet more or less along the southwesterly line of Lot 18 of Sauthoff Plat and the southeasterly extension thereof, also being the northeasterly right-of-way of Milwaukee Street;
Thence northwesterly 135 feet more or less across Fair Oaks Avenue to the intersection of the northwesterly right-of-way of Fair Oaks Avenue and the northerly right-of-way of Milwaukee Street;
Thence southwesterly 133 feet more or less across Milwaukee Street to the intersection of the northwesterly right-of-way of Fair Oaks Avenue and the southerly right-of-way of Milwaukee Street, being a point on the southeast line of Lot 20, Block 2 of Thorp's Addition to Fair Oaks;
Thence southwesterly 298.9 feet more or less along the southeasterly line of said Block 2, being the northwesterly line of Fair Oaks Avenue, to the southeast corner of Lot 23, Block 2 of Thorp's Addition to Fair Oaks, being the intersection of the northerly right-of-way of Thorp Street and the northwesterly right-of-way of Fair Oaks Avenue;
Thence continuing southwesterly 86.9 feet more or less across Thorp Street to the northeast corner of Lot 12, Block 3 of Thorp's Addition to Fair Oaks, being the intersection of the southerly right-of-way of Thorp Street and the northwesterly right-of-way of Fair Oaks Avenue;
Thence southeasterly 74 feet more or less across Fair Oaks Avenue to the northernmost corner of Lot 1, Block 1 of Brookside, being the intersection of the southeasterly right-of-way of Fair Oaks Avenue and the southwesterly right-of-way of Thorp Street;
Thence southeasterly 285 feet more or less along the northeasterly line of Lots 1 through 7, Block 1 of Brookside to the northeasterly corner of Lot 7, Block 1 of Brookside;
Thence southeasterly 157 feet more or less to the northwest corner of Outlot "A" of Lansing Place;
Thence easterly 590.8 feet more or less along the north line of said Outlot "A", the easterly continuation thereof, and the north line of Block 10 of Lansing Place to a northeast corner of Lot 8, Block 10 of Lansing Place, being a point of curvature;
Thence easterly 91 feet more or less across Leon Street to the northwest corner Lot 15, Block 11 of Lansing Place, being the intersection of the southerly right-of-way of Milwaukee Street and the easterly right-of-way of Leon Street;
Thence northeasterly 113.8 feet more or less along the north line of Lot 15, Block 11 of Lansing Place, being the southerly right-of-way of Milwaukee Street, to the northeast corner of said Lot 15;
Thence easterly 81.8 feet more or less along the north line of Lot 16, Block 11 of Lansing Place, being the southerly right-of-way of Milwaukee Street, to a northeasterly corner of said Lot 16;
Thence easterly 106 feet more or less along the southerly right-of-way of Milwaukee Street, across Lansing Street to a northwesterly corner of Lot 16, Block 12 of Lansing Place, being a point of curvature on the southerly right-of-way of Milwaukee Street;
Thence easterly 123.4 feet more or less along the north line of said Block 12, being the southerly right-of-way of Milwaukee Street, to a northeast corner of Lot 18, Block 12 of Lansing Place;
Thence easterly 83 feet more or less across Harding Street to the intersection of the easterly right-of-way of Harding Street and the southerly right-of-way of Milwaukee Street;
Thence easterly 225 feet more or less along the southerly right-of-way of Milwaukee Street, being the north line of Lot 62 of Tilton Midlands and the westerly extension thereof, to a northeast corner of said Lot 62;
Thence easterly 96 feet more or less across Walter Street to a northwest corner of Lot 63 of Tilton Midlands, being a point on the southerly right-of-way of Milwaukee Street;
Thence easterly 107.6 feet more or less along the north line of said Lot 63, being the southerly right-of-way of Milwaukee Street, to the northeast corner of said Lot 63, being a point on the west line of the Northwest 1/4 of the Southwest 1/4 of said Section 4;
Thence southerly 157.5 feet more or less along the west line of the Northwest 1/4 of the Southwest 1/4 to the northwest corner of Lot 158 of the First Addition to Eastmorland;
Thence easterly 226.6 feet along the north line of Lots 158 and 157 of the First Addition to Eastmorland to the northeast corner of said Lot 157;
Thence northerly 163.6 feet more or less along the west line of Lots 136 and 134 of the First Addition to Eastmorland to the northwest corner of said Lot 134, being a point on the southerly right-of-way of Milwaukee Street;
Thence easterly 484.2 feet along the north line of Lots 134, 133, 132, 131, 130, 129, and 102, being the southerly right-of-way of Milwaukee Street, to a northeast corner of said Lot 102;
Thence easterly 96 feet more or less across Schenk Street to a northwest corner of Lot 101 of the First Addition to Eastmorland, being a point on the southerly right-of-way of Milwaukee Street;

Thence easterly 170.8 feet along the north line of said Lot 101, being the southerly right-of-way of Milwaukee Street, to the northeast corner of said Lot 101;
Thence easterly 200 feet more or less along the southerly right-of-way of Milwaukee Streetto the northwest corner of Lot 1 of CSM 15449, recorded in Volume 111 of CSMs on pages 86-98 as Document #5614135;
Thence S 01°47’04” W along the westerly line of said CSM 15449, 177.00 feet;
Thence S 41°09’07” E along the westerly line of said CSM 15449, 96.89 feet;
Thence S 88°12’56” E along the westerly line of said CSM 15449, 99.99 feet;
Thence S 01°47’04” W along the westerly line of said CSM 15449, 354.50 feet;
Thence S 88°26’43” E along the southerly line of said CSM 15449, 651.04 feet;
Thence S 01°22’37” W along the southerly line of said CSM 15449, 13.26 feet;
Thence N 88°12’45” E along the southerly line of said CSM 15449, 295.88 feet to the northwest corner of Lot 2 of CSM 4592, recorded as Document No. 1868394;
Thence S 00°38’00” W along the westerly line of said CSM 4592, 279.49 feet;
Thence N 88°55’29” E along the southerly line of said CSM 4592, 202.01 feet;
Thence S 00°38’00” W along the southerly extension of an easterly line of CSM 4592, 50 feet more or less to the north line of CSM 3352, recorded as Document No. 1647313;
Thence N 89°35’21” E along the north line of CSM 3352, 115 feet more or less to the westerly right-of-way of Dempsey Road;
Thence N 00°38’00” E along the westerly right-of-way of Dempsey Road and the northerly extension thereof, 578 feet more or less to the intersection of the easterly right-of-way of Dempsey Road and the westerly right-of-way of USH 51 (Stoughton Road);
Thence N 14°39’23” W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 195 feet more or less;
Thence N 18°48’41” W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 182.78 feet;
Thence northwesterly 200 feet more or less to the intersection of Milwaukee Street and the westerly right-of-way of USH 51 (Stoughton Road);
Thence N 02°10’51” W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 16.65 feet;
Thence N 41°09’34” E along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 80.18 feet;
Thence N 02°58’31” W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 166.57 feet;
Thence N 15°54’15” W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 71.76 feet;
Thence N 02°50’41” W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 366.37 feet;
Thence N 02°47’47” W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 285.51 feet;
Thence N 02°50’41” W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 366.37 feet;
Thence N 00°01’22” W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 315.56 feet;
Thence N 25°11’20” W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 108.91 feet to the south line of Madison Corporate Center, recorded as Document No. 2426494;
Thence S 87°48’39” W along the south line of Madison Corporate Center, 693.47 feet to the center of Regas Road;
… (end BLT section)
Thence southerly 1303 feet more or less along the centerline of Regas Road to the intersection of said centerline and the northerly right-of-way of Milwaukee Street;

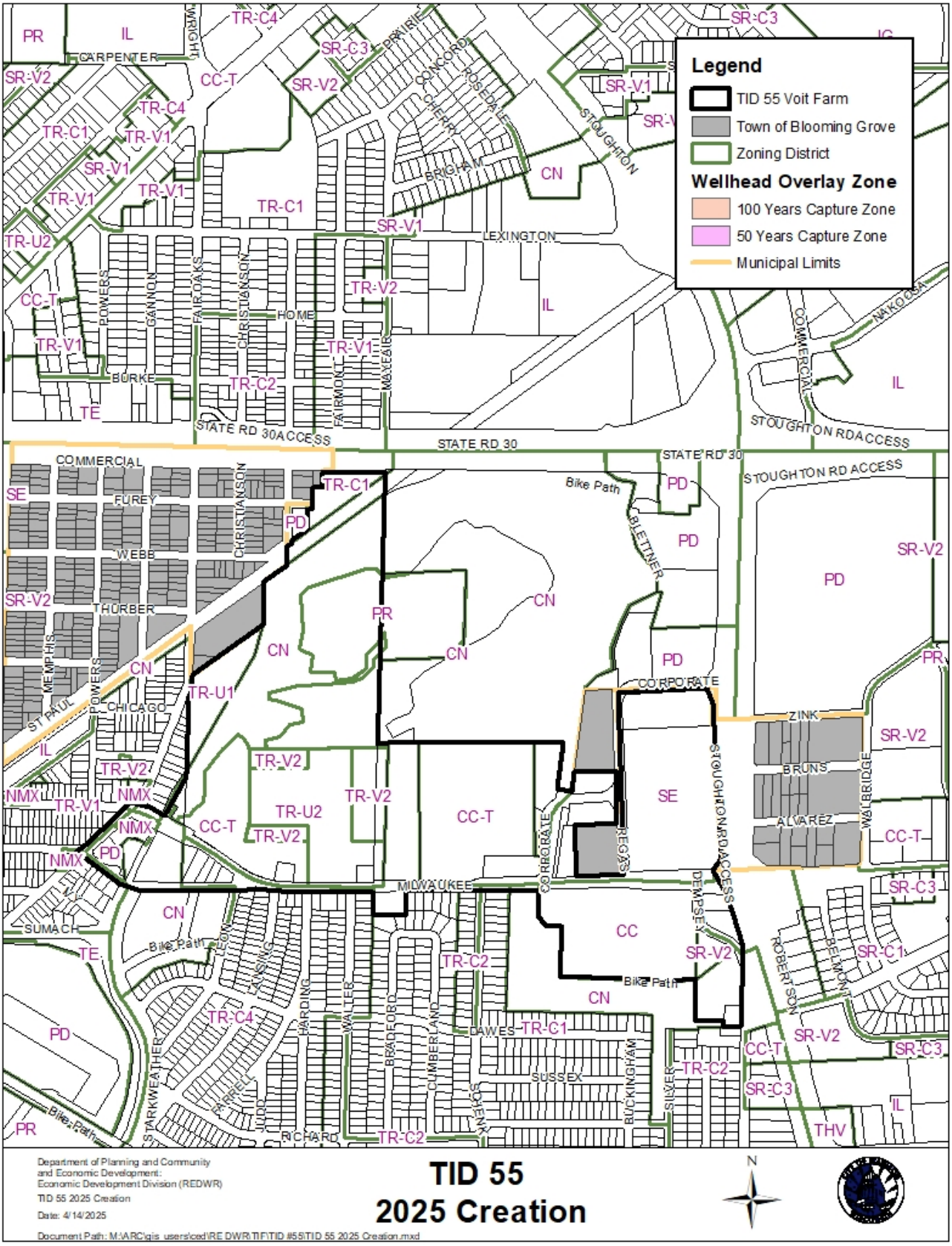
Thence westerly 333 feet more or less along the northerly right-of-way of Milwaukee Street to the annexed lands described in Document No. 2373553;
Thence northerly 354 feet more or less along the annexed lands described in Document No. 2373553 to the south line of the lands described in Warranty Deed No. 2688240.
Thence easterly 300.00 feet along the south line of the lands described in Warranty Deed No. 2688240 to the westerly right-of-way of Regas Road;
Thence northerly 369.58 feet more or less along annexed lands described in Document No. 2373553;
Thence westerly 284.38 feet more or less along the annexed lands described in Document No. 2373553 an the north line of the lands described in Warranty Deed No. 1089292 to the lands described in Warranty Deed No. 2522536;
Thence S 07°25’45” W, 132.39 feet more or less along the lands described in Warranty Deed No. 2522536;
Thence N 82°34’15” W 100.00 feet along the lands described in Warranty Deed No. 2522536 and Quit Claim deed No. 2650239 to the lands described in Warranty Deed No. 6019166;
Thence N 07°25’45” E, 328.98 feet more or less along the lands described on Warranty Deed No. 6019166 and Warranty Deed No. 2661206 to the north line of the lands described in Warranty Deed No. 6019166;
Thence S 89°15’10” W, 1222.09 feet more or less along the south line of the lands described in Warranty Deed No. 4382496 to the east line of the Northeast Quarter of said Section 5;
Thence northerly 1887 feet more or less along the east line of the Northeast Quarter of said Section 5 to the Point of Beginning.

NOTE: Wetlands are specifically and categorically excluded from inclusion in the TID 55 boundary.

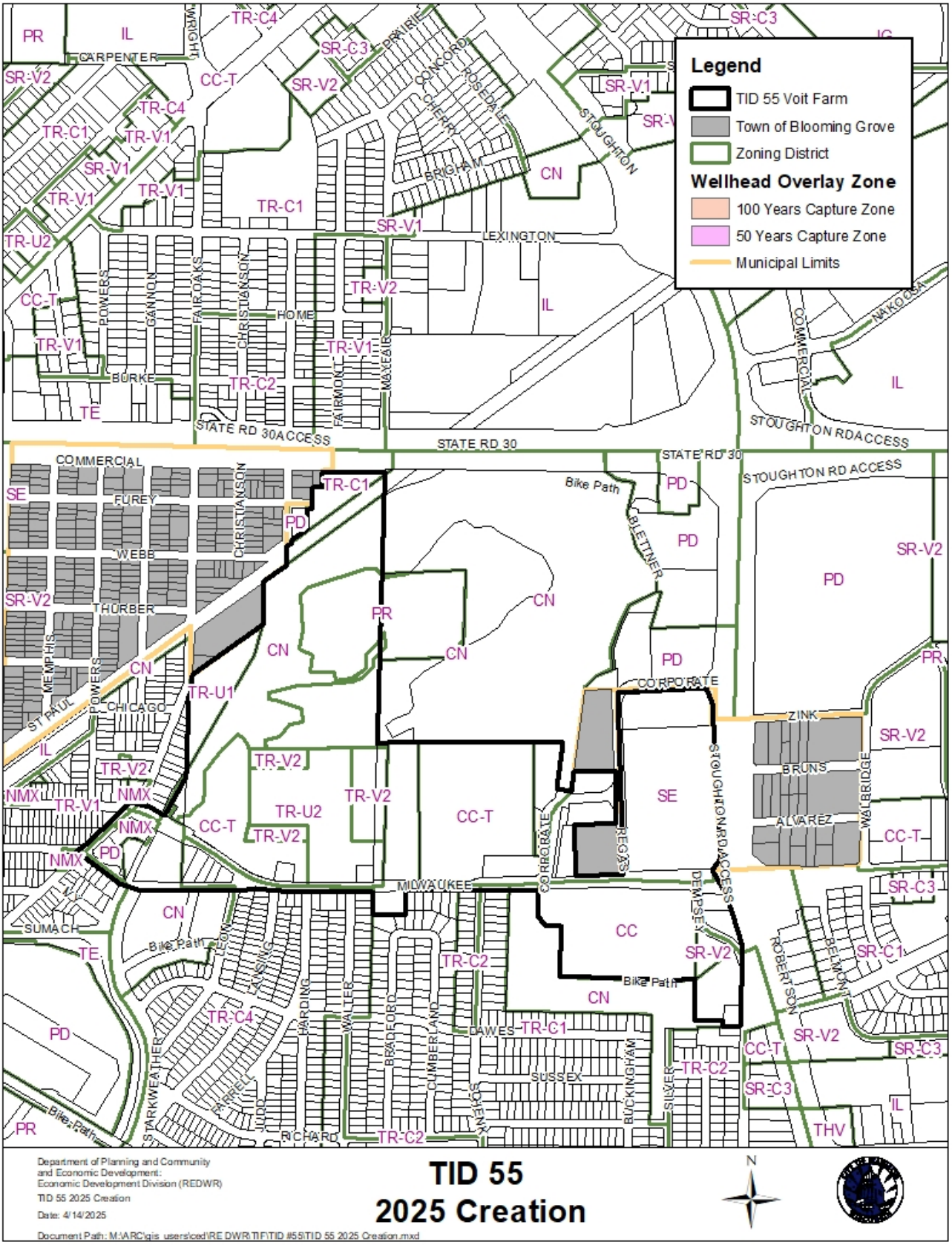
District Boundary – 2025



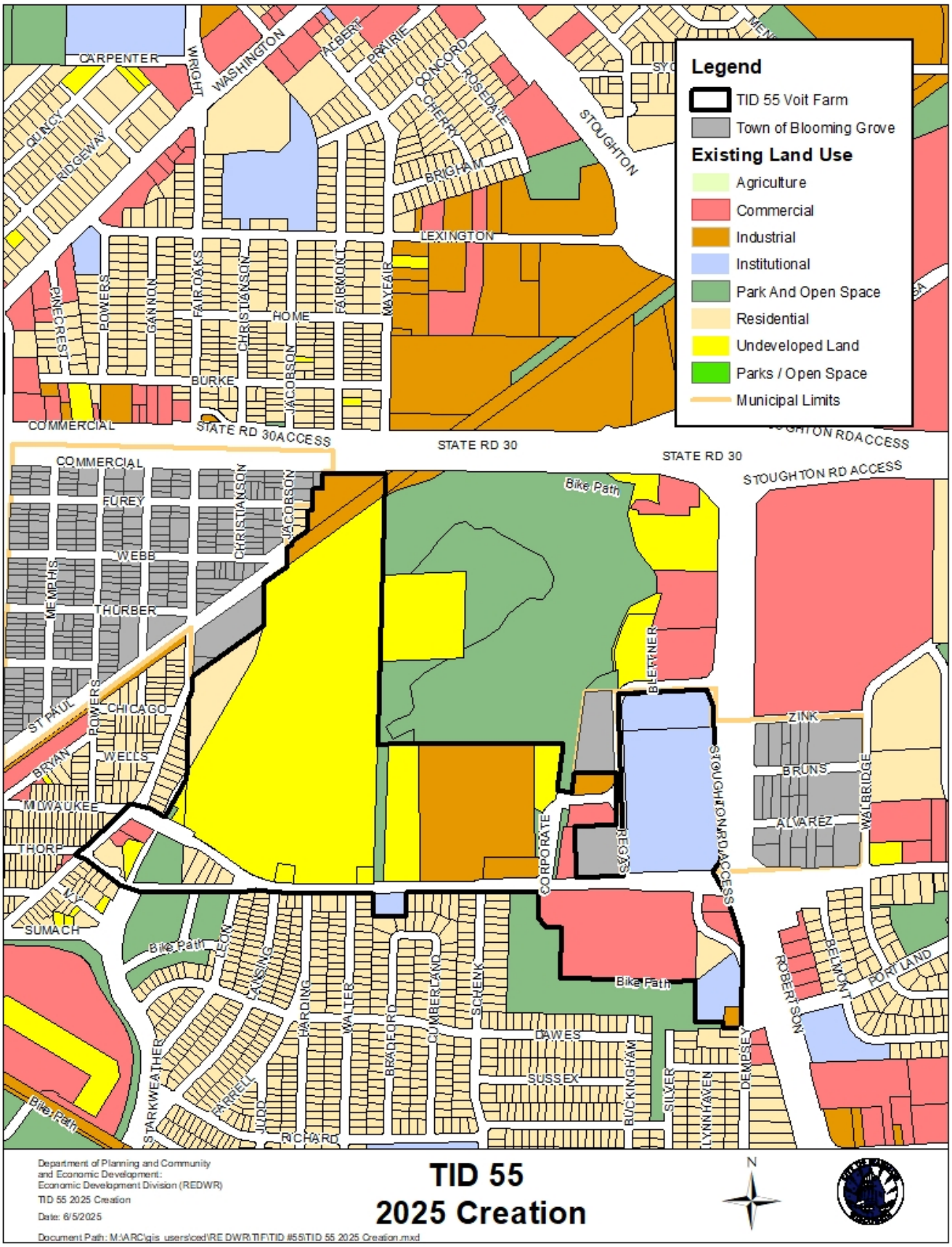
Existing Zoning – 2025



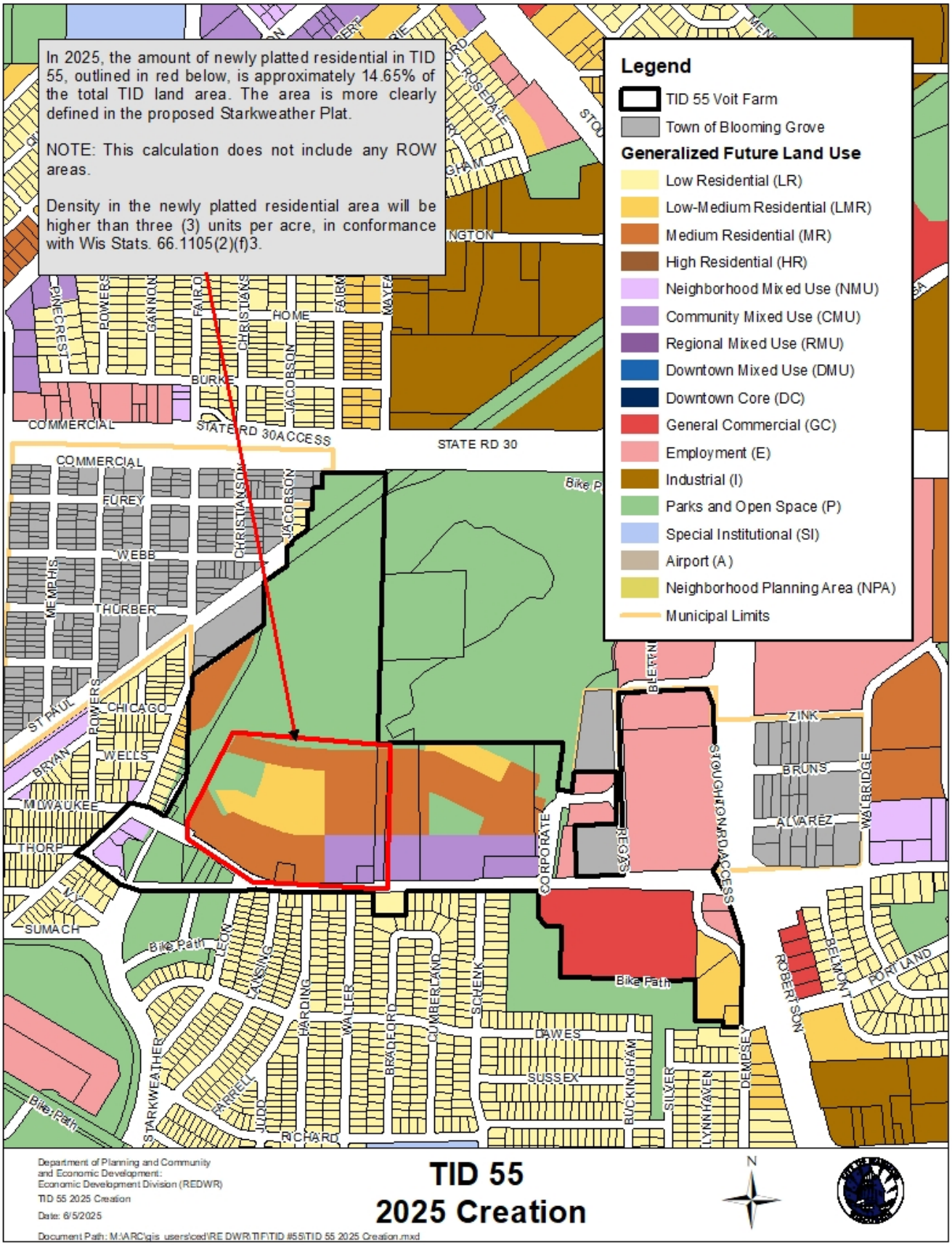
Proposed Zoning – 2025



Existing Land Use – 2025



Proposed Land Use – 2025



Office of the City Attorney

Michael R. Haas, City Attorney **Patricia A. Lauten, Deputy City Attorney**

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June 5, 2025

TO: Joseph E. Gromacki, TIF Coordinator
FROM: Matthew Robles, Assistant City Attorney
SUBJECT: Project Plan for TIF District No. 55 - City of Madison (Voit)

Dear Mr. Gromacki:

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the Project Plan for Tax Incremental Finance District No. 55, City of Madison, Wisconsin to be created in 2025. Based on this examination, I am of the opinion that the Project Plan is complete and complies with the provisions of Wis. Stat. § 66.1105(4)(f).

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

Matthew D. Robles
Assistant City Attorney

LEGAL DESCRIPTION

A parcel of land located in the Northeast 1/4 of the Northeast 1/4, the Southeast 1/4 of the Northeast 1/4, the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 5, Township 7 North, Range 10 East and the Southwest 1/4 of the Northwest 1/4, the Southeast 1/4 of the Northwest 1/4, the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 4, Township 7 North, Range 10 East all in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northeast Corner of said Section 5; thence southerly along the east line of the Northeast Quarter of said Section 5 148 feet more or less to the southerly right-of-way of USH 30 and Commercial Avenue and the **Point of Beginning**;

Thence westerly 435 feet more or less along the southerly right-of-way of USH 30 and Commercial Avenue to the northeast corner of the west half of Lot 527 of First Addition to Clyde A. Gallagher Park Subdivison;

Thence southerly 120 feet more or less along the east line of the west half of Lots 527, 526, and 525 of First Addition to Clyde A. Gallagher Park Subdivision to the southeast corner of the west half of said Lot 525;

Thence westerly 67.5 feet along the south line of said Lot 525 to the southwest corner of said Lot 525, also being the northeast corner of Lot 431 of Clyde A Gallagher Park Subdivision Lots 383-481 Inclusive and Outlots A and B;

Thence southerly 140 feet more or less along the east line of Lot 431 and 430 of Clyde A Gallagher Park Subdivision Lots 383-481 Inclusive and Outlots A and B and the southerly extension thereof to a northwesterly corner of Lot 4 of CSM 9494, recorded in Volume 54 of Certified Surveys, Pages 124-126 as Document #3167139;

Thence westerly 40 feet along the north line of said Lot 4, being the southerly right-of-way of Furey Avenue, to a northwesterly corner of said Lot 4;

Thence southerly 142 feet more or less along the west line of said Lot 4 to the southwest corner of said Lot 4;

Thence southwesterly 126 feet more or less along the south line of Lot 3 of said CSM 9494, to the southwest corner of said Lot 3;

Thence southerly 32 feet more or less along the southerly extension of the west line of said Lot 3, being the easterly right-of-way of Jacobson Avenue, to the intersection of the easterly right-of-way of Jacobson Avenue and the northwesterly right-of-way of the Wisconsin and Southern Railroad;

Thence southwesterly 40 feet more or less along the northwesterly right-of-way of the Wisconsin and Southern Railroad and the southeasterly right-of-way of Jacobson Avenue to a point on the centerline of Jacobson Avenue;

Thence southerly 119 feet more or less along the extension of the centerline of Jacobson Avenue to a point on the southeasterly right-of-way of the Wisconsin and Southern Railroad;

Thence southwesterly 195 feet more or less along the southeasterly right-of-way of the Wisconsin and Southern Railroad a northwest corner of the lands described in Warranty Deed No. 5984804;

Thence southerly 300 feet more or less along the lands described in Warranty Deed No. 5984804 to the northeast corner of Lot 1 of CSM 13140, recorded in Volume 84, Pages 186-190 as Document #4778575;

Thence southwesterly 600 feet more or less along the north line of said Lot 1 to the northwest corner of said Lot 1, being a point on the easterly right-of-way of Fair Oaks Avenue;

Thence southerly and southwesterly 133 feet more or less along the southeasterly right-of-way of Fair Oaks Avenue, being the westerly line of said Lot 1, to a westerly corner of said Lot 1;

Thence southerly 530 feet more or less along the west line of the said Lot 1 and the southerly extension thereof to the north corner of Lot 23 of Sauthoff Plat;

Thence southwesterly 304 feet more or less along the northwesterly line of Lot 23 and Lot 19 of Sauthoff Plat to the southwest corner of said Lot 19, being a point on the northeasterly right-of-way of Milwaukee Street;

Thence northwesterly 112 feet more or less along the southwesterly line of Lot 18 of Sauthoff Plat and the southeasterly extension thereof, also being the northeasterly right-of-way of Milwaukee Street;

Thence northwesterly 135 feet more or less across Fair Oaks Avenue to the intersection of the northwesterly right-of-way of Fair Oaks Avenue and the northerly right-of-way of Milwaukee Street;

Thence southwesterly 133 feet more or less across Milwaukee Street to the intersection of the northwesterly right-of-way of Fair Oaks Avenue and the southerly right-of-way of Milwaukee Street, being a point on the southeast line of Lot 20, Block 2 of Thorp's Addition to Fair Oaks;

Thence southwesterly 298.9 feet more or less along the southeasterly line of said Block 2, being the northwesterly line of Fair Oaks Avenue, to the southeast corner of Lot 23, Block 2 of Thorp's Addition to Fair Oaks, being the intersection of the northerly right-of-way of Thorp Street and the northwesterly right-of-way of Fair Oaks Avenue;

Thence continuing southwesterly 86.9 feet more or less across Thorp Street to the northeast corner of Lot 12, Block 3 of Thorp's Addition to Fair Oaks, being the intersection of the southerly right-of-way of Thorp Street and the northwesterly right-of-way of Fair Oaks Avenue;

Thence southeasterly 74 feet more or less across Fair Oaks Avenue to the northernmost corner of Lot 1, Block 1 of Brookside, being the intersection of the southeasterly right-of-way of Fair Oaks Avenue and the southwesterly right-of-way of Thorp Street;

Thence southeasterly 285 feet more or less along the northeasterly line of Lots 1 through 7, Block 1 of Brookside to the northeasterly corner of Lot 7, Block 1 of Brookside;

Thence southeasterly 157 feet more or less to the northwest corner of Outlot "A" of Lansing Place;

Thence easterly 590.8 feet more or less along the north line of said Outlot "A", the easterly continuation thereof, and the north line of Block 10 of Lansing Place to a northeast corner of Lot 8, Block 10 of Lansing Place, being a point of curvature;

Thence easterly 91 feet more or less across Leon Street to the northwest corner Lot 15, Block 11 of Lansing Place, being the intersection of the southerly right-of-way of Milwaukee Street and the easterly right-of-way of Leon Street;

Thence northeasterly 113.8 feet more or less along the north line of Lot 15, Block 11 of Lansing Place, being the southerly right-of-way of Milwaukee Street, to the northeast corner of said Lot 15;

Thence easterly 81.8 feet more or less along the north line of Lot 16, Block 11 of Lansing Place, being the southerly right-of-way of Milwaukee Street, to a northeasterly corner of said Lot 16;

Thence easterly 106 feet more or less along the southerly right-of-way of Milwaukee Street, across Lansing Street to a northwesterly corner of Lot 16, Block 12 of Lansing Place, being a point of curvature on the southerly right-of-way of Milwaukee Street;

Thence easterly 123.4 feet more or less along the north line of said Block 12, being the southerly right-of-way of Milwaukee Street, to a northeast corner of Lot 18, Block 12 of Lansing Place;

Thence easterly 83 feet more or less across Harding Street to the intersection of the easterly right-of-way of Harding Street and the southerly right-of-way of Milwaukee Street;

Thence easterly 225 feet more or less along the southerly right-of-way of Milwaukee Street, being the north line of Lot 62 of Tilton Midlands and the westerly extension thereof, to a northeast corner of said Lot 62;

Thence easterly 96 feet more or less across Walter Street to a northwest corner of Lot 63 of Tilton Midlands, being a point on the southerly right-of-way of Milwaukee Street;

Thence easterly 107.6 feet more or less along the north line of said Lot 63, being the southerly right-of-way of Milwaukee Street, to the northeast corner of said Lot 63, being a point on the west line of the Northwest 1/4 of the Southwest 1/4 of said Section 4;

Thence southerly 157.5 feet more or less along the west line of the Northwest 1/4 of the Southwest 1/4 to the northwest corner of Lot 158 of the First Addition to Eastmorland;

Thence easterly 226.6 feet along the north line of Lots 158 and 157 of the First Addition to Eastmorland to the northeast corner of said Lot 157;

Thence northerly 163.6 feet more or less along the west line of Lots 136 and 134 of the First Addition to Eastmorland to the northwest corner of said Lot 134, being a point on the southerly right-of-way of Milwaukee Street;

Thence easterly 484.2 feet along the north line of Lots 134, 133, 132, 131, 130, 129, and 102, being the southerly right-of-way of Milwaukee Street, to a northeast corner of said Lot 102;

Thence easterly 96 feet more or less across Schenk Street to a northwest corner of Lot 101 of the First Addition to Eastmorland, being a point on the southerly right-of-way of Milwaukee Street;

Thence easterly 170.8 feet along the north line of said Lot 101, being the southerly right-of-way of Milwaukee Street, to the northeast corner of said Lot 101;

Thence easterly 200 feet more or less along the southerly right-of-way of Milwaukee Streetto the northwest corner of Lot 1 of CSM 15449, recorded in Volume 111 of CSMs on pages 86-98 as Document #5614135;

Thence S 01°47’04” W along the westerly line of said CSM 15449, 177.00 feet;

Thence S 41°09’07” E along the westerly line of said CSM 15449, 96.89 feet;

Thence S 88°12’56” E along the westerly line of said CSM 15449, 99.99 feet;

Thence S 01°47’04” W along the westerly line of said CSM 15449, 354.50 feet;

Thence S 88°26’43” E along the southerly line of said CSM 15449, 651.04 feet;

Thence S 01°22’37” W along the southerly line of said CSM 15449, 13.26 feet;

Thence N 88°12’45” E along the southerly line of said CSM 15449, 295.88 feet to the northwest corner of Lot 2 of CSM 4592, recorded as Document No. 1868394;

Thence S 00°38’00” W along the westerly line of said CSM 4592, 279.49 feet;

Thence N 88°55’29” E along the southerly line of said CSM 4592, 202.01 feet;

Thence S 00°38’00” W along the southerly extension of an easterly line of CSM 4592, 50 feet more or less to the north line of CSM 3352, recorded as Document No. 1647313;

Thence N 89°35’21” E along the north line of CSM 3352, 115 feet more or less to the westerly right-of-way of Dempsey Road;

Thence N 00°38’00” E along the westerly right-of-way of Dempsey Road and the northerly extension thereof, 578 feet more or less to the intersection of the easterly right-of-way of Dempsey Road and the westerly right-of-way of USH 51 (Stoughton Road);

Thence N 14°39’23” W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 195 feet more or less;

Thence N 18°48’41” W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 182.78 feet;

Thence northwesterly 200 feet more or less to the intersection of Milwaukee Street and the westerly right-of-way of USH 51 (Stoughton Road);

Thence N 02°10’51” W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 16.65 feet;

Thence N 41°09’34” E along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 80.18 feet;

Thence N 02°58’31” W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 166.57 feet;

Thence N 15°54’15” W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 71.76 feet;

Thence N 02°50’41” W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 366.37 feet;

Thence N 02°47’47” W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 285.51 feet;

Thence N 02°50’41” W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 366.37 feet;

Thence N 00°01’22” W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 315.56 feet;

Thence N 25°11’20” W along the westerly right-of-way of USH 51 (Stoughton Road as shown on R/W Project 5411-01-23), 108.91 feet to the south line of Madison Corporate Center, recorded as Document No. 2426494;

Thence S 87°48’39” W along the south line of Madison Corporate Center, 693.47 feet to the center of Regas Road;

… (end BLT section)

Thence southerly 1303 feet more or less along the centerline of Regas Road to the intersection of said centerline and the northerly right-of-way of Milwaukee Street;

Thence westerly 333 feet more or less along the northerly right-of-way of Milwaukee Street to the annexed lands described in Document No. 2373553;

Thence northerly 354 feet more or less along the annexed lands described in Document No. 2373553 to the south line of the lands described in Warranty Deed No. 2688240.

Thence easterly 300.00 feet along the south line of the lands described in Warranty Deed No. 2688240 to the westerly right-of-way of Regas Road;

Thence northerly 369.58 feet more or less along annexed lands described in Document No. 2373553;

Thence westerly 284.38 feet more or less along the annexed lands described in Document No. 2373553 an the north line of the lands described in Warranty Deed No. 1089292 to the lands described in Warranty Deed No. 2522536;

Thence S 07°25’45” W, 132.39 feet more or less along the lands described in Warranty Deed No. 2522536;

Thence N 82°34’15” W 100.00 feet along the lands described in Warranty Deed No. 2522536 and Quit Claim deed No. 2650239 to the lands described in Warranty Deed No. 6019166;

Thence N 07°25’45” E, 328.98 feet more or less along the lands described on Warranty Deed No. 6019166 and Warranty Deed No. 2661206 to the north line of the lands described in Warranty Deed No. 6019166;

Thence S 89°15’10” W, 1222.09 feet more or less along the south line of the lands described in Warranty Deed No. 4382496 to the east line of the Northeast Quarter of said Section 5;

Thence northerly 1887 feet more or less along the east line of the Northeast Quarter of said Section 5 to the Point of Beginning.

From: Nicholas Davies
To: mbrink@veridianhomes.com; bstoffregan@donofrio.cc; Plan Commission Comments
Subject: Reiland Grove plat feedback (88206)
Date: Sunday, June 22, 2025 1:54:45 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Plan Commission and Reiland Grove team,

We are seeing the area just beyond I90 filling in already, out Milwaukee St, Cottage Grove Rd, Buckeye Rd, Lien Rd, High Crossing, etc. To start infill out along Commercial is the logical next step, and we should allow further infill and tax base creation within Madison city limits, rather than expecting people to take their wages home to the ever-receding horizon. Today it might be Deforest, tomorrow it might be Columbus.

That said, I have a couple particular points of feedback on the proposed plat:

1. The residential monoculture
While the creation of housing and diverse housing types is valuable, this is simply too broad of an area to cover with housing without including any walkable amenities. Much of Madison's west side for example was developed as almost exclusively residential, and it has created long-standing challenges for planning, transportation, transit, and more.

There needs to be some heterogeneity or flexibility in our zoning, to allow small businesses to spring up to serve residents once they arrive. This would greatly increase the value of homes within the plat, and be of value to the city, in terms of delivering services to the residents of this plat

Even if commercial amenities are (eventually) added at Reiner & Commercial (as shown in the Comp Plan), that will be a very long walk away from a lot of the housing shown in this plat.

At the very least, properties along the wide boulevard in the center of the plat would make a logical "mini downtown" for this somewhat standalone community. Particularly as it approaches the traffic circle at the end, and the large park beyond. That would also make for a prime location for a civic resource. A community center, or library for example.

Another strategy could be to designate certain corner lots as mixed-use from a zoning perspective. That way, even if they're used for residential initially, they could later be converted to commercial spaces, in places where there's sufficient demand.

The underlying land use plan does not take these things into account, but that underlying land use plan is from 2009, and I believe Plan Commission could find the plat consistent with Madison's overall land use plans if some commercial and/or multi-use parcels were included.

2. Enormous right-of-ways
ROW within Madison is most often in the 60-66 ft range, and for >90% of streets, this is more than enough. This plat includes a number of streets with larger street widths, and I think as the applicant team starts to apply Madison's Complete Green Streets guidelines (if they've somehow never seen it before), they'll soon come to realise that the planned street widths are

overkill for the planned vehicle volumes, and for maintaining speeds appropriate to the interior of a neighborhood.

This is especially true because it doesn't look like the plat includes any high-density residential that would require different apparatus types from the Fire Department.

For example, the street layouts shown include a 26 foot wide alleyway. According to NACTO, lane widths >11 ft are conducive to high speeds. So unless these alleys are intended for high-speed traffic in both directions at once, building them 26 ft wide would be a mistake. Alleys don't need to be bidirectional at all, but in cases where they are, it should be a width where one vehicle has to pull over to let another pass. Typically this would be more like 15 ft. There are great examples in Madison (like Monona Ct) that are narrower still. Keeping these alleys narrow would also free up additional acreage to sell.

Regarding the 100 ft wide central boulevard, that's wide enough that you could close off half the ROW and turn it into another row of shops, and still have plenty of room for a travel lane in each direction, a multi-use path, and a sidewalk. That would make the area that much more activated, vibrant, and self-sustaining, and maybe that is indeed what will eventually occur here. But of course, there's no need to do all that "after-market" when these are all just lines on a page today.

As I understand it, this preliminary plat is our main chance to get this right; a final plat is reviewed for consistency with the preliminary plat, and any changes thereafter will have to go through a very long process. So I encourage you to take this round of review seriously.

Thank you,

Nick Davies
3717 Richard St

City of Madison

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

Master

File Number: 88733

File ID:	88733	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/10/2025
File Name:	Recreate the vacant position #775 of 1.0 FTE Program Assistant 1 in CG 20, Range 11 as a 1.0 FTE Administrative Services Supervisor position in CG 18, Range 06.			**Final Action:**	

Title: Recreate the vacant position #775 of 1.0 FTE Program Assistant 1 in CG 20, Range 11 as a 1.0 FTE Administrative Services Supervisor position in CG 18, Range 06.

Notes:

CC Agenda Date: 07/15/2025

Agenda Number: 38.

Sponsors: Director of Human Resources

Effective Date:

Attachments: Finance Committee Memo - Finance Program Assistant 1 DRAFT.pdf

Enactment Number:

Author: William Wick, Human Resources Analyst

Hearing Date:

Entered by: jortiz@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/18/2025	Ryan Pennington	Approve	7/8/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	06/10/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (6/23/25), Common Council (7/1/25)						
1	COMMON COUNCIL	06/17/2025	Referred	FINANCE COMMITTEE			
	Action Text: This Resolution was Referred to the FINANCE COMMITTEE						

1	FINANCE COMMITTEE	06/23/2025	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER		Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER. The motion passed by voice vote/other.			
	Notes:	Re-refer to Finance Committee on 7/15/25 with Common Council final action on 7/15/25.			
1	COMMON COUNCIL	07/01/2025	Re-refer	FINANCE COMMITTEE	Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Re-refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.			

Text of Legislative File 88733

Fiscal Note

The proposed resolution recreates a Program Assistant 1 position within the Finance Department to an Administrative Services Supervisor. The annualized cost increase of the change is $13,000 to $22,000 including benefits. Any additional costs in 2025 will be accommodated within Finance's existing budget authority.

Title

Recreate the vacant position #775 of 1.0 FTE Program Assistant 1 in CG 20, Range 11 as a 1.0 FTE Administrative Services Supervisor position in CG 18, Range 06.

Body

Resolution to recreate the 1.0 FTE position #775 of Program Assistant 1 as a 1.0 FTE Administrative Services Supervisor position in the Finance Department operating budget, thereof.

TO: Finance Committee

FROM: William Wick, Human Resources Analyst

DATE: June 10, 2025

RE: Program Assistant 1 – Finance Department

Finance Director Dave Schmiedicke, requests that the 100% FTE vacant position of Program Assistant 1 (#775) in CG20, Range 11 be recreated as a 100% FTE Administrative Services Manager in CG18, Range 06 in the Finance Department operating budget.

The proposed Finance Administrative Services Manager position would include the job duties that were previously assigned to the position classified as Comptroller's Office Administrative Services Manager prior to that position's former incumbent retiring from the City in 2017. Responsibilities would include supervision of the Document Services work unit and the Administrative Support Team, payroll duties, and high level administrative support for the Finance Department.

I recommend recreation of the 1.0 FTE position #775 of Program Assistant 1 as a 1.0 FTE as a 1.0 FTE position within the Administrative Services Manager classification in the Finance Department's operating budget. The necessary resolution to implement this recommendation has been drafted.

Editor's Note:

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
18/06	$70,899.40	$83,478.98	$93,496.52

Cc: David Schmiedicke – Finance Director
Eric Veum – Risk Manager
Erin Hillson – HR Director
Kurt Rose – Employee and Labor Relations Manager
Emaan Abdel-Halim – HR Services Manager
AFSCME Local 6000

City of Madison

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

Master

File Number: 88743

File ID:	88743	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/11/2025
File Name:	Authorizing a contract between the State of Wisconsin, Department of Military Affairs, Division of Emergency Management for the City of Madison Fire Department to provide regional hazardous materials response system services.			**Final Action:**	

Title: Authorizing a contract between the State of Wisconsin, Department of Military Affairs, Division of Emergency Management for the City of Madison Fire Department to provide regional hazardous materials response system services.

Notes:

CC Agenda Date: 07/15/2025

Agenda Number: 39.

Sponsors: Satya V. Rhodes-Conway

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: bsloat@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/12/2025	Robert Mulcahy	Approve	7/1/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Fire Department	06/11/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/15/25), Common Council (7/15/25)					
1	COMMON COUNCIL	07/01/2025	Refer	FINANCE COMMITTEE			Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					

Text of Legislative File 88743

Fiscal Note

The proposed resolution authorizes a contract with the State of Wisconsin, Department of Military Affairs for the Madison Fire Department to provide regional hazardous materials response system services for the period of July 2025 through June 2027. The annual cost of providing the services is approximately $160,085 and is reimbursed by the State of Wisconsin. Funding for the 2025 portion of the contract is included in the Fire Department's operating budget. Appropriations for 2026 and 2027 will be included in future Fire Department operating budget requests. No additional appropriation is required.

Title

Authorizing a contract between the State of Wisconsin, Department of Military Affairs, Division of Emergency Management for the City of Madison Fire Department to provide regional hazardous materials response system services.

Body

WHEREAS, the contract between Wisconsin Department of Military Affairs, Division of Emergency Management and the City of Madison Fire Department (MFD) for participation in the Southwest Wisconsin Hazardous Materials Taskforce expires on June 30, 2025;

WHEREAS, a new contract period starts on July 1, 2025 and will run through June 30, 2027;

WHEREAS, State of Wisconsin payment to MFD will remain the same at $160,085.71, annually;

WHEREAS, the contract reimburses MFD for costs associated with team training, employee stipend as a certified hazardous material responder, medical examinations as required for team members, and equipment supplies used in hazardous materials responses;

WHEREAS, MFD is also permitted to claim reimbursement for response costs from the party responsible for the hazardous material incident;

WHEREAS, the City of Madison Fire Department wishes to continue participation in the Southwest Wisconsin Hazardous Materials Taskforce for the State of Wisconsin;

WHEREAS, contract language related to indemnification and insurance provisions does not comply with the City's standard policy for contracts but is the same as contained in the current contract agreement;

WHEREAS, contract language related to indemnification and insurance provisions has been reviewed and approved by City Risk Management and the City Attorney's Office;

NOW, THEREFORE, BE IT RESOLVED that the City of Madison approves the contract with the State of Wisconsin, Department of Military Affairs, Division of Emergency Management for the Madison Fire Department to provide regional hazardous materials response system services for the contract period of July 1, 2025 through June 30, 2027;

BE IT FURTHER RESOLVED that the City of Madison approves the following contract language from the State of Wisconsin on indemnification:

8.7 **Hold Harmless:** Contractor will indemnify, defend against, and hold harmless the

Division of Emergency Management, the Department of Military Affairs, and the State of Wisconsin for any claims arising from any disputes any Local Agency may have with its employees. This shall include, but not be limited to, charges of discrimination, harassment, and discharge without just cause.

BE IT FURTHER RESOLVED that the Madison Fire Department will include the annual program budget for participation in the Southwest Wisconsin Hazardous Materials Taskforce in the annual operating budget;

BE IT FINALLY RESOLVED that the Mayor and City Clerk are authorized to execute the necessary contract documents.

City of Madison

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

Master

File Number: 88800

File ID: 88800 **File Type:** Resolution **Status:** Report of Officer

Version: 1 **Reference:** **Controlling Body:** FINANCE COMMITTEE

File Created Date : 06/18/2025

File Name: Adopting and confirming the Labor Agreement between the City of Madison and IATSE for the period January 1, 2025 through December 31, 2025.

Final Action:

Title: Adopting and confirming the Labor Agreement between the City of Madison and the International Alliance of Theatrical Stage Employees, Moving Picture Technicians, Artists, and Allied Crafts of the United States, its Territories and Canada (IATSE) for the period January 1, 2025 through December 31, 2025.

Notes:

CC Agenda Date: 07/15/2025

Agenda Number: 40.

Sponsors: Satya V. Rhodes-Conway

Effective Date:

Attachments: 2025 Employee and Labor Relations Manager's Report IATSE.pdf, IATSE 2025.pdf

Enactment Number:

Author: Tameaka Bryant, Employee and Labor Relations Specialist

Hearing Date:

Entered by: kklafka@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/24/2025	Ryan Pennington	Approve	7/10/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	06/18/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (7/15/25), Common Council (7/15/25)						
1	COMMON COUNCIL	07/01/2025	Refer	FINANCE COMMITTEE			Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						

Text of Legislative File 88800

Fiscal Note

The proposed resolution adopts a labor agreement between the City of Madison and the International Alliance of Theatrical Stage Employees, Moving Picture Technicians, Artists, and Allied Crafts of the United States, its Territories and Canada (IATSE). The term of the agreement is January 1, 2025 through December 31, 2025. Should General Municipal Employees receive a compensation increase during the agreement term, pay for IATSE staff will increase by the same percentage. Total costs associated with IATSE staff in 2024 were approximately $1.1 million, with most costs within Monona Terrace.

Title

Adopting and confirming the Labor Agreement between the City of Madison and the International Alliance of Theatrical Stage Employees, Moving Picture Technicians, Artists, and Allied Crafts of the United States, its Territories and Canada (IATSE) for the period January 1, 2025 through December 31, 2025.

Body

NOW, THEREFORE BE IT RESOLVED that the Labor Agreement between the City of Madison and the International Alliance of Theatrical Stage Employees, Moving Picture Technicians, Artists, and Allied Crafts of the United States, its Territories and Canada (IATSE) for the period January 1, 2025 through December 31, 2025, is hereby adopted in its entirety and confirmed in all respects and the Mayor and Clerk are authorized to sign the agreement.

EMPLOYEE/LABOR RELATIONS MANAGER'S REPORT
Presented to City of Madison Common Council
On
July 1, 2025

Re: The Labor Agreement between the City of Madison and International Alliance of Theatrical Stage Employees, Moving Picture Technicians, Artists, and Allied Crafts of the United States, its Territories and Canada (IATSE)Local 251, tentatively agreed to on Monday, March 31, 2025.

The following is a summary of the modifications to the City of Madison and IATSE Collective Bargaining Agreement, effective January 1, 2025 through December 31, 2025.

1. **Wages**:

   A. If the City agrees to a higher total compensation increase for General Municipal Employees during the term of this agreement, the City shall increase the total compensation for IATSE unit members by the same percentage.

2. **Contract Term:**

January 1, 2025 through December 31, 2025.

AGREEMENT

BETWEEN

THE CITY OF MADISON

AND

INTERNATIONAL ALLIANCE of THEATRICAL STAGE EMPLOYEES, MOVING PICTURE TECHNICIANS, ARTISTS, AND ALLIED CRAFTS OF THE UNITED STATES, ITS TERRITORIES AND CANADA

LOCAL 251, MADISON, WI

FOR THE PERIOD

January 1, 2025 TO DECEMBER 31, 2025

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ARTICLE I
PARTIES

A. This is a labor agreement between the City of Madison (City) and the International Alliance of Theatrical Stage Employees Local 251, Moving Picture Technicians, Artists and Allied Crafts of the United States its Territories and Canada (IATSE). It is agreed that this labor agreement contains the full and complete agreement on all subjects upon which the parties did or could have bargained and all matters not included in this agreement shall be deemed to have been raised and disposed of as covered herein.

B. The parties agree that their policies will not violate the rights or discriminate against any employee covered by this agreement because of sex, creed, race, color, age, national origin, sexual orientation, gender identity, political affiliation, disability, marital status, Union or non-Union affiliation in the application or interpretation of the provisions of this agreement.

ARTICLE II
JURISDICTION

A. Except as otherwise provided herein, the exclusive jurisdiction of the Union in the Overture Center for the Arts (OCA), Monona Terrace Community and Convention Center (MTCCC), and the City of Madison (City) shall include any and all theatrical work historically performed by IATSE Local 251 craft members including any person employed or working on the call under the control of the Employer as audio visual technicians, stage carpenters, stage electricians, property persons, wardrobe attendants, riggers, fly men/women, moving picture or video operators, camerapersons and technicians, spot light operators, studio mechanics, sound technicians, truck loaders, and unloaders, and set up tear down personnel; excluding all employees included in the AFSCME Local 60 bargaining unit, supervisors, managerial, confidential, and executive employees.

B. Further, the terms of this agreement will not apply to work performed for events sponsored by residence organizations with whom practice has been established as to working conditions and crews. Such resident organization are Dane County, State of Wisconsin not-for-profit arts organizations, possessing a current 501 (c) (3) federal tax classification, and are defined as frequent and/or long term users of the facility. This exclusion will not apply if the resident organization co-sponsors an event with a commercial, for profit presenter/promoter.

ARTICLE III
NO STRIKE OR LOCKOUT

A. NO STRIKE: The Union recognizes the validity of Section 111.70 (4) (L) of the Wisconsin Statutes and agrees not to support any action in violation of said statutes. The Union agrees that for the duration of this Agreement, Union officers, representatives or members will not authorize, assist or support any strike, work stoppage, slow down, interruption of work or interference with operations of the Employer. In the event of any strike, work stoppage, slow down or interruption or impeding of work, the Employer shall notify the Union thereof, and the Union shall give notice to the employees involved that

they are in violation of this Agreement and should end such strike, work stoppage, walkout or interruption or impeding of work.

B. NO LOCKOUT: The City will not lock out employees.

ARTICLE IV
MANAGEMENT RIGHTS

The Union recognizes the prerogative of the City to operate and manage its affairs in all respects in accordance with its responsibility and the powers or authority which the City has not officially abridged, delegated, or modified by this Agreement and such powers or authority are retained by the City.

These Management Rights include, but are not limited to, the following:

A. To utilize personnel, methods, and means in the most appropriate and efficient manner possible; to manage and direct the employees of the City; to hire, schedule, promote, transfer, assign, train, or retain employees in positions within the City; to suspend, demote, discharge, or take other appropriate action against the employees for just cause. The Employer agrees to furnish the Union with a copy of any written suspension or discharge action taken by the City against any permanent employee within seven (7) calendar days of said action. The Union agrees that the Employer's failure to provide said copy shall not constitute failure to have disciplined for just cause.

B. Access to Local 251 daily call sheet this information is to provide management rights to prioritize and provide any stagehand workers necessary legal employment paperwork.

C. To determine the size and composition of the workforce, to eliminate or discontinue any job or classification and to lay off employees.

D. To determine the mission of the City and the methods and means necessary to efficiently fulfill that mission including: the transfer, alteration, curtailment, or discontinuance of any goods or services; the establishment of acceptable standards of job performance; the purchase and utilization of equipment for the production of goods or the performance of services; the utilization of students, and/or temporary, provisional, or military leave replacement employees.

E. The City has the right to schedule overtime as required in the manner most advantageous to the City and consistent with the requirements of municipal employment in public interest and consistent with the requirements of this agreement.

F. It is further understood and agreed that all expenditures or compensation to be paid employees in accordance with this Agreement must first meet the requirements and procedures required by law and the provisions of the Madison General Ordinances and the Wisconsin Statutes.

G. It is understood by the parties that every incidental duty connected with operations enumerated in job descriptions is not always specifically described. Nevertheless, it is intended that all such duties shall be performed by the employee. Supervisory personnel outside of the bargaining unit shall be precluded from performing bargaining unit work,

except in emergency situations, or, in those instances, where the job description requires the supervisor to perform such work as a minor portion of his/her work time.

H. Contracting and Subcontracting: The Union recognizes that the City has statutory and charter rights and obligations in contracting for matters relating to municipal operations. The right of contracting or subcontracting is vested in the City including the exercise of said contracting and subcontracting rights.

I. Should the City find it desirable to transfer the operation of any department or division to another government agency, the City shall consider the impact of such transfer on its employees and shall notify the Union of such contemplated action. The parties shall meet and confer regarding the impact of such transfers on employees.

J. The obligations of the City as expressed or intended by the Wisconsin Statutes dealing with adoption of the municipal budget. The obligations and jurisdiction of the City, its officers, boards, committees or commissions.

K. The City retains the right to establish responsible work rules and rules of conduct. Any dispute with respect to these work rules shall not in any way be subject to arbitration of any kind, but any dispute with respect to reasonableness of the application of said rules may be subject to the grievance procedure as set forth in Article VII of this agreement.

ARTICLE V
WAGES, BENEFITS, AND CONDITIONS

A. During the term of this Agreement, the Employer and the Union agree that all payments of wages will be in accordance with the wage rates as set forth below.

All wage rates will be effective on the first day of the payroll period including the effective date listed in the salary schedule. Other terms and conditions of employment are detailed in the City of Madison General Municipal Employee handbook Appendix C.

Hourly Wage Rates 2025 the rates will be increased as follows:

Title	New Contractual Hourly Rate 1/1/2025 3.0%
Hand	$25.10
Pusher	$17.55
Rigger	$31.19
Climber	$46.76
Vote/AV	$31.19
Loader	$34.31
Show Key	$42.87
Steward	$29.90
Head	$27.65

B. Health Insurance: The City will pay an amount equal to the 12% of the total gross wages earned by a stagehand to the IATSE Health and Welfare Plan. These payments will be made monthly and must be received within 15 days of the end of the month in which wages are earned. In conjunction with each payment, the employer shall submit a remittance report showing the names of the employees for whom contributions are being made, their Social Security numbers, their dates of employment, their gross earnings as well as the amount of contributions paid for them.

ARTICLE VI
SAVINGS CLAUSE

It is the intent of the parties that nothing in this agreement conflicts with either state or federal law and should this occur during the term of this agreement such provision shall become null and void.

ARTICLE VII
MISCELLANEOUS

The Union and City recognize that they each have statutory and charter rights and or obligations. Notwithstanding any other provision of this agreement to the contrary, the Union and the City reserve the right to enforce any other legal rights to which they either by law or equity are entitled.

ARTICLE VIII
DURATION OF AGREEMENT

This Agreement is to be in full force and binding upon the parties hereto, from the January 1, 2025 to December 31, 2025. At least sixty (60) days prior to the expiration date hereof, the parties shall meet and confer to negotiate the terms of a new Agreement to take effect upon the termination of this Agreement.

This Agreement is the only Agreement between the parties concerning the matters contained herein and supersedes all prior agreements.

Dated at Madison, Wisconsin, on this _____ day of _____, 2025.

For the City of Madison

For the International Alliance
of Theatrical Stage Employees,
Moving Picture Technicians, Artists
And Allied Crafts of the United States,
Its Territories And Canada.
Local 251, Madison, WI.

_____
MAYOR

_____
IATSE PRESIDENT

FINANCE DIRECTOR	IATSE VICE PRESIDENT
CITY CLERK	IATSE BUSINESS AGENT
EMPLOYEE/LABOR RELATIONS MANAGER	IATSE UNION REPRESENTATIVE

Approved as to form only, on this _____ day of _____, 2025.

CITY ATTORNEY

APPENDIX A
EMPLOYEE CONTRACT GRIEVANCE REPORT

Instructions:

See the appropriate collective bargaining agreement for time limits and procedures for presenting and acting on grievances. A copy of this grievance must be filed with the Office of Labor Relations when it is submitted.

If this is a group grievance, use name and address, and attach a sheet listing the names and classifications of other grievants.

Grievance Step - Circle One		
1	**2**	**3**

NAME (LAST, FIRST, MI)		JOB TITLE	
DEPARTMENT/DIVISION	WORK LOCATION		EMPLOYEE'S HOME ADDRESS
BARGAINING UNIT	EMPLOYEE'S WORK PHONE NO.		EMPLOYEE'S HOME PHONE NO.
This grievance alleges violation of Article(s) _____ Section(s) _____ of the Labor Agreement.			DATE OF ALLEGED GRIEVANCE
DESCRIBE THE GRIEVANCE - STATE ALL FACTS, INCLUDING TIME, PLACE OF INCIDENT, NAMES OF PERSONS INVOLVED, ETC. (ATTACH ADDITIONAL SHEETS IF NECESSARY).			
RELIEF SOUGHT:			
EMPLOYEE'S SIGNATURE	UNION/ASSOCIATION REPRESENTATIVE'S SIGNATURE		DATE FILED WITH EMPLOYER
EMPLOYER REPRESENTATIVE'S ANSWER			
EMPLOYER REPRESENTATIVE'S SIGNATURE	TITLE	DATE GRIEVANCE RECEIVED	DATE GRIEVANCE ANSWERED

City of Madison

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

Master

File Number: 88832

File ID:	88832	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/20/2025
File Name:	Authorizing the Mayor and the City Clerk to execute an agreement with the Madison LakeWay Partners, Inc. as the non-profit charitable partner to support the redevelopment of the Madison LakeWay and transfer $25,000 from the Olin Trust Fund to the Parks Di			**Final Action:**	

Title: Authorizing the Mayor and the City Clerk to execute an agreement with the Madison LakeWay Partners, Inc. as the non-profit charitable partner to support the redevelopment of the Madison LakeWay and transfer $25,000 from the Olin Trust Fund to the Parks Division's operating budget in order to make payment to the Partners. (District 4, District 6, District 13, and District 14)

Notes:

CC Agenda Date: 07/15/2025

Agenda Number: 41.

Sponsors: Tag Evers, Derek Field, Carmella Glenn, Davy Mayer And Michael E. Verveer

Effective Date:

Attachments: LakeWay Partners Cooperation Agreement (Final).pdf

Enactment Number:

Author: CJ Ryan

Hearing Date:

Entered by: nmiller@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/24/2025	Robert Mulcahy	Approve	7/10/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	06/20/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (7/15/25), Board of Park Commissioners (7/9/25), Common Council (7/15/25)						
1	COMMON COUNCIL	07/01/2025	Refer	FINANCE COMMITTEE			Pass

	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.			
	Notes:	Additional referral to Board of Park Commissioners.			
1	FINANCE COMMITTEE	07/01/2025	Refer	BOARD OF PARK COMMISSIONERS	07/09/2025
	Action Text:	This Resolution was Refer to the BOARD OF PARK COMMISSIONERS			
1	BOARD OF PARK COMMISSIONERS	07/09/2025	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	
	Action Text:	This Resolution was Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE			

Text of Legislative File 88832

Fiscal Note

The proposed resolution authorizes the City to enter into an agreement with the Madison Lakeway Partners, Inc. and amends the budget to transfer $25,000 from the Olin Trust Fund to the Parks Division's Operating Budget in order to make payment to Madison LakeWay Partners, Inc. to support its fundraising efforts for the Madison LakeWay Project. No additional appropriation is required.

Title

Authorizing the Mayor and the City Clerk to execute an agreement with the Madison LakeWay Partners, Inc. as the non-profit charitable partner to support the redevelopment of the Madison LakeWay and transfer $25,000 from the Olin Trust Fund to the Parks Division's operating budget in order to make payment to the Partners. (District 4, District 6, District 13, and District 14)

Body

WHEREAS, beginning in the 1890's and the establishment of the Madison Parks and Pleasure Drive Association ("MPPDA"), the City has been fortunate to enjoy widespread community support and funding from the community to acquire and develop the City's valuable park and open space system; and,

WHEREAS, the Madison Parks Division ("Madison Parks") took over authority of the City's parks from the MPPDA in 1938, and has grown and developed the City's current park system. However, a need still exists for private sector involvement in supporting parks and open space in Madison through planning, fundraising, community outreach, and public involvement in the continued development and maintenance of the City's park system; and,

WHEREAS, the City owns the area known as the Madison LakeWay, which includes 1.7 miles of Lake Monona shoreline and 17 acres of lakefront property, extending from S. Blair Street on the north, counterclockwise along the Lake Monona shoreline to E. Lakeside Street on the south, and consists of all or portions of Law Park, the John Nolen Drive Causeway, and Olin Park; and,

WHEREAS, in early 2022, Madison Parks launched the Lake Monona Waterfront Design Challenge-a competition to create a visionary, inclusive, and environmentally focused master plan for the Madison LakeWay, the City's foremost public lakefront; and,

WHEREAS, in April 2024, the City approved the Design Challenge winner's master plan for the Madison LakeWay (the Lake Monona Waterfront Master Plan) and directed Madison Parks to

pursue outside funding resources to the extent possible to realize the vision set by the Plan; and,

WHEREAS, Madison LakeWay Partners, Inc., f/n/a the Friends of Nolen Waterfront, Inc., was formed in 2018 as a non-profit charitable corporation to advocate for, aid and support the redevelopment of the Madison LakeWay. Prior to and during the Design Challenge, the Partners and its members provided input and assistance to the City, and the Partners provided the City with half of the funding ($112,500) for the final three design teams selected during the challenge; and,

WHEREAS, as the City begins looking to implement the Master Plan for the Madison LakeWay (the “Madison LakeWay Project” or “Project”), the City and the Partners desire to enter an agreement that will establish a strong cooperative foundation moving forward, recognizing that the relationship will change and grow over time as the community’s vision for the Madison LakeWay begins to take shape. Under this agreement, the Partners will be the City’s official non-profit collaborator as it relates to the Project, and an affiliated organization under MGO Sec. 4.29; and,

WHEREAS, to assist in the Partners’ fundraising efforts for the Project, the City will contribute $25,000 to the Partners following execution of the Agreement. This payment will be made from the Olin Trust Fund, the proceeds of which are required to be used for improving, beautifying, and adorning park spaces. This contribution to the Partners is consistent with this purpose.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Clerk are authorized to execute an Agreement with Madison LakeWay Partners, Inc. to establish a cooperative foundation for fundraising and support of the implementation of the Madison LakeWay Project for up to 10 years through 2035 in a format that is approved by the City Attorney and that is consistent with the agreement attached hereto.

NOW ,THEREFORE, BE IT FURTHER RESOLVED this resolution amends the Parks Division adopted Operating Budget and Capital Budget to transfer $25,000 from the Olin Trust Fund to the Parks Division Operating Budget, and authorizes the City to make a $25,000 payment to Madison LakeWay Partners, Inc.

COOPERATIVE AGREEMENT

Between Madison LakeWay Partners Inc. and the City of Madison

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THIS AGREEMENT, entered into by and between Madison LakeWay Partners Inc., a 501(c)3 non-stock corporation organized under the laws of the State of Wisconsin (the "Partners"), and the City of Madison, a Wisconsin municipal corporation ("City"), is effective as of the date by which all parties have signed hereunder.

WITNESSETH:

WHEREAS, beginning in the 1890's and the establishment of the Madison Parks and Pleasure Drive Association ("MPPDA"), the City has been fortunate to enjoy widespread community support and funding from the community to acquire and develop the City's valuable park and open space system; and,

WHEREAS, the Madison Parks Division ("Madison Parks") took over authority of the City's parks from the MPPDA in 1938, and has grown and developed the City's current park system. However, a need still exists for private sector involvement in supporting parks and open space in Madison through planning, fundraising, community outreach, and public involvement in the continued development and maintenance of the City's park system; and,

WHEREAS, the City owns the area known as the Madison LakeWay, which includes 1.7 miles of Lake Monona shoreline and 17 acres of lakefront property, extending from S. Blair Street on the north, counterclockwise along the Lake Monona shoreline to E. Lakeside Street on the south, and consists of all or portions of Law Park, the John Nolen Drive Causeway, and Olin Park; and,

WHEREAS, in early 2022, Madison Parks launched the Lake Monona Waterfront Design Challenge—a competition to create a visionary, inclusive, and environmentally focused master plan for the Madison LakeWay, the City's foremost public lakefront; and,

WHEREAS, in April 2024, the City approved the Design Challenge winner's master plan for the Madison LakeWay (the Lake Monona Waterfront Master Plan) and directed Madison Parks to pursue outside funding resources to the extent possible to realize the vision set by the Plan; and,

WHEREAS, Madison LakeWay Partners, Inc., f/n/a the Friends of Nolen Waterfront, Inc., was formed in 2018 as a non-profit charitable corporation to advocate for, aid and support the redevelopment of the Madison LakeWay. Prior to and during the Design Challenge, the Partners and its members provided input and assistance to the City, and the Partners provided the City with half of the funding ($112,500) for the final three design teams selected during the challenge; and,

WHEREAS, as the City begins looking to implement the Master Plan for the Madison LakeWay (the "Madison LakeWay Project" or "Project"), the City and the Partners desire to enter an agreement that will establish a strong cooperative foundation moving forward, recognizing that the relationship will change and grow over time as the community's vision for the Madison LakeWay begins to take shape.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the Parties agree as follows:

1. Purpose. The purpose of this Cooperative Agreement ("Agreement") is to define the relationship and responsibilities of the Partners and the City (the "Parties") with respect to the Madison LakeWay and the Madison LakeWay Project, and to outline the Parties' roles and responsibilities with respect to each other. This Agreement may be amended in the future as the Madison LakeWay Project proceeds, and the needs and capabilities of the Partners grows.

2. Term; Termination.

   a. Term. This Agreement shall remain effective through December 31, 2030. Either party may renew this Agreement, through December 31, 2035, by providing written notice to the other party on or before December 31, 2030. For avoidance of doubt, the Trademark License entered into contemporaneously with this Agreement is not subject to the term of the Agreement and is governed by Section 5 of the License Agreement.

   b. Termination. Notwithstanding the foregoing, and in addition to the rights of either party under Section 12 in the event of default, either party may, with at least 6 months advance written notice, declare its intention to terminate this Agreement, in which case this Agreement shall terminate on the stated date. For avoidance of doubt, the Trademark License entered into contemporaneously with this Agreement does not automatically terminate when the Agreement terminates and shall instead terminate pursuant to Section 6 of the License Agreement.

3. Relationship of Parties. The Partners shall be the City's official non-profit collaborator as it relates to the Madison LakeWay Project. The Partners is a legal entity separate from the City, and no partnership, agency, or other legal relationship other than the contractual relationship as set forth herein is created by this Agreement. The Partners shall retain sole authority over its own operations, and may make its own decisions regarding the use of its funds, subject to any limitations contained in this Agreement, and consistent with its own articles of incorporation and by-laws, copies of which shall be made available on request to the City's Finance Director. The Partners is an Affiliated Organization (AO) for the City of Madison, and as such is governed by Madison General Ordinances Sec. 4.29. The Board of Park Commissioners, acting through the President, shall appoint one person, for a three (3) year term, to the Madison LakeWay Partners Board. In addition, the Madison LakeWay Partners Board shall include the Parks Superintendent or Designee as a non-voting Director and the Mayor or Designee as a non-voting Director

4. Partners' Obligations. The Partners will work with the Madison Parks on the overall vision, direction, planning, design and capital development of the Madison LakeWay by, among other things, providing advice to the City on the design and implementation of the Project, collaborating with the City on the pursuit of state and federal grants, raising private

donations, and leading public advocacy for the development of the Madison LakeWay. In this capacity, the Partners shall use funds it raises for the benefit of the Madison LakeWay Project and to support its own operations, including funding its own operational, marketing, and administrative expenses. The Partners acknowledge that final determinations regarding the development of the Madison LakeWay will remain with the City.

5. Office Space.

a. City Contribution of Office Space. In recognition of the Partners' commitment to the development of the Madison LakeWay, and the increasing capacity of the Partners, which will bring with it increased costs, the City agrees that, during the term of this Agreement, and as long as requested by the Partners, the City shall provide the Partners with restricted access office space of not less than 80 square feet for office and storage purposes at the Madison Parks offices located at 330 E. Lakeside Street, as well as related utilities, shared conference and meeting space available for reservation, telephone and internet service, limited information technology services, basic office supplies, a mailbox, and the use of office equipment (i.e. printer/copier).

Madison Parks shall accommodate the Partners to the extent possible in its request for office space, equipment and storage (within the parameters of its budget and contingent upon available space), and the Partners agrees to abide by any restrictions set forth by the Superintendent and the City upon the specific use of office space and supplies for Partners purposes. Any information technology services provided under this provision shall be subject to approval by the City's Information Technology Department and City policies. The City shall provide the Partners Chief Executive Office and such Partners Board members as are approved by the Parks Superintendent with key/access cards to enter the building and the office space. After-hours access may be restricted by the Parks Division.

The value of the City's In-Kind Contribution is anticipated to be approximately $15,000 per year. Upon request, the City shall provide documentation to support this in-kind contribution valuation. The Partners, at its own expense, shall be permitted to decorate the interior of its dedicated office space, although any messaging shall be limited to items consistent with the Partners' obligations under Section 4.

b. Partners Supplies. Partners shall provide for all other business needs it may have, including:

(1) Information technology equipment and software, including, but not limited to, computer/monitor, software licenses and separate data storage from the City network, as well as website design and hosting;

(2) Any furniture for the Partners' City-provided office; and,

(3) Any other items necessary for its operations not otherwise provided by Madison Parks under Subsection a.

6. Financial Support and Planning for the Project; Fundraising.

a. Financial Support for the Project. The fundamental goal of the Parties' relationship is to support the Madison LakeWay and the implementation of the Lake Monona Waterfront Master Plan through the Madison LakeWay Project. In this capacity, the Partners' primary role is one of providing financial support for the Project, through private fundraising efforts, that will be in addition to the City's use of municipal and other available funds, such as State, Federal, or County grant funds.

b. City/Partners Coordination Meetings. On at least a quarterly basis, the Partners' chief Executive Officer and Members of the Board shall meet with a City Staff team to discuss the Project to ensure successful coordination by the Parties in their respective efforts.

c. Joint Capital Budget Plan. To ensure coordination in the financial planning of the Project, the City and the Partners will annually develop a joint capital budget plan, for a three-year period, that outlines the commitments and financial goals of each party for capital projects that are part of the Project. The commitment for the first year will coincide with the City's approved capital budget for that year, with the following years considered for planning and goal setting purposes. Madison Parks will align its 5-year capital improvement plan with the agreed upon joint capital budget plan.

d. Operations Funding for Partners. Recognizing that the Partners will need operating funding to succeed in its mission to raise significant capital dollars and support the Project, the City and the Partners will discuss and consider efforts to secure operating funding for the Partners.

e. Fundraising. Partners will actively solicit private support for the Partners through membership fees and charitable contributions, and will work with the City to actively solicit federal, state or local grants or other funds to support the Project, operations, and other purposes of the Madison LakeWay. Partners will apply all funds contributed to the Partners to the operating expenses and capital improvements of the Madison LakeWay and to the administrative and operating expenses of the Partners, in accordance with this Agreement, its bylaws and articles of incorporation. If the Partners establish an endowment or trust for the benefit of the Madison LakeWay, any funds donated to this account shall be used according to the terms of such endowment or trust. To assist in these efforts, within ninety (90) days of execution of this Agreement the City will, contingent upon Common Council appropriation, contribute $25,000 to the Partners to support its fundraising efforts for the Madison LakeWay Project.

f. Sponsorships. Partners may attempt to secure funding for the Project by offering sponsorship opportunities to donors. Madison Parks will work with Partners on any substantial naming rights sponsorship opportunities, which may need to be separately approved by the City council. Other donor recognitions efforts, such as plaques, bricks, benches, etc., may be able to be approved administratively by

Madison Parks.

g. Special Events; Park Fees. The Partners may organize and host various events annually throughout the course of the Agreement term for the sole purpose of benefitting the Madison LakeWay Project and the Partners. The Partners must follow established special event application processes for each public event occurring on park property, obtain all necessary permits and comply with permit conditions. Because of the Partners' status as an affiliated organization and as the official non-profit fundraising collaborator as it relates to the Madison LakeWay Project, Partners shall be exempt from all park-related fees, including application fees, reservations, temporary structure, amplification, vending and rental of Madison Parks' equipment, for up to twenty (20) events per year, and such additional events as are approved by the Parks Superintendent. However, Partners will be required to obtain, or have its contractor obtain, alcohol/liquor licenses if necessary and will be responsible for covering all other costs associated with the event, unless otherwise agreed upon in writing with the Superintendent.

7. Intellectual Property Associated with the Madison LakeWay.

a. Intellectual Property. As part of the Partners' support for the Project, Partners have worked with Sasaki Associates, Inc., the designer of the Lake Monona Waterfront Master Plan, Z-D Studios, Inc., and Madison Parks to create branding for the Madison LakeWay. The Parties acknowledge and agree that the Partners own the names and trademarks MADISON LAKEWAY, LAKEWAY and the Turtle Design shown in Schedule A of the Trademark License attached and incorporated into this Agreement as Exhibit A.

b. License Agreement. Contemporaneously with the execution of this Agreement, the Parties will enter into a Trademark License Agreement, attached hereto as Exhibit A, relating to the Intellectual Property, under which the City will be granted a limited, royalty-free, non-exclusive license and right to use and display the Intellectual Property.

c. Right of First Refusal. If the Partners elects to transfer any rights in the Intellectual Property to any person other than the City (a "Third Party"), the City shall have a right of first refusal to purchase the Intellectual Property at the lesser of the price, terms and conditions offered by a Third Party or the out of pocket costs (not including in kind support) incurred by the Partners to obtain and maintain the Intellectual Property reduced by $28,500. If the Partners (i) is dissolved, (ii) becomes insolvent, or (iii) files, or has filed against it and not dismissed within ninety (90) days, a petition for bankruptcy, the Partners shall notify the City and, should the City so request, the Partners will (subject to any necessary court approval) transfer the Intellectual Property to the City.

8. Marketing for the Madison LakeWay. Partners will be responsible for marketing the Madison LakeWay and the Project to the greater Madison community. Consistent with this obligation, the Partners will establish and maintain a website for the Madison LakeWay

and the Project, which, consistent with City policies, may be linked to and from the City's own website. Partners may make and sell merchandise to market and support the Madison LakeWay.

9. City's Responsibility to the Madison LakeWay. Subject to available funding and appropriation by the Common Council, the City will collaborate with the Partners to refine the overall vision as established in the Master Plan, and provide direction, planning, design and construction of the Madison LakeWay Project, and subsequent management staff and expertise for the daily operations, maintenance, and security of the park. Further, the City will provide timely updates to the Partners on milestones in the design, planning, and construction of the Project, coordinate with the Partners on marketing efforts, assist the Partners with public events when able, participate in regular meetings to share updates, and provide the Partners with opportunities to review and discuss plans, budgets, phasing, and overall strategy for the implementation of the project.

10. Invoicing. If a portion of the Project will be implemented, and funding for this work will include funds from the Partners, the Parties shall communicate on the Project timeline, including, if necessary, the anticipated billing periods. This communication is necessary to ensure that the City has access to the private funds when needed.

11. Partners' Reporting Requirements. The Partners shall provide the City with the following:

    a. Common Council Update. Each Year, the Partners will present an update to the Madison Common Council describing its activities and progress in pursuit of its mission of supporting the Lakeway.

    b. Parks Commission Update. Each Year, the Partners will present an update to the Madison Parks Commission describing its activities and progress in pursuit of its mission of supporting the Lakeway.

12. Default. Notwithstanding Section 2, in the event that the either party defaults in any of the terms of this Agreement, and any such default shall continue unremedied for a period of sixty (60) days after written notice thereof to the other, the non-defaulting party may, at its option and in addition to all other rights and remedies which it may have at law or in equity against the other, including expressly the specific enforcement hereof, forthwith have the cumulative right to immediately terminate this Agreement and all rights of the other under this Agreement.

13. Assignment. The roles and responsibilities of either party as set forth in this Agreement may not be assigned to any other party without the other party's prior written approval.

14. Nondiscrimination. In the performance of this Agreement, the Partners agree not to discriminate against any employee or applicant 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 Partners 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. Affirmative Action.

a. The following language applies to all contractors employing fifteen (15) or more employees (MGO 39.02(9)(c):

The Partners (the "Contractor" in this Section) agrees that, within thirty (30) days after the effective date of this Agreement (the "Contract" in this Section), Contractor will provide to the City of Madison Department of Civil Rights (the "Department"), certain workforce utilization statistics, using a form provided by the City.

If the Contract is still in effect, or if the City enters into a new Agreement with the Contractor, within one year after the date on which the form was required to be provided, the Contractor will provide updated workforce information using a second form, also to be furnished by the City. The second form will be submitted to the Department no later than one year after the date on which the first form was required to be provided.

The Contractor further agrees that, for at least twelve (12) months after the effective date of this Contract, it will notify the Department of each of its job openings at facilities in Dane County for which applicants not already employees of the Contractor are to be considered. The notice will include a job description, classification, qualifications, and application procedures and deadlines, shall be provided to the City by the opening date of advertisement and with sufficient time for the City to notify candidates and make a timely referral. The Contractor agrees to interview and consider candidates referred by the Department, or an organization designated by the Department, if the candidate meets the minimum qualification standards established by the Contractor, and if the referral is timely. A referral is timely if it is received by the Contractor on or before the date stated in the notice.

The Department will determine if a contractor is exempt from the above requirements (Sec. 15.a) at the time the Request for Exemption in 15.b(2) is made.

b. Articles of Agreement, Request for Exemption, and Release of Payment:

The "ARTICLES OF AGREEMENT" beginning in para (5) apply to all contractors, unless determined to be exempt under the following table and procedures:

NUMBER OF EMPLOYEES	LESS THAN $50,000 Aggregate Annual Business with the City*	$50,000 OR MORE Aggregate Annual Business with the City*
14 or less	Exempt**	Exempt**

NUMBER OF EMPLOYEES	LESS THAN $50,000 Aggregate Annual Business with the City*	$50,000 OR MORE Aggregate Annual Business with the City*
15 or more	Exempt**	Not Exempt

*As determined by the Finance Director **As determined by the Department of Civil Rights

(1) Exempt Status: In this section, "Exempt" means the Contractor is exempt from the Articles of Agreement in section 15.b(5) of this Contract and from filing an Affirmative Action plan as required by Section IV of the Articles of Agreement. The Department of Civil Rights ("Department") makes the final determination as to whether a contractor is exempt. If the Contractor is not exempt, sec. 15.b(5) shall apply and Contractor shall select option A. or B. under Article IV therein and file an Affirmative Action Plan.

(2) Request for Exemption – Fewer Than 15 Employees: (MGO 39.02(9)(a)2.) Contractors who believe they are exempt based on number of employees shall submit a Request for Exemption on a form provided by the Department within thirty (30) days of the effective date of this Contract.

(3) Exemption – Annual Aggregate Business: (MGO 39.02(9)(a)c.): The Department will determine, at the time this Contract is presented for signature, if the Contractor is exempt because it will have less than $50,000 in annual aggregate business with the City for the calendar year in which the contract is in effect. CONTRACTORS WITH 15 OR MORE EMPLOYEES WILL LOSE THIS EXEMPTION AND BECOME SUBJECT TO SEC. 15.b(5) UPON REACHING $50,000 OR MORE ANNUAL AGGREGATE BUSINESS WITH THE CITY WITHIN THE CALENDAR YEAR, BEGINNING IN 2019.

(4) Release of Payment: (MGO 39.02(9)(e)1.b.) All non-exempt contractors must have an approved Affirmative Action plan meeting the requirements of Article IV below on file with the Department within thirty (30) days of the effective date of this Contract and prior to release of payment by the City. Contractors that are exempt based on number of employees agree to file a Request for Exemption with the Department within thirty (30) days of the effective date and prior to release of payment by the City.

(5) Articles of Agreement:

ARTICLE I

The Contractor shall take affirmative action in accordance with the provisions of this Contract to ensure that applicants are employed, and that employees are treated during employment without regard to race, religion, color, age, marital status, disability, sex,

sexual orientation, gender identity or national origin and that the employer shall provide harassment-free work environment for the realization of the potential of each employee. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation and selection for training including apprenticeship insofar as it is within the control of the Contractor. The Contractor agrees to post in conspicuous places available to employees and applicants notices to be provided by the City setting out the provisions of the nondiscrimination clauses in this Contract.

ARTICLE II

The Contractor shall in all solicitations or advertisements for employees placed by or on behalf of the Contractors state that all qualified or qualifiable applicants will be employed without regard to race, religion, color, age, marital status, disability, sex, sexual orientation, gender identity or national origin.

ARTICLE III

The Contractor shall send to each labor union or representative of workers with which it has a collective bargaining Agreement or other Contract or understanding a notice to be provided by the City advising the labor union or workers representative of the Contractor's equal employment opportunity and affirmative action commitments. Such notices shall be posted in conspicuous places available to employees and applicants for employment.

ARTICLE IV

(This Article applies to non-public works contracts.)

The Contractor agrees that it will comply with all provisions of the Affirmative Action Ordinance of the City of Madison (MGO 39.02) including the Contract compliance requirements. The Contractor warrants and certifies that one of the following paragraphs is true **(check one):**

☐ A. Contractor has prepared and has on file an affirmative action plan that meets the format requirements of Federal Revised Order No, 4, 41 CFR part 60-2, as established by 43 FR 51400 November 3, 1978, including appendices required by City of Madison ordinances or it has prepared and has on file a model affirmative action plan approved by the Madison Common Council.

☐ B. Within thirty (30) days after the effective date of this Contract, Contractor will complete an affirmative action plan that meets the format requirements of Federal Revised Order No. 4, 41 CFR Part 60-2, as established by 43 FR 51400, November 3, 1978, including appendices required by City of Madison ordinance or within thirty (30) days after the effective date of this Contract, it will complete a model affirmative action plan approved by the Madison Common Council.

☐ C. Contractor believes it is exempt from filing an affirmative action plan because it has fewer than fifteen (15) employees and has filed, or will file within thirty (30) days after the effective date of this Contract, a form required by the City to confirm exempt status based on number of employees. If the City determines that Contractor is not exempt, the Articles of Agreement will apply.

☐ D. Contractor believes it is exempt from filing an affirmative action plan because its annual aggregate business with the City for the calendar year in which the contract is in effect is less than fifty thousand dollars ($50,000), or for another reason listed in MGO 39.02(9)(a)2. If the City determines that Contractor is not exempt, the Articles of Agreement will apply.

ARTICLE V

(This Article applies only to public works contracts.)

ARTICLE VI

The Contractor will maintain records as required by Section 39.02(9)(f) of the Madison General Ordinances and will provide the City's Department of Affirmative Action with access to such records and to persons who have relevant and necessary information, as provided in Section 39.02(9)(f). The City agrees to keep all such records confidential, except to the extent that public inspection is required by law.

ARTICLE VII

In the event of the Contractor's or subcontractor's failure to comply with the Equal Employment Opportunity and Affirmative Action provisions of this Contract or Sections 39.03 and 39.02 of the Madison General Ordinances, it is agreed that the City at its option may do any or all of the following:

A. Cancel, terminate or suspend this Contract in whole or in part.
B. Declare the Contractor ineligible for further City contracts until the Affirmative Action requirements are met.
C. Recover on behalf of the City from the prime Contractor 0.5 percent of the Contract award price for each week that such party fails or refuses to comply, in the nature of liquidated damages, but not to exceed a total of five percent (5%) of the Contract price, or ten thousand dollars ($10,000), whichever is less. Under public works contracts, if a subcontractor is in noncompliance, the City may recover liquidated damages from the prime Contractor in the manner described above. The preceding sentence shall not be construed to prohibit a prime Contractor from recovering the amount of such damage from the noncomplying subcontractor.

ARTICLE VIII

(This Article applies to public works contracts only.)

ARTICLE IX

The Contractor shall allow the maximum feasible opportunity to small business enterprises to compete for any subcontracts entered into pursuant to this Contract. (In federally funded contracts the terms "DBE, MBE, and WBE" shall be substituted for the term "small business" in this Article.)

16. Indemnification and Insurance.

a. Indemnification. The Partners shall be liable to and hereby agrees to indemnify, defend and hold harmless the City of Madison, and its 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 or its 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 Partners and/or the Partners' contractor's or agent's acts or omissions in the performance of this agreement,

whether caused by or contributed to by the negligence of the City, its officers, officials, agents, or its employees.

b. Insurance.

(1) Required Insurance. The Partners will insure, as indicated, against the following risks to the extent stated below. The Partners shall not commence work under this Agreement, nor shall Partners allow any Subcontractor to commence work on its Subcontract, until the insurance required below has been obtained and corresponding certificate(s) of insurance have been approved by the City Risk Manager.

(a) Commercial General Liability. The Partners shall procure and maintain during the life of this contract, Commercial General Liability insurance including, but not limited to bodily injury, property damage, personal injury, and products and completed operations (unless determined to be inapplicable by the Risk Manager) in an amount not less than $1,000,000 per occurrence. This policy shall also provide contractual liability in the same amount. The Partners' coverage shall be primary and list the City of Madison, its officers, officials, agents and employees as additional insureds.

(b) Worker's Compensation. Statutory Workers' Compensation insurance as required by the State of Wisconsin. The Partners shall also carry Employers Liability limits of at least $100,000 Each Accident, $100,000 Disease – Each Employee, and $500,000 Disease – Policy Limit. Partners shall require all subcontractors under this Agreement (if any) to procure and maintain such insurance, covering each subcontractor.

(2) Acceptability of Insurers. The above-required insurance is to be placed with insurers who have an A.M. Best rating of no less than A- (A minus) and a Financial Category rating of no less than VII.

(3) Proof of Insurance, Approval. The Partners shall provide the City with certificate(s) of insurance showing the type, amount, class of operations covered, effective dates, and expiration dates of required policies prior to commencing work under this Agreement. The Partners shall provide the certificate(s) to the City's representative upon execution of the contract, or sooner, for approval by the City Risk Manager. The Partners shall provide copies of additional insured endorsements or insurance policies, if requested by the City Risk Manager.

(4) Notice of Change in Policy. Partners, its subcontractors, and/or the Insurers shall give the City thirty (30) days advance written notice of cancellation, non-renewal or material changes to any of the above-required policies during the term of this Agreement.

(5) Risk Manager. All information required to be provided to the Risk Manager should be addressed as follows:

City of Madison
Attention: Risk Manager
210 Martin Luther King Jr. Blvd., Room 406
Madison, WI 53703-3345

17. Notice. Any notice or offer or demand required to be sent hereunder shall be sent in writing by registered or certified United States mail, return receipt requested, at the Parties' respective addresses set forth below. Each notice shall be deemed to have been received on the earlier to occur of actual delivery or the date on which delivery is refused, or three (3) days after notice is deposited in the mail. Any party may, at any time, change its notice address by giving the other party written notice of the new address.

Name	Address
The Partners	Madison LakeWay Partners Inc. 330 E. Lakeside St. Madison, WI 53715
The City	City of Madison Parks Division Attn. Parks Superintendent 330 E. Lakeside St. Madison, WI 53715

18. 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 that Party's attorney drafted this Agreement or any part hereof.

19. Final Agreement. This Agreement, together with the License Agreement, constitutes the entire agreement of the Parties and may only be modified or supplemented by an additional writing between the Parties. This Agreement shall be governed by, construed, interpreted, and enforced in accordance with the laws of the State of Wisconsin.

20. Miscellaneous.

a. The invalidity of any provision of this Agreement shall not impair or affect in any manner the validity, enforceability or effect of the rest of this Agreement.

b. No third parties (including without limitation the Partners staff) are intended to benefit from this Agreement, and no third party beneficiary rights shall be implied from anything contained in this Agreement.

c. All addendums and exhibits attached to this Agreement shall be considered part of this Agreement and the terms and conditions in such addendums and exhibits shall be binding upon all parties.

21. Compliance with Applicable Laws. The Parties shall become familiar with, and shall at all times comply with and observe, all federal, state and local laws, ordinances and regulations which in any manner affect the services or conduct of the Parties and their agents and employees in the performance of this Agreement.

22. Authority. The Parties each represent that they have the authority to enter into this Agreement, and the person(s) signing on behalf of the City and Partners represent and warrant that they have been duly authorized to bind the City and Partners and sign this Agreement on their behalf.

23. 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 this Agreement to be executed by their proper officers on the day and year written below.

FOR MADISON LAKEWAY PARTNERS INC.

_____ _____

Jayme Powers, Chief Executive Officer Date

CITY OF MADISON

_____ _____
Satya Rhodes-Conway, Mayor Date

_____ _____
Michael Haas, Acting City Clerk Date

Countersigned:

_____ _____
David P. Schmiedicke, Finance Director Date

Approved as to form:

_____ _____
Michael Haas, City Attorney Date

Execution of this Agreement by the City was authorized by Resolution Enactment No. RES-__-_____, ID No. _____, adopted by the Common Council of the City of Madison on _____, 20___.

EXHIBIT A

TRADEMARK LICENSE AGREEMENT

This Trademark License Agreement (the "**License Agreement**"), entered into by and between Madison LakeWay Partners Inc., 501(c)3 non-stock corporation a Wisconsin non-stock corporation ("**Licensor**"), and the City of Madison, a Wisconsin municipal corporation ("**Licensee**"), is effective as of the date by which all parties have signed hereunder.

WHEREAS, Licensor is the owner of certain trademarks, service marks, and applications for registration thereof relating to 1.7 miles of Lake Monona shoreline and 17 acres of lakefront property extending from S. Blair Street on the north, counterclockwise along the Lake Monona shoreline to E. Lakeside Street on the south, consisting of all or portions of Law Park, the John Nolen Drive Causeway, and Olin Park, and known as the Madison LakeWay; and,

WHEREAS, Licensee seeks to acquire the right to use certain of these trademarks and service marks as listed on the attached **Schedule A** (the "Licensed Marks") pursuant to the terms and conditions of this License Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual representations, warranties, covenants and agreements set forth herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. License. Subject to the terms herein, Licensor hereby grants to Licensee, and Licensee hereby accepts a limited, royalty-free, non-exclusive license and right to use and display the Licensed Marks in connection with the Madison LakeWay, as developed with Sasaki Associates, Inc. and Z-D Studios, Inc.

2. Ownership. Licensee acknowledges Licensor's ownership of the Licensed Marks. Nothing in this License shall be construed as granting or conferring, expressly or impliedly, any ownership rights in the Licensed Marks to Licensee. Except as otherwise agreed to in writing by the Licensor and Licensee, if Licensee acquires any rights in the Licensed Marks, by operation of law, or otherwise, such rights shall be deemed and are hereby irrevocably assigned to Licensor without further action by the parties. Licensee agrees not to dispute, challenge or to assist any third party in disputing or challenging, Licensor's rights in and to the Licensed Marks.

3. Quality Control. Licensee acknowledges the high standard of quality associated with the Licensor and the Licensed Marks, and agrees that all uses of the Licensed Marks shall conform to that standard. Licensor has the right to request samples of all uses of the Licensed Marks by Licensee.

4. Form of Use. Licensee agrees to use the Licensed Marks only in the form and manner prescribed by Licensor and not to use any other trademark, service mark or other term in combination with the Licensed Marks without prior written approval of Licensor.

5. Term. This License Agreement shall be deemed to have commenced on the Effective Date and shall remain in effect until and unless the License Agreement is terminated pursuant to Section 6 herein.

6. Termination. This Agreement may be terminated by mutual agreement of the parties. Upon termination of the Agreement, except as otherwise agreed to by the parties in writing, Licensee agrees to discontinue all use of the Licensed Marks within one-hundred and eighty (180) days.

7. Nondiscrimination. In the performance of this License Agreement, the Licensor agrees not to discriminate against any employee or applicant 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 Licensor further agrees 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.

8. Governing Law. This Agreement is made and entered into in the State of Wisconsin and shall be in all respects interpreted, enforced, and governed under the laws of the State of Wisconsin, without regard to that state's rules regarding choice of law.

9. Entire Agreement. This License Agreement, together with Section 7 of the Cooperative Agreement entered into by and between the Parties on [DATE], constitutes the full and complete agreement of the parties hereto with respect to the subject matter hereof and supersedes any and all prior understandings, whether written or oral. This Agreement shall not be modified or amended except by express written consent of the parties. This Agreement may be executed in counterpart copies and receipt by facsimile transmission of executed copies will be legally binding.

10. Counterparts; Electronic Delivery. This License 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 License 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 License 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 License 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 License Agreement, fully executed, shall be as valid as an original.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their proper officers on the day and year written below.

FOR MADISON LAKEWAY PARTNERS INC.

_____ _____

Jayme Powers, Chief Executive Officer Date

CITY OF MADISON

_____ _____
Satya Rhodes-Conway, Mayor Date

_____ _____
Michael Haas, Acting City Clerk Date

Countersigned:

_____ _____
David P. Schmiedicke, Finance Director Date

Approved as to form:

_____ _____
Michael Haas, City Attorney Date

Execution of this Agreement by the City was authorized by Resolution Enactment No. RES-__-_____, ID No. _____, adopted by the Common Council of the City of Madison on _____, 20___.

SCHEDULE A

MADISON LAKEWAY (App. No. 98/503825)
LAKEWAY (App. No. 98/503825)



(App. No. 98/503849)

City of Madison

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

Master

File Number: 88847

File ID:	88847	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/24/2025
File Name:	Authorizing the Mayor and City Clerk, on behalf of the Greater Madison MPO, to enter into a contract with Iteris, Inc.			**Final Action:**	

Title: Authorizing the Mayor and City Clerk, on behalf of the Greater Madison MPO, to enter into a contract with Iteris, Inc. for consultant services to develop a Transportation Systems Management and Operations (TSMO) Plan.

Notes:

		CC Agenda Date:	07/15/2025
		Agenda Number:	42.
Sponsors:	Derek Field, John W. Duncan And MGR Govindarajan	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Alexandra Andros, AICP, MPO Director	**Hearing Date:**	
Entered by:	lheiser-ertel@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/25/2025	Maggie McClain	Approve	7/14/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Department of Planning and Community and Economic Development	06/24/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (7/15/25), Common Council (7/15/25)						
1	COMMON COUNCIL	07/01/2025	Refer	FINANCE COMMITTEE			Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						

Text of Legislative File 88847

Fiscal Note

The proposed resolution authorizes a contract with Iteris, Inc. for consulting services related to the development of a Transportation Systems Management and Operations (TSMO) plan. The contract expenses will not exceed $180,000. Funding for the contract is included in the Planning Division's 2025 Adopted Operating Budget within the Metropolitan Planning Organization (MPO) service. The MPO's budget included $183,078 for consulting services related to the development of the TSMO plan. Approximately 85% of this contract cost will be covered by federal and state funds ($153,000); the remaining 15% will be covered by a local match, the majority of which is covered by the City ($27,000). No additional City appropriation is required.

Title

Authorizing the Mayor and City Clerk, on behalf of the Greater Madison MPO, to enter into a contract with Iteris, Inc. for consultant services to develop a Transportation Systems Management and Operations (TSMO) Plan.

Body

WHEREAS, the City of Madison is responsible for providing professional staff services to the Greater Madison MPO (Metropolitan Planning Organization), the designated metropolitan planning organization for the Madison area, as provided for in the 2007 MPO designation agreement; and

WHEREAS, the City of Madison is the administrative and fiscal agent for the MPO and is a legally constituted entity under the laws of the State of Wisconsin and able to receive the federal and state funding, which covers approximately 84% of the MPO's budget and is part of the Planning Division's budget; and

WHEREAS, as the designated MPO for the Madison area, the MPO has responsibilities to perform metropolitan transportation planning and programming activities, including development of a long-range multi-modal regional transportation plan and conducting or supporting special studies to assist in implementing the long-range plan; and

WHEREAS, developing a regional TSMO Plan was recommended in the 2050 Regional Transportation Plan *Connect Greater Madison 2050*; and

WHEREAS, TSMO includes strategies, such as improved signal operations, management of roadway modifications and Intelligent Transportation Systems (ITS), to actively manage the transportation system and improve traffic operations, increasing the capacity of a roadway without necessarily adding travel lanes; and

WHEREAS, the development of a TSMO Plan for the Madison Metropolitan Area will complement and support local and regional traffic capacity as well as traffic safety initiatives of local communities including Madison's Vision Zero Initiative; and

WHEREAS, consultant services are needed to prepare a plan that will include TSMO vision, goals, objectives and performance measures, and a TSMO/ITS inventory analysis, needs assessment, regional ITS architecture update, regional TSMO/ITS operational framework evaluation and update, and to develop a regional TSMO/ITS deployment plan; and

WHEREAS, at its November 6, 2024, meeting, the MPO Policy Board adopted the 2025 Unified Planning Work Program (UPWP) in which development of a TSMO Plan and the associated consulting services budget was included; and

WHEREAS, the City's RFP #14012-0-2025-BG advertised the contract as a 14-month contract with the option for the project to extend no later than December 4, 2026; and

WHEREAS, a team led by Iteris, Inc. has been selected for the project.

NOW, THEREFORE BE IT RESOLVED that the Common Council hereby authorizes the Mayor and City Clerk to enter into a contract with Iteris, Inc. for consultant services to the Greater Madison MPO to develop a Transportation Systems Management (TSMO) Plan for a cost not to exceed $180,000.

City of Madison

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

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File Number: 88867

File ID:	88867	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/24/2025
File Name:	BIG Grants to Madison Public Market Merchants			**Final Action:**	

Title: Authorizing the City of Madison's Economic Development Division to award up to $500,000 of Building Improvement Grants to Madison Public Market merchants, using funding available within the existing Madison Public Market budget. (District 12)

Notes:

CC Agenda Date: 07/15/2025

Agenda Number: 43.

Sponsors: Julia Matthews And Sabrina V. Madison

Effective Date:

Attachments:

Enactment Number:

Author: George Reistad, Business Development Specialist

Hearing Date:

Entered by: cklawiter@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/25/2025	Maggie McClain	Approve	7/14/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	06/24/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (7/15/25), Common Council (7/15/25)						
1	COMMON COUNCIL	07/01/2025	Refer	FINANCE COMMITTEE			Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						

Text of Legislative File 88867

Fiscal Note

The proposed resolution authorizes $500,000 in Building Improvement Grants (BIG) to tenants of the Madison Public Market for improvements to their spaces. Funding is available from the Dane County contribution to the Madison Public Market (project #10069) due to construction costs coming in lower than estimated. Grants to individual tenants will be capped at $50,000 to ensure that at least ten tenants will have access to the funds. No additional City appropriation is required.

Title

Authorizing the City of Madison's Economic Development Division to award up to $500,000 of Building Improvement Grants to Madison Public Market merchants, using funding available within the existing Madison Public Market budget. (District 12)

Body

WHEREAS, the Madison Public Market, located at 202 N. First Street (53704), is nearing conclusion of the City portion of the construction project; and

WHEREAS, the City's portion of the construction project will generally leave merchant spaces as empty "white boxes" with unfinished walls and no fixtures or cabinetry, requiring the Madison Public Market Foundation and individual merchants to finish construction; and

WHEREAS, the original Madison Public Market budget established tenant improvement allowance funding of $971,000 for the Madison Public Market Foundation to assist merchants with construction work necessary to convert "white box" spaces into completed merchant spaces, especially for merchants who were under-capitalized, in alignment with the goals of the Madison Public Market Foundation; and

WHEREAS, a $971,000 tenant improvement allowance to complete this work is consistent with industry norms for a facility of this size; and

WHEREAS, the original tenant improvement allowance budget was reduced to $500,000 to accommodate higher than expected construction estimates at the time the Common Council approved the City's portion of the construction project, reducing the capacity of the Madison Public Market Foundation to assist merchants with the build-out of their spaces; and

WHEREAS, the City of Madison created the Building Improvement Grant (BIG) Program via RES-22-00497 to assist small, independent businesses with the capital costs associated with renovating or building-out the interior and exterior of commercial spaces, by providing up to $50,000 per business; and

WHEREAS, the City's portion of the Madison Public Market construction project is near conclusion with enough unneeded budget remaining to fund $500,000 of Building Improvement Grants for merchants to compete tenant improvements to their spaces; and

WHEREAS, investing $500,000 in Madison Public Market merchants through the Building Improvement Grant program will provide merchants with tenant improvement funding more consistent with industry norms, which will be especially beneficial to the emerging entrepreneurs that have a greater likelihood of being undercapitalized; and

WHEREAS, with a cap of $50,000 per business, a City investment of $500,000 in the Building Improvement Grant Program for the Madison Public Market will ensure that at least ten merchants have access to these resources to help transform their "white box" space into a new

location for their business.

NOW, THEREFORE, BE IT RESOLVED that the City of Madison's Economic Development Division is authorized to award up to $500,000 of Building Improvement Grants to Madison Public Market merchants, using funding available within the existing Madison Public Market budget; and

BE IT FURTHER RESOLVED that the existing Building Improvement Grant program guidelines and application process will be generally followed, except for the collaboration with the Madison Public Market Foundation noted below; and

BE IT FURTHER RESOLVED that the City of Madison Economic Development Division will closely collaborate with the Madison Public Market Foundation to direct Building Improvement Grants only to Madison Public Market merchants that can demonstrate a financial need that can't be filled by other means.

BE IT FINALLY RESOLVED that the Common Council authorizes the City's Economic Development Division staff, Mayor, and/or City Clerk to take any further action and execute any documents required to accomplish the intent of this resolution in a form approved by the City Attorney.

City of Madison

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

Master

File Number: 88894

File ID:	88894	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/26/2025
File Name:	Amending the 2025 Engineering Major Streets Adopted Capital Budget to transfer $80,000 of existing GO budget authority from Engineering - Major Streets to Planning for the Percent for Art Aggregate Fund related to the John Nolen Drive St Reconstruction			**Final Action:**	

Title: Amending the 2025 Engineering Major Streets Adopted Capital Budget to transfer $80,000 of existing GO budget authority from Engineering - Major Streets to Planning for the Percent for Art Aggregate Fund related to the John Nolen Drive Street Reconstruction Project. (District 4, District 13)

Notes: Introduced from the floor on 7/1/25

		CC Agenda Date:	07/15/2025
		Agenda Number:	44.
Sponsors:	Michael E. Verveer, Tag Evers And Dina Nina Martinez-Rutherford	**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	6/30/2025	Maggie McClain	Approve	7/17/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	06/26/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (7/15/25), Common Council (7/15/25)						
1	COMMON COUNCIL	07/01/2025	Refer	FINANCE COMMITTEE			Pass

Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.

Text of Legislative File 88894

Fiscal Note

The proposed resolution amends the 2025 Capital Budget by transferring $80,000 of existing GO borrowing funding and corresponding expenses from Engineering - Major Streets' John Nolen Drive Phase 1 project (project #11860) to the Planning Division's Percent for Art Aggregate Fund (project #15043). No additional appropriation required.

Title

Amending the 2025 Engineering Major Streets Adopted Capital Budget to transfer $80,000 of existing GO budget authority from Engineering - Major Streets to Planning for the Percent for Art Aggregate Fund related to the John Nolen Drive Street Reconstruction Project. (District 4, District 13)

Body

WHEREAS, Madison Ordinances 4.30(5) created a Percent for Art that can be used for public art associated with public works projects, and;

WHEREAS, The Percent for Art funds are calculated based on eligible project costs associated with projects that have a cost threshold as identified in Section 4.3(c), and;

WHEREAS, WISDOT is bidding and administering the construction contract for Phase I of the John Nolen Drive Reconstruction Project under an agreement with the City of Madison authorized by the Common Council in RES-24-00596, effective 10/10/2024; and

WHEREAS, the City's portion of the project will be above the eligible threshold for the Percent for Art, and;

WHEREAS, when deemed appropriate by the Common Council and where permitted by the funding source, the Percent for Art Expenditure may be reallocated to an alternative site or to the Art Aggregated Fund for the purchase, installation, and maintenance of public art projects. Such reallocation may occur where the original project has limited public access, or generates funds insufficient to acquire new artwork, or for any other reason deemed compelling by the Common Council, and;

WHEREAS, investing percent funds in the adjacent lake front will offer significant benefits that will complement street improvements, the Engineering Major Streets - John Nolen Drive Phase I Project (Munis #11860) will transfer $80,000 to the Planning Budget Art Aggregated Fund for use in the Madison LakeWay-Lake Monona Waterfront Development.

BE IT RESOLVED, that the 2025 Engineering Major Streets Adopted Capital Budget are hereby amended to transfer $80,000 General Obligation Borrowing (GO Borrowing) authority from the John Nolen Drive Street Phase I Reconstruction project (Munis #11860) to the Art Aggregated Fund (Munis #15043).

City of Madison

City of Madison
Madison, WI 53703
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File Number: 88206

File ID:	88206	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	05/02/2025
File Name:	Prelim Plat - Reiland Grove - 6004 Commercial Ave			**Final Action:**	

Title: Approving the preliminary plat of the *Reiland Grove* on property addressed as 6004 Commercial Avenue and 604-902 Reiner Road (District 3).

Notes:

CC Agenda Date: 07/15/2025

Agenda Number: 45.

Sponsors: Planning Division

Effective Date:

Attachments: Locator Maps.pdf, Subdivision Application.pdf, Subdivision Letter of Intent.pdf, Revised Land Use Letter of Intent_06-30-25.pdf, Revised Preliminary Plat_06-30-25.pdf, Revised Reiland Grove Plans_06-30-25.pdf, Staff Comments.pdf, Staff Comments-Addendum_06-23-25.pdf, Staff Comments-Addendum_07-07-25.pdf, Public Comment_06-22-25.pdf, Public Comment_06-25-25.pdf, Original Application Materials.pdf, Link to Rezoning File 88449

Enactment Number:

Author:

Hearing Date:

Entered by: tparks@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/2/2025	Maggie McClain	Approve	5/22/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	05/02/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction

Notes: Plan Commission (6/23/25), Common Council (7/1/25)

1	COMMON COUNCIL	05/20/2025	Refer	PLAN COMMISSION	07/07/2025	Pass

Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

1	PLAN COMMISSION	06/23/2025	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER			Pass

Action Text: A motion was made by Field, seconded by Glenn, to RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER to the PLAN COMMISSION and should be returned by 7/7/2025. The motion passed by voice vote/other.

Notes: On a motion by Ald. Field, seconded by Ald. Glenn, the Plan Commission recommended to the Common Council to re-refer the preliminary plat to Plan Commission on July 7, 2025 (Common Council: July 15, 2025) at the request of the applicant and staff. The motion to recommend re-referral passed by voice vote/ other.

1	COMMON COUNCIL	07/01/2025	Re-refer	PLAN COMMISSION	07/07/2025	Pass

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

1	PLAN COMMISSION	07/07/2025	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER			Pass

Action Text: A motion was made by Solheim, seconded by Glenn, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.

Notes: On a motion by Solheim, seconded by Ald. Glenn, the Plan Commission found that the standards were met and recommended approval of the preliminary plat dated June 30, 2025 to the Common Council subject to the comments and conditions contained in the Plan Commission materials dated July 7, 2025. The motion to recommend approval passed by voice vote/ other.

Text of Legislative File 88206

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 *Reiland Grove* on property addressed as 6004 Commercial Avenue and 604-902 Reiner Road (District 3).

Body
WHEREAS VH 902 Reiner, LLC has duly filed a preliminary plat known as *Reiland Grove* on property addressed as 6004 Commercial Avenue and 604-902 Reiner 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.

City of Madison

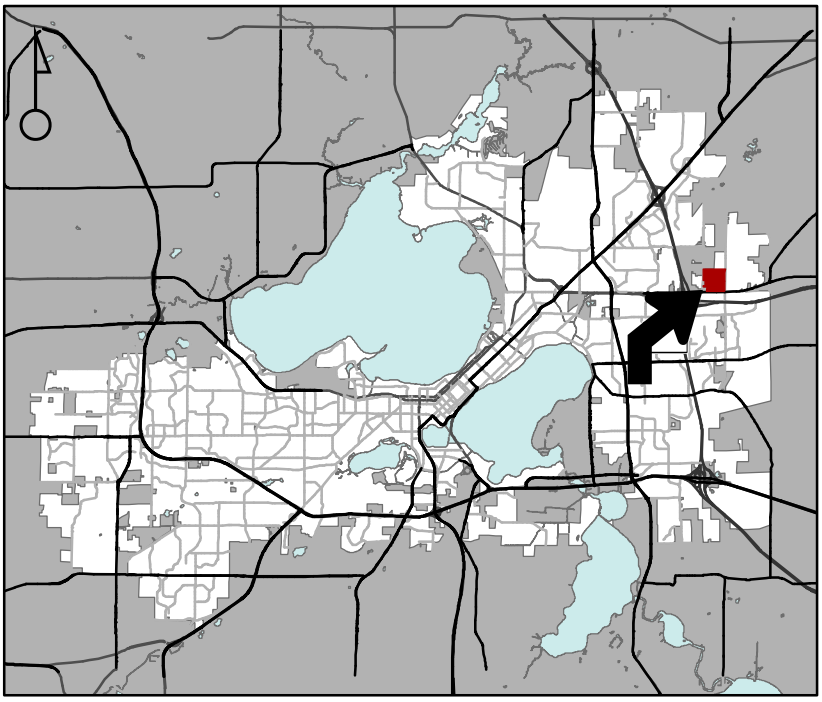
Rezoning and Preliminary Plat

Location
602-904 Reiner Road
6004 Commercial Avenue

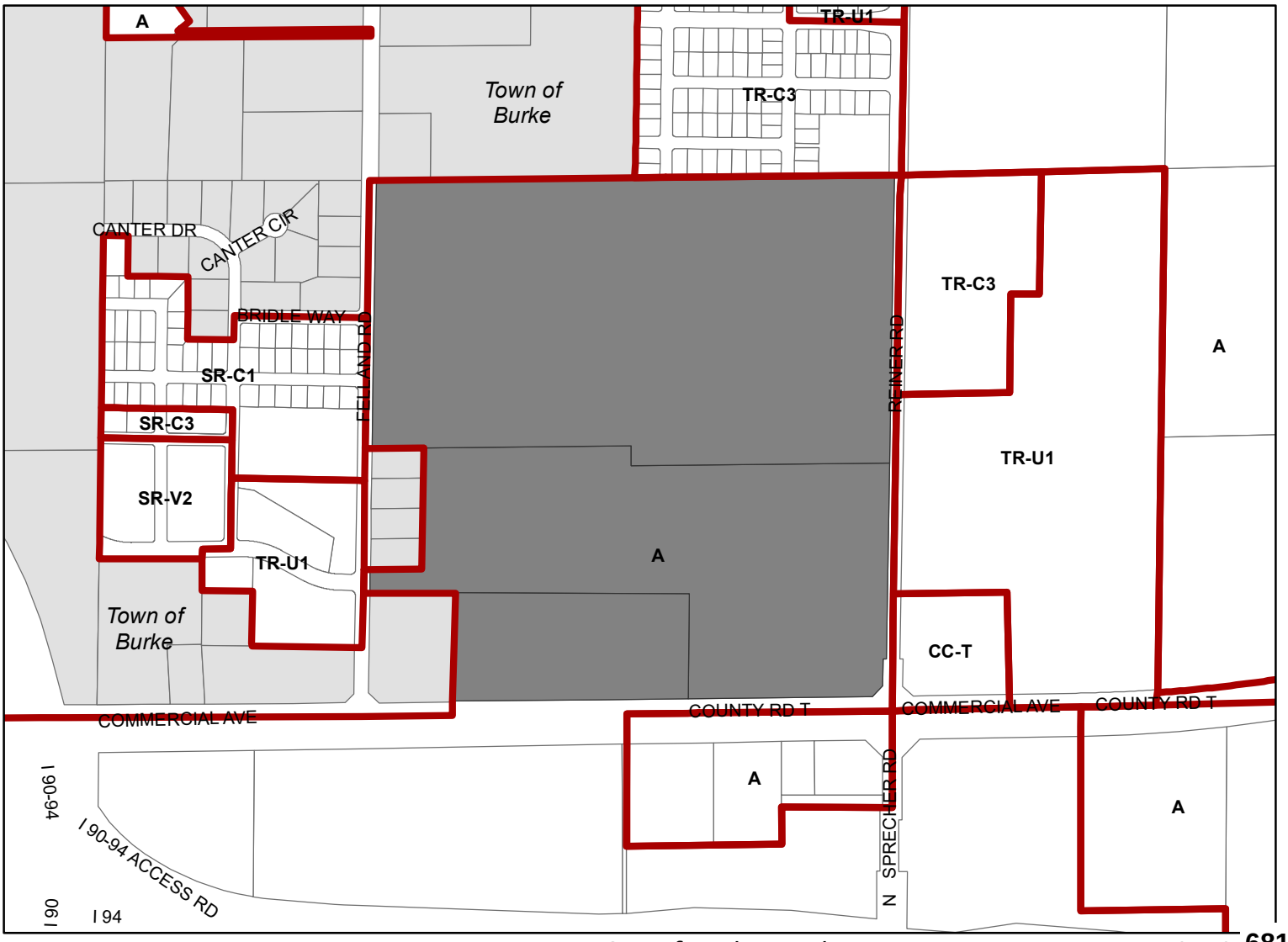
Applicant
Brian Munson, Vandewalle & Associates
VH 902 Reiner, LLC
Brett Stoffregan, D'Onofrio Kottke & Associates

Requests
- Rezone from A to TR-P and TR-U1
- Create 448 lots for single- and two-family dwellings and 60 lots for future townhouses
- Create outlots for future development, park and stormwater management

Public Hearing Dates
Plan Commission
July 7, 2025
Common Council
July 15, 2025



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 800'

City of Madison, Planning Division : TP : Date : 6-12-

City of Madison

602-904 Reiner Road
6004 Commercial Avenue



Date of Aerial Photography : Spring 2

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 4/28/25 8:52 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: Reiland Grove

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: VH 902 Reiner LLC Representative, if any: Matt Brink
Street address: 6801 South Towne Drive City/State/Zip: Madison, WI 53713
Telephone: (608) 226-3000 Email: mbrink@veridianhomes.com

Firm Preparing Survey: D'Onofrio Kottke & Assoc. Contact: Brett Stoffregan
Street address: 7530 Westward Way City/State/Zip: Madison, WI 53717
Telephone: (608) 833-7530 Email: bstoffregan@donofrio.cc

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: 6004 Commercial Avenue, 602 and 902 Reiner Road
Tax Parcel Number(s): 081035400978, 081035400986, 081035400994
Zoning District(s) of Proposed Lots: TR-P, TR-U1 School District: Sun Prairie

- **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	548		98.7
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use): FUTURE DEVELOPMENT		6	31.2
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		5	18.4
Outlots Maintained by a Private Group or Association		2	1.4
PROJECT TOTALS	548	13	149.7

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: _____ Signature: _____

Date: _____ Interest In Property On This Date: _____

7530 Westward Way, Madison, WI 53717 • Phone: 608.833.7530 • www.donofrio.cc

April 28, 2025

City of Madison – Planning Department
(via email)

Re: Reiland Grove – Preliminary Plat

To whom it may concern,

We are pleased to submit the preliminary plat for Reiland Grove, a 150-acre property Northwest of the Commercial Avenue and Reiner Road intersection on Madison's far east side.

Below is a breakdown of lot/outlot numbers and their designated uses. A separate zoning submittal will also be submitted, which will provide a comprehensive overview of the project.

- Private Outlots: 8 (6 reserved for future development, 1 for private open space and 1 for private alley purposes.)
- Public Outlots: 5 (1 for park purposes and 4 for stormwater management)
- Residential: 548 single family lots that include a mix of detached single family, twin homes and townhomes.

Thank you, and we look forward to your feedback.

Sincerely,
D'Onofrio, Kottke & Associates, Inc.

Brett T. Stoffregan, PLS

VANDEWALLE & ASSOCIATES INC.

June 30, 2025

Meagan Tuttle
Planning Division
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: Reiland Grove Neighborhood
Rezoning Request

Veridian Homes is pleased to submit the following request for the Reiland Grove Neighborhood, a new mixed residential neighborhood on Madison's growing east side. This proposal seeks to implement the City goal of creating vibrant walkable neighborhoods through the implementation of attainable & market rate housing ranging from detached alley single family to "missing middle" townhomes.

Applicant

VH 902 Reiner, LLC.
6801 South Town Drive
Madison, WI 53713
Matt Brink
Phone: 608.226.3100
mbrink@veridianhomes.com

Property Owners

VH 902 Reiner, LLC.
6801 South Town Drive
Madison, WI 53713

CAH CO Reiner LLC
6350 Pederson Crossing Boulevard
Deforest, WI 53592

Hovde Realty INC
122 West Washington Avenue
Madison, WI 53703

Design Team

Engineering:
D'Onofrio Kottke
7539 Westward Way
Madison, WI 53717

Dan Day
Phone: 608.833.7530
dday@donofrio.cc

Planning:
Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715

Brian Munson
Phone: 608.609.4410
bmunson@vandewalle.com

Existing Condition

Parcels:

0810-354-0098-6	602 Reiner Road
0810-354-0099-4	902 Reiner Road
0810-354-0097-8	6004 Commercial Avenue

Total Acreage:	149.657 acres
Existing Zoning:	AG
Aldermanic District:	District 3: Field
Neighborhood Association:	None
Comprehensive Plan:	Low Residential (LR) Low-Medium Residential (LMR) Medium Residential (MR) Parks and Open Space (P)
Neighborhood Plan:	Northeast Neighborhood (2009)
NDP Plan Designations:	Housing Mix 1 (AVG 6 du/care) Housing Mix 2 (AVG 12 du/care) Housing Mix 3 (AVG 20 du/care) Housing Mix 4 (AVG 35 du/care) Public Park Other Open Space

Notifications:		
	Alder Field	February 6, 2025
	DAT Presentation	February 20, 2025
	Demolition Notification	April 2, 2025
	Neighborhood Meeting	April 3, 2025

Request

Rezone existing parcels from AG to AG, TR-P and TR-U1.

Project Summary

The Reiland Grove Neighborhood creates a new residential addition to the growing east side of the City of Madison. Designed to offer housing options from first time homeowners with move-up, move-down, and luxury price points in detached single family, twin homes, and "missing middle" townhomes, this neighborhood offers future residents a unique and vibrant place to call home. Reflective of the adopted Northeast Neighborhood Plan, this project seeks to couple the vision of the City with the opportunity of the site.

Carriage Lane Accessed Single Family

Carriage lane homes offer a variety of home styles and price points for first time home buyers or downsizers. These homes, accessed by a rear loaded garage, are designed with diverse architectural styles and reduced setbacks which create a unique pedestrian focused streetscape that emphasize a human-based scale and texture.



Conventional Single Family

Conventional single-family homes within the neighborhood offer housing options from entry level/first time homebuyers, to luxury, and downsizer opportunities. These homes are designed with garage/home proportions and garage setbacks that focus the architecture on the front door/front façade of the home with setbacks to the garage components to create a more pedestrian oriented streetscape.



Attached Single Family (Twin Homes)

Twin homes within the neighborhood include floor plans and configurations with both flat site and tuck under parking, alley and street accessed garages, owner occupied market rate options, and unique senior oriented components. The attached for sale homes diversify the housing price points while offering attached product choices. The senior targeted "Haven Series" twin homes further diversify the housing options in the project and offer home ownership with a range of support services such as snow removal, lawn care, and other condominium like services, without the complications of condominium ownership models.





Attached Single Family (Townhomes)
Townhomes offer attached single family residential options with each unit being designed as individual for-sale lots. These units create key missing middle housing and scale transitions to the multi-family housing. Townhome designs include both flat site and tuck under formats with 2-3 story massing and residential character.



Agriculturally Zoned Parcels
Several parcels, to be retained by the seller, will be zoned Agricultural (AG) and classified as oulots for future development. These parcels will be platted parcels but will require a future rezoning application prior to implementation.



Parks & Open Space
Parks & open space components within the neighborhood deliver a centrally located active park with connections to the region through a network of paths and sidewalks.



Stormwater Management
Distributed stormwater management systems are placed within each of the sub-watersheds to address both water volume and quality to address the stormwater needs of the neighborhood.

Mail Delivery
Mail delivery within the neighborhood will utilize centralized box units (CBU's) in 12 and 16 slot units. Design and placement of these units will work to create several centralized hubs where feasible and some dispersed units with a goal of reducing the number of locations within the neighborhood and creating central community collection points.



Phasing
The project will be built in 8-12 phases starting in the southwest portion of the property and proceeding in multiple steps out over the course of the next 10-15 years.

Unit Summary

Single Family (TR-P)		
Conventional Single Family	2	69 x 100
	19	65 x 100
	55	59 x 100
	22	51 x 100
Alley Single Family:	62	31 x 95
	72	37 x 95
	32	45 x 95
Two-Family Twin (TR-P)		
Attached Single Family		
Market Rate Alley Flat Site	132	
Market Rate Alley Tuck Under	22	
Haven Alley Flat Site	18	
Haven Conventional	52	
Townhomes (TR-U1)		
Alley Townhomes Flat Site	44	
Alley Townhomes Tuck Under	16	
Total Project Units:	**548**	

TR-P Requirements

- Three residential housing types exist within the TR-P section of the neighborhood (Single Family Street Accessed, Single Family Alley Accessed, Two-family). Additional housing types (single family attached townhomes) are included within the project in other zoning districts
- Attached single family housing comprises 41% of the units within the neighborhood.
- All units within the project are located within 1/4 mile of existing or planned public or common open spaces
- Proposed lot configuration and uses are designed to meet the dimensional requirements of the TR-P district.

TR-P Site Design Standards

Open Space

The neighborhood is served by a centrally located park, as recommended by the Northeast Neighborhood, as well as the existing Canter Park to the west of Felland Road. The project is seeking 6.4 acres of park dedication credit and anticipates paying the remaining requirement as a fee-in-lieu of dedication.

The “Haven Park” parcel within the project will be owned and maintained as private open space but available for use by the general public. This parcel is seeking public dedication credit, per the City Madison Ordinances MGO 16.23(8)(f)(8), but will be privately installed and maintained. The Home Owners Association (HOA) will be responsible for maintaining this space and are precluded from restricting access.

Open Space Dedication Chart

OL	Park	Requested Dedication Credit
3	Private Open Space	1.0 acres
4	Dedicated to the Public for Park Purposes	5.4 acres
	Total	6.4 acres

Street Layout
The neighborhood is served by a strong grid of neighborhood scaled streets, sidewalks, and off-street connections, including the extension of all adjoining street rights of way. The streets within the neighborhood are designed to meet the standards of the City of Madison Green Streets Policy and are scaled to reflect the adjoining land uses and overall street network needs.

Setbacks
Building setbacks within the neighborhood will be per the TR-P Zoning District standards.

Building Design
Building design within the neighborhood will go through a review process with the neighborhood Architectural Review Committee (ARC). The ARC is tasked with guiding the creation of diverse architectural approaches throughout the neighborhood. Review criteria include site plan/landscape plan configurations, building massing & composition, building orientation and interaction with adjoining streets & uses, and application of appropriate durable materials.

DIMENSIONAL STANDARDS
Building placement will meet the dimensional standards as described in the TR-P Zoning District.

ARCHITECTURAL STYLE
Architecture within the neighborhood will be developed with a variety of American vernacular architectural styles.

MASSING
Rhythms
In architectural composition, rhythm refers to the regular use of recurrence of building elements. These elements consist of features such as, but not limited to, window locations, columns and piers. Rhythm solidifies the building design and ensures that the overall composition of building elements is balanced.

Roofline Articulation
The roof form establishes the character of a home and terminates the building. Bays and gables are encouraged to break-up the massing of the home into smaller or intimate components. Selection of an appropriate roof form will vary depending on the architectural style.

- Hipped and gabled roofs with a symmetrical pitch shall run between 5:12 and 12:12, as appropriate to architectural style.

- Shed roofs pitched between 5:12 and 7:12 shall be attached to an adjacent building wall and shall not be utilized freestanding buildings. Shed dormers shall have a 3:12 pitch and be utilized only on appropriate styles.
- Hipped and shed porch roofs shall have a pitch between 3:12 and 6:12.
- Roof overhangs may vary from a minimum of 6” to a maximum of 30”.

HEIGHT

- Building heights with the TR-P will follow the guidance of the zoning district
- Partially exposed basements shall not constitute a story.

APPROPRIATE WALL MATERIALS

All materials shall be properly utilized based on the precedents of the architectural style of the building.

WALL SIDING/SURFACING

- Brick
- Clapboard Siding
- Cement Board Siding / Composition Siding / Vinyl Siding
- Half-Timbering
- Cast Stone
- Stone
- Stucco and Exterior Insulated Finish System (EIFS)
- Wood, Composition, vinyl or Cement Shingle Siding

DECKS

Decks shall be located only in rear or side yards. Portions of decks visible from the street or projecting in such a manner that it is visible from the front yard, shall be screened with appropriate fencing or landscaping.

PORCHES AND STOOPS

Usable front porches are encouraged as both visual and functional design elements. Minimum dimensions for a usable porch are 6’0” deep and 6’0” wide exclusive of access to front entry.

Exhibits:

Notifications
Property Legal Description
Zoning Legal Descriptions
Northeast Neighborhood NDP (Full)
Northeast Neighborhood NDP (Site)
Existing Conditions
Illustrative Plan
Zoning Plan
Conceptual Phasing Plan
Park Context Map
Park & Open Space Plan
Right-of-Way Widths
Street Cross Sections

OUTLOT AREA TABLE

OL	Area SF
1	255631
2	143155
3	17913
4	97469
5	44471
6	184137
7	6527
8	4811
9	143320
10	407696
11	170974
12	393043
13	377061

LOT AREA TABLE

Lot	Area SF	Lot	Area SF	Lot	Area SF	Lot	Area SF
1	10009	119	3515	278	2945	378	5302
2	5717	120	4275	279	4275	379	3039
3	5781	121	4702	280	4275	380	2613
4	6768	122	5367	281	4702	381	2612
5	6855	123	3515	282	4702	382	2613
6	8212	124	2945	283	4275	383	2613
7	8552	125	2945	284	3515	384	2613
8	5900	126	3515	285	3515	385	2833
9	5900	127	2945	286	2945	386	8198
10	7224	128	2945	287	2945	387	8214
11	7101	129	2945	288	3515	388	3559
12	7014	130	3515	289	3515	389	3515
13	5100	131	4275	290	2945	390	2945
14	6477	132	4275	291	2945	391	2945
15	9199	133	5476	292	3515	392	2945
16	5100	134	5937	293	3515	393	3515
17	8552	135	4275	294	2945	394	3515
18	3522	136	4275	295	3678	395	3515
19	3045	137	4275	296	4834	396	4702
20	2887	138	4275	297	5020	397	4702
21	2888	139	3515	298	4921	398	3515
22	2888	140	4275	299	5039	399	2945
23	2887	141	3515	300	2923	400	2945
24	2888	142	4275	301	2946	401	2945
25	2888	143	5937	302	2946	402	4275
26	2888	177	6852	303	2689	403	2945
27	2887	178	5100	304	2612	404	2945
28	2887	179	5900	305	2613	405	2945
29	2888	180	5900	306	2613	406	3515
30	2888	181	5900	307	2612	407	5728
31	2887	182	5100	308	2612	408	5795
32	3045	183	5100	309	2613	409	3515
33	3045	184	6922	310	2613	410	3515
34	3045	185	5900	311	2612	411	3515
35	3522	186	6907	312	2612	412	3515
36	3182	187	6837	313	2612	413	4275
37	2755	188	5900	314	2612	414	4275
38	2755	215	3752	315	2612	415	4275
39	2755	216	2090	316	2612	416	5457
40	2755	217	2090	317	2612	417	3715
41	2755	218	2090	318	2613	418	2837
42	2755	219	2090	319	2612	419	3029
43	2755	220	3265	320	5039	420	3698
44	2755	221	3299	321	2753	421	3471
45	2755	222	2090	322	2000	422	2775
46	2755	223	2090	323	2000	423	2755
47	2755	224	5130	324	2000	424	2755
48	2755	225	4249	325	2000	425	2755
49	2767	226	2442	326	2000	426	2755
50	2862	227	2442	327	2000	427	2755
51	6048	228	2442	328	2000	428	2755
52	8429	229	2442	329	2000	429	2755
53	7980	230	3330	330	2000	430	2755
54	8085	231	3330	331	2000	431	2755
55	8180	232	2442	332	2000	432	2755
56	8294	233	2442	333	2000	433	2755
57	8650	234	2442	334	2000	434	3182
58	8494	235	2442	335	2000	435	4179
77	4702	236	4286	336	2000	436	3753
78	3515	237	2755	337	2000	437	3182
79	4770	238	3194	338	2000	438	3183
80	4921	239	3194	339	2000	439	3182
81	3515	240	2939	340	2002	440	3183
82	4709	241	3262	341	2813	441	3182
83	10730	242	3648	342	2352	442	3183
84	6254	243	3385	343	4570	443	3183
85	5406	244	4265	344	2160	444	3183
86	6254	245	5979	345	2123	445	4151
87	6585	246	4275	346	2099	446	3445
88	8700	247	4275	347	2091	447	3800
89	5406	248	2945	348	2565	448	4699
90	5406	249	2945	349	2565	449	4600
91	5406	250	3515	350	2090	450	4600
92	6254	251	3515	351	2090	451	4600
93	5406	252	2945	352	2090	452	4600
94	5300	253	2945	353	2090	453	4600
95	4702	254	3515	354	2090	454	4600
96	3515	255	3515	355	2090	455	4600
97	3515	256	3515	356	2565	456	5612
98	4275	257	3515	357	2565	457	5005
99	3515	258	2945	358	2090	458	5005
100	4275	259	3515	359	2090	459	5005
101	4275	260	4275	360	2090	460	5005
102	3515	261	4275	361	2090	461	5005
103	4275	262	5367	362	2090	462	5005
104	3515	263	6028	363	2090	463	5005
105	3515	264	5252	364	3700	464	5005
106	6372	265	1933	365	3182	465	5005
107	4702	266	3696	366	2755	466	5592
108	5846	267	3559	367	2755	467	7971
109	4859	268	2946	368	2755	468	3752
110	4298	269	3515	369	2755	469	3182
111	3856	270	2945	370	2996	470	3182
112	4275	271	3515	371	3230	471	3182
113	3515	272	2945	372	3563	472	3182
114	4275	273	3515	373	4195	473	3182
115	4275	274	2945	374	4774	474	3182
116	4275	275	3515	375	4742	475	3182
117	3515	276	2945	376	4122	476	3182
118	4275	277	3515	377	3525	477	3182
						478	3183
						494	6369
						495	5500
						496	4170
						497	3812
						498	3752
						499	3753
						500	3752
						501	3753
						502	3752
						503	3752
						504	4179
						505	3182
						506	2755
						507	2613
						508	2613
						509	2613
						510	2613
						511	2612
						512	2613
						513	2755
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						527	2612
						528	2613
						529	2612
						530	2612
						531	2755
						532	3182
						533	4102
						534	1980
						535	1980
						536	1980
						537	1980
						538	1980
						539	1980
						540	2430
						541	2430
						542	1980
						543	1980
						544	1980
						545	1980
						546	1980
						547	1980
						548	4102

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, hereby certify that, in accordance with the provisions outlined in Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, I have conducted a survey of Reiland Grove and that this survey accurately delineates the exterior boundaries of the preliminary plat described as follows:
A parcel of land located in the NW1/4 of the SE1/4, NE1/4 of the SE1/4, SE1/4 of SE1/4 and the SW1/4 of the SW1/4 of Section 35, Township 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin to-wit:
Beginning at the Southeast corner of said Section 35;
thence S89°23'36"W, 2179.79 feet along the South line of said SE1/4;
thence N01°42'41"E, 608.09 feet; thence S89°37'50"W, 457.14 feet to the West line of said SE1/4;
thence N00°49'57"E, 117.91 feet along said West line to the South line of the North 600 feet of the West 290.4 feet of said SW1/4 of the SE1/4;
thence N89°23'39"E, 290.50 feet along said South line to the East line of the North 600 feet of the West 290.4 feet of said Southwest 1/4 of the Southeast 1/4;
thence N00°49'57"E, 193.09 feet said East line of the North 600 feet of the West 290.4 feet of said SW1/4 of the SE1/4; thence N89°01'21"E, 3.00 feet;
thence N00°49'57"E, 449.63 feet;
thence S89°23'40"W, 293.50 feet to the West line of said SE1/4;
thence N00°49'57"E, 1285.26 feet along said West line to the Center of said Section 35;
thence N89°24'47"E, 1316.53 feet along the South lines of Lots 3 and 4, Certified Survey Map No. 13755 and the Westerly extension thereof to the Southwest corner of Woods Farm;
thence N89°52'52"E, 1316.68 feet along the South line of Woods Farm to the East 1/4 corner of said Section 35;
thence S00°57'10"W, 2655.56 feet along the East line of said SE1/4 to the point of beginning.
Containing 149.657 acres.

Dated this 28th day of April, 2025
Revised this 30th day of June, 2025

BRETT T. STOFFREGAN S-2742 MADISON, WISCONSIN LAND SURVEYOR

Brett T. Stoffregan, Professional Land Surveyor, S-2742

NOTES

1. Outlot Designations:
   1 - Dedicated to the Public for Park Purposes
   2 - Dedicated to the Public for Storm Water Management
   3 - Private Alley, Public Utility Easement over entire Outlot
   4 - Dedicated to the Public for Storm Water Management
   5 - Private Open Space
   6 - Dedicated to the Public for Storm Water Management
   7 - Reserved for future development
   8 - Reserved for future development
   9 - Dedicated to the Public for Storm Water Management
   10 - Reserved for future development
   11 - Reserved for future development
   12 - Reserved for future development
   13 - Reserved for future development
2. Lots 108-110, 263-266, 495 and 496 are subject to minimum and maximum building setbacks that are 70' and 85' from the rear property line. Setbacks to be enforced by the City of Madison.
3. All intersection radii are 15 feet unless noted.
4. Zoning:
   Existing - A
   Proposed - TR-P - Lots 1-214, 237-532, Outlots 1-9
   TR-U1 - Lots 215-236 and 533-548.
   Outlots 10-13 to remain A until developed.
5. Planner: Vandewalle and Assoc.
   Developer: VH 902 Reiner, LLC
   Owner: VH 902 Reiner, LLC
   Hovde Realty, Inc.
   CAM 00 Reiner, LLC

SE1/4 SECTION 35 T8N, R10E

LOCATION MAP 1"=1000'

LEGEND

- FOUND 1" PIPE
- FOUND 2" PIPE
- FOUND 3/4" REBAR
- FOUND 1-1/4" REBAR
- FOUND MAG NAIL
- PLACED 3/4"X18" REBAR 1.5 LBS/FT
- ( ) RECORDED AS INFORMATION
- DTTP DEDICATED TO THE PUBLIC
- CORPORATE LIMITS OF THE CITY OF MADISON
- SS SANITARY SEWER
- W WATER MAIN
- ST STORM SEWER
- OH OVERHEAD UTILITIES
- T TELECOMMUNICATION LINE
- G GAS MAIN
- x x FENCE
- MANHOLE
- STORM SEWER INLET
- POWER POLE
- GYM WIRE
- TRAFFIC SIGNAL
- HYDRANT
- WELL
- SEPTIC VENT
- TELECOMMUNICATION PEDESTAL
- SIGN
- VALVE
- EDGE OF TREES
- CONCRETE CURB AND GUTTER
- EDGE OF GRAVEL
- 1000 EXISTING CONTOUR
- CONCRETE

REVISIONS:
4-30-25 - CHANGED "C" STREET IN MIDDLE OF PROJECT TO "M" STREET.

DATE: 04-28-25
REVISED: 6-30-25
FN: 24-07-118
Sheet Number: 1 of 1

SCALE: 1"= 100'
0 100'
(PAGE SIZE: 34x44)
GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEM
DANE COUNTY NAD83(2011)

PRELIMINARY PLAT

REILAND GROVE

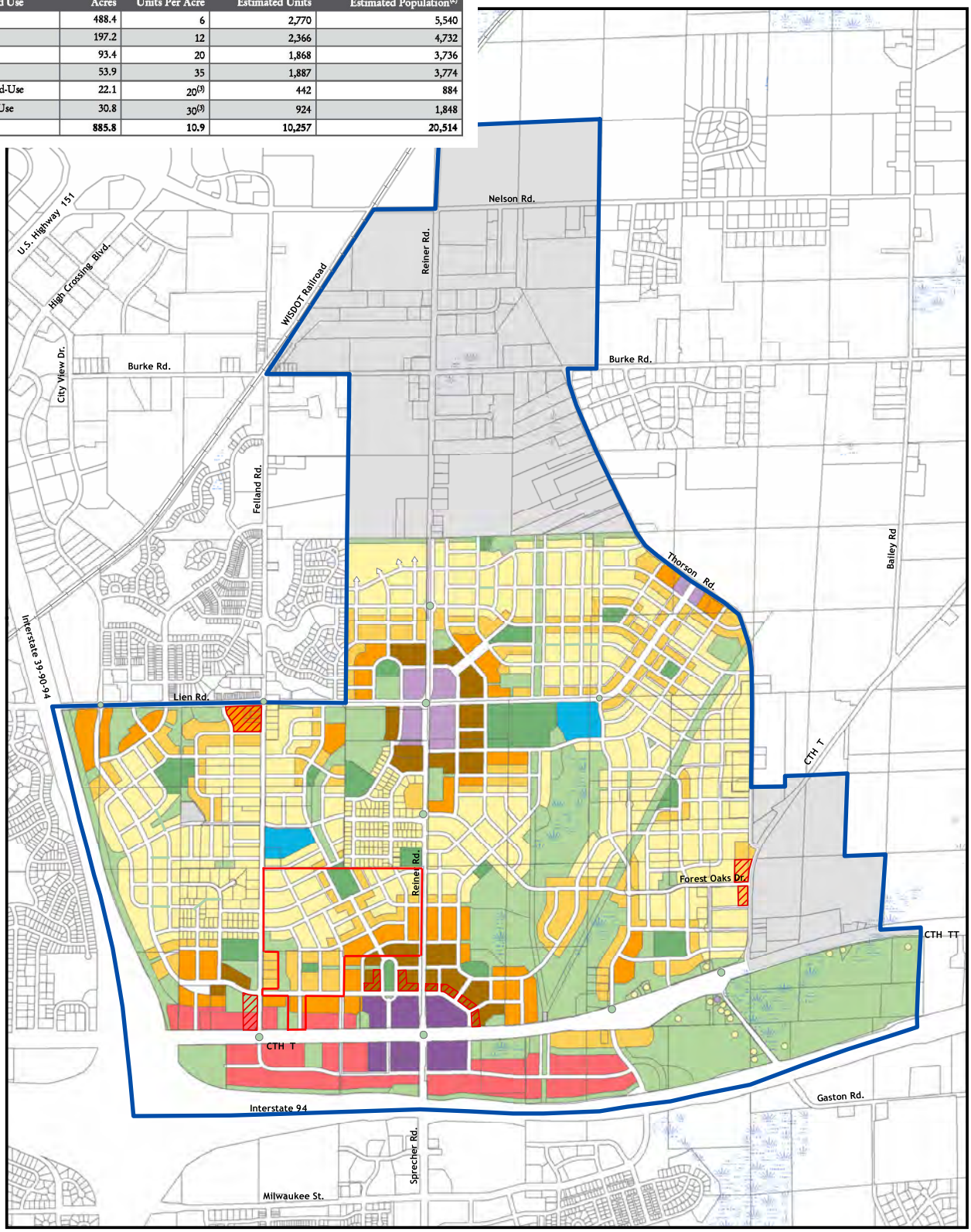
LOCATED IN THE NW1/4 OF THE SE1/4, NE1/4 OF THE SE1/4, SE1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 OF SECTION 35, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

Jun 30, 2025-10:34am U:\User\240718\Drawings\240718 Preliminary Plat.dwg 34x44 PRELIMINARY PLAT

Table 4: Estimated Dwelling Units and Population - Phase 1 Planning Area

Recommended Land Use	Acres	Units Per Acre	Estimated Units	Estimated Population[2]
Housing Mix 1[1]	488.4	6	2,770	5,540
Housing Mix 2	197.2	12	2,366	4,732
Housing Mix 3	93.4	20	1,868	3,736
Housing Mix 4	53.9	35	1,887	3,774
Neighborhood Mixed-Use	22.1	20[3]	442	884
Community Mixed-Use	30.8	30[3]	924	1,848
Total	**885.8**	**10.9**	**10,257**	**20,514**



Map 6: Land Use and Street Plan
Phase 1 Planning Area

Northeast Neighborhoods Development Plan
October 2009

- Planning Area
- Phase 2 Planning Area
- Street Right-of-Way
- Overhead Electric Transmission Line
- Natural Gas Transmission Pipeline
- Housing Mix 1
- Housing Mix 2
- Housing Mix 3
- Housing Mix 4
- Community Mixed-Use
- Neighborhood Mixed-Use
- Potential Mixed-Use
- Employment
- Civic/Institutional
- Utilities
- Park
- Other Open Space and Stormwater Management
- Wetland

0 0.25 0.5 Miles

January 3, 2022

City of Madison Planning Division

LEGEND

- Site
- Contours (2'ft)
- Overhead Powerline
- Streams
- Potential Bike Path
- Open Space & Stormwater Management
- Park

- Housing Mix 1 (6 Units/Acre)
- Housing Mix 2 (12 Units/Acre)
- Housing Mix 3 (20 Units/Acre)
- Housing Mix 4 (35 Units/Acre)

Bridle Way
Divine St
Canter Dr
Eternity Dr
CANTER PARK
Wisdom Dr
EXISTING STORMWATER
Felland Rd
Blissful Ave
EXISTING STORMWATER
EXISTING STORMWATER
Reiner
Reiner Rd
T
T
0' 150' 300'

Created: 4.28.25
VANDEWALLE & ASSOCIATES INC.
© 2025

VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

NEIGHBORHOOD PLAN

VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

EXISTING CONDITIONS

LEGEND

- Site
- Existing Parcels
- Contours (2'ft)
- Stormwater Flow
- +HP High Points
- −LP Low Points
- Overhead Powerline
- Potential Street Connections
- Streams
- Environmental Corridor

+HP 1044
-LP 1030
+HP 1040
-LP 996
-LP 998
+HP 1020
-LP 998
-LP 990

Existing Farm Buildings

EXISTING STORMWATER
EXISTING STORMWATER
EXISTING STORMWATER

CANTER PARK

Bridle Way
Divine St
Eternity Dr
Canter Dr
Wisdom Dr
Felland Rd
Reiner Rd
Blissful Ave

Solaris Garden
Proscapes, L.L.C

0' 150' 300'

Created: 4.28.24
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LOT TYPE	
Single Family	
Street Accessed	
Single Fam - 69	2
Single Fam - 65	19
Single Fam - 59	55
Single Fam - 51	22
	98
Alley Accessed	
Alley - 45	62
Alley - 37	72
Alley - 31	32
	166
Two-Family Twin	
Attached Single Family	
Alley Flat	132
Alley Tuck-under	22
	154
Attached Single Family (Haven)	
Front Twin H	18
Alley Flat H	52
	70
Townhome	
Attached Single Family	
Townhomes	44
Tuck Townhomes	16
	60
TOTAL RESIDENTIAL	548

Revised: 6.30.25

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VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

ILLUSTRATIVE PLAN

VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

ZONING PLAN

TR-P

TR-U1

TR-U1

TR-U1

AG
Future Development

AG
Future Development

AG
Future Development

AG
Future Development

EXISTING STORMWATER

EXISTING STORMWATER

EXISTING STORMWATER

CANTER PARK

Signage

Signage

Bridle Way

Divine St

Eternity Dr

Canter Dr

Blissful Ave

Felland Rd

Blue Stone Ter

Brunette Downs Dr

Reiner Rd

0' 150' 300'

Revised: 6.30.25

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VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

PHASING PLAN

Bridle Way
Divine St
Canter Dr
Eternity Dr
CANTER PARK
EXISTING STORMWATER
Blissful Ave
EXISTING STORMWATER
Felland Rd
Blue Stone Ter
Brunette Downs Dr
EXISTING STORMWATER
Reiner Rd
Future Development
Future Development
Future Development
Future Development
Signage
Signage
T
0' 150' 300'

Revised: 6.30.25

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PARK CONTEXT PLAN

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

VERIDIAN HOMES

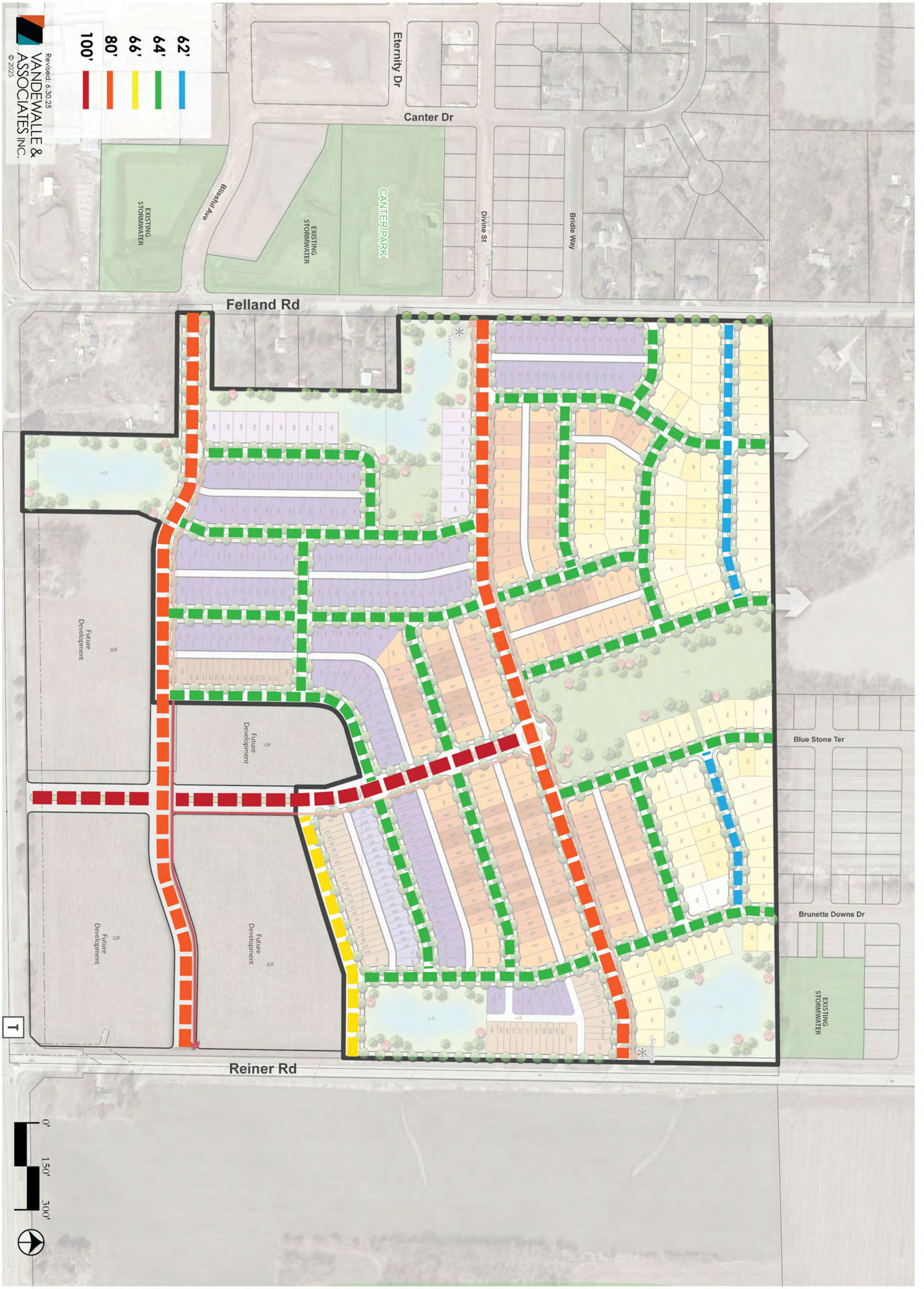


TRAILS NETWORK PLAN

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

VERIDIAN HOMES



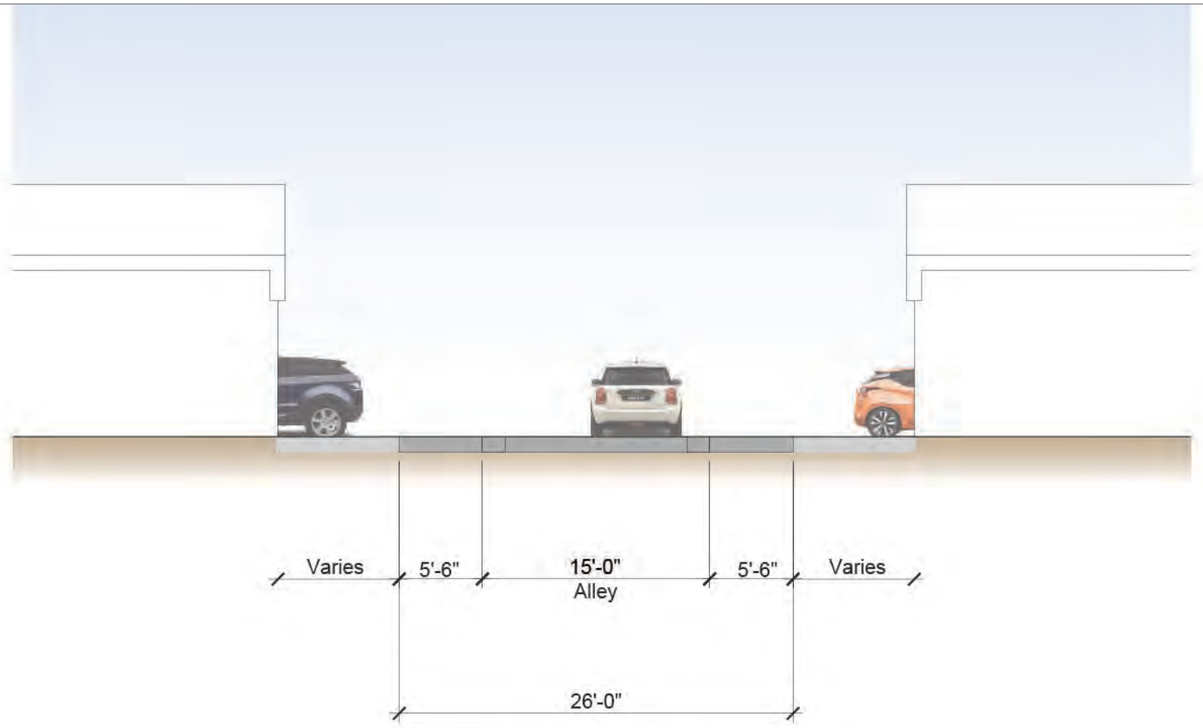
RIGHT-OF-WAY WIDTHS

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

VERIDIAN HOMES

26’ Right of Way



62’ Right of Way



Revised: April 28, 2025

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REILAND GROVE NEIGHBORHOOD

Madison, WISCONSIN

STREET CROSS SECTIONS

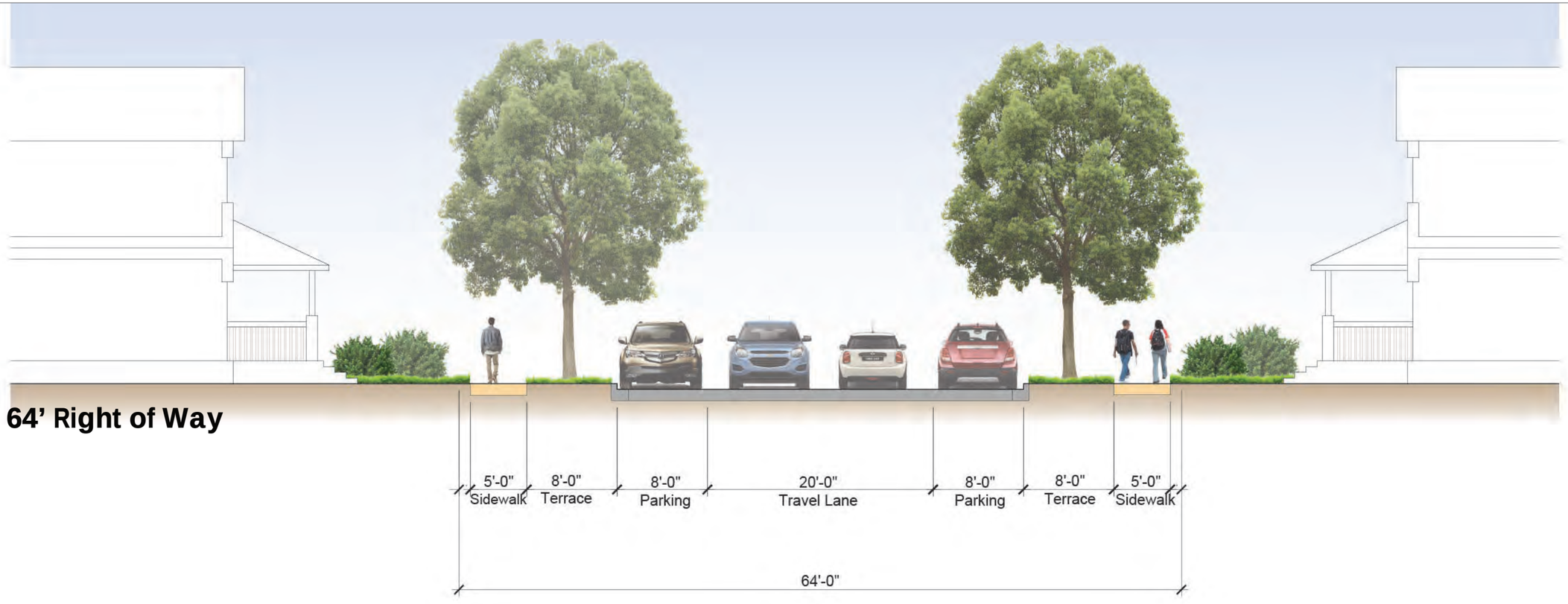
VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

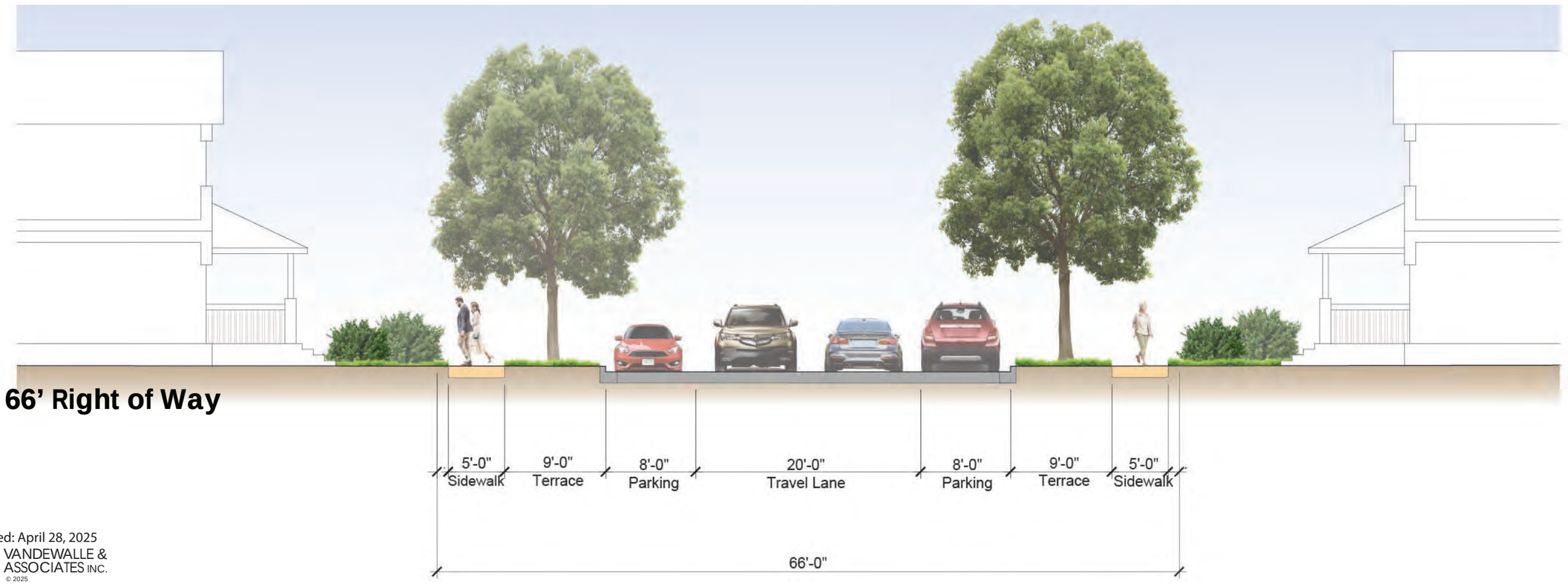
Madison, WISCONSIN

STREET CROSS SECTIONS

64’ Right of Way



66’ Right of Way



Revised: April 28, 2025

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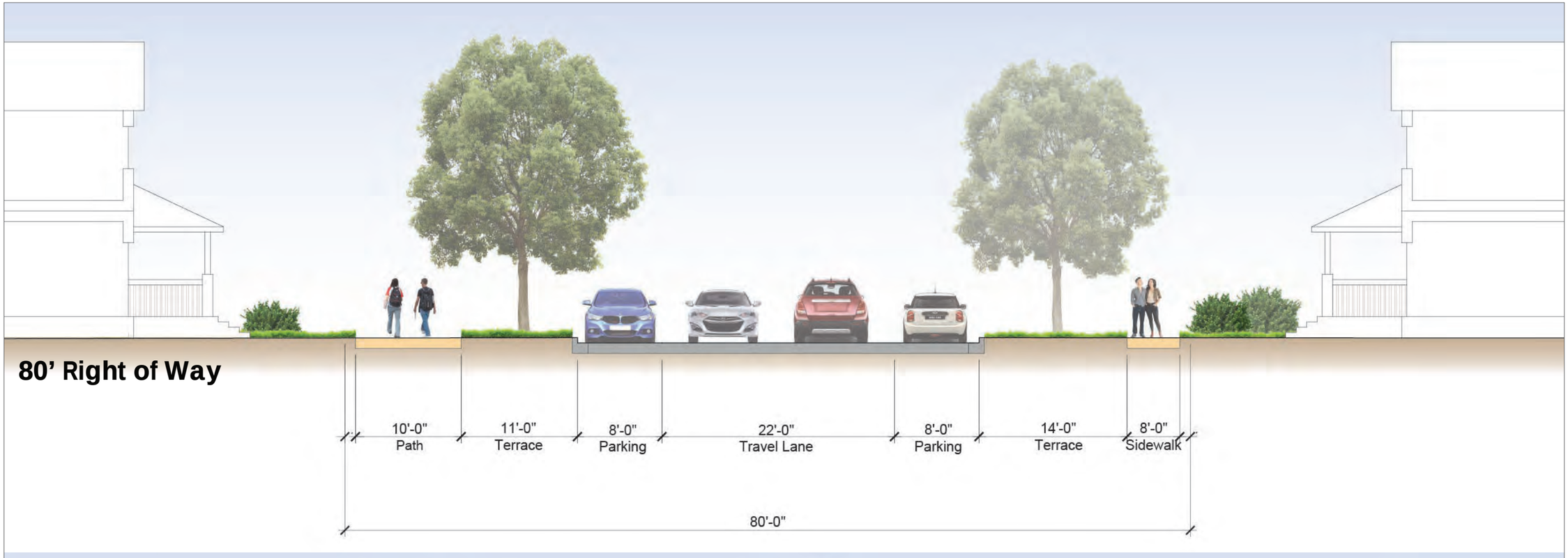
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VERIDIAN HOMES

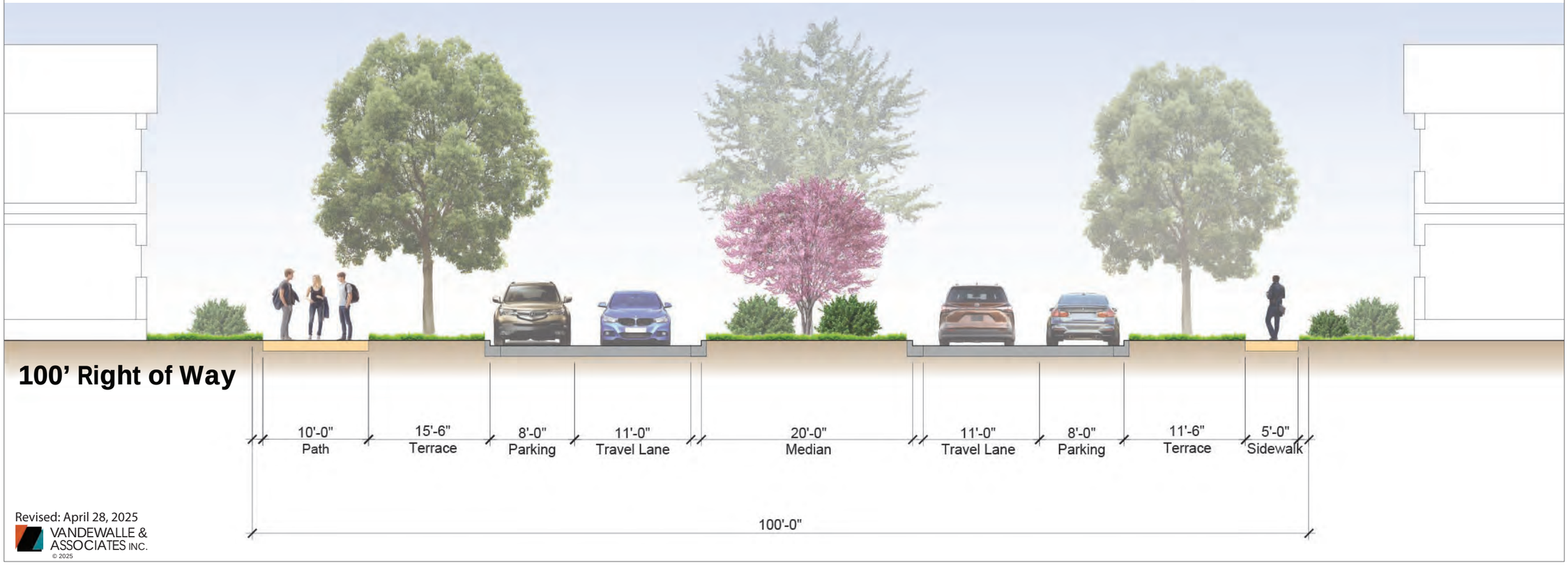
REILAND GROVE NEIGHBORHOOD

Madison, WISCONSIN

STREET CROSS SECTIONS



80’ Right of Way



100’ Right of Way

Revised: April 28, 2025

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PLANNING DIVISION STAFF REPORT

June 23, 2025

PREPARED FOR THE PLAN COMMISSION

Project Address:	**602-904 Reiner Road and 6004 Commercial Avenue**
Application Type:	Zoning Map Amendment and Preliminary Plat
Legistar File ID #	88449 and 88206
Prepared By:	Timothy M. Parks, Planning Division Report includes comments from other City agencies, as noted
Reviewed By:	Kevin Firchow, Planning Division

Summary

Applicant: Matt Brink, VH 902 Reiner LLC / Veridian Homes; 6801 South Towne Drive; Madison.

Contact Person: Brian Munson; Vandewalle & Associates; 120 E Lakeside Street; Madison.

Surveyor: Brett Stoffregan and Dan Day, D'Onofrio Kottke & Associates; 7530 Westward Way; Madison.

Property Owners: Hovde Realty, Inc.; 122 W Washington Avenue; Madison and VH 902 Reiner LLC.

Requested Actions: Approval of a request to rezone portions of 6004 Commercial Avenue and 602-904 Reiner Road from A (Agricultural District) to TR-P (Traditional Residential–Planned District) and TR-U1 (Traditional Residential-Urban 1 District) and; approving the preliminary plat of *Reiland Grove*, creating 264 single-family lots, 224 lots to be developed with 112 two-family residences, 60 lots for townhouse units, one outlot for a public park, four outlots for public stormwater management, one outlot for a private park, one outlot for a private alley, and six outlots for future development.

Proposal Summary: The preliminary plat of *Reiland Grove* proposes the subdivision of approximately 149.7 acres of mostly undeveloped agricultural land that extends north of Commercial Avenue (CTH T) between Felland Road and Reiner Road. The majority of the land to be subdivided was annexed to the City from the Town of Burke in 2001, with the exception of approximately 16 acres along Commercial Avenue, which were attached in 2022.

The proposed subdivision calls for 488 attached and detached single-family residences and 60 townhouse units to be developed on the northern two-thirds of the overall site in TR-P and TR-U1 zoning. Four outlots for future development are proposed on the southern third of the site, including most of the Commercial Avenue frontage of the site and approximately 1,000 feet of frontage along Reiner Road north of Commercial. The four outlots for future development are proposed to remain zoned A at this time and will be rezoned to another district(s) prior to any further subdivision and issuance of permits for future buildings. The preliminary plat also includes a 5.36-acre outlot for public parkland and a 1.1-acre privately maintained park space and various outlots for stormwater management. A single-family residence and various accessory buildings located along Reiner Road will be demolished to make way for the proposed subdivision.

The applicant hopes to begin construction of the first phase of the subdivision in 2026, with completion of the subdivision to occur in eight to twelve phases over 10-15 years based on market demand for the future units and mixed-use development. A phasing plan included with the application materials suggests that the project will move from south to north along the Felland Road side of the site before moving to the east and connecting to Reiner Road in the sixth phase.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. The requirements, process, and standards for approval for the TR-P zoning district are outlined in Section 28.053 of the Zoning Code and are attached as Appendix A at the end of this report. The demolition of the existing residence is subject to the process outlined in Section 28.185 of the Zoning Code, as modified effective March 9, 2025. The subdivision process is outlined in Section 16.23(4) of the Subdivision Regulations.

Review Required By: Plan Commission and Common Council.

Summary Recommendation: The Planning Division recommends the following to the Plan Commission regarding 6004 Commercial Avenue and 602-904 Reiner Road:

- That the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00716, rezoning specific portions of the site from A to TR-P, to the Common Council with a recommendation of **approval** and **approve** the TR-P master plan;
- That the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00717, rezoning specific portions of the site from A to TR-U1, to the Common Council with a recommendation of **approval**; and
- That the Plan Commission find the standards met and forward the preliminary plat of *Reiland Grove* to the Common Council with a recommendation of **approval** subject to input at the public hearing and the conditions from reviewing agencies beginning on **page 12** of this report.

Background Information

Parcel Location: The site consists of three parcels that extend north of Commercial Avenue (CTH T) between Felland Road and Reiner Road; Alder District 3 (Field); Sun Prairie Area School District.

Existing Conditions and Land Use: Most of the 149.7 acres of land are undeveloped, with the exception of a two-story single-family residence and various accessory buildings and structures at 902 Reiner. The entire site is zoned A (Agricultural District).

Surrounding Land Uses and Zoning:

North: Existing and future single-family residences in the City in the Woods Farm subdivision, zoned TR-C3 (Traditional Residential–Consistent 3 District); single-family residences and undeveloped land in the Town of Burke located on the east side of Felland Road;

South: Across Commercial Avenue, single-family residences and undeveloped land, zoned A (Agricultural District);

West: Across Felland Road, existing and future single-, two- and multi-family residences in the Jannah Village subdivision, zoned SR-C1 (Suburban Residential–Consistent 1 District), SR-C3 (Suburban Residential–Consistent 3 District), SR-V2 (Suburban Residential–Varied 2 District), and TR-U1 (Traditional Residential –Urban 1 District); single-family residences in the Bridle Downs subdivision in the Town of Burke; and

East: Across Reiner Road, undeveloped land zoned A, TR-C3, TR-U1, and CC-T (Commercial Corridor–Transitional District).

Adopted Land Use Plan: Beginning at the corner of Reiner Road and Commercial Avenue, the 2009 Northeast Neighborhoods Development Plan recommends that the subject site be developed with Community Mixed-Use adjacent to the intersection before transitioning to a variety of residential uses that generally taper in their density and intensity moving from the mixed-use area to the north and west. Land along the Commercial Avenue frontage west of the mixed-use area is recommended for Employment. Additionally, the plan recommends that three parks be established on the site.

The land use polygons for the site in the neighborhood development plan are generally reflected on the future land use maps in the 2023 Comprehensive Plan, which recommends Low Residential (LR), Low-Medium Residential (LMR), Medium Residential (MR), Community Mixed-Use (CMU), Employment (E), and Park and Open Space (P) across the site in a pattern that generally follows the neighborhood development plan.

Zoning Summary: The proposed residential lots will be zoned TR-P (Traditional Residential–Planned District) and TR-U1 (Traditional Residential–Urban 1 District). Review of the proposed lots for conformance with those districts may be found in the Appendix B, Zoning Criteria, at the end of this report.

Environmental Corridor Status: The subject site is located in the Central Urban Service Area. The park planned along the northern edge of the proposed subdivision and various future stormwater management parcels planned across the subject site are located in mapped environmental corridor.

Public Utilities and Services: The subject site will be served by a full range of urban services as it develops with the exception of Metro Transit, which currently does not provide service east of Interstate 39/ 90/ 94 or north of Interstate 94. The northern portion of the proposed development is outside Metro Transit's paratransit service area. The closest bus stop with scheduled bus service is over one-half miles walking distance, and the parcels in the northern portion of the proposed development would be greater than the three-quarter mile regulatory distance from all day scheduled service for passengers who might be eligible for door-to-door paratransit service.

Project Description

Veridian Homes is requesting approval of a zoning map amendment and a preliminary plat for three parcels totaling approximately 149.7 acres that extend north from Commercial Avenue (CTH T) between Felland Road and Reiner Road.

The subject site includes approximately a half mile of frontage along the west side of Reiner Road extending north from Commercial Avenue and approximately 2,150 feet of frontage along Commercial extending west from Reiner. An approximately 450-foot by 610-foot parcel not associated with the proposed subdivision and located in the Town of Burke occupies the northeastern corner of Commercial and Felland Road. To its north, the site contains a 117-foot wide panhandle of land that connects it to Felland south of four residential parcels located along the Felland Road frontage, which are located in the Town. North of those four Town parcels, the site contains a quarter mile of additional frontage along Felland extending north to the limits of the proposed plat.

The site is mostly undeveloped agricultural land with the exception of a single-family residence and various accessory buildings located on the 902-904 Reiner Road parcel. The property is characterized by a modest slope that generally falls from the northern property line along a ridge towards the southwestern and southeastern corners of the site. The site is mostly devoid of mature trees.

Plans for the proposed subdivision call for two streets platted with the Jannah Village subdivision west of Felland Road to extend west to east across the development to Reiner Road. On the northern half of the site, Divine Street (shown as "F" Street on the preliminary plat) will extend across the subdivision as an 80-foot wide collector street, while Blissful Avenue will extend across the southern half of the site, also as an 80-foot wide collector. Primary access to the subdivision from Commercial Avenue will be provided by "S" Street, which is shown as a 100-foot wide right of way that will extend north to "F" Street/Divine Street. The illustrative plan that accompanies the preliminary plat suggests that "S" Street may be a local street developed with a center landscaped median. Additionally, two local streets platted in the Woods Farm subdivision northeast of the site – Blue Stone Terrace and Burnette Downs Drive – will be extending into the proposed *Reiland Grove* subdivision.

Most of the proposed *Reiland Grove* subdivision will be developed with single-family detached residences and two-family residences (labeled as "attached single-family" in the application materials) to be located on fee simple lots platted along a network of local streets on the northern two-thirds of the subdivision. In all, 99 lots will be developed with street-loaded single-family residences, 165 lots will be developed with alley-loaded single-family residences, and 224 lots will be developed with 112 alley-loaded two-family residences. All the single- and two-family residences will be developed in TR-P zoning. In addition to the single- and two-family units proposed, the subdivision will include 60 alley-loaded townhouse units to be located along portions of the southern and eastern edges of the residential development. The portions of the subdivision to be developed with townhouses will be zoned TR-U1.

The southern third of the 149.7-acre site will be platted as four outlots for future development, including most of the Commercial Avenue frontage of the site and approximately 1,000 feet of frontage along Reiner Road north of Commercial. The four outlots for future development – Outlots 10-13 – are proposed to remain zoned A at this time and will be rezoned to another district(s) prior to any further subdivision and issuance of permits for future buildings. Two additional outlots (7 and 8) identified for future development are proposed on either side of Blissful Avenue as it enters the site from Felland Road adjacent to the Town parcels to the north and south.

The developer is proposing to dedicate 5.36 acres of land to the City for parkland. Outlot 1 will be located on the north side of "F" Street/Divine Street between "H" Street and Blue Stone Terrace. A second 1.1-acre outlot (5) will be located on the west side of "Q" Street south of "F" Street/Divine Street, which will be privately owned open space for the subdivision. Four outlots are proposed to be dedicated to the City for stormwater management with the plat. Given the grade of the site, which as noted above generally falls from a ridge that extends north-south through the center of the site, two outlots are proposed along the eastern and western edges of the site. Outlots 2 and 4 are proposed to manage stormwater along the Reiner Road frontage, while Outlots 6 and 9 will manage stormwater along the western edges of the subdivision.

Analysis

Consistency with Adopted Plans

In order to approve the zoning map amendment, the Common Council shall find that the zoning map amendment is *consistent with* the City's Comprehensive Plan as required by Section 66.1001(3) of Wisconsin Statutes. "Consistent with" is defined as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan." By extension, the Comprehensive Plan encourages consistency with adopted neighborhood and other sub-area plans, which are adopted as supplements to the Comprehensive Plan. Similarly, a preliminary

plat shall conform to the Comprehensive Plan, as well as any adopted neighborhood, sub-area, or transportation-related plan, the Official Map, and the Complete Green Street Guide.

In this case, the proposed development will primarily be guided by the Northeast Neighborhoods Development Plan, which was adopted in 2009 to guide development of the existing and future areas of the City generally bounded by Lien Road on the north, Interstate 39/90/94 on the west, Interstate 94 on the south, and Thorson Road/ CTH T on the east. The neighborhood development plan recommends development of a variety of housing types be developed within the Northeast neighborhoods, which is intended to provide opportunities for households of different sizes, ages, incomes and lifestyles, and include opportunities for both owner-occupied and renter-occupied housing. The plan generally recommends that development occur on small blocks of highly connected streets intended to distribute traffic to many points of ingress and egress and is conducive to pedestrian and bicycle movement. Both residential and non-residential buildings should be oriented toward the street to provide definition to a block face and create a more engaging street environment.

Recommended residential land use areas in the neighborhood development plan are divided into four broad districts, Residential Housing Mix 1, 2, 3 and 4 (HM1…HM4), which generally include a variety of housing types recommended to be developed at increasingly higher densities.

The neighborhood development plan recommends predominantly single-family detached dwellings in the HM1 district, with some allowance for attached housing products to also be developed. It specifically recommends that single-family housing developments include a range of house types and lot sizes. HM2 predominantly recommends single-family houses developed at relatively high densities on smaller lots, duplexes, townhouses and small-scale apartment and condominium buildings with a density of up to 16 units an acre. In HM3 and HM4, building types become predominantly larger multi-family structures and dense townhouse developments, with recommended densities of up to 40 and 60 units per acre possible, respectively. Development in HM4 is recommended adjacent to planned mixed-use activity centers, with the higher densities recommended to spur the commercial development at the heart of the centers. The plan also allows for potential mixed-use on certain HM4 frontages located opposite the planned mixed-use centers.

Such a mixed-use center is recommended to occupy all four quadrants surrounding the intersection of Commercial Avenue and Reiner Road. The Northeast Neighborhood Development Plan recommends that this center be a high-density mix of residential, commercial, service, office, institutional, urban open space and civic uses in a compact, highly defined urban form. Mixed-use, multi-story buildings are envisioned within this mixed-use district, with future buildings fronting onto and placed in close proximity to streets to create a compact development pattern that is pedestrian-oriented. [An illustration of how the mixed-used center might look may be found on page 35 of the Plan, and a snippet of that image is on its cover.] High quality architectural design, building materials, landscaping and other urban amenities are recommended. Underground and structured parking is encouraged, and the perimeter streets are intended to allow on-street parking to enhance the urban character and provide a buffer between travel lanes and future storefronts and residential uses. Densities in the Reiner-Commercial mixed-use activity center should be between 20-60 units per acre, with the potential for some projects to have up to 100 units per acre. Buildings up to six stories in height are allowed. A small park/open space is also recommended in the southeastern corner of the site adjacent to the mixed-use and higher-density housing node.

West of the mixed-use center, the neighborhood development plan recommends employment uses along the Commercial Avenue frontage of the subject site. The employment category in the Northeast planning area is

generally planned for corporate and administrative offices, healthcare, research and development facilities, and similar uses developed in a compact, integrated district rather than a series of low-density suburban-style developments.

The land use polygons for the site in the Northeast Neighborhood Development Plan are generally reflected on the future land use maps in the 2023 Comprehensive Plan, which recommends Low Residential (LR), Low-Medium Residential (LMR), Medium Residential (MR), Community Mixed-Use (CMU), Employment (E), and Park and Open Space (P) across the site in a pattern that generally follows the neighborhood development plan.

The Planning Division believes that the preliminary plat of Reiland Grove is generally consistent with the land uses and street pattern recommended for the site in the adopted Northeast Neighborhood Development Plan except as noted below.

As noted in the project review, the preliminary plat proposes four outlots for future development (Outlots 10-13) to be located on the southern third of the site along the Commercial Avenue frontage and approximately 1,000 feet of frontage along Reiner Road. The four outlots will total 30.9 acres of land exclusive of land for right of way. Materials submitted with the rezoning and preliminary plat requests do not include conceptual plans for the four outlots, which will remain zoned A for the time being. The land comprising the four outlots for future development includes the portions of the site recommended for community mixed-use development and employment, as well as land recommended for HM3, HM4, and park and open space adjoining the mixed-use and employment land.

Primary access to the higher-density residential, employment and mixed-use outlots will primarily be provided by Blissful Avenue as it extends across the site between Felland and Reiner Roads, and "S" Street, which will extend north from Commercial Avenue. However, the land use and street plan in the Northeast Neighborhood Development Plan shows *three* north-south streets extending north from Commercial Avenue between Felland and Reiner consistent with the plan's general recommendation that development occur on small blocks of highly connected streets. While the development pattern proposed by the Reiland Grove development may not support that degree of connectivity to Commercial Avenue, a second north-south street should be extended to serve the southern portion of the development and implement the higher degree of connectivity encouraged by the plan. Future land use and subdivision requests for Outlots 10-13 will be reviewed for consistency with adopted plans prior to development of the four outlots. At the time that future zoning and subdivision approvals are sought for Outlot 10, staff recommends that "G" Street be extended one block further south to connect to Commercial Avenue and increase the amount of connectivity for the development. Final approval of the details of the intersection of "G" Street and Commercial Avenue shall be approved by the Traffic Engineering, City Engineering, and Planning Divisions.

North of the outlots for future development, the proposed development will transition to single-family detached and attached residences and townhouses to be developed on fee simple lots. In general, the density of the housing on the northern two thirds of the site will decrease moving north and west from Outlots 11 and 12, which follows the land use and density pattern identified in the neighborhood development plan. The mix of housing types proposed is also consistent with the plan's recommendations to provide a range of housing for different sizes, ages, incomes and lifestyles, and include opportunities for both owner-occupied and renter-occupied housing (considering the likely development to occur on Outlots 10-13).

Consistency with Sustainability Goals of the Northeast Neighborhoods Development Plan

In addition to the land use, transportation, and development phasing recommendations that are customarily a part of each neighborhood development plan adopted by the City of Madison, the Northeast Neighborhoods Development Plan includes a series of sustainability goals to implemented as development within the plan boundaries occurs. The City recognized that the Northeast Neighborhoods area offered a tremendous opportunity to implement its sustainability objectives. During the planning process, it was decided to pursue quantifiable sustainability goals for future development within the planning area, and the planning process for the Northeast Neighborhoods became one of the City's *The Natural Step* projects for 2009. On March 31, 2009, the Common Council adopted a resolution with the following five sustainability goals for the area:

1. Reduce dependence on the automobile
2. Reduce energy consumption
3. Reduce water consumption
4. Increase on-site stormwater infiltration
5. Deliver City services in an energy efficient manner

These goals guided preparation of the Northeast Neighborhoods Development Plan, which is intended to serve as a guide for achieving these goals. Those goals are summarized below. A full discussion of the goals and implementation strategies for each can be found in the neighborhood development plan. As part of the approval of the proposed Reiland Grove development, the Plan Commission should consider how the project meets the stated sustainability objectives like it has for other projects that have been proposed over the last fifteen years.

1. Reduce Dependence on the Automobile

The first sustainability goal in the Northeast Neighborhoods Development Plan proposes to capture 25% of all trips made by persons living in the planning area by walking, bicycling or transit and/or reduce household motor vehicle miles of travel (VMT) by 25% through the use of transit-oriented development, traditional neighborhood development, mixed-use development, transit access for early neighborhood residents, transportation-demand management plans, walkable environments, bike facilities, or other transportation-demand management practices.

The Planning Division believes that this goal will primarily be achieved through the design of the individual projects developed in the Northeast Neighborhoods area and their consistency with the land use and street layout recommendations in the adopted plan, which were developed to achieve this goal over time through implementation of the highly connected transportation network recommended by the plan and its emphasis on higher density "green field" development organized around mixed-use activity centers.

As discussed earlier in the "Analysis" section of this report, staff feels that the proposed subdivision is largely consistent with the land use and street layout recommendations in the neighborhood development plan subject to the revisions requested. As additional development consistent with the adopted plan occurs surrounding the subject site, the project will become less isolated and better connected by auto and bike to more established areas of the City. However, it should be noted that Metro Transit service is currently not available to the development, and there is no timetable for when Metro service will be extended to serve the Northeast Neighborhoods area.

2. Reduce Energy Consumption

The second adopted goal calls for reducing household consumption of natural gas and fossil fuel-generated electricity by 25% compared recent residential construction. Progress towards attaining these goals will be through the use of energy-efficient construction, alternative energy sources, on-site energy production, conservation education and outreach, or other energy conservation practices.

3. Reduce Water Consumption

The plan seeks to reduce residential per capita water use by 25% compared to current Citywide per capita levels through the use of low-flow appliances and fixtures, dual-flow and low-flow toilets, rain barrels, low-impact lawn care design, conservation education and outreach, or other water conservation practices, and to strongly encourage the use of EPA Water Sense-labeled water fixtures, and strongly discouraging the use of outdoor lawn irrigation systems.

At this time, staff does not believe that a regulatory environment exists to *require* compliance with goals #2 and 3, which were heavily debated during the development and review of the Northeast Neighborhoods Development Plan. However, there are no ordinances that would prohibit individual compliance with these goals by the developer or future property owners in the subdivision, including through the installation of highly efficient fixtures and appliances, or rooftop solar arrays. Furthermore, technological advances in construction techniques, appliance design, and community expectations anecdotally suggest that the new construction that will occur in the Northeast Neighborhoods area will be more energy-efficient than construction that was occurring at the time the goals were established and in the decades preceding. Additionally, the Madison Water Utility has moved to automated meter reading and more frequent billing over the past decade and provides customers with access to more detailed and timely information to monitor their water usage.

4. Increase On-site Stormwater Infiltration

The neighborhood development plan set a goal of infiltrating 25% of the stormwater volume on or adjacent to points of generation through the use of rain gardens, green roofs, porous sidewalks and drives, or other on-site stormwater management practices. Infiltration of stormwater back into the ground on or adjacent to the point of generation minimizes impact on ground water supplies and could eventually help replenish the aquifer. The multiple infiltration methods can reduce erosion, reduce the infrastructure needed to handle stormwater run-off, and reduce the overall impact on surface water features.

At the time that the City petitioned the Capital Area Regional Planning Commission (CARPC) to add portions of the Northeast Neighborhoods area to the Central Urban Service Area in 2010, the following conditions were applied by CARPC Resolution 2010-1:

> "1. [The City shall] submit a detailed stormwater management plan to CARPC and [Dane County Land & Water Resources Department] staff for review and approval prior to any land disturbing activities in the amendment area. The stormwater management plan should meet the following performance standards throughout the amendment area:
>
> a.) Install stormwater practices prior to other land disturbing activities. Protect infiltration practices from compaction and sedimentation during land disturbing activities;
>
> b.) Provide at least 80% sediment control for the amendment area in accordance with existing ordinances;

c.) Control peak rates of runoff for the 1-, 2-, 10-, and 100-year 24-hour design storms to "pre-development" levels;
d.) Control post development runoff volumes to be equal to or less than predevelopment runoff volumes for the one-year average annual rainfall period, as defined by [Wisconsin Department of Natural Resources (WDNR)];
e.) Maintain pre-development groundwater recharge rates based on the WGNHS study (generally 9 to 10 inches per year for this area) or site specific field data with no caps on the extent of infiltration areas;
f.) Maintain wetland water level fluctuations within acceptable limits using criteria provided by the Minnesota Board of Water and Soil Resources 2006 and minimize the discharge of excess nutrients into the wetlands;
g.) Provide deep tilling to restore open areas compacted during construction;
h.) Stormwater practices should be publicly managed, or have a perpetual legal maintenance agreement finalized with the local municipal authority.

2. Conduct a field survey based on the WDNR Bureau of Endangered Species assessment and implement any recommended protection measures. Add any recommended habitat conservation areas to the environmental corridors of the amendment area."

The CARPC resolution also recommended that the City prepare a wetland protection/restoration plan and implementation approach for the wetlands in the project area and provide a copy of the report to the CARPC for review and comment. That recommendation also asked the City to consider including areas of hydric soils adjacent to the existing wetlands in these wetland restoration areas.

This goal and implementation of the conditions imposed by CARPC will primarily be achieved through the City's established stormwater management program through the City Engineering Division, which oversees the Stormwater Utility as well as manages the development agreements that the City routinely enters into with developers to implement the public infrastructure required to serve a private development proposal. Subsequent to adoption of the Northeast Neighborhoods Development Plan and the CARPC resolution approving the CUSA amendment that includes the subject site, City ordinances and polices (particularly MGO Chapter 37) were revised to effectively meet or exceed the conditions imposed by CARPC. Indeed, the amount of land to be dedicated for stormwater management for the proposed subdivision exceeds the land identified for stormwater management by the 2009 neighborhood development plan largely due to the requirements that have been adopted in the intervening years.

Additionally, City Engineering and Planning staff are recommending a condition of approval that requires the applicant to work with the City to explore possible "distributed infiltration" practices as part of the means to meet the infiltration requirements identified under Chapter 37, MGO, Northeast Neighborhood Development Plan, and those recommended in the CARPC approving resolution. These methods could include but would not be limited to: rain gardens installed to serve a "block of lots", pervious pavement, depressed terraces, rain barrels and/or other methods. These "distributed" practices would be used in coordination with regional, plat-level practices.

5. Energy Efficient Service Delivery

This goal encourages the City to deliver services in the most energy efficient method possible to decrease energy consumption and reduce air and water pollution through sustainable design and land use planning.

Water and sanitary sewer service were extended east of the Interstate 39-90-94 along Commercial Avenue to Reiner Road in 2010 to the serve the initial phases of the Northeast Neighborhoods area. Development within the Northeast planning area is limited, and Initially, the subject site will be somewhat isolated from other developed properties served by the City. However, staff anticipates that greater service efficiencies will be achieved as additional lands in the neighborhood are developed and more street connections are available.

Compliance with the Complete Green Streets Guide

Since the repeal and recreation of Section 16.23 of Madison General Ordinances by the Common Council on July 25, 2023 (Ordinance 23-00075 (ID 78130), all preliminary plats are subject to review using the amended regulations, which include review for consistency with the Complete Green Streets Guide. The 11 street types identified in the Guide have been incorporated into the Subdivision Regulations, which defer to the Guide for the implementation of those streets when proposed in a new subdivision or land division.

Conceptual cross-sections of the various street types proposed by the applicant and a corresponding guide to where those street types will be located throughout the 149.7-acre plat are included in the 'Reiland Grove Plans' materials attached to the preliminary plat legislative file 88206. As shown on the conceptual plans, the applicants are anticipating that on-street parking will be provided on all streets within the subdivision. Both Blissful Avenue and "F" Street/ Divine Street (extended) are proposed as 'Community Connector' streets per the Guide, as will "S" Street, which is proposed to include a 20-foot median in the center of that street. [Note: The 100-foot right of way for "S" Street does not meet the minimum right of way for a 'Boulevard' in the Guide.] The listing of which streets in the plat correspond to the various applicable street types in the Complete Green Streets Guide may be found in the comments and conditions submitted by the Traffic Engineering Division in the 'Recommendations' section of this report.

The cross-sections in the plans are for informational purposes only; final approval of the construction plans for individual streets will be granted by the Common Council following review by the Transportation Commission and Board of Public Works and approval of the final plat(s) of the subdivision. Consistent with conditions on other recent subdivision approvals, staff is requesting that all streets in the plat be dedicated with minimum eight-foot terraces between the curb and sidewalk, which the conceptual cross-sections suggest the project will provide. Finally, a maintenance agreement for the center median on "S" Street may be required as a condition of final plat approval.

Other Subdivision Design Considerations

- **Outlot 1 Public Park:** As noted earlier in the staff report, the applicants are proposing to dedicate a 5.36-acre outlot to the City for public parkland. Outlot 1 will be located on the north side of "F" Street/Divine Street at the north end of "S" Street and is proposed to extend north to the plat limits.

  The location of the proposed park is consistent with the location of a neighborhood park shown in the Northeast Neighborhoods Development Plan. However, the Parks Division has reviewed the proposed dedication and requests that the residential lots abutting the park be removed from the plat (Lots 143-147 on the east side of "H" Street and Lots 148-151 on the west side of Blue Stone Terrace). Parks staff has determined that 13.6 acres of parkland are required to serve the 448 single-and two-family residences and 60 townhouse units proposed for the northern two-thirds of the subdivision. Staff believes that the removal of

those lots adjacent to Outlot 1 will allow the subdivision to meet more of its dedication requirements versus paying more fee in lieu of dedication. Removal of those lots will allow a more useful layout for the park and will reduce the potential for future encroachments from those home sites onto the public land. Removal of the lots is also consistent with the neighborhood development plan, which does not show residential lots abutting the park.

In addition to the dedication of Outlot 1 for public park, the developer will receive credit towards their park dedication requirements for the 1.1-acre privately maintained park on Outlot 5 provided that it is available for public use.

- **Refuse and Recycling Collection and Maintenance of Alleys:** Finally, the Streets Division will not provide refuse collection in the alleys in the proposed subdivision consistent with its current policies and will instead require that residents served by those alleys move their trash and recycling carts to the alley ends or to the public street frontages of those lots for collection.

  Also, while the City will maintain the pavement in the alleys to be dedicated to the City as shown on the plat, the City will also not maintain the private alley in Outlot 3, which will provide access to the townhouse units fronting onto "F" Street/Divine Street and Reiner Road and the two-family twin homes proposed on the east side of "T" Street. [The alley cannot be accepted as public because the Subdivision Regulations do not allow intersections in public alleys.]

Conclusion

The applicants are requesting approval of a zoning map amendment and the preliminary plat of *Reiland Grove* to allow the subdivision and development of an approximately 149.7-acre parcel located along the north side of Commercial Avenue between Felland Road and Reiner Road with 548 housing units initially, as well as outlots that may be developed in the future with additional housing, community mixed-use, and employment development. Staff believes that the Plan Commission may find that these requests meet the standards for approval. Staff feels that the proposed *Reiland Grove* development is generally consistent with the applicable recommendations for the site in the Northeast Neighborhoods Development Plan and Comprehensive Plan, as well as with the street design criteria in the Complete Green Streets Guide.

However, as noted in the 'Analysis' section, staff is requesting as conditions of approval that an additional street be added across Outlot 10 to improve the connectivity between the proposed development and Commercial Avenue consistent with the adopted plans. Staff also requests that the public parkland on Outlot 1 be enlarged through the removal of the abutting residential lots so that the subdivision may be able to dedicate more land for parkland to meet its dedication requirements for the 548 future units in a manner more consistent with the adopted plans, and to create a more a more useful layout for the park.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends the following to the Plan Commission regarding 6004 Commercial Avenue and 602-904 Reiner Road:

- That the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00716, rezoning specific portions of the site from A to TR-P, to the Common Council with a recommendation of **approval** and **approve** the TR-P master plan;
- That the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00717, rezoning specific portions of the site from A to TR-U1, to the Common Council with a recommendation of **approval;** and
- That the Plan Commission find the standards met and forward the preliminary plat of *Reiland Grove* to the Common Council with a recommendation of **approval** subject to input at the public hearing and the conditions from reviewing agencies that follow:

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division

1. That at the time of rezoning and final platting or re-division of Outlot 10, "G" Street shall be extended one block further south to connect to Commercial Avenue to increase the amount of connectivity for the development consistent with the Northeast Neighborhoods Development Plan. Final approval of the details of the intersection of "G" Street and Commercial Avenue shall be approved by the Traffic Engineering, City Engineering, and Planning Divisions.

2. That the applicant work with the Parks Division and Planning Division to revise the layout of Outlot 1 to remove the residential lots proposed to abut the public parkland to allow more land to be dedicated for park consistent with the recommendations in the neighborhood development plan and to create a more useful layout for that future park.

3. The applicant shall submit to the Planning Division two copies of private subdivision covenants, conditions and restrictions, and easements that will govern the organizational structure, use, maintenance and continued protection of the development and any common services, open areas or other facilities to serve the proposed plat (private alleys, open spaces, etc.). These documents shall be approved by the Planning Division in consultation with the City Attorney's Office prior to final approval of the plat for recording.

4. That prior to final approval and recording of a final plat contain private open spaces, the applicant shall demonstrate compliance with the requirements in Section 16.23(8)(f)8 of the Subdivision Regulations for privately-owned and maintained open space, including the execution of land use restrictions and open space easements in a form acceptable to the Parks Division, Planning Division, and City Attorney's Office.

5. That prior to recording of a final plat of the subdivision, the applicant work with City Engineering and Planning staff to explore "distributed infiltration" practices as part of the means to meet the infiltration requirements identified under Chapter 37, MGO, the Northeast Neighborhood Development Plan, and those recommended in the 2010 CARPC CUSA amendment approval resolution. These methods could include but not be limited to: rain gardens installed to serve a "block of lots", pervious pavement, depressed terraces, rain barrels and/or other methods. These "distributed" practices would be used in coordination with regional, plat-level practices.

6. At the time of final plat recording, the two-family twin dwellings shall have a joint cross access and maintenance agreement recorded that addresses the shared maintenance of the exterior elements of those units (roof, walls, etc.) consistent with the requirements in Section 28.151 of the Zoning Code.

7. That the applicant work with the Planning Division and Capital Area Regional Planning Commission to revise the environmental corridor map to reflect any changes to the mapped corridor proposed by the development prior to final approval and recording of the final plat.

The following conditions of approval have been submitted by reviewing agencies:

City Engineering Division (Contact Rebecca Qureshi, (608) 267-1995)

8. This site has significant stormwater limitations with regard to discharge rates to offsite lands not under the control of the City of Madison. The applicant shall limit discharges in any storms up to and including the 200 year event to the capacity of the culverts under Reiner and Commercial. Alternatively, the developer could secure easements downstream until the water reaches a water of the state, and replace the culverts under the roads. In this case the development would be subject to standard new development SWM requirements.

9. The applicant shall review with the City Engineer the draft Door Creek watershed study to determine if there is unintended detention currently occurring on the subject property. This would need to be taken into account as part of the new stormwater management plan.

10. The developer shall enter into a City/Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign-off of the final plat. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule thedevelopment and approval of the plans and the agreement.

11. Construct Madison standard street, multi-use path, and sidewalk improvements for all streets within the plat.

12. Construct sidewalk/multi-use path, terrace, curb, gutter, and pavement along east side of Felland Road and west side of Reiner Road along the plat frontage to a plan approved by the City Engineer.

13. Construct a north-south multi-use path within the plat from Blissful Avenue to the northern boundary of the plat to a plan approved by the City Engineer. This path shall connect to the existing Woods Farm Path with future developments to the north of this plat.

14. Construct improvements to Felland Road and Reiner Road at all intersections with new streets in order to facilitate ingress and egress to the development per a plan approved by the City Engineer.

15. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.

16. This development is subject to impact fees for the Northeast Neighborhood Sanitary Sewer Improvement Impact Fee District - $215.00/ 1,000 square-foot (2025 Rate). All impact fees are due and payable at the time building permits are issued (MGO Ch. 20). Add the following note on the face of the plat: “Lots/buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued.”

17. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder

((608) 261-9250) toobtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering Division sign-off.

18. Provide proof of septic system abandonment from Public Health–Madison and Dane County as a condition of final plat approval.

19. An Erosion Control Permit is required for this project.

20. A Storm Water Management Report and Storm Water Management Permit is required for this project.

21. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.

22. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than nine (9) feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.

23. Confirm that adequate sight distance exists where streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make mitigating improvements as required by the City. Caution: The improvements indicated may require right of way outside of the plat limits. The applicant shall be aware of potential issues meeting intersection sight distance compliance at the Felland Road and “A” Street intersection.

24. Off-site sewer improvements by the developer may be required as a condition for plat approval. The applicant shall provide Mark Moder, mmoder@cityofmadison.com, projected wastewater flows to each discharge point on the existing public sanitary system to determine whether offsite sewer improvements are a requirement of the developer agreement. Sewer may need to be replaced with a larger diameter sewer on Reiner Road and Commercial Avenue/ CTH T depending on the projected wastewater flows.

25. Provide calculations for the 500-year storm event, as identified in MGO Chapter 37, as part of the plat design and stormwater management plan. The flows from this design storm event will be routed through the development and used to determine an anticipated safe top of concrete foundation elevation for future buildings in critical areas.

26. Submit proposed lot corner grades with the stormwater management plan as these two items must be reviewed together to properly determine stormwater overflow conditions. Prior to the issuance of building permits, submit a master stormwater drainage plan with final as-built lot corner grades. These grades may

be modified from the originally proposed grades provided they continue to meet design tolerances. No building permits shall be issued prior to City Engineering's final approval of this plan.

27. Install a property boundary witness markers along the boundary of lands dedicated for public stormwater purposes at property corners or in locations that are mutually agreeable to the applicant and Engineering Division.

28. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.

29. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an11- by 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

30. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction periodwith the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.

31. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.

32. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website. The Storm Water Management Plan & Report shall include compliance with the following:

    Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

    Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))

    Detain the 2-, 5-, 10-, 100-, and 200-year storm events, matching post-development rates to pre-development rates and using the design storms identified in MGO Chapter 37.

    Provide infiltration of 90% of the pre-development infiltration volume.

    Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.

    Provide onsite volumetric control limiting the post construction volumetric discharge to the predevelopment discharge volume as calculated using the 10-year storm event

    Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.

The applicant shall demonstrate that water can leave the site and reach the public right of way without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any best management practices (BMP) used to meet stormwater management requirements on this project.

33. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

City Engineering Division – Mapping Section (Contact Jeffrey Quamme, (608) 266-4097)

34. The private alley shown abutting Reiner Road requires approval for any connection by the Plan Commission per the Subdivision Regulations.

35. Grant a 15-foot wide Temporary Grading and Sloping Easement to the City of Madison for the construction of future public street improvements along Reiner Road and Commercial Avenue over the outlots reserved for future development when they are platted. The easement shall terminate upon the completion of construction of the construction of the full cross section of public improvements within the right of way adjacent to these outlots.

36. The portion of Commercial Avenue/ CTH T that was previously conveyed by Document No. 643759 shall be removed from the right of way to be dedicated by this plat.

37. The surveyor shall provide the basis of the right of way of Commercial Avenue. The right of way plat for old Highway 30 per the right of way plat and conveyance leaves latitude for interpretation and refers to the previous town road. Contact Jeff Quamme jrquamme@cityofmadison.com., (608) 266-4097 to coordinate.

38. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat. These will be required for each final plat if platted in phases. Those easements shall be properly shown, dimensioned and labeled on the final plat. This includes easements required by the City of Madison for wet utilities.

39. As required by Ordinance, provide private Easements or private Outlots to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). Coordinate the locations of the CBUs with the USPS Development Coordinator, City Engineering and Traffic Engineering Staff and in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works. CBUs serving this land division will not be permitted within any publicly owned or dedicated lands.

40. Access control regulation by Document Nos. 820381 and 1368501 typically transfers to the municipality when the area is incorporated. This shall be verified by City staff prior to a future final plat approval.

41. No vehicular access shall be noted along Reiner Road, Felland Road, and Commercial Avenue. The outlots reserved for future development may have the access restrictions modified as part of a future land division approved by the City of Madison.

42. The dedication of Outlot 5 label on the map appears to be in error and should be private.

43. The portions of the lands to be conveyed to the adjacent metes and bounds parcels along Felland Road shall be detached from the City of Madison prior to conveying to the adjacent owners. This to avoid creation of jurisdictional issues for lands intended to be a single parcel.

44. Submit street name suggestions to Lori Zenchenko (LZenchenko@cityofmadison.com) for review and approval.

45. Provide all recorded as information on all lines of the exterior boundary.

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

46. The applicant shall work the Traffic Engineering and City Engineering Divisions on determining the final right of way dedication required for Reiner Road.

47. The applicant shall work Traffic Engineering and City Engineering Divisions on determining the final right of way dedication required for Felland Road.

48. The applicant shall submit a traffic study analyzing the impacts of their development on the intersection of Commercial Avenue/Reiner Road/Sprecher Road and be responsible for any improvements as approved by the Director of Traffic Engineering.

49. Blissful Avenue, "F" Street, and "S" Street shall be classified as Community Connector Streets as defined by the current Complete Green Streets Guide.

50. "E" Street, "G" Street, "H" Street, "I" Street, "J" Street, "O" Street, "P" Street, "Q" Street, "T" Street, "U" Street, Blue Stone Terrace shall be classified as Neighborhood Streets as defined by the current Complete Green Streets Guide.

51. "A" Street, "B" Street, "C" Street, "D" Street, Burnette Downs Drive, and "N" Street shall be classified as Neighborhood Yield Streets as defined by the current Complete Green Streets Guide.

52. "K" Street and "L" Street shall be classified as Mixed-Use Neighborhood Streets as defined by the current Complete Green Streets Guide.

53. The applicant shall dedicate sufficient right of way to allow for minimum eight (8)-foot terraces on all streets in this plat. Any variances shall be approved by the City Traffic Engineer.

54. The applicant shall add a note to the plat stating no driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six inches in width shall be constructed between all pedestrian ramps and driveway entrances. This is especially important at 'T' intersections where lot and

building layout become critical; to prevent interference with the pedestrian ramp, lots intersecting or adjacent 'T' intersection may require a shared driveway and access.

55. The applicant shall provide a minimum 150-foot centerline radius and a minimum 100-foot tangent between curves on all public right of ways in this plat per MGO Section 16.23(6)(a)(11).

56. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division's Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12-foot easement between lots and 6-foot easements on corner lots where streetlights are needed.

57. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights prior to sign off of the final plat.

Parking Division (Contact Trent W. Schultz, 608-246-5806)

58. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of subdivision review. As development progresses in the subdivision, residential uses with 10 or more dwelling units and other applicable uses in MGO 16.03 will be subject to TDM Plan review.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

59. Work with Zoning and Planning staff to finalize the TR-P Master Plan text and exhibits.

60. Obtain demolition approval and raze permits for existing buildings that will need to be demolished for the subdivision.

61. The Two-Family Twin dwellings shall have a joint cross access and maintenance agreement which shall be recorded with the land division.

Fire Department (Contact Matt Hamilton, (608) 266-4457)

This agency has reviewed this request and recommended no conditions of approval.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

62. Upon development, a separate water service lateral and water meter will be required to serve each parcel. The water laterals shall be directly connected to the public water main with the shut-off valve located in the public right-of-way (per PSC 185.52 (2)). A water lateral is not required if the parcel remains undeveloped.

63. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO 16.23(9)(d)(3).

64. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

This agency has reviewed this request and recommended no conditions of approval.

Parks Division (Contact Kathleen Kane, (608) 261-9671)

65. Request that the residential lots abutting the park (Outlot 1) be removed from the plat (Lots 143-147 on the east side of "H" Street and Lots 148-151 on the west side of Blue Stone Terrace). The removal of those lots adjacent to Outlot 1 will allow the subdivision to meet more of its dedication requirements. Removal of those lots will allow a more useful layout for the park and will reduce the potential for future encroachments from those home sites onto the public land. Removal of the lots is also consistent with the neighborhood development plan, which does not show residential lots abutting the park

66. The following note should be included on the final plat: "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued." The Parks Division shall be required to sign-off on the final plat of this subdivision.

67. Prior to sign off on the final plat, the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the park impact fees for this development. This document will be recorded at the Register of Deeds. The applicant shall be responsible for all recording fees.

68. Park land dedication is required for all new residential units as part of this plat development per MGO Section 16.23(6)(f).

69. Outlot 5 is of insufficient size to be accepted for public parkland dedication purposes. However, the Parks Division is open to the outlot remaining as private parkland with public access easement with the condition that they are privately maintained. If this condition is met, they may be considered as part of parkland dedication per MGO Section 16.23(6)(f)(8).

70. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district. Please reference ID# 25031 when contacting Parks Division staff about this project.

71. No farming or use of lands to be dedicated to the public for Park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered through the City of Madison Office of Real Estate Services.

72. The developer shall provide soil borings within any lands to be dedicated as parkland.

73. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.

74. The parkland dedication should meet the following guidelines for park development:

    a) Areas within a park to be used for open space for active and passive recreation shall be graded at 1-2% for the area of field proposed.

b) No side slopes within the park dedication area shall exceed 4:1.

c) The applicant shall provide proposed grading plans prior to approval of the area for dedicated public park lands.

d) No proposed utilities will be allowed on public park land without prior approval by the Parks Superintendent or his designee.

e) Areas that are wetlands shall not be dedicated as public parkland.

75. The applicant shall install a fence along the boundary of lands dedicated for public park purposes and any residential lots at the sole expense of the applicant. The fence shall be installed on private property to a design that is mutually agreeable to the applicant and Parks Division. The cost of the fence shall not be eligible for Park –Infrastructure Impact Fee credits. The applicant shall execute a deed restriction that would require the fence to be perpetually maintained by the property owners for any lots that are adjacent to publicly dedicated park lands.

Forestry Section (Contact Brad Hofmann, (608) 266-4908)

This agency did not submit comments for the preliminary plat.

Office of Real Estate Services (Contact Trent Milliken, (608) 266-5940)

76. At the time of final plat submittal, certificates shall be prepared with the ownership interests consistent with the most recent title report and shall be signed prior to final plat sign-off by the Office of Real Estate Services ("ORES"). Signatories shall provide documentation that proves legal authority to sign the Owner's Certificate.

77. If any of the land within the plat boundary is under contract for sale or purchase, and said transfer will be conducted at the time of plat recording, an escrow agreement may be necessary. Please discuss closing plans with ORES in advance of plat signoff.

78. At the time of final plat submittal, certificate(s) of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s), and shall be signed prior to final plat sign-off by ORES.

79. A Consent of Lessee certificate shall be included on the final plat for any tenancy in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off. Notify ORES if farm leases are in place for agricultural lands being platted.

80. All consents and certifications for any holder of interests in the subject lands shall conform with Wis. Stats. 236.21(2) and 236.29, i.e., to include the language "…surveyed, divided, mapped and dedicated…"

81. If any portion of the lands within the plat boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and executed prior to approval sign-off.

82. The final plat shall include Plan Commission, County and City Treasurer, and Common Council approval certificates.

83. As of June 11, 2025, the 2024 real estate taxes are paid for the subject property. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to Plat recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. Receipts are to be provided on or before sign-off and checks are payable to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, WI 53701.

84. As of June 11, 2025, there are no special assessments reported for the parcels within the plat boundary. Pursuant to MGO Section 16.23(5)(g)1 and Wis. Stats. 236.21(3), all special assessments, including accrued interest in the case of delinquencies, shall be paid by the owner prior to plat approval sign off. Receipts for payment shall be provided to ORES in advance of plat approval sign-off.

85. After final plat submittal, pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report to ORES via email to Trent Milliken (tmilliken@cityofmadison.com) as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report (April 9, 2025) and the date when sign-off approval is requested. A title commitment may be provided but will only be considered as supplementary information to the title report update. The surveyor shall update the plat with the most recent information available in the title report update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the plat.

86. Accurately reflect the contents of the title report when preparing the final plat. Further specific comments for ORES requirements will be included after review of the final plat.

Appendix A: Tradition Residential–Planned District Requirements

The following excerpts summarize the requirements for residential development in the Traditional Residential-Planned (TR-P) District in Section 28.053 of the Zoning Code:

(1) Statement of Purpose. The TR-P District is established to encourage the development of new traditional neighborhoods in close-in or outlying parts of the City that incorporate the characteristics of existing traditional neighborhoods. Features include a variety of lot sizes and integrated housing types, detached or alley-loaded garages, traditional architectural features such as porches, an interconnected street system and the creation of a high-quality public realm.

A large-scale TR-P development will be designed through a master planning process. Where a TR-P District is developed in conjunction with or in proximity to an existing or planned mixed-use or higher-density district (for example, a Neighborhood Mixed-Use District, Traditional Shopping Street District, or Traditional Residential-Urban District) the TR-P District is also intended to meet the goals of traditional neighborhood development as established by the State of Wisconsin and Dane County. These goals include the following:

a.) Reduce public costs by making more efficient use of infrastructure.
b.) Protect the environment through reduced land consumption, preservation of on-site environmental features, and reduced automobile travel.
c.) Increase public safety and welfare through street design that results in slower driver speeds and reduced accidents, injuries and fatalities.

d.) Promote the reinvestment in existing developed areas.
e.) Foster community through attractive streets and public spaces that create opportunities for encounters and gatherings.

(3) Required Mix of Residential Uses. After the effective date of this ordinance, development sites or projects within the TR-P District that are 10 acres or more in size or that include 50 or more dwelling units shall meet the following standards:

a.) A minimum of 3 residential building types from the following categories shall be included within the site:
    1. Single-family detached dwellings with street-accessed garages.
    2. Single-family detached dwellings with alley-accessed garages.
    3. Two-family and single-family attached buildings.
    4. Accessory dwelling units.
    5. Multi-family dwellings (3 units or more), including senior housing.
    6. Special-needs housing such as community living arrangements and assisted living facilities.
b.) A minimum of ten percent (10%) of the units on the site shall be in two-family, attached or multi-family residential dwelling types.
c.) For infill development, the required mix of residential uses may be satisfied by existing adjacent residential uses within a one-quarter mile radius.
d.) All residential lots shall be located within one-quarter mile of existing or planned public or common open space.

(4) Dimensional Standards, Permitted and Conditional Uses. [See table below for more information.]

(5) Site Design Standards.
a.) Open Space. Open space shall be available to the residents of the district for recreational purposes or similar benefit. Land reserved for stormwater management and other required site improvements shall not be applied to this requirement, unless designed as open space that will meet resident needs.
    1. Open space shall be designed to meet the needs of residents of the district and the surrounding neighborhoods to the extent practicable for parks, playgrounds, playing fields, and other recreational facilities.
    2. A diversity of open spaces shall be provided within the TR-P district, including but not limited to community parks, neighborhood squares and commons, and playgrounds.
    3. Open spaces included with the subdivision shall be dispersed throughout the development and walkable from most areas within the subdivision.
    4. Land donated for any public purpose, which is accepted by the City, may be credited towards the open space requirement at the discretion of the Common Council.
b.) Street Layout. A TR-P site development plan shall maintain the existing street grid where present and restore the street grid where it has been disrupted. In newly developing areas, streets shall be designed to maximize connectivity, except where environmental or physical constraints make this infeasible. All streets shall terminate at other streets, at public land, or at an environmentally sensitive area, except that local streets may terminate in stub streets when those will be connected to other streets in future phases of the development or adjacent developments.
c.) Street Design. Flexibility in street design may be allowed within a TR-P District in order to create a safe and pleasant environment for residents, emphasizing pedestrian and bicycle circulation.

d.) Non-Residential Uses. Non-residential land uses, including but not limited to schools, places of worship and neighborhood-serving commercial uses located within a subdivision zoned TR-P, shall be designed in a compact fashion and reflect the design of other uses within the master-planned development. Parking for such uses shall be located in the side or rear yards and shall be well screened to preserve the continuity of the public realm.

(6) Submittal Requirements.

a.) After the effective date of this ordinance, a Master Plan shall be required for all TR-P projects that are proposed to be 10 acres or larger in size or those that will include 50 dwelling units or more. All TR-P Master Plans shall include each of the following elements:

1. A map of the proposed development that identifies all of the lots and outlots to be contained in the proposed development and which contains all of the information required for preliminary plats in Sec. 16.23(7)(a), MGO. The map shall identify each of the following items:
   a. The use of each lot or outlot, including any spaces to be dedicated to the public.
   b. The number of dwelling units to be provided on each lot.
   c. The number of floors of all buildings to be constructed on a lot – minimum and maximum.
   d. The orientation of buildings in relation to all streets.
   e. The yards and building setbacks for each developable lot.
   f. Stormwater management, including proposed treatments at the lot, block and subdivision level.
2. A phasing plan for the implementation of the master planned development.
3. Building design standards for the proposed development recorded in the covenants, conditions and restrictions for the subdivision, shall include:
   a. Massing and composition of structures, orientation of windows and entries; doors and other elements of the facade, and primary facade materials and colors.
   b. A process for the application of such building design standards, through an architectural review committee or similar review body.
4. A detailed letter of intent for the project that outlines the specific goals and objectives for the master planned development. Sec. 28.053(6)(b)

b.) Standards for Approval of Master Plans.

1. The proposed TR-P Master Plan shall be consistent with the recommendations of the Comprehensive Plan and any adopted neighborhood plan, including the objectives established for traditional neighborhood development in the Comprehensive Plan.
2. The proposed TR-P Master Plan shall contain a highly connective circulation pattern and shall be conducive to multiple forms of transportation.
3. The proposed master planned development shall include a variety of integrated residential dwelling unit types. Segregation of dwelling unit types shall be avoided.
4. The proposed TR-P Master Plan shall be consistent with the statement of purpose of this section.
5. The TR-P Master Plan shall also comply with all of the requirements for preliminary plats in MGO Section 16.23.

(7) Review Procedures. A Master Plan for a TR-P district will be reviewed as part of the zoning map amendment and subdivision plat.

Appendix B: Zoning Criteria

TR-P Zoning Criteria

Requirements	Required: Single-family detached	Proposed	Required: Two-family twin	Proposed
Lot Area (sq. ft.)	2,900 sq. ft.	All lots will exceed	1,800sq. ft./unit	All lots will exceed
Lot Width	30’	All lots will exceed	25’/unit	All lots will exceed
Minimum Front Yard Setback	15’	To be determined at the time of permitting	15’	To be determined at the time of permitting
Maximum Front Yard Setback	30’ or up to 20% greater than block average		30’ or up to 20% greater than block average	
Side Yard Setback	5’		5’	
Reverse Corner Side Yard Setback	8’ (10’ for garage)		8’ (10’ for garage)	
Rear Yard Setback	Street-accessed: 20’ Alley-accessed: 2’		Street-accessed: 20’ Alley-accessed: 2’	
Usable Open Space	None		None	
Maximum Lot Coverage	75%		75%	
Maximum Building Height	3 stories/ 35’		3 stories/ 35’	

TR-U1 Zoning Criteria

Requirements	Required	Proposed
Lot Area (per Multi-Family Unit)	1000 sq. ft. per unit	All lots will exceed
Lot Width	15’ per unit	All lots will exceed
Front Yard Setback	15’	To be determined at the time of permitting
Maximum Front Yard Setback	30’ or up to 20% greater than block average	
Side Yard Setback	10’	
Reversed Corner Side Yard Setback	12’	
Rear Yard Setback	The lesser of 25% of lot depth or 20’	
Maximum Lot Coverage	90%	
Maximum Building Height	3 stories/ 40’	

Other Critical Zoning Items	
Yes:	Utility Easements
No:	Barrier Free, Transit-Oriented Development (TOD) Overlay, Urban Design, Floodplain, Landmarks, Waterfront Development, Wellhead Protection
	Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator

PLANNING DIVISION STAFF REPORT – Addendum

June 23, 2025

PREPARED FOR THE PLAN COMMISSION

Project Address:	**602-904 Reiner Road and 6004 Commercial Avenue**
Application Type:	Zoning Map Amendment and Preliminary Plat
Legistar File ID #	88449 and 88206
Requested Actions:	Approval of a request to rezone portions of 6004 Commercial Avenue and 602-904 Reiner Road from A (Agricultural District) to TR-P (Traditional Residential–Planned District) and TR-U1 (Traditional Residential-Urban 1 District) and; approving the preliminary plat of *Reiland Grove*, creating 264 single-family lots, 224 lots to be developed with 112 two-family residences, 60 lots for townhouse units, one outlot for a public park, four outlots for public stormwater management, one outlot for a private park, one outlot for a private alley, and six outlots for future development.
Prepared By:	Timothy M. Parks, Planning Division Report includes comments from other City agencies, as noted.

Addendum

Following the publishing of the staff report with the recommended conditions from reviewing agencies, the City Engineering Division requested that condition #12 of the recommended conditions in the report be revised as follows and that a new condition be added:

12. Construct sidewalk/multi-use path, terrace, curb, gutter, and pavement along east side of Felland Road and west side of Reiner Road along the plat frontage to a plan approved by the City Engineer. **Construct a sidewalk/ multi-use path on the north side of Commercial Avenue adjacent to Outlot 9.**

New Proposed Condition:

- When subdivision/ land divisions are requested for Outlots 10 and 13, construction on Commercial Avenue (CTH T) will be required.

PLANNING DIVISION STAFF REPORT – Addendum #2 July 7, 2025

PREPARED FOR THE PLAN COMMISSION

Project Address: **602-904 Reiner Road and 6004 Commercial Avenue**

Application Type: Zoning Map Amendment and Preliminary Plat

Legistar File ID # 88449 and 88206

Requested Actions: Approval of a request to rezone portions of 6004 Commercial Avenue and 602-904 Reiner Road from A (Agricultural District) to TR-P (Traditional Residential–Planned District) and TR-U1 (Traditional Residential-Urban 1 District) and; approving the preliminary plat of *Reiland Grove*, creating 264 single-family lots, 224 lots to be developed with 112 two-family residences, 60 lots for townhouse units, one outlot for a public park, four outlots for public stormwater management, one outlot for a private park, one outlot for a private alley, and six outlots for future development.

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Addendum

As noted in the original June 23, 2025 staff report for the *Reiland Grove* subdivision, staff from the Parks Division and Planning Division expressed concerns about the proposed park to be dedicated to the City as Outlot 1 of the preliminary plat submitted on April 28, 2025, calling for the lots proposed to abut the outlot along "H" Street and Blue Stone Terrace to be eliminated to allow for a larger and better configured park. Following the publishing of the staff report with the recommended conditions from reviewing agencies, the subdivider, Veridian Homes, expressed their desire to maintain residential lots adjacent to the park. At their request, the preliminary plat and related rezoning of the site to facilitate the residential development were referred to the July 7 Plan Commission meeting to allow for the size and shape of the park dedication to be discussed further.

Following the referral, a revised preliminary plat was submitted that proposes to shift the residential lots to the east side of the park to front onto Blue Stone Terrace. Outlot 1 is reconfigured on the revised plat to be a mostly L-shaped parcel with frontage along Blue Stone south of the relocated lots as well as the north side of "F" Street/ Divine Street and the entire eastern frontage of "H" Street extending north to the limits of the plat. A 20-foot wide section of Outlot 1 will extend between Lots 147 and 148 to accommodate a path connection from the intersection of "D" Street and Blue Stone Terrace into the park. The resulting park is larger than previously proposed (5.87 acres compared to 5.36 acres) and staff feels that it is better configured than the earlier version. While the Northeast Neighborhoods Development Plan did not show residential lots abutting this park, the area proposed for dedication on the revised preliminary plat is larger than the area recommended for parkland in the plan by approximately an acre, which staff feels is an acceptable tradeoff. As conditions of approval, the subdivider will be required to prominently stake all boundaries of the park and install fencing along the boundary of the park to a design agreeable to the applicant and Parks Division to prevent encroachment from the private lots into the public park.

In order to accommodate the proposed layout of the park outlot and the applicant's desired lot depth adjacent to the park, the subdivider has made minor adjustments to the northern tier of the plat, including shifting Blue Stone Terrace 20 feet to the east, and adjusting the lot mix in three of the blocks east and west of the park. The overall number of lots and future dwelling units proposed across the subdivision remains the same, and all of the proposed lots appear to comply with the TR-P zoning minimums in effect at the time of the original submittal.

In closing, staff believes that the Plan Commission may find that proposed *Reiland Grove* development reflected on the revised application materials meets the standards for approval. Staff feels that the proposed subdivision is consistent with the recommendations for the site in the Northeast Neighborhoods Development Plan and Comprehensive Plan, as well as with the street design criteria in the Complete Green Streets Guide. In particular, the proposed layout of the Outlot 1 public park on the revised preliminary plat is acceptable to Parks Division and Planning Division staff. Staff recommends approval of the zoning text amendment and preliminary plat subject to the conditions in the following section, which are intended to supersede/replace the conditions in the June 23, 2025 staff report and first addendum to avoid confusion.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends the following to the Plan Commission regarding 6004 Commercial Avenue and 602-904 Reiner Road:

- That the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00716, rezoning specific portions of the site from A to TR-P, to the Common Council with a recommendation of **approval** and **approve** the TR-P master plan;
- That the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00717, rezoning specific portions of the site from A to TR-U1, to the Common Council with a recommendation of **approval;** and
- That the Plan Commission find the standards met and forward the revised preliminary plat of *Reiland Grove* to the Common Council with a recommendation of **approval** subject to input at the public hearing and the conditions from reviewing agencies that follow:

[Note: The conditions that follow are intended to supersede/replace the conditions in the June 23, 2025 staff report and first addendum.]

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division

1. That at the time of rezoning and final platting or re-division of Outlot 10, "G" Street shall be extended one block further south to connect to Commercial Avenue to increase the amount of connectivity for the development consistent with the Northeast Neighborhoods Development Plan. Final approval of the details of the intersection of "G" Street and Commercial Avenue shall be approved by the Traffic Engineering, City Engineering, and Planning Divisions.

2. The applicant shall submit to the Planning Division two copies of private subdivision covenants, conditions and restrictions, and easements that will govern the organizational structure, use, maintenance and continued protection of the development and any common services, open areas or other facilities to serve the proposed plat (private alleys, open spaces, etc.). These documents shall be approved by the Planning Division in consultation with the City Attorney's Office prior to final approval of the plat for recording.

3. That prior to final approval and recording of a final plat contain private open spaces, the applicant shall demonstrate compliance with the requirements in Section 16.23(8)(f)8 of the Subdivision Regulations for

privately-owned and maintained open space, including the execution of land use restrictions and open space easements in a form acceptable to the Parks Division, Planning Division, and City Attorney's Office.

4. That prior to recording of a final plat of the subdivision, the applicant work with City Engineering and Planning staff to explore "distributed infiltration" practices as part of the means to meet the infiltration requirements identified under Chapter 37, MGO, the Northeast Neighborhood Development Plan, and those recommended in the 2010 CARPC CUSA amendment approval resolution. These methods could include but not be limited to: rain gardens installed to serve a "block of lots", pervious pavement, depressed terraces, rain barrels and/or other methods. These "distributed" practices would be used in coordination with regional, plat-level practices.

5. At the time of final plat recording, the two-family twin dwellings shall have a joint cross access and maintenance agreement recorded that addresses the shared maintenance of the exterior elements of those units (roof, walls, etc.) consistent with the requirements in Section 28.151 of the Zoning Code.

6. That the applicant work with the Planning Division and Capital Area Regional Planning Commission to revise the environmental corridor map to reflect any changes to the mapped corridor proposed by the development prior to final approval and recording of the final plat.

The following conditions of approval have been submitted by reviewing agencies:

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

7. This site has significant stormwater limitations with regard to discharge rates to offsite lands not under the control of the City of Madison. The applicant shall limit discharges in any storms up to and including the 200 year event to the capacity of the culverts under Reiner and Commercial. Alternatively, the developer could secure easements downstream until the water reaches a water of the state, and replace the culverts under the roads. In this case the development would be subject to standard new development SWM requirements.

8. The applicant shall review with the City Engineer the draft Door Creek watershed study to determine if there is unintended detention currently occurring on the subject property. This would need to be taken into account as part of the new stormwater management plan.

9. The developer shall enter into a City/Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign-off of the final plat. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule thedevelopment and approval of the plans and the agreement.

10. Construct Madison standard street, multi-use path, and sidewalk improvements for all streets within the plat.

11. The applicant shall construct sidewalk/multi-use path, terrace, curb, gutter, and pavement along east side of Felland Road and west side of Reiner Road along the plat frontage to a plan approved by the City Engineer.

12. The applicant shall construct a north-south multi-use path within the plat from Blissful Avenue to the northern boundary of the plat to a plan approved by the City Engineer. This path shall connect to the existing Woods Farm Path with future developments to the north of this plat.

13. The applicant shall construct improvements to Felland Road and Reiner Road at all intersections with new streets in order to facilitate ingress and egress to the development per a plan approved by the City Engineer. The applicant shall construct a sidewalk/multi-use path on the north side of Commercial Avenue adjacent to Outlot 9.

14. When subdivision/ land divisions are requested for Outlots 10 and 13, construction on Commercial Avenue (CTH T) will be required.

15. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.

16. This development is subject to impact fees for the Northeast Neighborhood Sanitary Sewer Improvement Impact Fee District - $215.00/ 1,000 square-foot (2025 Rate). All impact fees are due and payable at the time building permits are issued (MGO Ch. 20). Add the following note on the face of the plat: "Lots/buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."

17. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) toobtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering Division sign-off.

18. Provide proof of septic system abandonment from Public Health–Madison and Dane County as a condition of final plat approval.

19. An Erosion Control Permit is required for this project.

20. A Storm Water Management Report and Storm Water Management Permit is required for this project.

21. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.

22. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than nine (9) feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.

23. Confirm that adequate sight distance exists where streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street

intersection or agree to make improvements to the roadways such that the sight distance is achieved or make mitigating improvements as required by the City. Caution: The improvements indicated may require right of way outside of the plat limits. The applicant shall be aware of potential issues meeting intersection sight distance compliance at the Felland Road and "A" Street intersection.

24. Offsite sewer improvements by the developer may be required as a condition for plat approval. The applicant shall provide Mark Moder, mmoder@cityofmadison.com, projected wastewater flows to each discharge point on the existing public sanitary system to determine whether offsite sewer improvements are a requirement of the developer agreement. Sewer may need to be replaced with a larger diameter sewer on Reiner Road and Commercial Avenue/ CTH T depending on the projected wastewater flows.

25. Provide calculations for the 500-year storm event, as identified in MGO Chapter 37, as part of the plat design and stormwater management plan. The flows from this design storm event will be routed through the development and used to determine an anticipated safe top of concrete foundation elevation for future buildings in critical areas.

26. Submit proposed lot corner grades with the stormwater management plan as these two items must be reviewed together to properly determine stormwater overflow conditions. Prior to the issuance of building permits, submit a master stormwater drainage plan with final as-built lot corner grades. These grades may be modified from the originally proposed grades provided they continue to meet design tolerances. No building permits shall be issued prior to City Engineering's final approval of this plan.

27. Install a property boundary witness markers along the boundary of lands dedicated for public stormwater purposes at property corners or in locations that are mutually agreeable to the applicant and Engineering Division.

28. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.

29. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an11- by 17-inch copy of an erosion control plan (PDF electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

30. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction periodwith the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.

31. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.

32. Prior to approval, this project shall comply with MGO Chapter 37 regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City

Engineering. The Stormwater Management Permit application can be found on City Engineering's website. The Storm Water Management Plan & Report shall include compliance with the following:

Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))

Detain the 2-, 5-, 10-, 100-, and 200-year storm events, matching post-development rates to pre-development rates and using the design storms identified in MGO Chapter 37.

Provide infiltration of 90% of the pre-development infiltration volume.

Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.

Provide onsite volumetric control limiting the post construction volumetric discharge to the predevelopment discharge volume as calculated using the 10-year storm event

Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.

The applicant shall demonstrate that water can leave the site and reach the public right of way without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any best management practices (BMP) used to meet stormwater management requirements on this project.

33. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

City Engineering Division – Mapping Section (Contact Jeffrey Quamme, (608) 266-4097)

34. The private alley shown abutting Reiner Road requires approval for any connection by the Plan Commission per the Subdivision Regulations.

35. Grant a 15-foot wide Temporary Grading and Sloping Easement to the City of Madison for the construction of future public street improvements along Reiner Road and Commercial Avenue over the outlots reserved for future development when they are platted. The easement shall terminate upon the completion of construction of the construction of the full cross section of public improvements within the right of way adjacent to these outlots.

36. The portion of Commercial Avenue/ CTH T that was previously conveyed by Document No. 643759 shall be removed from the right of way to be dedicated by this plat.

37. The surveyor shall provide the basis of the right of way of Commercial Avenue. The right of way plat for old Highway 30 per the right of way plat and conveyance leaves latitude for interpretation and refers to the previous town road. Contact Jeff Quamme jrquamme@cityofmadison.com., (608) 266-4097 to coordinate.

38. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat. These will be required for each final plat if platted in phases. Those easements shall be properly shown, dimensioned and labeled on the final plat. This includes easements required by the City of Madison for wet utilities.

39. As required by Ordinance, provide private Easements or private Outlots to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). Coordinate the locations of the CBUs with the USPS Development Coordinator, City Engineering and Traffic Engineering Staff and in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works. CBUs serving this land division will not be permitted within any publicly owned or dedicated lands.

40. Access control regulation by Document Nos. 820381 and 1368501 typically transfers to the municipality when the area is incorporated. This shall be verified by City staff prior to a future final plat approval.

41. No vehicular access shall be noted along Reiner Road, Felland Road, and Commercial Avenue. The outlots reserved for future development may have the access restrictions modified as part of a future land division approved by the City of Madison.

42. The dedication of Outlot 5 label on the map appears to be in error and should be private.

43. The portions of the lands to be conveyed to the adjacent metes and bounds parcels along Felland Road shall be detached from the City of Madison prior to conveying to the adjacent owners. This is to avoid creation of jurisdictional issues for lands intended to be a single parcel.

44. MG&E Electric Transmission Line Easement per Document No. 2108614 was assigned to ATC per Document No. 4202339, and shall be noted on the plat and updated in the title report. The applicant shall coordinate ATC's conveyance of rights of the easement to the City of Madison for that portion within a public right of way. Upon submittal of the final plat, contact Jeff Quamme (jrquamme@cityofmadison.com) to coordinate and set up a Real Estate project.

45. Submit street name suggestions to Lori Zenchenko (LZenchenko@cityofmadison.com) for review and approval.

46. Provide all recorded as information on all lines of the exterior boundary.

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

47. The applicant shall work the Traffic Engineering and City Engineering Divisions on determining the final right of way dedication required for Reiner Road.

48. The applicant shall work Traffic Engineering and City Engineering Divisions on determining the final right of way dedication required for Felland Road.

49. The applicant shall submit a traffic study analyzing the impacts of their development on the intersection of Commercial Avenue/Reiner Road/Sprecher Road and be responsible for any improvements as approved by the Director of Traffic Engineering.

50. Blissful Avenue, "F" Street, and "S" Street shall be classified as Community Connector Streets as defined by the current Complete Green Streets Guide.

51. "E" Street, "G" Street, "H" Street, "I" Street, "J" Street, "O" Street, "P" Street, "Q" Street, "T" Street, "U" Street, Blue Stone Terrace shall be classified as Neighborhood Streets as defined by the current Complete Green Streets Guide.

52. "A" Street, "B" Street, "C" Street, "D" Street, Burnette Downs Drive, and "N" Street shall be classified as Neighborhood Yield Streets as defined by the current Complete Green Streets Guide.

53. "K" Street and "L" Street shall be classified as Mixed-Use Neighborhood Streets as defined by the current Complete Green Streets Guide.

54. The applicant shall dedicate sufficient right of way to allow for minimum eight (8)-foot terraces on all streets in this plat. Any variances shall be approved by the City Traffic Engineer.

55. The applicant shall add a note to the plat stating no driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six inches in width shall be constructed between all pedestrian ramps and driveway entrances. This is especially important at 'T' intersections where lot and building layout become critical; to prevent interference with the pedestrian ramp, lots intersecting or adjacent 'T' intersection may require a shared driveway and access.

56. The applicant shall provide a minimum 150-foot centerline radius and a minimum 100-foot tangent between curves on all public right of ways in this plat per MGO Section 16.23(6)(a)(11).

57. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division's Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12-foot easement between lots and 6-foot easements on corner lots where streetlights are needed.

58. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights prior to sign off of the final plat.

Parking Division (Contact Trent W. Schultz, 608-246-5806)

59. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of subdivision review. As development progresses in the subdivision, residential uses with 10 or more dwelling units and other applicable uses in MGO 16.03 will be subject to TDM Plan review.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

60. Work with Zoning and Planning staff to finalize the TR-P Master Plan text and exhibits.

61. Obtain demolition approval and raze permits for existing buildings that will need to be demolished for the subdivision.

62. The Two-Family Twin dwellings shall have a joint cross access and maintenance agreement which shall be recorded with the land division.

Fire Department (Contact Matt Hamilton, (608) 266-4457)

This agency has reviewed this request and recommended no conditions of approval.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

63. Upon development, a separate water service lateral and water meter will be required to serve each parcel. The water laterals shall be directly connected to the public water main with the shut-off valve located in the public right-of-way (per PSC 185.52 (2)). A water lateral is not required if the parcel remains undeveloped.

64. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO 16.23(9)(d)(3).

65. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

This agency has reviewed this request and recommended no conditions of approval.

Parks Division (Contact Adam B. Kaniewski, (608) 261-4281)

66. The applicant shall install a fence along the boundary of lands dedicated for public park purposes at the sole expense of the applicant. The fence shall be installed on private property to a design that is mutually agreeable to the applicant and Parks Division. The cost of the fence shall not be eligible for Park–Infrastructure Impact Fee credits. The applicant shall execute a deed restriction that would require the fence to be perpetually maintained by the property owners for any lots that are adjacent to publicly dedicated park lands.

67. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.

68. The following note should be included on the final plat: “Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.” The Parks Division shall be required to sign off on the final plat of this subdivision.

69. Prior to sign off on the final plat, the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the park impact fees for this development. This document will be recorded at the Register of Deeds. The applicant shall be responsible for all recording fees. The Parks Division shall be required to sign-off on the final plat of this subdivision.

70. Park land dedication is required for all new residential units as part of this plat development per MGO Section 16.23(6)(f).

71. Outlot 5 is of insufficient size to be accepted for public parkland dedication purposes. However, the Parks Division is open to the outlot remaining as private parkland with public access easement with the condition that they are privately maintained. If this condition is met, they may be considered as part of parkland dedication per MGO Section 16.23(6)(f)(8).

72. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district. Please reference ID# 25031 when contacting Parks Division staff about this project.

73. No farming or use of lands to be dedicated to the public for Park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered through the City of Madison Office of Real Estate Services.

74. The developer shall provide soil borings within any lands to be dedicated as parkland.

75. The parkland dedication should meet the following guidelines for park development:
    a) Areas within a park to be used for open space for active and passive recreation shall be graded at 1-2% for the area of field proposed.
    b) No side slopes within the park dedication area shall exceed 4:1.
    c) The applicant shall provide proposed grading plans prior to approval of the area for dedicated public park lands.
    d) No proposed utilities will be allowed on public park land without prior approval by the Parks Superintendent or his designee.
    e) Areas that are wetlands shall not be dedicated as public parkland.

Forestry Section (Contact Brad Hofmann, (608) 266-4908)

This agency did not submit comments for the preliminary plat.

Office of Real Estate Services (Contact Trent Milliken, (608) 266-5940)

76. At the time of final plat submittal, certificates shall be prepared with the ownership interests consistent with the most recent title report and shall be signed prior to final plat sign-off by the Office of Real Estate Services ("ORES"). Signatories shall provide documentation that proves legal authority to sign the Owner's Certificate.

77. If any of the land within the plat boundary is under contract for sale or purchase, and said transfer will be conducted at the time of plat recording, an escrow agreement may be necessary. Please discuss closing plans with ORES in advance of plat signoff.

78. At the time of final plat submittal, certificate(s) of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s), and shall be signed prior to final plat sign-off by ORES.

79. A Consent of Lessee certificate shall be included on the final plat for any tenancy in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off. Notify ORES if farm leases are in place for agricultural lands being platted.

80. All consents and certifications for any holder of interests in the subject lands shall conform with Wis. Stats. 236.21(2) and 236.29, i.e., to include the language "…surveyed, divided, mapped and dedicated…"

81. If any portion of the lands within the plat boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and executed prior to approval sign-off.

82. The final plat shall include Plan Commission, County and City Treasurer, and Common Council approval certificates.

83. As of June 11, 2025, the 2024 real estate taxes are paid for the subject property. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to Plat recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. Receipts are to be provided on or before sign-off and checks are payable to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, WI 53701.

84. As of June 11, 2025, there are no special assessments reported for the parcels within the plat boundary. Pursuant to MGO Section 16.23(5)(g)1 and Wis. Stats. 236.21(3), all special assessments, including accrued interest in the case of delinquencies, shall be paid by the owner prior to plat approval sign off. Receipts for payment shall be provided to ORES in advance of plat approval sign-off.

85. After final plat submittal, pursuant to MGO Section 16.23(5)(g)(4), the owner shall furnish an updated title report to ORES via email to Trent Milliken (tmilliken@cityofmadison.com) as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report (April 9, 2025) and the date when sign-off approval is requested. A title commitment may be provided but will only be considered as supplementary information to the title report update. The surveyor shall update the plat with the most recent information available in the title report update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the plat.

86. Accurately reflect the contents of the title report when preparing the final plat. Further specific comments for ORES requirements will be included after review of the final plat.

From:	Nicholas Davies
To:	mbrink@veridianhomes.com; bstoffregan@donofrio.cc; Plan Commission Comments
Subject:	Reiland Grove plat feedback (88206)
Date:	Sunday, June 22, 2025 1:54:45 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Plan Commission and Reiland Grove team,

We are seeing the area just beyond I90 filling in already, out Milwaukee St, Cottage Grove Rd, Buckeye Rd, Lien Rd, High Crossing, etc. To start infill out along Commercial is the logical next step, and we should allow further infill and tax base creation within Madison city limits, rather than expecting people to take their wages home to the ever-receding horizon. Today it might be Deforest, tomorrow it might be Columbus.

That said, I have a couple particular points of feedback on the proposed plat:

1. The residential monoculture

While the creation of housing and diverse housing types is valuable, this is simply too broad of an area to cover with housing without including any walkable amenities. Much of Madison's west side for example was developed as almost exclusively residential, and it has created long-standing challenges for planning, transportation, transit, and more.

There needs to be some heterogeneity or flexibility in our zoning, to allow small businesses to spring up to serve residents once they arrive. This would greatly increase the value of homes within the plat, and be of value to the city, in terms of delivering services to the residents of this plat

Even if commercial amenities are (eventually) added at Reiner & Commercial (as shown in the Comp Plan), that will be a very long walk away from a lot of the housing shown in this plat.

At the very least, properties along the wide boulevard in the center of the plat would make a logical "mini downtown" for this somewhat standalone community. Particularly as it approaches the traffic circle at the end, and the large park beyond. That would also make for a prime location for a civic resource. A community center, or library for example.

Another strategy could be to designate certain corner lots as mixed-use from a zoning perspective. That way, even if they're used for residential initially, they could later be converted to commercial spaces, in places where there's sufficient demand.

The underlying land use plan does not take these things into account, but that underlying land use plan is from 2009, and I believe Plan Commission could find the plat consistent with Madison's overall land use plans if some commercial and/or multi-use parcels were included.

2. Enormous right-of-ways

ROW within Madison is most often in the 60-66 ft range, and for >90% of streets, this is more than enough. This plat includes a number of streets with larger street widths, and I think as the applicant team starts to apply Madison's Complete Green Streets guidelines (if they've somehow never seen it before), they'll soon come to realise that the planned street widths are

overkill for the planned vehicle volumes, and for maintaining speeds appropriate to the interior of a neighborhood.

This is especially true because it doesn't look like the plat includes any high-density residential that would require different apparatus types from the Fire Department.

For example, the street layouts shown include a 26 foot wide alleyway. According to NACTO, lane widths >11 ft are conducive to high speeds. So unless these alleys are intended for high-speed traffic in both directions at once, building them 26 ft wide would be a mistake. Alleys don't need to be bidirectional at all, but in cases where they are, it should be a width where one vehicle has to pull over to let another pass. Typically this would be more like 15 ft. There are great examples in Madison (like Monona Ct) that are narrower still. Keeping these alleys narrow would also free up additional acreage to sell.

Regarding the 100 ft wide central boulevard, that's wide enough that you could close off half the ROW and turn it into another row of shops, and still have plenty of room for a travel lane in each direction, a multi-use path, and a sidewalk. That would make the area that much more activated, vibrant, and self-sustaining, and maybe that is indeed what will eventually occur here. But of course, there's no need to do all that "after-market" when these are all just lines on a page today.

As I understand it, this preliminary plat is our main chance to get this right; a final plat is reviewed for consistency with the preliminary plat, and any changes thereafter will have to go through a very long process. So I encourage you to take this round of review seriously.

Thank you,

Nick Davies
3717 Richard St

From: Sarah and Pete
To: Plan Commission Comments; Field, Derek
Subject: Reiland Grove
Date: Wednesday, June 25, 2025 3:49:26 PM

You don't often get email from shanders87@sbcglobal.net. Learn why this is important

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Good day!

As a resident of Grandview Commons, I am writing you regarding the proposed Reiland Grove development.

I'm all for development. My only request is that the existing road infrastructure be analyzed to ensure it is capable of handling the additional traffic this development will bring prior to any plan approvals. Reiner Road, Felland Road and Commercial Avenue/Highway TT are very busy already. Addressing traffic concerns after approval is given seems to be the result of too many accidents or incidents that could be avoided if due diligence is taken prior to approval.

Thank you.

Sarah Herwig
809 Callisto Drive
Madison, WI 53718

VANDEWALLE & ASSOCIATES INC.

April 28, 2025

Meagan Tuttle
Planning Division
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: Reiland Grove Neighborhood
Rezoning Request

Veridian Homes is pleased to submit the following request for the Reiland Grove Neighborhood, a new mixed residential neighborhood on Madison's growing east side. This proposal seeks to implement the City goal of creating vibrant walkable neighborhoods through the implementation of attainable & market rate housing ranging from detached alley single family to "missing middle" townhomes.

Applicant

VH 902 Reiner, LLC.
6801 South Town Drive
Madison, WI 53713
Matt Brink
Phone: 608.226.3100
mbrink@veridianhomes.com

Property Owners

VH 902 Reiner, LLC.
6801 South Town Drive
Madison, WI 53713

CAH CO Reiner LLC
6350 Pederson Crossing Boulevard
Deforest, WI 53592

Hovde Realty INC
122 West Washington Avenue
Madison, WI 53703

Design Team

Engineering:
D'Onofrio Kottke
7539 Westward Way
Madison, WI 53717

Dan Day
Phone: 608.833.7530
dday@donofrio.cc

Planning:
Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715

Brian Munson
Phone: 608.609.4410
bmunson@vandewalle.com

Existing Condition

Parcels:

0810-354-0098-6	602 Reiner Road
0810-354-0099-4	902 Reiner Road
0810-354-0097-8	6004 Commercial Avenue

Total Acreage:	149.657 acres
Existing Zoning:	AG
Aldermanic District:	District 3: Field
Neighborhood Association:	None
Comprehensive Plan:	Low Residential (LR) Low-Medium Residential (LMR) Medium Residential (MR) Parks and Open Space (P)
Neighborhood Plan:	Northeast Neighborhood (2009)
NDP Plan Designations:	Housing Mix 1 (AVG 6 du/care) Housing Mix 2 (AVG 12 du/care) Housing Mix 3 (AVG 20 du/care) Housing Mix 4 (AVG 35 du/care) Public Park Other Open Space

Notifications:		
	Alder Field	February 6, 2025
	DAT Presentation	February 20, 2025
	Demolition Notification	April 2, 2025
	Neighborhood Meeting	April 3, 2025

Request

Rezone existing parcels from AG to AG, TR-P and TR-U1.

Project Summary

The Reiland Grove Neighborhood creates a new residential addition to the growing east side of the City of Madison. Designed to offer housing options from first time homeowners with move-up, move-down, and luxury price points in detached single family, twin homes, and "missing middle" townhomes, this neighborhood offers future residents a unique and vibrant place to call home. Reflective of the adopted Northeast Neighborhood Plan, this project seeks to couple the vision of the City with the opportunity of the site.

Carriage Lane Accessed Single Family

Carriage lane homes offer a variety of home styles and price points for first time home buyers or downsizers. These homes, accessed by a rear loaded garage, are designed with diverse architectural styles and reduced setbacks which create a unique pedestrian focused streetscape that emphasize a human-based scale and texture.



Conventional Single Family

Conventional single-family homes within the neighborhood offer housing options from entry level/first time homebuyers, to luxury, and downsizer opportunities. These homes are designed with garage/home proportions and garage setbacks that focus the architecture on the front door/front façade of the home with setbacks to the garage components to create a more pedestrian oriented streetscape.



Attached Single Family (Twin Homes)

Twin homes within the neighborhood include floor plans and configurations with both flat site and tuck under parking, alley and street accessed garages, owner occupied market rate options, and unique senior oriented components. The attached for sale homes diversify the housing price points while offering attached product choices. The senior targeted "Haven Series" twin homes further diversify the housing options in the project and offer home ownership with a range of support services such as snow removal, lawn care, and other condominium like services, without the complications of condominium ownership models.





Attached Single Family (Townhomes)
Townhomes offer attached single family residential options with each unit being designed as individual for-sale lots. These units create key missing middle housing and scale transitions to the multi-family housing. Townhome designs include both flat site and tuck under formats with 2-3 story massing and residential character.



Agriculturally Zoned Parcels
Several parcels, to be retained by the seller, will be zoned Agricultural (AG) and classified as oulots for future development. These parcels will be platted parcels but will require a future rezoning application prior to implementation.



Parks & Open Space
Parks & open space components within the neighborhood deliver a centrally located active park with connections to the region through a network of paths and sidewalks.



Stormwater Management
Distributed stormwater management systems are placed within each of the sub-watersheds to address both water volume and quality to address the stormwater needs of the neighborhood.

Mail Delivery
Mail delivery within the neighborhood will utilize centralized box units (CBU's) in 12 and 16 slot units. Design and placement of these units will work to create several centralized hubs where feasible and some dispersed units with a goal of reducing the number of locations within the neighborhood and creating central community collection points.



Phasing
The project will be built in 8-12 phases starting in the southwest portion of the property and proceeding in multiple steps out over the course of the next 10-15 years.

Unit Summary

Single Family (TR-P)		
Conventional Single Family	2	69 x 100
	22	65 x 100
	52	59 x 100
	23	51 x 100
Alley Single Family:	66	31 x 95
	68	37 x 95
	31	45 x 95
Two-Family Twin (TR-P)		
Attached Single Family		
Market Rate Alley Flat Site	132	
Market Rate Alley Tuck Under	22	
Haven Alley Flat Site	18	
Haven Conventional	52	
Townhomes (TR-U1)		
Alley Townhomes Flat Site	44	
Alley Townhomes Tuck Under	16	
Total Project Units:	**548**	

TR-P Requirements

- Three residential housing types exist within the TR-P section of the neighborhood (Single Family Street Accessed, Single Family Alley Accessed, Two-family). Additional housing types (single family attached townhomes) are included within the project in other zoning districts
- Attached single family housing comprises 41% of the units within the neighborhood.
- All units within the project are located within 1/4 mile of existing or planned public or common open spaces
- Proposed lot configuration and uses are designed to meet the dimensional requirements of the TR-P district.

TR-P Site Design Standards

Open Space

The neighborhood is served by a centrally located park, as recommended by the Northeast Neighborhood, as well as the existing Canter Park to the west of Felland Road. The project is seeking 6.4 acres of park dedication credit and anticipates paying the remaining requirement as a fee-in-lieu of dedication.

The “Haven Park” parcel within the project will be owned and maintained as private open space but available for use by the general public. This parcel is seeking public dedication credit, per the City Madison Ordinances MGO 16.23(8)(f)(8), but will be privately installed and maintained. The Home Owners Association (HOA) will be responsible for maintaining this space and are precluded from restricting access.

Open Space Dedication Chart

OL	Park	Requested Dedication Credit
3	Private Open Space	1.0 acres
4	Dedicated to the Public for Park Purposes	5.4 acres
	Total	6.4 acres

Street Layout
The neighborhood is served by a strong grid of neighborhood scaled streets, sidewalks, and off-street connections, including the extension of all adjoining street rights of way. The streets within the neighborhood are designed to meet the standards of the City of Madison Green Streets Policy and are scaled to reflect the adjoining land uses and overall street network needs.

Setbacks
Building setbacks within the neighborhood will be per the TR-P Zoning District standards.

Building Design
Building design within the neighborhood will go through a review process with the neighborhood Architectural Review Committee (ARC). The ARC is tasked with guiding the creation of diverse architectural approaches throughout the neighborhood. Review criteria include site plan/landscape plan configurations, building massing & composition, building orientation and interaction with adjoining streets & uses, and application of appropriate durable materials.

DIMENSIONAL STANDARDS
Building placement will meet the dimensional standards as described in the TR-P Zoning District.

ARCHITECTURAL STYLE
Architecture within the neighborhood will be developed with a variety of American vernacular architectural styles.

MASSING
Rhythms
In architectural composition, rhythm refers to the regular use of recurrence of building elements. These elements consist of features such as, but not limited to, window locations, columns and piers. Rhythm solidifies the building design and ensures that the overall composition of building elements is balanced.

Roofline Articulation
The roof form establishes the character of a home and terminates the building. Bays and gables are encouraged to break-up the massing of the home into smaller or intimate components. Selection of an appropriate roof form will vary depending on the architectural style.

- Hipped and gabled roofs with a symmetrical pitch shall run between 5:12 and 12:12, as appropriate to architectural style.

- Shed roofs pitched between 5:12 and 7:12 shall be attached to an adjacent building wall and shall not be utilized freestanding buildings. Shed dormers shall have a 3:12 pitch and be utilized only on appropriate styles.
- Hipped and shed porch roofs shall have a pitch between 3:12 and 6:12.
- Roof overhangs may vary from a minimum of 6” to a maximum of 30”.

HEIGHT

- Building heights with the TR-P will follow the guidance of the zoning district
- Partially exposed basements shall not constitute a story.

APPROPRIATE WALL MATERIALS

All materials shall be properly utilized based on the precedents of the architectural style of the building.

WALL SIDING/SURFACING

- Brick
- Clapboard Siding
- Cement Board Siding / Composition Siding / Vinyl Siding
- Half-Timbering
- Cast Stone
- Stone
- Stucco and Exterior Insulated Finish System (EIFS)
- Wood, Composition, vinyl or Cement Shingle Siding

DECKS

Decks shall be located only in rear or side yards. Portions of decks visible from the street or projecting in such a manner that it is visible from the front yard, shall be screened with appropriate fencing or landscaping.

PORCHES AND STOOPS

Usable front porches are encouraged as both visual and functional design elements. Minimum dimensions for a usable porch are 6’0” deep and 6’0” wide exclusive of access to front entry.

Exhibits:

Notifications
Property Legal Description
Zoning Legal Descriptions
Northeast Neighborhood NDP (Full)
Northeast Neighborhood NDP (Site)
Existing Conditions
Illustrative Plan
Zoning Plan
Conceptual Phasing Plan
Park Context Map
Park & Open Space Plan
Right-of-Way Widths
Street Cross Sections

OUTLOT AREA TABLE

OL	Area SF
1	233524
2	143155
3	11913
4	6768
5	97469
6	8212
7	8552
8	4811
9	143320
10	407696
11	170974
12	393043
13	377061

LOT AREA TABLE

Lot	Area SF	Lot	Area SF	Lot	Area SF	Lot	Area SF	Lot	Area SF	Lot	Area SF
1	10009	101	3515	203	5652	303	2689	403	2945	503	3752
2	5717	102	4275	204	3515	304	2612	404	2945	504	4179
3	5781	103	3515	205	3515	305	2613	405	2945	505	3182
4	6768	104	3515	206	3515	306	2613	406	3515	506	2755
5	97469	105	6372	207	3515	307	2612	407	5728	507	2613
6	8212	106	4702	208	4275	308	2612	408	5795	508	2613
7	8552	107	5846	209	4275	309	2612	409	3515	509	2613
8	5900	108	4859	210	4275	310	2613	410	3515	510	2613
9	5900	109	4298	211	4275	311	2612	411	3515	511	2612
10	7224	110	3856	212	3515	312	2612	412	3515	512	2613
11	7101	111	3515	213	4275	313	2612	413	4275	513	2755
12	7014	112	3515	214	5606	314	2612	414	4275	514	2755
13	5100	113	4275	215	3752	315	2612	415	4275	515	2755
14	6477	114	4275	216	2090	316	2612	416	5457	516	2755
15	9199	115	4275	217	2090	317	2612	417	3715	517	2755
16	5100	116	3515	218	2090	318	2613	418	2837	518	3489
17	8552	117	4275	219	2090	319	2612	419	3029	519	3489
18	3522	118	3515	220	5265	320	3039	420	3698	520	2755
19	3045	119	4275	221	3299	321	2753	421	3411	521	2755
20	2887	120	4702	222	2090	322	2000	422	2775	522	2755
21	2888	121	5367	223	2090	323	2000	423	2755	523	2755
22	2888	122	3515	224	5130	324	2000	424	2755	524	2755
23	2887	123	2945	225	4249	325	2000	425	2755	525	2612
24	2888	124	2945	226	2442	326	2000	426	2755	526	2613
25	2888	125	3515	227	2442	327	2000	427	2755	527	2612
26	2888	126	2945	228	2442	328	2000	428	2755	528	2613
27	2887	127	2945	229	2442	329	2000	429	2755	529	2612
28	2887	128	2945	230	3330	330	2000	430	2755	530	2612
29	2888	129	3515	231	3330	331	2000	431	2755	531	2755
30	2888	130	4275	232	2442	332	2000	432	2755	532	3182
31	2887	131	4275	233	2442	333	2000	433	2755	533	4102
32	3045	132	5476	234	2442	334	2000	434	3182	534	1980
33	3045	133	5937	235	2442	335	2000	435	4179	535	1980
34	3045	134	4275	236	4286	336	2000	436	3753	536	1980
35	3522	135	4275	237	2755	337	2000	437	3182	537	1980
36	3182	136	4275	238	3194	338	2000	438	3183	538	1980
37	2755	137	4275	239	3194	339	2000	439	3182	539	1980
38	2755	138	3515	240	2939	340	2002	440	3183	540	2430
39	2755	139	4275	241	3262	341	2813	441	3182	541	2430
40	2755	140	3515	242	3648	342	2352	442	3183	542	1980
41	2755	141	4275	243	3385	343	4570	443	3183	543	1980
42	2755	142	5937	244	4265	344	2160	444	3183	544	1980
43	2755	143	9033	245	5979	345	3123	445	4151	545	1980
44	2755	144	6389	246	4275	346	2099	446	3445	546	1980
45	2755	145	5900	247	4275	347	2091	447	3800	547	1980
46	2755	146	6500	248	2945	348	2565	448	6699	548	4102
47	2755	147	6500	249	2945	349	2565	449	4600		
48	2755	148	6708	250	3515	350	2090	450	4600		
49	2767	149	6245	251	3515	351	2090	451	4600		
50	2862	150	5900	252	2945	352	2090	452	4600		
51	6048	151	8000	253	2945	353	2090	453	4600		
52	8429	152	7117	254	3515	354	2090	454	4600		
53	7980	155	9570	255	3515	355	2090	455	4600		
54	8085	156	9928	256	3515	356	2565	456	5612		
55	8190	157	8582	257	3515	357	2565	457	5005		
56	8294	158	7391	258	2945	358	2090	458	5005		
57	8650	159	6489	259	3515	359	2090	459	5005		
58	8494	160	6026	260	4275	360	2090	460	5005		
59	7766	161	6578	261	4275	361	2090	461	5005		
60	7677	162	8309	262	5367	362	2090	462	5005		
61	6511	163	7316	263	6028	363	2090	463	5005		
62	8333	164	5870	264	5252	364	3700	464	5005		
63	5661	165	5076	265	3933	365	3182	465	5005		
64	6549	166	5074	266	3696	366	2755	466	5592		
65	5661	167	5075	267	3559	367	2755	467	7971		
66	6549	168	5870	268	2946	368	2755	468	3752		
67	7949	169	5870	269	3515	369	2755	469	3182		
68	11250	170	6352	270	2945	370	2996	470	3182		
69	6952	171	6500	271	3515	371	3230	471	3182		
70	6549	172	6952	272	2945	372	3563	472	3182		
71	5661	173	5870	273	3515	373	4195	473	3182		
72	5661	174	5871	274	2945	374	4774	474	3182		
73	6549	175	5074	275	3515	375	4742	475	3182		
74	7494	176	5074	276	2945	376	4122	476	3182		
75	7440	177	10069	277	3515	377	3525	477	3182		
76	4702	178	6852	278	2945	378	5302	478	3183		
77	3515	179	5100	279	4275	379	3039	479	3753		
78	4770	180	5900	280	4275	380	2613	480	4179		
79	4921	181	5900	281	4702	381	2612	481	4179		
80	3515	182	5900	282	4702	382	2613	482	3752		
81	4709	183	5100	283	4275	383	2613	483	3753		
82	10730	184	5100	284	3515	384	2647	484	3753		
83	6254	185	6922	285	3515	385	2833	485	3182		
84	5406	186	5900	286	2945	386	8198	486	3182		
85	6254	187	6907	287	2945	387	8214	487	3752		
86	6585	188	6837	288	3515	388	3559	488	3753		
87	8700	189	5900	289	3515	389	3515	489	3752		
88	5406	190	5701	290	2945	390	2945	490	3753		
89	5406	191	3515	291	2945	391	2945	491	3752		
90	5406	192	4275	292	3515	392	2945	492	3752		
91	6254	193	3515	293	3515	393	3515	493	3753		
92	5406	194	3515	294	2945	394	3515	494	6369		
93	5300	195	2945	295	3678	395	3515	495	5500		
94	4702	196	3515	296	4834	396	4702	496	4170		
95	3515	197	3515	297	5020	397	4702	497	3812		
96	3515	198	3515	298	4921	398	3515	498	3752		
97	4275	199	3515	299	3039	399	2945	499	3753		
98	3515	200	3515	300	2923	400	2945	500	3752		
99	4275	201	3515	301	2946	401	2945	501	3753		
100	4275	202	5652	302	2946	402	4275	502	3752		

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, hereby certify that, in accordance with the provisions outlined in Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, I have conducted a survey of Reiland Grove and that this survey accurately delineates the exterior boundaries of the preliminary plat described as follows:
A parcel of land located in the NW1/4 of the SE1/4, NE1/4 of the SE1/4, SE1/4 of SE1/4 and the SW1/4 of the SW1/4 of Section 35, Township 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin to-wit:
Beginning at the Southeast corner of said Section 35;
thence S89°23'36"W, 2179.79 feet along the South line of said SE1/4;
thence N01°42'41"E, 608.09 feet; thence S89°37'50"W, 457.14 feet to the West line of said SE1/4;
thence N00°49'57"E, 117.91 feet along said West line to the South line of the North 600 feet of the West 290.4 feet of said SW1/4 of the SE1/4;
thence N89°23'39"E, 290.50 feet along said South line to the East line of the North 600 feet of the West 290.4 feet of said Southwest 1/4 of the Southeast 1/4;
thence N00°49'57"E, 193.09 feet said East line of the North 600 feet of the West 290.4 feet of said SW1/4 of the SE1/4; thence N89°01'21"E, 3.00 feet;
thence N00°49'57"E, 449.63 feet;
thence S89°23'40"W, 293.50 feet to the West line of said SE1/4;
thence N00°49'57"E, 1285.26 feet along said West line to the Center of said Section 35;
thence N89°24'47"E, 1316.53 feet along the South lines of Lots 3 and 4, Certified Survey Map No. 13755 and the Westerly extension thereof to the Southwest corner of Woods Farm;
thence N89°52'52"E, 1316.68 feet along the South line of Woods Farm to the East 1/4 corner of said Section 35;
thence S00°57'10"W, 2655.56 feet along the East line of said SE1/4 to the point of beginning.
Containing 149.657 acres.

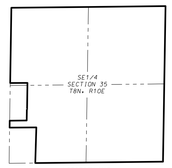
Dated this 28th day of April, 2025

Brett T. Stoffregan, Professional Land Surveyor, S-2742

WISCONSIN BRETT T. STOFFREGAN S-2742 MADISON, WISCONSIN LAND SURVEYOR

NOTES

1. Outlot Designations:
   1 - Dedicated to the Public for Park Purposes
   2 - Dedicated to the Public for Storm Water Management
   3 - Private Alley, Public Utility Easement over entire Outlot
   4 - Dedicated to the Public for Storm Water Management
   5 - Private Open Space
   6 - Dedicated to the Public for Storm Water Management
   7 - Reserved for future development
   8 - Reserved for future development
   9 - Dedicated to the Public for Storm Water Management
   10 - Reserved for future development
   11 - Reserved for future development
   12 - Reserved for future development
   13 - Reserved for future development
2. Lots 107-109, 263-266, 495 and 496 are subject to minimum and maximum building setbacks that are 70' and 85' from the rear property line. Setbacks to be enforced by the City of Madison.
3. All intersection radii are 15 feet unless noted.
4. Zoning:
   Existing - A
   Proposed - TR-P - Lots 1-214, 237-532, Outlots 1-9
   TR-U1 - Lots 215-236 and 533-548.
   Outlots 10-13 to remain A until developed.
5. Planner: Vandewalle and Assoc.
   Developer: VH 902 Reiner, LLC
   Owner: VH 902 Reiner, LLC
   Hovde Realty, Inc.
   CAM 00 Reiner, LLC



LOCATION MAP
1"=1000'

LEGEND

- FOUND 1" PIPE
- FOUND 2" PIPE
- FOUND 3/4" REBAR
- FOUND 1-1/4" REBAR
- FOUND MAG NAIL
- PLACED 3/4"X18" REBAR 1.5 LBS/FT
- ( ) RECORDED AS INFORMATION
- DTTP DEDICATED TO THE PUBLIC
- CORPORATE LIMITS OF THE CITY OF MADISON
- SS SANITARY SEWER
- W WATER MAIN
- ST STORM SEWER
- OH OVERHEAD UTILITIES
- T TELECOMMUNICATION LINE
- G GAS MAIN
- x x FENCE
- MANHOLE
- STORM SEWER INLET
- POWER POLE
- GYM WIRE
- TRAFFIC SIGNAL
- HYDRANT
- WELL
- SEPTIC VENT
- TELECOMMUNICATION PEDESTAL
- SIGN
- VALVE
- EDGE OF TREES
- CONCRETE CURB AND GUTTER
- EDGE OF GRAVEL
- 1000 EXISTING CONTOUR
- CONCRETE

DATE: 04-28-25
REVISED:

FN: 24-07-118
Sheet Number: 1 of 1

SCALE: 1"= 100'
0 100'
(PAGE SIZE: 34x44)

GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEM
DANE COUNTY NAD83(2011)

PRELIMINARY PLAT

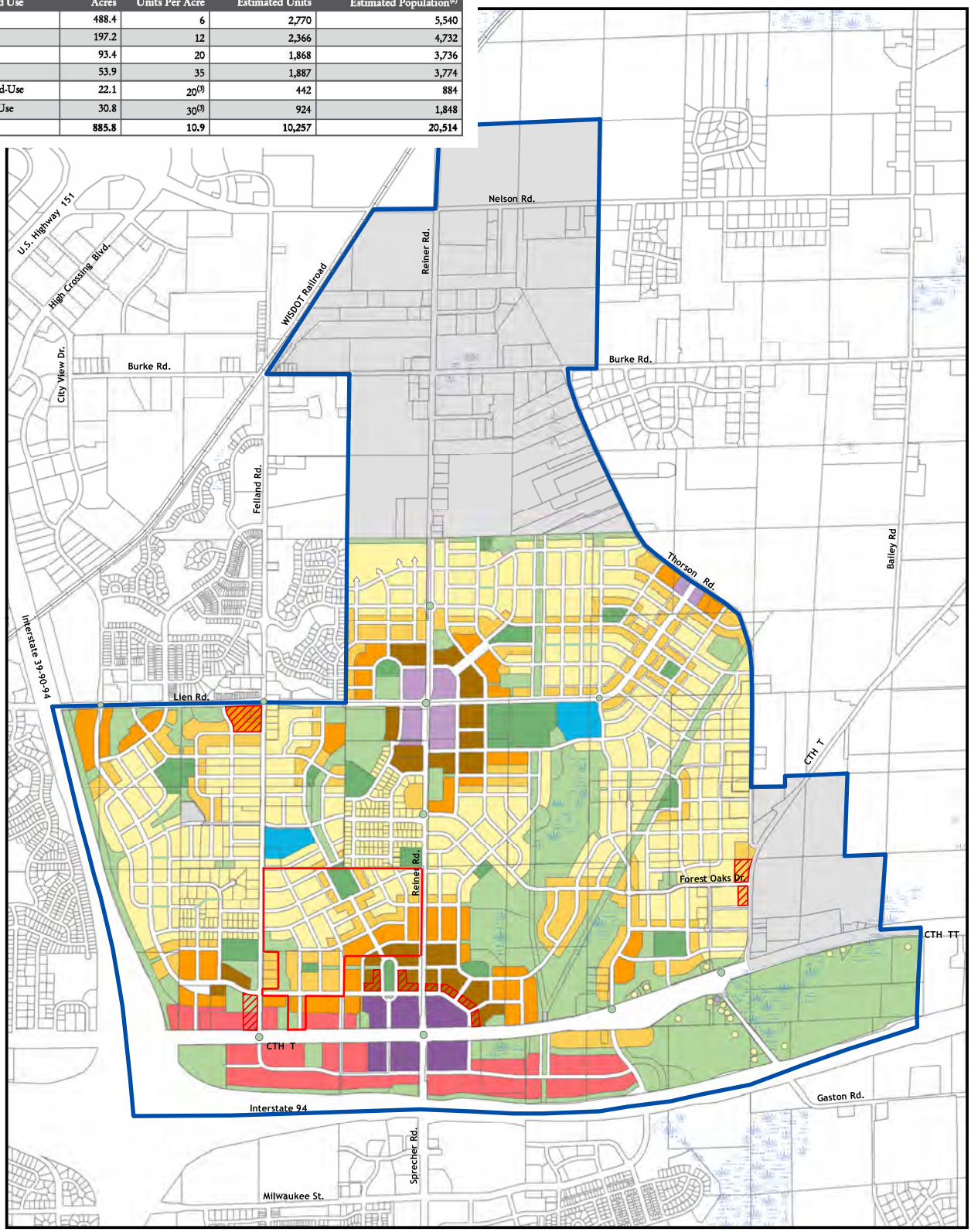
REILAND GROVE

LOCATED IN THE NW1/4 OF THE SE1/4, NE1/4 OF THE SE1/4, SE1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 OF SECTION 35, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

Table 4: Estimated Dwelling Units and Population - Phase 1 Planning Area

Recommended Land Use	Acres	Units Per Acre	Estimated Units	Estimated Population[2]
Housing Mix 1[1]	488.4	6	2,770	5,540
Housing Mix 2	197.2	12	2,366	4,732
Housing Mix 3	93.4	20	1,868	3,736
Housing Mix 4	53.9	35	1,887	3,774
Neighborhood Mixed-Use	22.1	20[3]	442	884
Community Mixed-Use	30.8	30[3]	924	1,848
Total	885.8	10.9	10,257	20,514



Map 6: Land Use and Street Plan
Phase 1 Planning Area

Northeast Neighborhoods Development Plan
October 2009

- Planning Area
- Phase 2 Planning Area
- Street Right-of-Way
- Overhead Electric Transmission Line
- Natural Gas Transmission Pipeline
- Housing Mix 1
- Housing Mix 2
- Housing Mix 3
- Housing Mix 4
- Community Mixed-Use
- Neighborhood Mixed-Use
- Potential Mixed-Use
- Employment
- Civic/Institutional
- Utilities
- Park
- Other Open Space and Stormwater Management
- Wetland

0 0.25 0.5 Miles

January 3, 2022

City of Madison Planning Division

LEGEND

- Site
- Contours (2'ft)
- Overhead Powerline
- Streams
- Potential Bike Path
- Open Space & Stormwater Management
- Park

- Housing Mix 1 (6 Units/Acre)
- Housing Mix 2 (12 Units/Acre)
- Housing Mix 3 (20 Units/Acre)
- Housing Mix 4 (35 Units/Acre)

Bridle Way
Divine St
Canter Dr
Eternity Dr
CANTER PARK
Wisdom Dr
EXISTING STORMWATER
Felland Rd
Blissful Ave
EXISTING STORMWATER
EXISTING STORMWATER
Reiner
Reiner Rd
T
T
0' 150' 300'

Created: 4.28.25
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VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

NEIGHBORHOOD PLAN

LEGEND

- Site
- Existing Parcels
- Contours (2'ft)
- Stormwater Flow
- +HP High Points
- −LP Low Points
- Overhead Powerline
- Potential Street Connections
- Streams
- Environmental Corridor

+HP 1044
-LP 1030
+HP 1040
-LP 996
-LP 998
+HP 1020
-LP 998
-LP 990

1040
1030
1020
1010
1000
1006
1016
1002
998
994

EXISTING STORMWATER
Existing Farm Buildings
Bridle Way
Divine St
Eternity Dr
Canter Dr
CANTER PARK
Wisdom Dr
Felland Rd
Reiner Rd
EXISTING STORMWATER
Blissful Ave
EXISTING STORMWATER
Solaris Garden
Proscapes, L.L.C

0' 150' 300'

Created: 4.28.24
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REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

EXISTING CONDITIONS

VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

ILLUSTRATIVE PLAN

LOT TYPE	
Single Family	
Street Accessed	
Single Fam - 69	2
Single Fam - 65	22
Single Fam - 59	52
Single Fam - 51	23
	99
Alley Accessed	
Alley - 45	66
Alley - 37	68
Alley - 31	31
	165
Two-Family Twin	
Attached Single Family	
Alley Flat	132
Alley Tuck-under	22
	154
Attached Single Family (Haven)	
Front Twin H	18
Alley Flat H	52
	70
Townhome	
Attached Single Family	
Townhomes	44
Tuck Townhomes	16
	60
TOTAL RESIDENTIAL	548

Blue Stone Ter
Brunette Downs Dr
EXISTING STORMWATER
Stormwater ~3.3 Acres
Park ~5.4 Acres
Signage
Private Alley
Stormwater ~2.2 Acres
Bridle Way
Divine St
CANTER PARK
EXISTING STORMWATER
Stormwater ~2.5 Acres
Haven Park ~1.0 Acres
Signage
Stormwater ~1.6 Acres
Felland Rd
Blissful Ave
EXISTING STORMWATER
Future Development
Future Development
Future Development
Future Development
Stormwater ~3.3 Acres
Reiner Rd
0' 150' 300'
T

Revised: 4.28.25

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REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

ZONING PLAN

TR-P

TR-U1

TR-U1

TR-U1

AG
Future Development

AG
Future Development

AG
Future Development

AG
Future Development

Park
~5.4 Acres

Haven Park
~1.0 Acres

CANTER PARK

Stormwater
~3.3 Acres

Stormwater
~2.5 Acres

Stormwater
~1.6 Acres

Stormwater
~2.2 Acres

Stormwater
~3.3 Acres

EXISTING STORMWATER

EXISTING STORMWATER

EXISTING STORMWATER

Signage

Signage

Bridle Way

Divine St

Eternity Dr

Canter Dr

Blue Stone Ter

Brunette Downs Dr

Felland Rd

Reiner Rd

Blissful Ave

0' 150' 300'

T

Revised: 4.28.25

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VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

PHASING PLAN

Revised: 4.28.25

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VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

PARK CONTEXT PLAN

Blue Stone Ter

Brunette Downs Dr

EXISTING STORMWATER

Stormwater ~3.3 Acres

1/4 Mile

Park ~5.4 Acres

~5.4 Acres

Signage

Private Alley

Existing 1/4 Mile

Bridle Way

Divine St

Canter Dr

Eternity Dr

CANTER PARK

Signage

Stormwater ~2.5 Acres

Haven Park ~1.0 Acres

Stormwater ~1.6 Acres

Stormwater ~2.2 Acres

EXISTING STORMWATER

Felland Rd

1/4 Mile

Future Development

Future Development

Reiner Rd

Blissful Ave

EXISTING STORMWATER

Stormwater ~3.3 Acres

Future Development

Future Development

T

0' 150' 300'

Revised: 4.28.25

VANDEWALLE & ASSOCIATES INC.

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VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

PARKS & OPEN SPACE PLAN

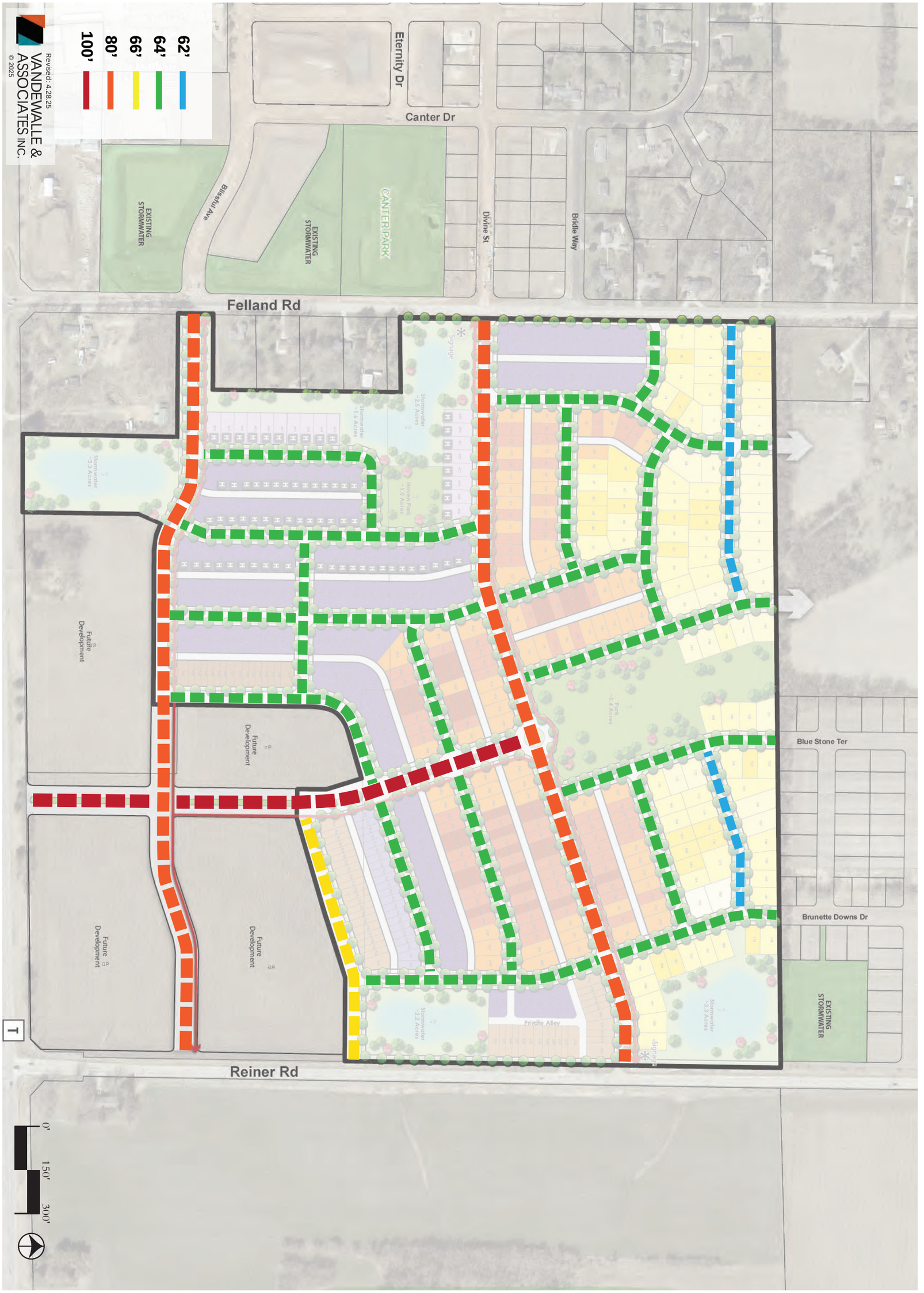
762

Revised: 4.28.25

VANDEWALLE & ASSOCIATES INC.

© 2025

0' 150' 300'



RIGHT-OF-WAY WIDTHS

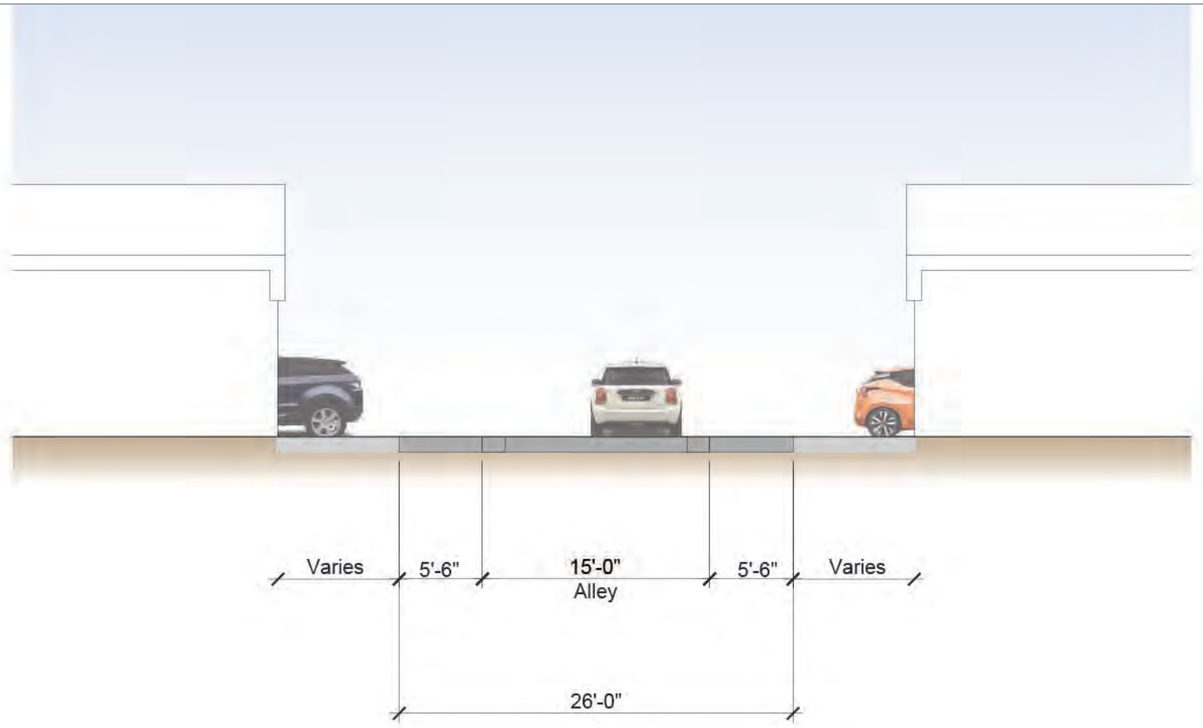
REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

VERIDIAN HOMES

763

26’ Right of Way



62’ Right of Way



Revised: April 28, 2025

VANDEWALLE & ASSOCIATES INC.

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VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, WISCONSIN

STREET CROSS SECTIONS

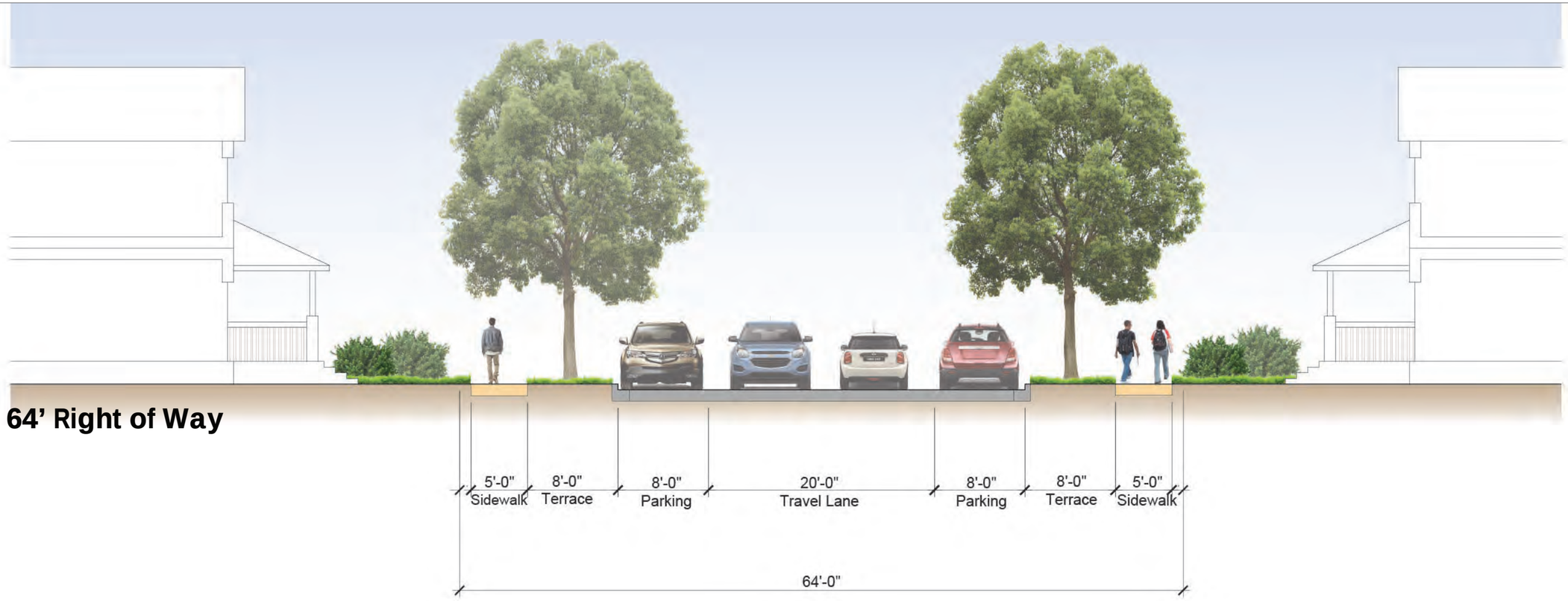
VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

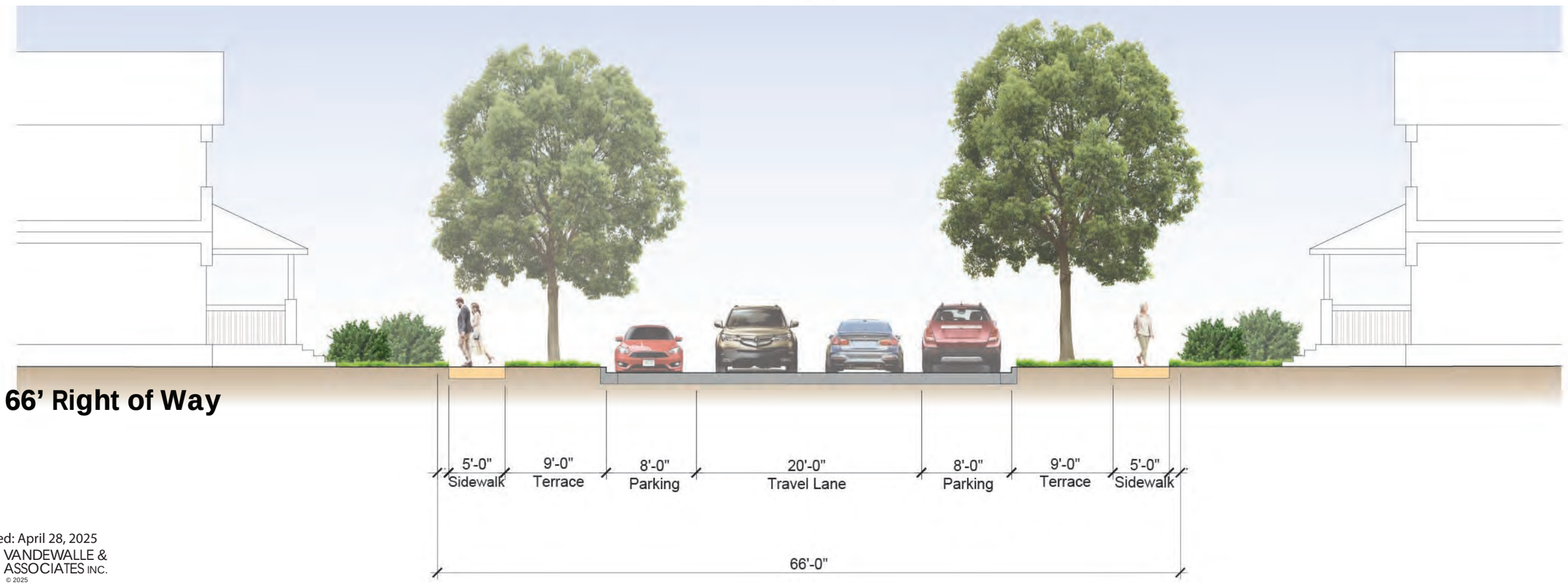
Madison, WISCONSIN

STREET CROSS SECTIONS

64’ Right of Way



66’ Right of Way



Revised: April 28, 2025

VANDEWALLE & ASSOCIATES INC.

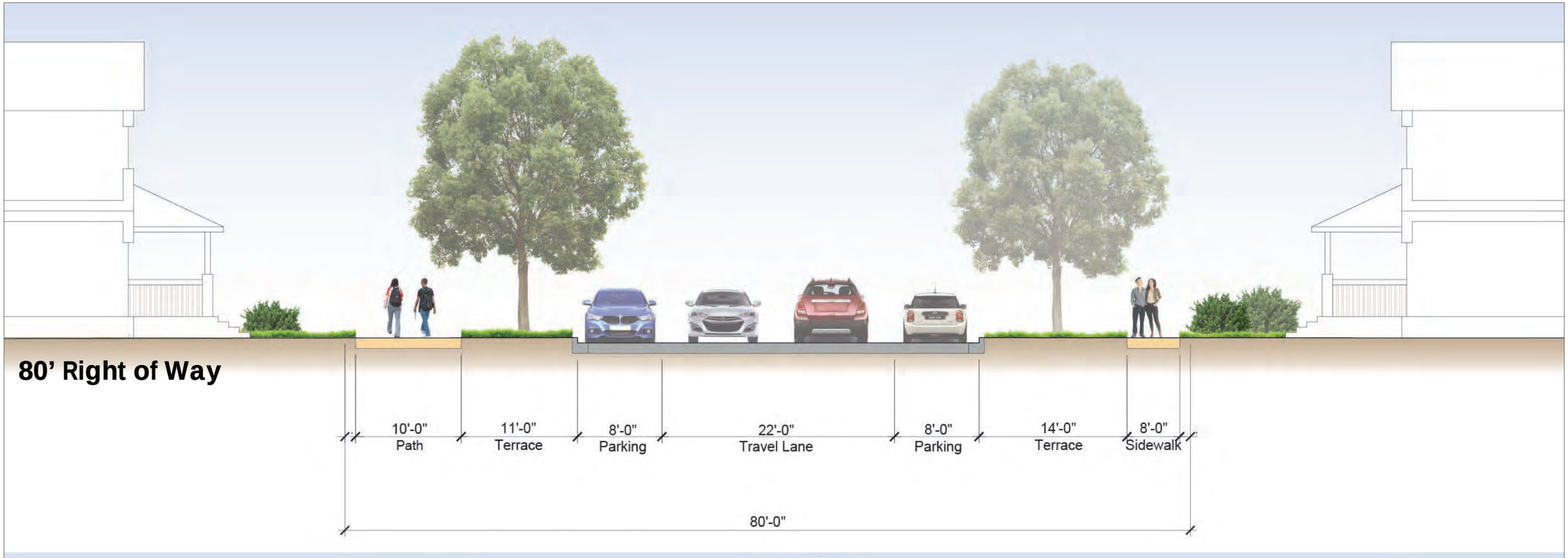
© 2025

VERIDIAN HOMES

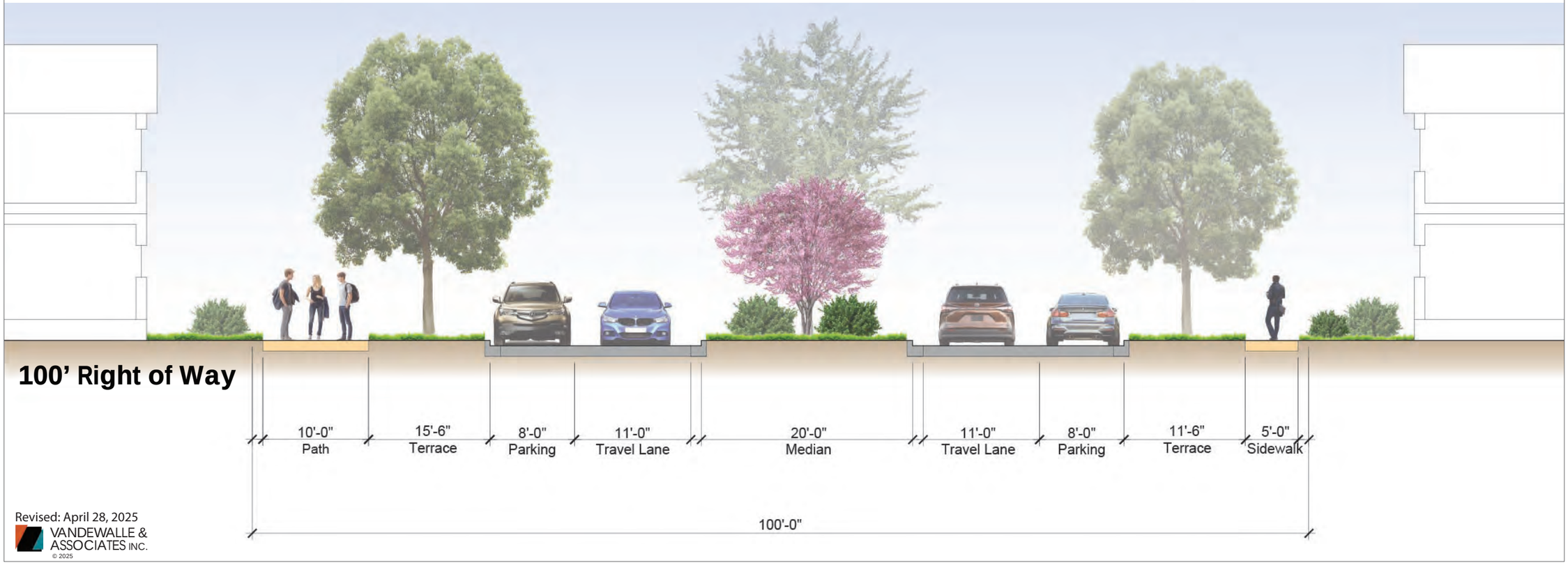
REILAND GROVE NEIGHBORHOOD

Madison, WISCONSIN

STREET CROSS SECTIONS



80’ Right of Way



100’ Right of Way

Revised: April 28, 2025

VANDEWALLE & ASSOCIATES INC.

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City of Madison

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

Master

File Number: 88557

File ID:	88557	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	05/30/2025
File Name:	CSM - 1626-1634 Baker Ave			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by Jacob & Jennifer Aleckson and Stacey & Tyler Novogoratz located at 1626 and 1634 Baker Avenue (District 19).

Notes:

CC Agenda Date: 07/15/2025

Agenda Number: 46.

Sponsors: Planning Division

Effective Date:

Attachments: Locator Maps.pdf, Application.pdf, Letter of Intent.pdf, Proposed CSM.pdf, Staff Comments.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	5/30/2025	Maggie McClain	Delegated	
Notes:	Delegated: Out Of Office				
1	2	6/2/2025	Christine Koh	Delegated	
1	3	6/2/2025	Maggie McClain	Approve	6/6/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	05/30/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Plan Commission (7/7/25), Common Council (7/15/25)					
1	COMMON COUNCIL	06/17/2025	Referred	PLAN COMMISSION		07/07/2025	
	Action Text:	This Resolution was Referred to the PLAN COMMISSION					

1	PLAN COMMISSION	07/07/2025	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER	Pass

Action Text: A motion was made by Glenn, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.

Notes: On a motion by Ald. Glenn, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the Certified Survey Map to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

Text of Legislative File 88557

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 Jacob & Jennifer Aleckson and Stacey & Tyler Novogoratz located at 1626 and 1634 Baker Avenue (District 19).

Body
WHEREAS a Certified Survey Map of property owned by Jacob & Jennifer Aleckson and Stacey & Tyler Novogoratz located at 1626 and 1634 Baker 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.

City of Madison

Certified Survey Map Referral

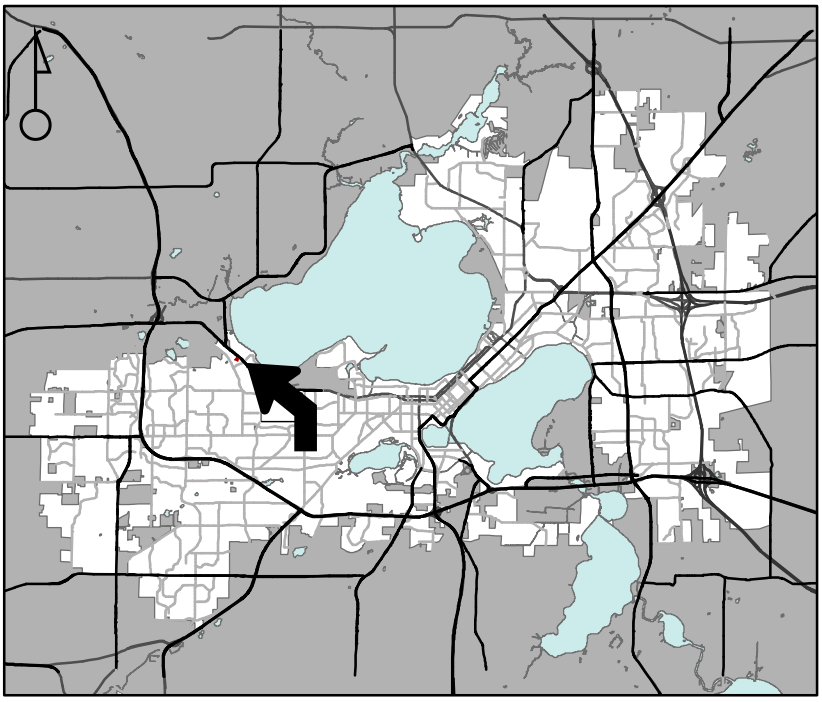
Location
1626-1634 Baker Avenue

Applicant
Don Carroll
Jacob & Jennifer Aleckson
Stacey & Tyler Novogoratz

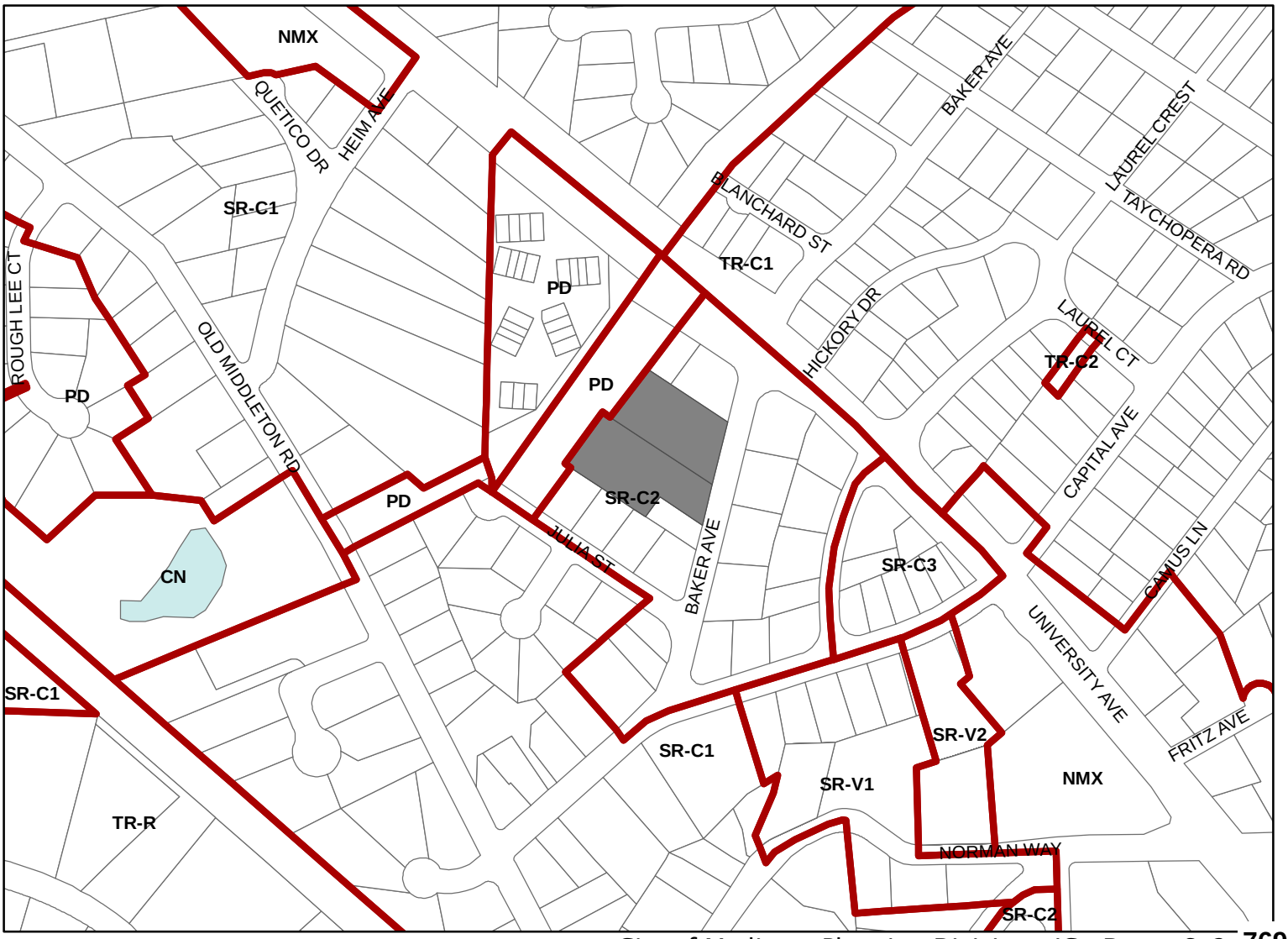
Request
Reconfigure two parcels in SR-C2 zoning

Public Hearing Dates
Plan Commission
July 7, 2025

Common Council
July 15, 2025



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : JC : Date : 6-2-

City of Madison

1626-1634 Baker Avenue



Date of Aerial Photography : Spring 2022

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 5/27/25 11:35 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: Jacob & Jennifer Aleckson
Representative, if any: Jeff Bartzen
Street address: 1626 Baker Ave
City/State/Zip: Madison, WI 53705
Telephone: 507.313.1474
Email: jaleckson@gmail.com

Firm Preparing Survey: Don Carrol
Contact: Don Carrol
Street address: 5717 Williamsburg Way
City/State/Zip: Madison / WI / 53719
Telephone: 608.217.4103
Email: decarroll@charter.net

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: 1626 Baker Ave Madison WI 53705
Tax Parcel Number(s): 070918219093
Zoning District(s) of Proposed Lots: SR-C2
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): _____
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	2.021
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	2.021

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: Jacob Aleckson Signature: [signature]

Date: 05/27/2025 Interest In Property On This Date: 05/27/2025

Prepared by: Aleckson and Novogoratz

SUBJECT: STATEMENT OF SUPPORT FOR LAND DIVISION AT 1634 & 1626 BAKER AVENUE

The property owners of 1626 and 1634 Baker Avenue are proposing a land division to adjust the property line between the two properties, as described below.

- The existing property line will be adjusted to incorporate the outbuilding at the rear of 1634 Baker Avenue into the property at 1626 Baker Avenue.
- This adjustment will not change the existing setbacks of any structures or driveways and will not negatively impact access to any property.
- This adjustment will have no impact on the zoning or use of the outbuilding at the rear of the property.

We, the undersigned property owners adjacent to or in the vicinity of 1634 and 1626 Baker Avenue, acknowledge that we have been provided with this information and understand the proposed land division.

We have no objections to this proposal and support its approval by the City of Madison.

NAME(S): Benjamin and Breanna KOPITZKE

ADDRESS: 1625 Baker Ave. Madison

SIGNATURE(S):

DATE: 5/18/2025

Prepared by: Aleckson and Novogoratz

SUBJECT: STATEMENT OF SUPPORT FOR LAND DIVISION AT 1634 & 1626 BAKER AVENUE

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We, the undersigned property owners adjacent to or in the vicinity of 1634 and 1626 Baker Avenue, acknowledge that we have been provided with this information and understand the proposed land division.

We have no objections to this proposal and support its approval by the City of Madison.

NAME(S): Joseph Jakes

ADDRESS: 1 Julia Cir. Madison, WI ~~53716~~ 53705

SIGNATURE(S): Joseph Jakes

DATE: 5/13/25

Prepared by: Aleckson and Novogoratz

SUBJECT: STATEMENT OF SUPPORT FOR LAND DIVISION AT 1634 & 1626 BAKER AVENUE

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We, the undersigned property owners adjacent to or in the vicinity of 1634 and 1626 Baker Avenue, acknowledge that we have been provided with this information and understand the proposed land division.

We have no objections to this proposal and support its approval by the City of Madison.

NAME(S): Diane Phillips

ADDRESS: 1629 Baker Avenue

SIGNATURE(S): Diane Phillips

DATE: 5/14/25

Prepared by: Aleckson and Novogoratz

SUBJECT: STATEMENT OF SUPPORT FOR LAND DIVISION AT 1634 & 1626 BAKER AVENUE

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We, the undersigned property owners adjacent to or in the vicinity of 1634 and 1626 Baker Avenue, acknowledge that we have been provided with this information and understand the proposed land division.

We have no objections to this proposal and support its approval by the City of Madison.

NAME(S): Janice & Dave Tyelleman

ADDRESS: 5810 Juda St

SIGNATURE(S): Janice Tyelleman

DATE: 5/14/23

Prepared by: Aleckson and Novogoratz

SUBJECT: STATEMENT OF SUPPORT FOR LAND DIVISION AT 1634 & 1626 BAKER AVENUE

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We, the undersigned property owners adjacent to or in the vicinity of 1634 and 1626 Baker Avenue, acknowledge that we have been provided with this information and understand the proposed land division.

We have no objections to this proposal and support its approval by the City of Madison.

NAME(S): Nicolas & Kari Buer

ADDRESS: 1606 Baker Ave

SIGNATURE(S): Nicolas Buer

DATE: 05/14/2025

Prepared by: Aleckson and Novogoratz

SUBJECT: STATEMENT OF SUPPORT FOR LAND DIVISION AT 1634 & 1626 BAKER AVENUE

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- This adjustment will have no impact on the zoning or use of the outbuilding at the rear of the property.

We, the undersigned property owners adjacent to or in the vicinity of 1634 and 1626 Baker Avenue, acknowledge that we have been provided with this information and understand the proposed land division.

We have no objections to this proposal and support its approval by the City of Madison.

NAME(S): KEVIN AND TARA GUTHRIE

ADDRESS: 1617 BAKER AVE MADISON WI 53705

SIGNATURE(S):

DATE: 5/15/25

Prepared by: Aleckson and Novogoratz

SUBJECT: STATEMENT OF SUPPORT FOR LAND DIVISION AT 1634 & 1626 BAKER AVENUE

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- This adjustment will have no impact on the zoning or use of the outbuilding at the rear of the property.

We, the undersigned property owners adjacent to or in the vicinity of 1634 and 1626 Baker Avenue, acknowledge that we have been provided with this information and understand the proposed land division.

We have no objections to this proposal and support its approval by the City of Madison.

NAME(S): Bryan MeTrish

ADDRESS: 1646 Baker Ave

SIGNATURE(S): [signature]

DATE: 5/23/2025

Prepared by: Aleckson and Novogoratz

SUBJECT: STATEMENT OF SUPPORT FOR LAND DIVISION AT 1634 & 1626 BAKER AVENUE

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- This adjustment will have no impact on the zoning or use of the outbuilding at the rear of the property.

We, the undersigned property owners adjacent to or in the vicinity of 1634 and 1626 Baker Avenue, acknowledge that we have been provided with this information and understand the proposed land division.

We have no objections to this proposal and support its approval by the City of Madison.

NAME(S): MARY LINDQUIST

ADDRESS: 5809 Julia St

SIGNATURE(S): Mary Lindquist

DATE: 5-13-25

5.27.2025

Aleckson: 1626 Baker Ave Madison, WI 53705

Subject: Letter of Intent - Proposed Land Division at 1634 & 1626 Baker Avenue

Dear City Planning Commission Members,

This letter of intent is to present a proposal for a "land division" related to our property at 1626 Baker Avenue ("1626") and the adjacent property at 1634 Baker Avenue (currently owned by Tyler and Stacey Novogoratz) ("1634") in Spring Harbor subdivision in Madison.

Our proposal is not to further divide land but simply move a boundary line between 1626 and 1634. No new lots will be created. Our proposal is to add part of the land that is now part of 1634 and make it a part of 1626, as described below.

The boundary line adjustment/land division ("Division") will be formalized through a Certified Survey Map (CSM) prepared by Don Carrol, WI Registered Land Surveyor. Both 1626 and 1634 are zoned residential. The purpose of the Division is to make an accessory outbuilding located on 1634 ("Outbuilding") and surrounding area part of 1626 (see enclosed maps).

Currently, the property at 1634 is owned by Tyler and Stacey Novogoratz and contains a single-family home and the Outbuilding in the rear. The Outbuilding has an existing conditional use permit, approved in 2013, for use as a photography studio (a home occupation). Both the 1634 and 1626 are zoned SR-C2 (Suburban Residential - Consistent 2). 1626 and 1634 share a common driveway. The Division will take that part of 1634 which was originally Lot 26 from the 1941 Mendota Beach layout to become part of 1626. We are fully prepared to address any remaining utility considerations to ensure a smooth transition.

This proposal is desired by the owners of 1626 and 1634, and it offers several key benefits, and we respectfully request the Commission's approval for the following reasons: The proposed property line adjustment is not expected to have any adverse effects on the surrounding neighborhood, and no impact on other properties, primarily affecting 1626 and 1634 and sharing a boundary with city-owned land. We have gathered signed support from several neighbors in the area, underscoring the lack of community impact. The Outbuilding is a unique structure with specific design elements that require dedicated owners, such as ourselves, to ensure its proper maintenance and preservation. The owners of 1626 and 1634 had contemplated this adjustment at the time 1634 owners purchased 1634, and this request serves to carry out a desire of both parties.

Beyond these points, the acquisition of this Outbuilding holds significant personal value for our family. As we both work from home, having dedicated office space separate from our main residence has proven to be a tremendous asset, greatly enhancing our productivity and work-life balance. We envision the Outbuilding not only as a workspace but also as a valuable extension of our home. We plan to utilize it as a place where our children can enjoy activities such as watching movies, playing cards with friends, and pursuing hobbies. This arrangement would significantly improve our family's quality of life and allow us to more fully utilize our 1626 property.

We understand that the proposed configuration may not align with lot design requirements for strictly square lots; however, we are respectfully requesting an exception to this rule. We also believe this request is not inconsistent with the guidance provided in Madison Subdivision

Regulations at §16.23(3)(e)3., which loosens the design requirements for divisions of less than five (5) parcels. Both 1626 and 1634 are exceptionally large, almost an acre in size, and as noted, there are no issues with setbacks or negative impacts on the neighborhood. We believe this unique situation warrants consideration given the specific circumstances and lack of adverse effects. Furthermore, we want to emphasize that all lenders involved in the financing of 1626 and 1634 property are aware of this proposed land division and support its completion.

The current owners of 1634 fully approve of this proposed land Division and strongly desire its approval (see letter from Novogoratz). Their support is crucial, as the timely completion of this transaction is important for all parties' financial planning.

This project does not require a phasing schedule and the land division can be completed in a single step upon approval of the CSM.

In conclusion, we firmly believe that this proposal offers a clear and logical solution to a complex situation. We are committed to cooperating fully with the City Planning Commission to ensure that this land division complies with all applicable regulations and serves the best interests of all parties involved. We respectfully urge the Commission to carefully consider the points outlined above and grant approval for the proposed Certified Survey Map.

Thank you for your time and consideration. We welcome the opportunity to discuss this proposal further.

Sincerely

Jake & Jennifer

5.27.2025

Novogoratz: 1634 Baker Ave Madison, WI 53705

Subject: Letter of Intent Addendum - Proposed Land Division at 1634 & 1626 Baker Avenue

Dear City Planning Commission Members,

We, Tyler and Stacey Novogoratz, are writing to express our continued and enthusiastic support for the proposed land division at 1634 and 1626 Baker Avenue.

When we purchased the property at 1634 Baker Avenue, it was with the clear understanding and expectation that the outbuilding and a portion of the land associated with it would be conveyed to the owners of 1626 Baker Avenue. This was a significant factor in our decision to purchase the property, as we have no practical use for the outbuilding ourselves.

We believe that the proposed land division offers the most sensible and mutually beneficial solution for all parties involved. It allows the Aleckson's to acquire property they intend to maintain and utilize, while aligning with our original intentions for the property. We have cooperated fully with Aleckson's in pursuing this solution and are eager to see it come to fruition.

We respectfully request that the Commission carefully consider and approve this proposal. We believe it represents a positive outcome for the neighborhood and facilitates the responsible use of the properties involved.

Sincerely,

Tyler and Stacey Novogoratz

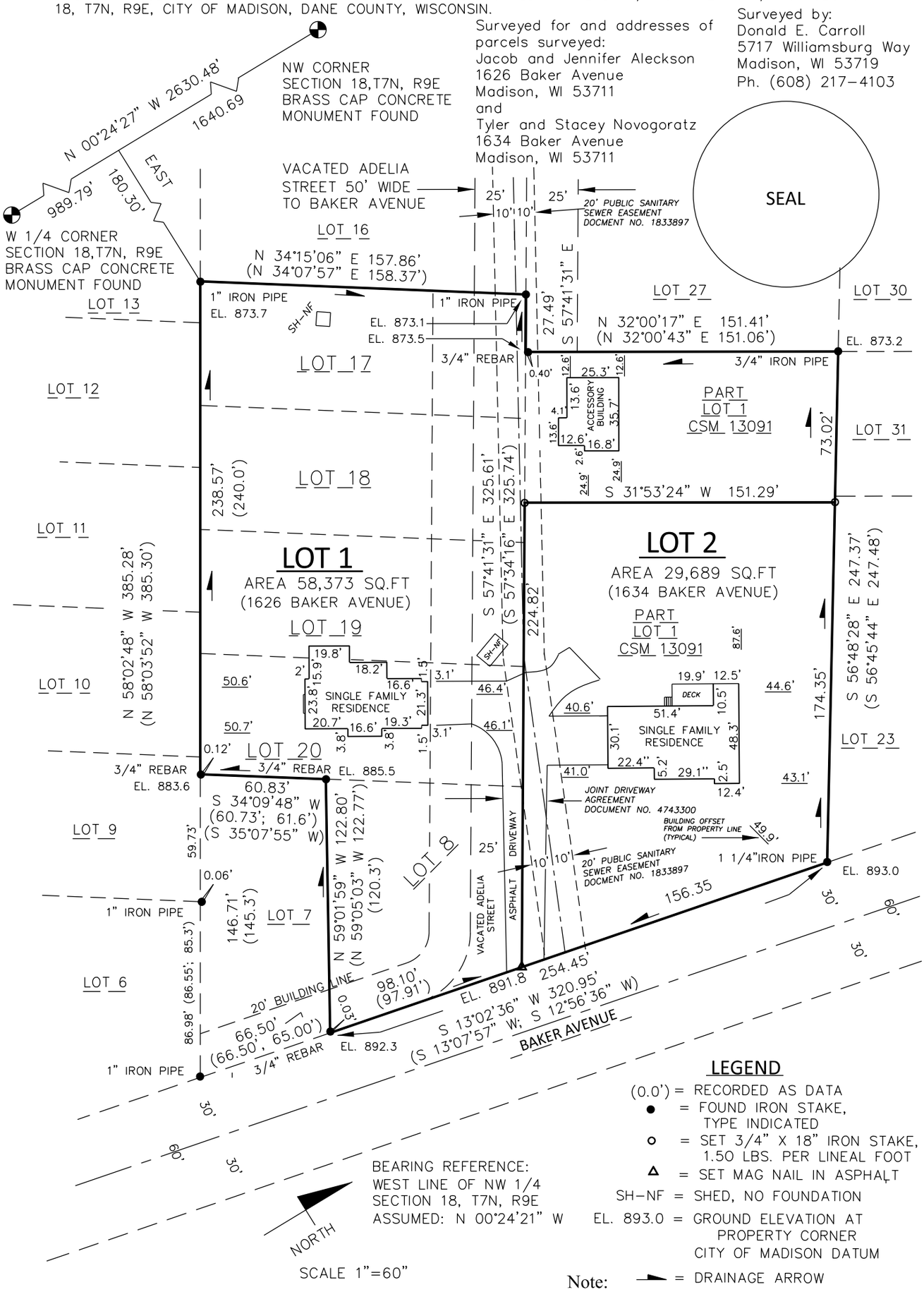
CERTIFIED SURVEY MAP

BEING A SURVEY OF LOTS 8, 17, 18, 19, 20 AND THE SOUTHERLY 1/2 OF VACATED ADELIA STREET ADJACENT TO SAID LOTS, PLAT OF MENDOTA BEACH HEIGHTS, REPLAT OF BAKERS REPLAT OF BASKERVILLE'S SUBDIVISIONS, AND LOT 1, CERTIFIED SURVEY MAP NUMBER 13091, ALL LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 18, T7N, R9E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

Surveyed for and addresses of parcels surveyed:
Jacob and Jennifer Aleckson
1626 Baker Avenue
Madison, WI 53711
and
Tyler and Stacey Novogoratz
1634 Baker Avenue
Madison, WI 53711

Surveyed by:
Donald E. Carroll
5717 Williamsburg Way
Madison, WI 53719
Ph. (608) 217-4103

SEAL



LEGEND

(0.0') = RECORDED AS DATA
● = FOUND IRON STAKE, TYPE INDICATED
○ = SET 3/4" X 18" IRON STAKE, 1.50 LBS. PER LINEAL FOOT
△ = SET MAG NAIL IN ASPHALT
SH-NF = SHED, NO FOUNDATION
EL. 893.0 = GROUND ELEVATION AT PROPERTY CORNER CITY OF MADISON DATUM
= DRAINAGE ARROW

Note:
1) All USPLSS Monuments and Witness Monuments were found and verified per the latest tie sheets of record.

DOCUMENT NO. _____

VOLUME___ PAGE_____

CERTIFIED SURVEY MAP NO._____

CERTIFIED SURVEY MAP

LOCATED IN THE SW ¼ OF THE NW ¼ OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

Surveyor's Certificate:

I, Donald E. Carroll, Professional Land Surveyor, S-2358, hereby certify that this survey is in full compliance with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the city of Madison. I further certify that at the direction of the owners, I have surveyed, divided, mapped and monumented the land described herein and the map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. I further certify that the map is accurate and correct to the best of my knowledge and belief. This is a survey of said lots, Lots 8, 17, 18, 19 and 20, and the southerly ½ of vacated Adelia Street adjacent to said lots, plat of Mendota Beach Heights, Replat of Bakers Replat of Baskerville's Subdivisions and Lot 1, Certified Survey Map Number 13091, all located in the SW ¼ of the NW ¼ of Section 18, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin. The land surveyed is more particularly described as follows: Commencing at the West corner of said Section 18 , thence N 00°24'27" W, 989.79 feet along the West line of said SW ¼ of the NW ¼; thence East, 180.31 feet to the West corner of Lot 17 and the point of beginning; thence N 34°15'06" W, 157.86 feet; thence S 57°41'31" E, 27.79 feet; thence N 31°53'24" E, 151.42 feet; thence S 56°48'28" E, 247.37 feet; thence S 13°02'36" W, 254.45 feet; thence N 59°01'59" W, 122.80 feet; thence S 34°09'48" W, 60.83 feet; thence N 58°02'48" W, 238.57 feet to the point of beginning. This parcel contains 88,039 square feet; 2.02 acres.

.

_____Date_____

Donald E. Carroll, Wisconsin Registered Land Surveyor, S-2358

OWNERS' CERTIFICATE:

As owners of Lots 8, 17, 18, 19 and 20, and the southerly ½ of vacated Adelia Street adjacent to said lots, plat of Mendota Beach Heights, Replat of Bakers Replat of Baskerville's Subdivisions, City of Madison, Dane County, Wisconsin, Jennifer Aleckson and Jacob Aleckson, hereby certify that they caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on the certified survey map. The owners also certify that this certified survey map is required by §236.10 and §236.12 to be submitted to the City of Madison.

Witness the hand and seal of said owners this ___day of _____, 2025:

_____ _____

Jennifer L. Aleckson Jacob J. Aleckson

STATE OF WISCONSIN)
)ss.
COUNTY OF DANE)

Personally came before me this _____ day of _____, 2025, Jennifer L. Aleckson and Jacob J. Aleckson, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____

Print Name_____

Notary Public, State of Wisconsin

My commission expires: _____

Surveyed by:

CERTIFIED SURVEY MAP NO._____

VOLUME_____PAGE_____

DOCUMENT NO._____

Donald E. Carroll, Land Surveyor
5717 Williamsburg Way
Madison, WI 53719
(608)217-4103

CERTIFIED SURVEY MAP

LOCATED IN THE SW ¼ OF THE NW ¼ OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNERS' CERTIFICATE:

As owners of Lot 1, Certified Survey Map Number 13091, recorded as Document Number 4761646, Volume 84, Page 26, City of Madison, Dane County, Wisconsin, Stacey Novogoratz and Tyler Novogoratz, hereby certify that they caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on the certified survey map. The owners also certify that this certified survey map is required by §236.10 and §236.12 to be submitted to the City of Madison.

Witness the hand and seal of said owners this ___day of _____, 2025:

_____ _____

Stacey Novogoratz Tyler Novogoratz

STATE OF WISCONSIN)
)ss.
COUNTY OF DANE)

Personally came before me this _____ day of _____, 2025, Stacey Novogoratz and Tyler Novogoratz, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____

Print Name_____

Notary Public, State of Wisconsin

My commission expires: _____

DRAINAGE NOTES:

a) All lots within said plat/certified survey shall be subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plat/certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat/certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

b) The intra-block drainage easement shall be graded with the construction of each principal structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

c) Easement widths may be reduced to match zoning district yard requirements upon approval by the City Engineer.

d)

CERTIFIED SURVEY MAP NO._____

VOLUME_____PAGE_____

DOCUMENT NO._____

CERTIFIED SURVEY MAP

LOCATED IN THE SW ¼ OF THE NW ¼ OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 9 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per Secretary of the City of Madison Planning Commission.

_____ _____

Meagan Tuttle, Secretary of Plan Commission Date

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 _____, 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__

_____

Maribeth L. Wetzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE:

Received for recording this _____day _____, 2025

at _____o'clock ____m and recorded in Volume_____ of Certified Survey Maps of Dane County,

Wisconsin on Pages _____ as Document Number_____.

_____

Kristi Chlebowski
Register of Deeds

CERTIFIED SURVEY MAP NO._____

VOLUME_____PAGE_____

DOCUMENT NO._____ **SHEET 4 OF 4**

PLANNING DIVISION STAFF REPORT

July 7, 2025

PREPARED FOR THE PLAN COMMISSION

Project Address: **1626-1634 Baker Avenue**

Application Type: Certified Survey Map (CSM) Referral

Legistar File ID # 88557

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicants & Property Owners: Jacob & Jennifer Aleckson; 1626 Baker Avenue; Madison; and Tyler & Stacey Novogoratz, 1634 Baker Avenue; Madison.

Surveyor: Don Carroll; 5717 Williamsburg Way; Madison.

Requested Action: Approval of a Certified Survey Map (CSM) of property owned by Jacob & Jennifer Aleckson and Stacey & Tyler Novogoratz located at 1626 and 1634 Baker Avenue.

Proposal Summary: The applicants and property owners are requesting approval of a two-lot CSM to formally reconfigure their abutting parcels to allow an accessory building at the rear (west) of the residence at 1634 Baker to be located on the 1626 Baker parcel. The CSM will be recorded as soon as all regulatory approvals have been granted.

Applicable Regulations & Standards: The subdivision process is outlined in Section 16.23(4) of the Subdivision Regulations. Regarding the review of land divisions and Certified Survey Maps in Section 16.23(4)(f), the Secretary of the Plan Commission or her/his designee may approve, approve conditionally, or refer the CSM to the Plan Commission for its consideration. The Secretary of the Plan Commission has referred the land division to the Plan Commission as allowed by Section 16.23(4)(f)6-7 to allow the Plan Commission to approve a non-standard lot design for Lot 1 of the proposed CSM.

If the proposed CSM is approved by the Plan Commission, a resolution approving the survey and accepting the dedications contained therein will be presented to the Common Council for approval at its July 15, 2025 meeting.

Review Required By: Plan Commission and Common Council.

Review Schedule: The State's subdivision statute, Wis. Stats. Ch. 236, requires that action be taken on a Certified Survey Map within 90 days of submittal unless an extension is agreed to by the subdivider. If no action is taken within 90 days and no extension granted, the CSM is deemed approved. The application was accepted for review on May 27, 2025. Therefore, the 90-day review period for this CSM will end circa August 27, 2025.

Summary Recommendation: The Planning Division recommends that the Plan Commission **approve** this Certified Survey Map subject to input at the public hearing and the comments and conditions from reviewing agencies beginning on **page 5** of this report.

Background Information

Parcel Location: The subject parcels total approximately two (2) acres of land and are located on the westerly side of Baker Avenue, approximately 550 feet north of Capital Avenue; Alder District 19 (Guequierre); Madison Metropolitan School District.

Existing Conditions and Land Use: Each site is developed with a single-family residence, zoned SR-C2 (Suburban Residential–Consistent 2 District). A one-story, approximately 990 square-foot accessory building is located at the rear of the 1634 Baker Avenue parcel.

Surrounding Land Uses and Zoning: The subject parcel is generally surrounded by other single-family residences in SR-C2 zoning. A City of Madison greenway forms the westerly boundary of the two parcels.

Adopted Land Use Plans: The West Area Plan (2024) recommends the subject properties and two adjacent parcels to the north adjacent to University Avenue for Medium Residential (MR). The surrounding parcels to the south and east are recommended for Low Residential (LR), while the City-owned greenway is identified as Park and Open Space (P).

Zoning Summary: The property is zoned SR-C2 (Suburban Residential–Consistent 2 District).

Requirements	Required	Proposed
Lot Area (sq. ft. per unit)	6,000	Both lots will comply
Lot Width	50’	Both lots will comply
Front Yard Setback	30’	Existing condition
Side Yard Setback	6’	Both residences will comply
Rear Yard	Lesser of 30% lot depth or 35’	Lot 1: Will comply | Lot 2: 87.6’
Maximum Lot Coverage	50%	Both lots will comply
Maximum Building Height	2 stories/ 35’	Existing houses will comply
Building Forms	Single-Family Detached Building	Existing houses will comply

Other Critical Zoning Items	
Yes:	Utility Easements
No:	Barrier Free, Urban Design, Floodplain, Wellhead Protection, Landmarks, Waterfront Development, Adjacent to Park, Transit-Oriented Development (TOD) Overlay

Prepared by: Planning and Zoning staff

Environmental Corridor Status: The westernmost corner of 1626 Baker Avenue and the adjacent City-owned greenway are located in a mapped environmental corridor.

Public Utilities and Services: The subject site is served by a full range of urban services.

Previous Approvals

On November 12, 2010, the Secretary of the Plan Commission administratively approved Certified Survey Map of 1634 Baker Avenue to combine underlying parcels into one lot. Resolution 10-00905 to approve the one-lot CSM was adopted by the Common Council on November 9, 2010. The approved CSM was recorded as CSM 13091 on May 3, 2011.

On August 26, 2013, the Plan Commission approved a conditional use for 1634 Baker Avenue to allow construction of a 994 square-foot accessory building to be used for a home occupation (photography business). The use of the accessory building for a home occupation is limited to a photography studio unless a different home occupation use is approved by the Plan Commission.

Project Description

The applicants and property owners are requesting approval of a Certified Survey Map (CSM) to reconfigure their abutting parcels located at 1626 and 1634 Baker Avenue.

The parcel addressed as 1626 Baker Avenue is 1.03 acres (44,853 square feet) in area and is developed with a 1.5-story, 2,086 square-foot single-family residence constructed in 1932 per City records, while the parcel at 1634 is 0.93 acres (40, 675 square feet) in area and developed with a two-story, 2,920 square-foot single-family residence built in 2011. A 994 square-foot accessory building is located in the southwestern corner of the 1634 parcel, approximately 120 feet west of the principal residence. The two properties share a driveway. The subject parcels are characterized by substantial tree cover throughout and by a grade that generally falls from the street to the westerly property line, which is shared with a City-owned greenway. Baker Avenue is a local street that was platted to extend between University Avenue and Capital Avenue; however, the pavement for Baker Avenue ends in a cul-de-sac approximately 115 feet south of the edge of pavement along University Avenue.

The re-division of the two parcels is intended to place the 994 square-foot accessory building located at the rear of the 1634 parcel onto the 1626 parcel. Lot 1 of the proposed CSM will be an L-shaped 1.34-acre parcel that will see an approximately 73-foot by 151-foot section of the current parcel at 1634 added to the parcel at 1626. Lot 2 of the CSM will contain the remainder of the current parcel at 1634. Lot 2 will be 0.68 acres in area and at least 175 feet deep as measured along the northerly side property line. The accessory building will be 24.9 feet from the proposed line to be created between it and the residence at 1634 Baker on Lot 2.

The proposed lots will comply with the minimum 50-foot lot width and 6,000 square feet of lot area required in the SR-C2 district. The existing buildings also appear to meet the bulk requirements of the district, including the setbacks required between the structures and proposed lot lines.

Analysis & Conclusion

The subdivision process is outlined in Section 16.23(4) of the Subdivision Regulations, with the process for land divisions and Certified Survey Maps outlined in Section 16.23(4)(f).

Procedurally, a CSM shall be reviewed by the Department of Planning and Community and Economic Development, and other City agencies as determined by the Director of Planning and Community and Economic Development for comment concerning matters within their jurisdiction, for conformity with the comprehensive plan and any adopted neighborhood, sub-area and transportation plans, all ordinances, administrative rules and regulations. The comments from agencies are to be submitted to the Secretary of the Plan Commission. Following review under this subsection, the Secretary of the Plan Commission or their designee may administratively approve or approve conditionally the Certified Survey Map, or refer it to the Plan Commission for its consideration. The subdivider shall be notified in writing of any conditions of approval or the reasons for referral to the Plan Commission. If the proposed CSM is approved by the Plan Commission or its Secretary, a

resolution approving the survey and accepting the dedications contained therein shall be presented to the Common Council for approval. The Plan Commission and Common Council shall act on the land division within 90 days of the filing of the complete application, unless the time is extended by agreement with the applicant. If not acted upon within 90 days and the time extended by the applicant, the CSM is deemed approved and is entitled to recording.

In this case, staff has referred consideration of the land division to the Plan Commission as allowed by Section 16.23(4)(f)6 due to the configuration of proposed Lot 1, which will be L-shaped as described above.

As noted in the letter of intent that accompanies the land division application, the owners of 1626 Baker Avenue desire to own and use the accessory building originally built at the rear of the residence at 1634 Baker. Due to the location of the accessory building, reconfiguring the parcels to place the accessory building on the same property as the residence at 1626 requires that a lot with a non-standard configuration be created.

Section 16.23(6)(d) requires that side lot lines shall be as nearly as possible at right angles to straight street lines or radial to curved street lines on which the lots face, except where more flexible lot line orientation is necessary to secure solar access to the lot. In general, the size, shape and orientation of the lots shall also be appropriate for the location of the subdivision and for the type of development and use contemplated, and the lots shall be designed to provide an aesthetically pleasing building site and a proper architectural setting for the buildings contemplated.

Section 16.23(8) of the Subdivision Regulations, entitled "Variances," states (excerpt):

> *"When in the judgment of the Plan Commission it would be inappropriate to apply literally provisions of Subsection (6) of this Ordinance because the subdivision or land division is located outside the corporate limits or because extraordinary hardship would result, it may waive or vary such provisions associated with development form, density, and standards so that substantial justice may be done and the public interest secured."*

The Planning Division has reviewed the proposed CSM and believes that the Plan Commission may find that the applicable criteria for approval are met to create an atypical layout for Lot 1, including approving a variance pursuant to section (8) above. The only way to place the accessory building located on the parcel at 1634 onto the parcel at 1626 absent a re-division of the two properties would be for the 994 square-foot structure to be moved somewhere onto the 1626 parcel, which staff believes the Plan Commission could find to be an "extraordinary hardship." Staff has received no comments or conditions of approval from reviewing agencies that would suggest that the proposed lots cannot be approved.

Staff also does not believe that the proposed configuration of the two lots would significantly affect the ability for them to be redeveloped in the future as recommended by the 2024 West Area Plan. The area plan designates a total of five properties generally located between Julia Street and University Avenue on the west side of Baker Avenue (including 1626 and 1634) for Medium Residential (MR). Consistent with the Comprehensive Plan, the MR category in the West Area Plan envisions residential development up to 90 units an acre in up to five-story tall buildings. Implementation of the MR recommendation in the area plan would likely require assembly of some or all of the five parcels on the west side of Baker and access from University Avenue to be fully realized. Staff does not believe that the proposed lot configuration makes implementation of the MR recommendation in the future any more or less possible than the existing configuration of the subject parcels.

Recommendation

The Planning Division believes that the Plan Commission can find the approval criteria met with the proposed land division and recommends that the Plan Commission **approve** the two-lot Certified Survey Map of property located at 1626-1634 Baker Avenue subject to input at the public hearing and the following conditions:

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

City Engineering Division (Contact Kathleen Kane, (608)266-4098)

1. Madison Metropolitan Sewerage District (MMSD) connection charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's/ Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.

2. A minimum of two (2) working days prior to requesting City Engineering sign-off on the CSM contact either Kathleen Kane (West) (608)266-4098 (kkane@cityofmadison.com) or Brenda Stanley (East) at (608) 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

3. The proposed parcels within this development (and/or adjacent to) are dependent on each other for overland and subsurface storm water drainage. A private storm sewer/drainage easement/agreement for all parcels within (and/or adjacent to) this development shall be drafted, executed and recorded prior to building permit issuance.

City Engineering Division – Mapping Section (Contact Jeffrey Quamme, (608) 266-4097)

4. Add a note to the CSM as follows: "The "Building Lines" shown and noted on this Certified Survey Map are the "Building Lines" as shown and denoted on Mendota Beach Heights Replat of Backer's Replat of Baskerville's Subdivision. 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, promise or beneficiary. Therefore the "Building Lines" are not specifically enforceable by the City of Madison."

5. Add the following note to the drainage arrow in the legend: "Arrows indicate the direction of surface drainage swale at individual property lines and said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer."

6. Remove the drainage arrows along the Baker Avenue right of way.

7. The Joint Driveway Agreement per Document No. 4743300 shall be amended post recording of this CSM to acknowledge the new lots created by this CSM. Provide a draft for review prior to final CSM sign-off.

8. Dimension the location of the existing 20-foot wide Public sanitary sewer within the CSM and within Lot 1 and Lot 2.

9. Add calls to the courses around the CSM in the legal description. Also include the volume, page, and document number in the description for CSM 13091.

10. In the header on the sheets and also for the legal description for the reference to the vacation of Adelia Street, revise the text to read "vacated Adelia Street as per Document No. 18338997…"

11. The surveyor and/or applicant shall submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com).

12. The Certified Survey Map shall have bearings and coordinates referenced to WISCRS–Dane County NAD 83 datum as required by the City of Madison Subdivision Regulations. The Map shall reference City of Madison published Coordinates on all PLS corners on the Certified Survey Map. The surveyor shall identify any deviation from City Control with recorded and measured designations. Visit the Dane County Surveyor's Office webpage for current tie sheets and control data that has been provided by the City of Madison. The bearing reference shall also be revised accordingly and shall identify which adjustment of the required datum was utilized.

13. Prior to Engineering Division final sign-off by main office for Certified Survey Maps, the CSM shall be submitted in PDF format by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.

14. Remove the empty paragraph (d) on sheet 3.

15. Revise the City Clerk signature block to read “Michael Haas, Acting City Clerk”.

16. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject CSM, one (1) digital CADD drawing 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 final recorded CSM: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

    *This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any submittal.

Traffic Engineering Division (Contact Sean Malloy (608) 266-5987)

17. The developer shall provide a recorded copy of any joint driveway ingress/egress and crossing easements and shall be noted on face of plan.

Zoning Administrator (Contact Jacob Moskowitz, (608) 266-4560)

This agency has reviewed this request and recommended no conditions of approval.

Parks Division (Contact Morgan Matthews, (608) 266-6517)

This agency has reviewed this request and recommended no conditions of approval.

Water Utility (Contact Jeff Belshaw (608) 261-9835)

This agency has reviewed this request and recommended no conditions of approval.

Fire Department (Contact Matt Hamilton, (608) 266-4457)

This agency has reviewed this request and recommended no conditions of approval.

Parking Division (Contact Trent W. Schultz, (608) 246-5806)

This agency has reviewed this request and recommended no conditions of approval.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

This agency has reviewed this request and recommended no conditions of approval.

Office of Real Estate Services

18. Prior to approval sign-off by the Office of Real Estate Services ("ORES"), the Owner's Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). The title of each certificate shall be consistent with the ownership interest(s) reported in the most recent title report. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off.

19. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and have it executed prior to CSM sign-off, if said ownership interest meets the criteria set forth by Wis. Stat. Sec. 236.34 and Sec. 236.21(2)(a)

20. A Consent of Lessee certificate shall be included on the CSM for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.

21. Per 236.21(3) Wis. Stats., the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording. This includes property tax bills for the prior year that are distributed at the beginning of the year.

22. Any special assessments levied against the property during the review period and prior to CSM approval sign-off shall be paid in full prior to CSM sign-off pursuant to MGO Section 16.23(4)(f).

23. Pursuant to MGO Section 16.23(4)(f), the owner shall furnish an updated title report to the Office of Real Estate Services as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report submitted with the CSM application and include all associated documents that have been recorded since the initial title report. The surveyor shall update the CSM with the most recent information reported in the title update. A title commitment may be provided, but will be considered only as supplementary information to the title report update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.

24. The Office of Real Estate Services may have additional comments on the proposed CSM that will need to be addressed prior to final approval and recording.

City of Madison

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

Master

File Number: 88558

File ID:	88558	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	05/30/2025
File Name:	CSM - 709 Northport Dr			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by Northside Christian Assembly located at 709 Northport Drive (District 18).

Notes:

CC Agenda Date: 07/15/2025

Agenda Number: 9.

Sponsors: Planning Division

Effective Date:

Attachments: Locator Maps.pdf, CSM Application.pdf, Letter of Intent.pdf, Proposed CSM.pdf, Staff Comments.pdf, Approval Letter.pdf, Link to Cond Use File 88336

Enactment Number:

Author:

Hearing Date:

Entered by: tparks@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/30/2025	Maggie McClain	Delegated	
Notes:	Delegated: Out Of Office				
1	2	6/2/2025	Christine Koh	Delegated	
1	3	6/2/2025	Maggie McClain	Approve	6/6/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	05/30/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Plan Commission (7/7/25), Common Council (7/15/25)					
1	COMMON COUNCIL	06/17/2025	Referred	PLAN COMMISSION		07/07/2025	
	Action Text:	This Resolution was Referred to the PLAN COMMISSION					

1	PLAN COMMISSION	07/07/2025	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER	Pass

Action Text: A motion was made by Glenn, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.

Notes: On a motion by Ald. Glenn, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the Certified Survey Map to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

Text of Legislative File 88558

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 Northside Christian Assembly located at 709 Northport Drive (District 18).

Body
WHEREAS a Certified Survey Map of property owned by Northside Christian Assembly located at 709 Northport Drive, 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.

City of Madison

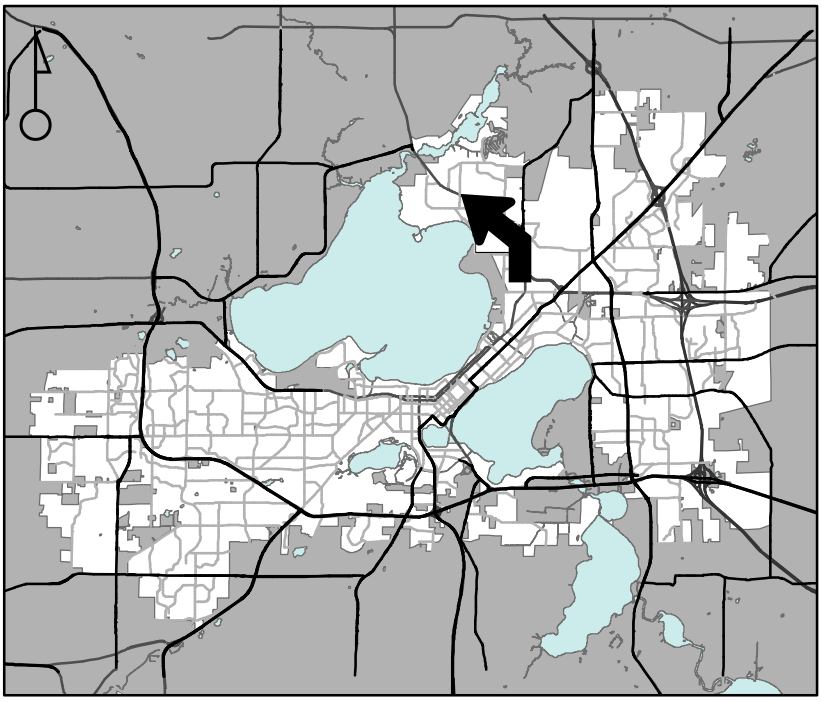
Conditional Use and Certified Survey Map Referral

Location
709 Northport Drive

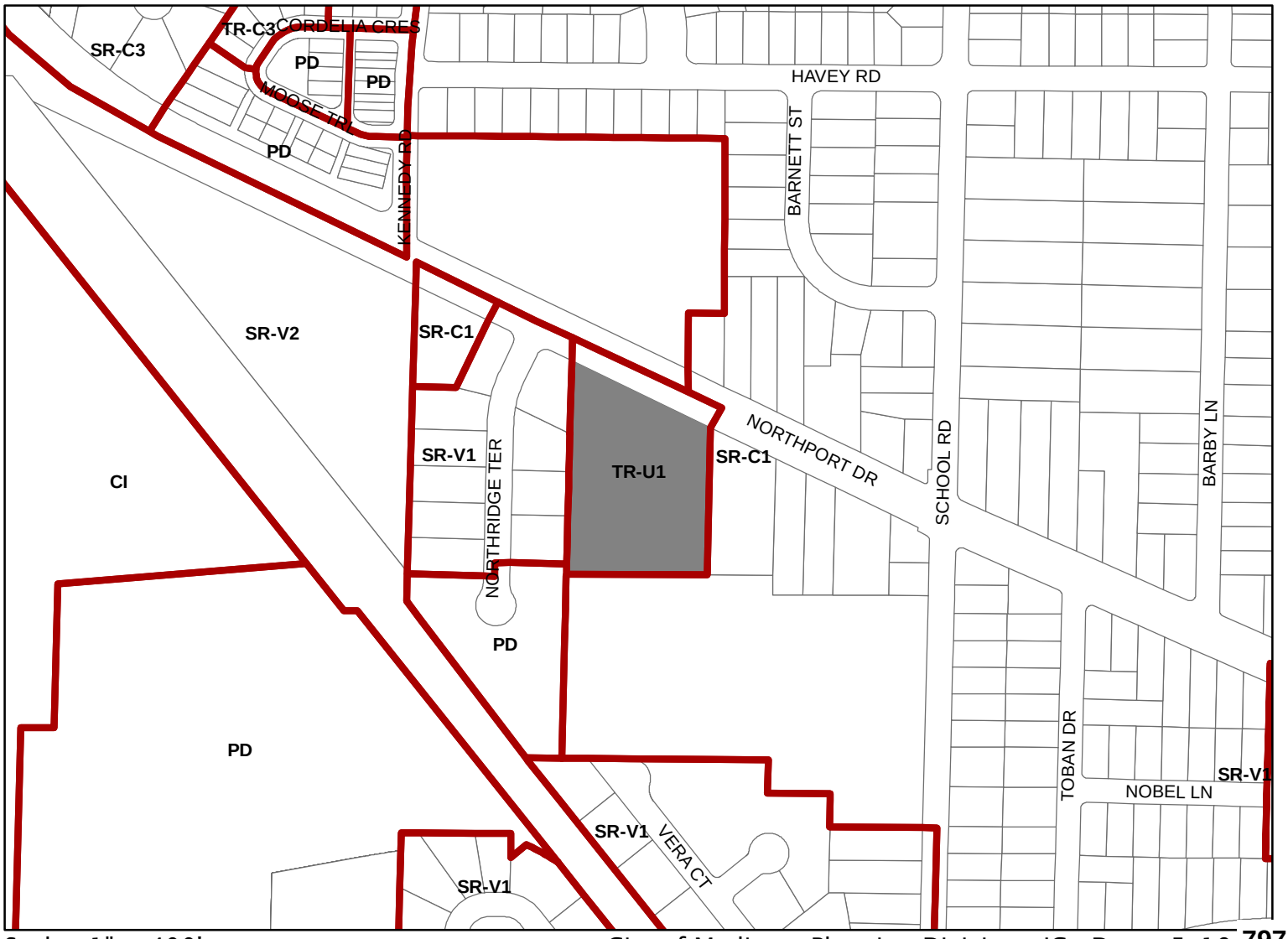
Applicant
Sean O'Brien, Northpointe Development
Kevin Burow, Knothe & Bruce Architects, LLC

Requests
- Construct four-story, 80-unit apartment building in a planned multi-use site to also contain a proposed four-story, 24-unit apartment building and an existing place of worship
- Create four lots by Certified Survey Map

Public Hearing Dates
Plan Commission
July 7, 2025
Common Council
July 15, 2025 (for CSM)



For Questions Contact: Chris Wells at: 261-9135 or cwells@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : JC : Date : 5-19-

City of Madison

709 Northport Drive



Date of Aerial Photography : Spring 2022

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

5/20/25 9:41 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: Northside Christian Assembly
Representative, if any: Sean O'Brien - Northpointe Holding II, LLC
Street address: 230 Ohio Street, Suite 200
City/State/Zip: Oshkosh, WI 54902
Telephone: 608-334-5665
Email: sean@northpointedev.com

Firm Preparing Survey: Vierbicher
Contact: Kevin Pape
Street address: 999 Fourier Drive, Suite 201
City/State/Zip: Madison, WI 53705
Telephone: 608-821-3955
Email: kpap@vierbicher.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: 709 Northport Drive
Tax Parcel Number(s): 0809-264-0307-5
Zoning District(s) of Proposed Lots: TRU-1
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): _____
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	3		2.224
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use): Church	1		1.366
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	1		3.590

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.*

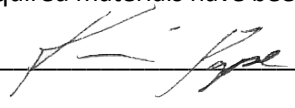
☒ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *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: Kevin Pape Signature: 

Date: 05/20/2025 Interest In Property On This Date: Surveyor

May 12, 2025

Ms. Meagan Tuttle
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

709 Northport Dr.
KBA Project #2421

Ms. Meagan Tuttle:

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

Organizational Structure:

Owner:
Northpointe Development, Inc
230 Ohio Street, Suite 200
Oshkosh, WI 54902
(920) 230-3628
Contact: Sean O'Brien
sean@northpointedev.com

Architect:
Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Suite 900
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
kburow@knothebruce.com

Engineer:
Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 826-0532
Contact: Justin Zampardi
jzam@vierbicher.com

Landscape Design:
Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 826-0532
Contact: Eliot Gore
egor@vierbicher.com

Introduction:
This proposed multi-family development involves the development of 709 Northport Rd. The existing building on this site is currently occupied by a church, which will remain while the surrounding property is proposed to provide additional housing for the neighborhood. This application requests permission for the development of a new 4-story multi-family building with 80 dwelling units and underground parking, and a new 4-story 24-unit apartment building, also with underground parking. This project is also located within the TOD overlay, and the site was recently rezoned to TR-U1 to allow for this development.

Project Description:
This development is nestled in a neighborhood of existing apartment complexes and single-family residential homes. The southern end of the 80-unit (Building 1) features a roof deck that steps the building's height from four to three stories, which also occurs on the southwest corner of the 24-unit (Building 2). The transitions in the building plans and landscaping are designed to be contextual to the surrounding residential and natural environments. The project will create a year-round buffer between the existing church, while enhancing the streetscapes and providing a play area for children.

Building 1's off-white board & batten and dark grey composite lap siding paired with the tan rock face on the first floor anchors the building to the site. The contrast between the dark grey and off-white materials breaks apart the overall scale of the building and brings focus to the stone on the ground level.

Building 2 compliments the Building 1 by maintaining tan rock face on the first floor and brings in color with blue board & batten with accentual light brown composite lap siding. The softer contrast between colors further helps ease the transition between the development and existing surroundings.

Parking is provided at the basement level within each building; surface parking is accessed from Northport Drive and underground parking is accessed from within the surface parking lot. The site is directly on a Metro bus route with stops located just to the east and west of these apartment homes and is in a bike-friendly area, allowing for easy access to many areas of the City.

City and Neighborhood Input:
We met with the City for this proposed development including a pre-application meeting on February 28, 2025, and a DAT meeting on March 13, 2025. The feedback has helped shape this development.

Conditional Use Approvals:
The proposed development requires a conditional use to allow for a multi-family building with more than 24 units. The proposed buildings' size, scale, and use are consistent with the standards of the TR-U1 zoning.

Site Development Data:

Densities:	
Lot Area	81,847 S.F. / 1.88 acres
Dwelling Units	104 D.U.
Lot Area / D.U.	787 S.F. / D.U.
Density	55 Units / Acre
Lot Coverage	85,350 S.F. / 60%

Building Heights:

Building 1:	4 Stories / 52'-0""
Building 2:	4 Stories / 53'-0"

Dwelling Unit Mix:

Building 1:		Building 2:	
Studio	7	Studio	0
One Bedroom	32	One Bedroom	13
Two Bedroom	22	Two Bedroom	11
Three Bedroom	19	Three Bedroom	0
Total	80 D.U.	Total	24

Vehicle Parking:

Building 1:		Building 2:	
Underground	80	Underground	18
Surface parking lot	25	Surface Parking	14
Total	105 vehicle stalls	Total	32 vehicle stalls

* 62 additional surface stalls are allocated for Church parking.

Bicycle Parking:

Building 1:		Building 2:	
Garage	92	Garage	24
Guest Surface	8	Guest Surface	3
Total	100 bike stalls	Total	27 bike stalls

* 4 additional bike stalls are allocated for Church.

Project Schedule:

It is anticipated that construction will start in the Fall of 2025 and be completed in Winter/Spring 2027.

Thank you for your time and consideration of our proposal.

Sincerely,

Kevin Burow, AIA, NCARB, LEED AP
Managing Member

cc Bob Feller, KBA

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CERTIFIED SURVEY MAP No. _____

A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 26, T8N, R9E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

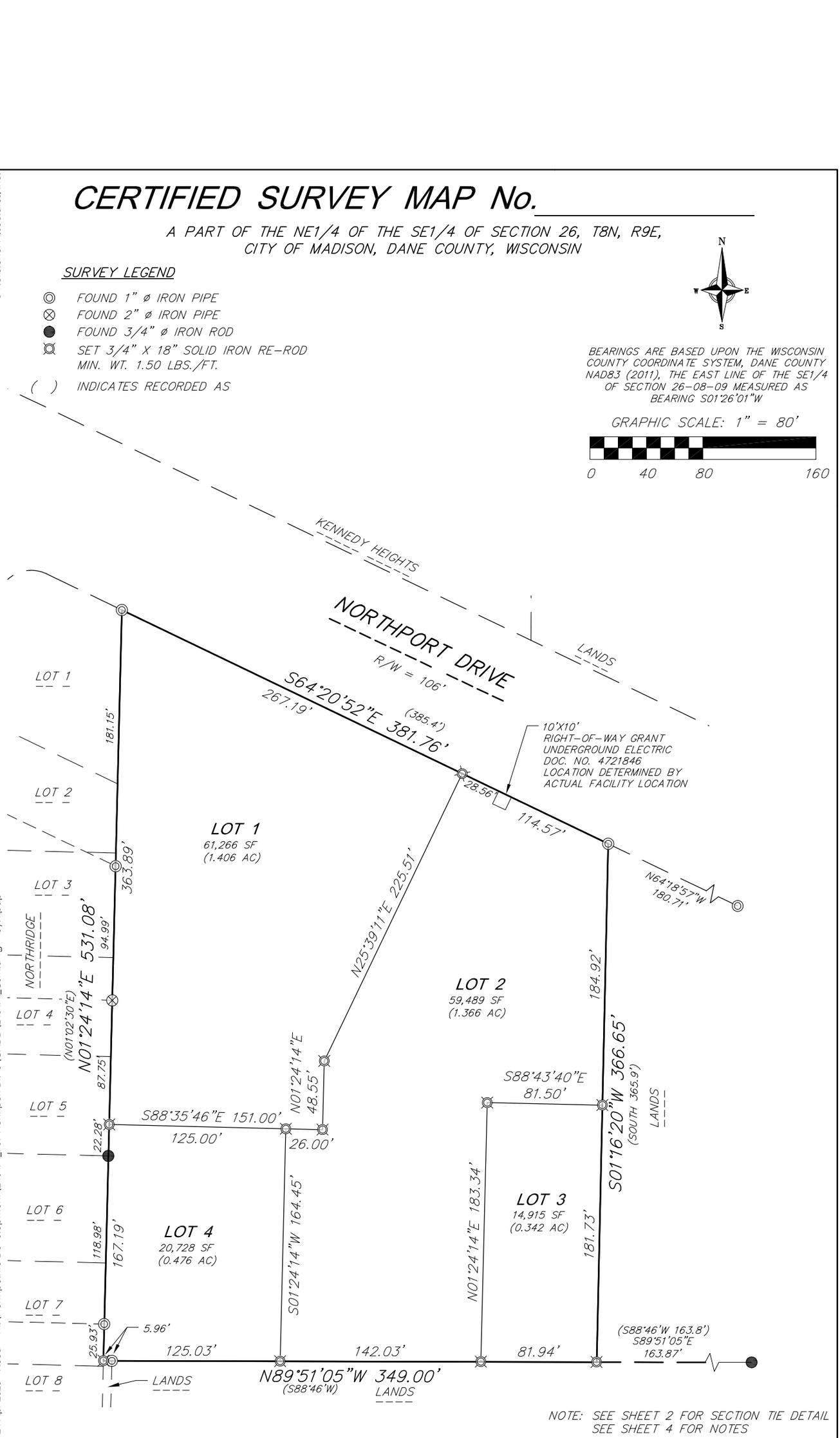
SURVEY LEGEND

- 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.
- ( ) INDICATES RECORDED AS

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY NAD83 (2011), THE EAST LINE OF THE SE1/4 OF SECTION 26-08-09 MEASURED AS BEARING S01°26'01"W

GRAPHIC SCALE: 1" = 80'

0 40 80 160



NOTE: SEE SHEET 2 FOR SECTION TIE DETAIL
SEE SHEET 4 FOR NOTES

24 Apr 2025 - 9:58a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: kpap

vierbicher
planners | engineers | advisors

Job #.: 240474 Date: 04/28/2025 Rev: Drafted By: KPAP Checked By: MZIE	SURVEYED FOR: NORTHPOINTE DEVELOPMENT 230 OHIO STREET SUITE 200 OSHKOSH, WI 54902	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 1 OF 7

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CERTIFIED SURVEY MAP No._____

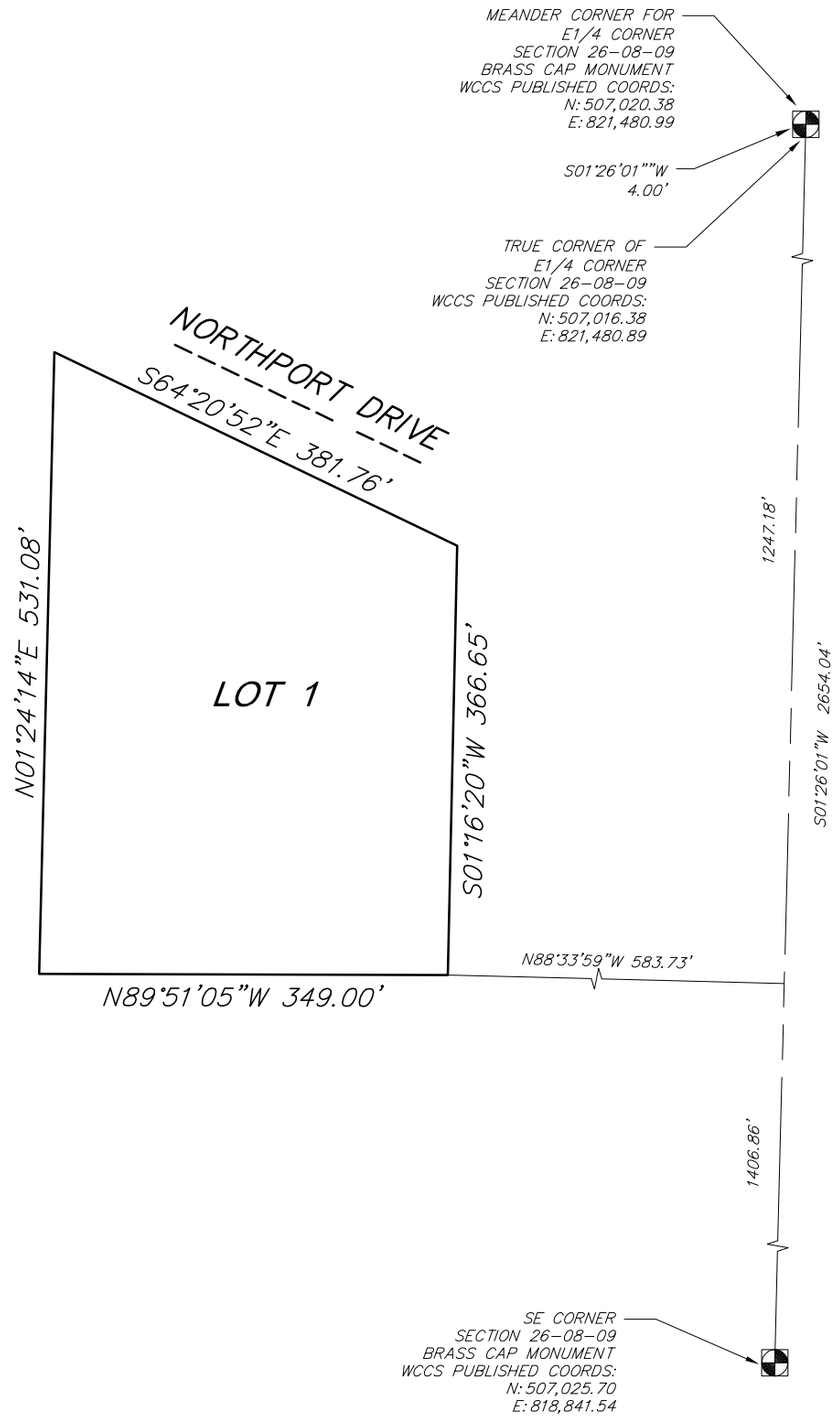
A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 26, T8N, R9E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

SECTION TIE DETAIL

(NOT TO SCALE)



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY NAD83 (2011), THE EAST LINE OF THE SE1/4 OF SECTION 26–08–09 MEASURED AS BEARING S01°26'01"W



24 Apr 2025 - 9:36a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: kpap

vierbicher
planners | engineers | advisors

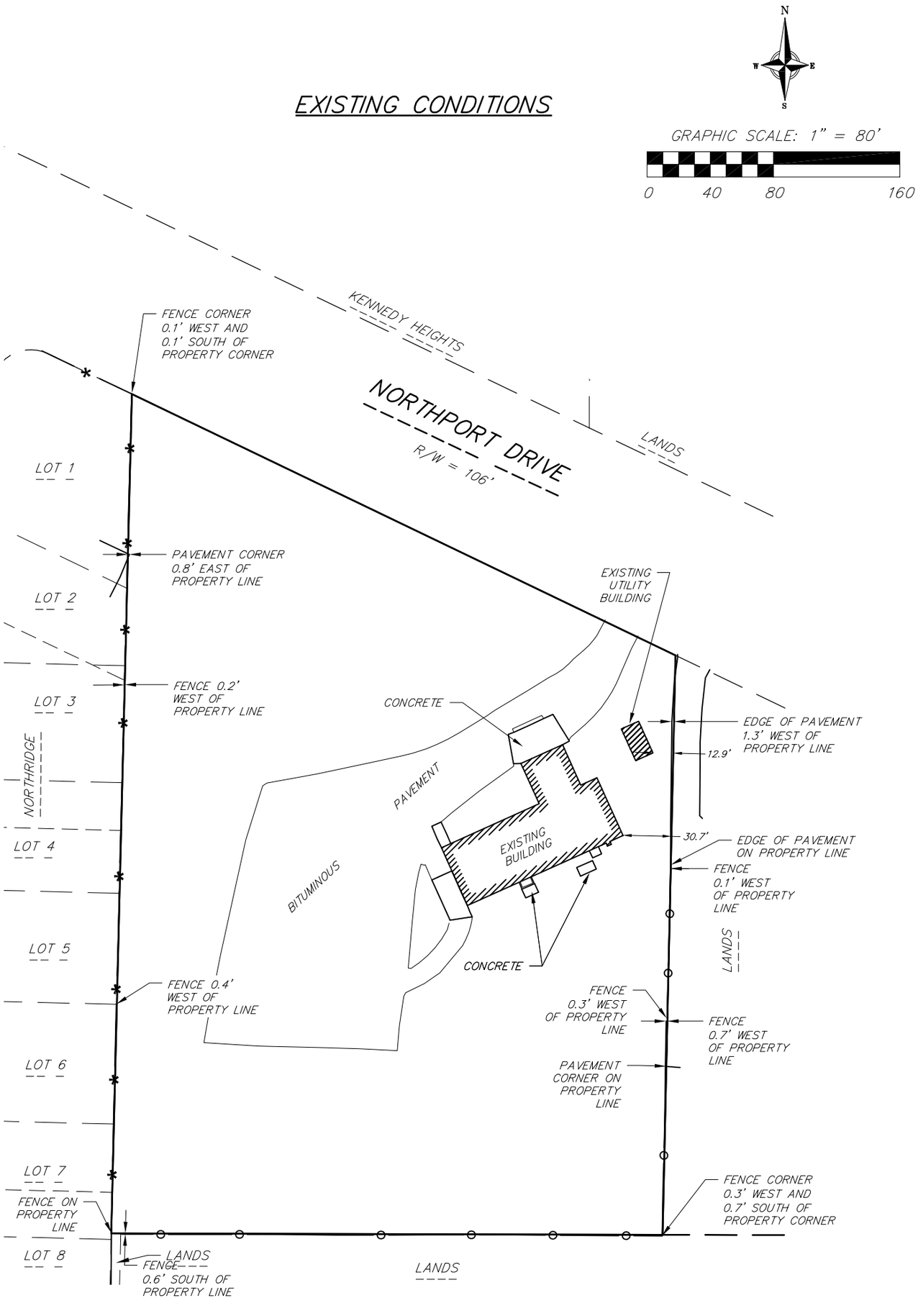
Job #.: 240474 Date: 04/28/2025 Rev: Drafted By: KPAP Checked By: MZIE	SURVEYED FOR: NORTHPOINTE DEVELOPMENT 230 OHIO STREET SUITE 200 OSHKOSH, WI 54902	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 2 OF 7

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CERTIFIED SURVEY MAP No._____

A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 26, T8N, R9E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

EXISTING CONDITIONS



24 Apr 2025 - 9:35a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: kpap

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Job #.: 240474 Date: 04/28/2025 Rev: Drafted By: KPAP Checked By: MZIE	SURVEYED FOR: NORTHPOINTE DEVELOPMENT 230 OHIO STREET SUITE 200 OSHKOSH, WI 54902	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 3 OF 7

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CERTIFIED SURVEY MAP No._____

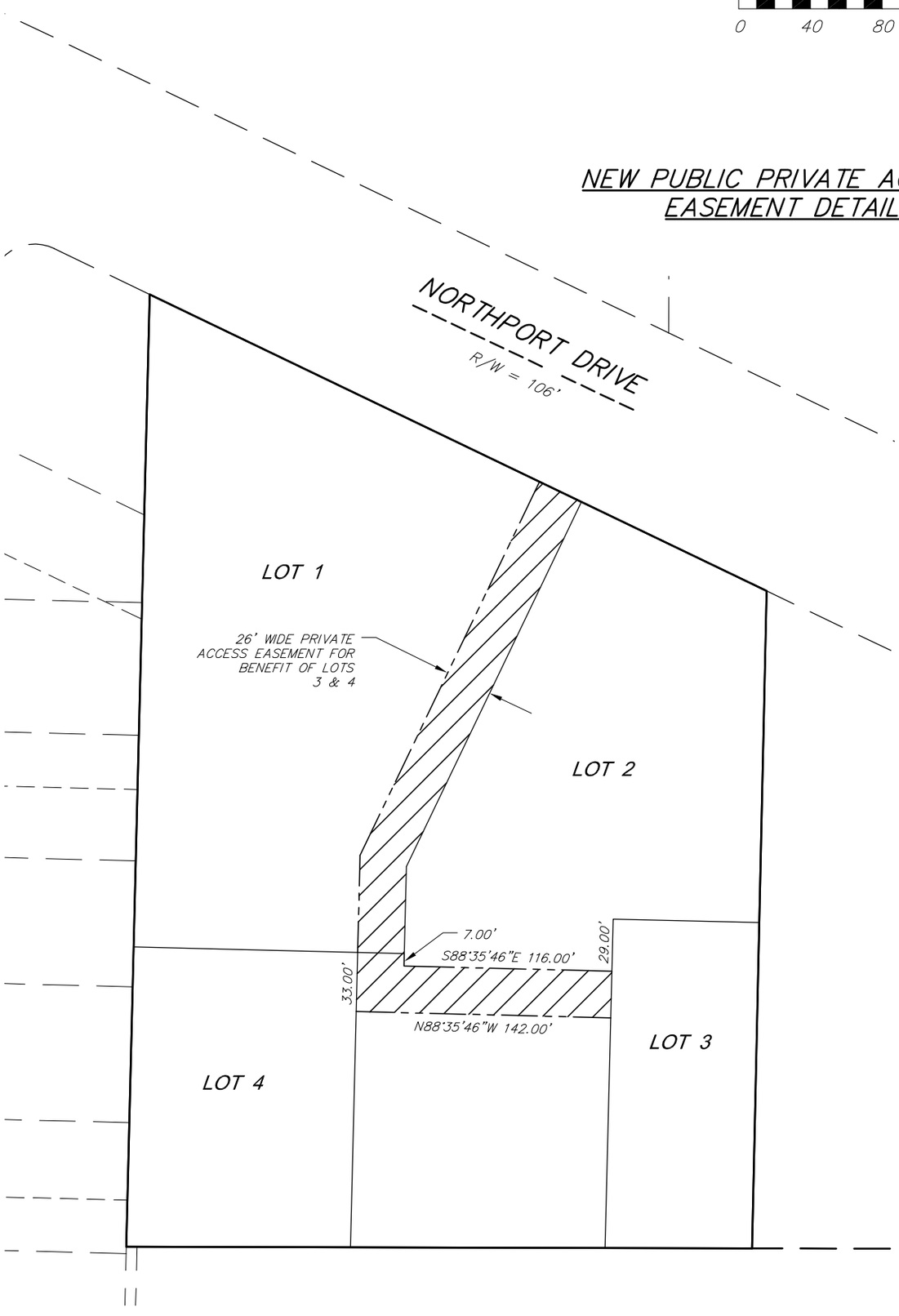
A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 26, T8N, R9E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

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W E
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GRAPHIC SCALE: 1" = 80'

0 40 80 160

NEW PUBLIC PRIVATE ACCESS EASEMENT DETAIL



24 Apr 2025 - 9:34a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: kpap

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Job #.: 240474 Date: 04/28/2025 Rev: Drafted By: KPAP Checked By: MZIE	SURVEYED FOR: NORTHPOINTE DEVELOPMENT 230 OHIO STREET SUITE 200 OSHKOSH, WI 54902	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 4 OF 7

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CERTIFIED SURVEY MAP No. _____

A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 26, T8N, R9E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Kevin J. Pape, Professional Land Surveyor S-2568, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed hereon, I have surveyed, divided and mapped the land described below and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed.

Date: April 28, 2025

Signed: DRAFT
Kevin J. Pape, Professional Land Surveyor S-2568

DESCRIPTION:

Being a part of the NE1/4 of the SE1/4 of Section 26, T8N, R9E, City of Madison, Dane County, Wisconsin, described as follows: Commencing the east quarter corner of said Section 26; thence S01°26'01"W, 1,247.18 feet along the east line of said SE1/4; thence N88°33'59"W, 583.73 feet to the point of beginning; thence N89°51'05"W, 349.00 feet to a point on the east line of Northridge: thence N01°24'14"E, 531.08 feet along said east line to a point on the southwesterly right-of-way line of Northport Drive; thence S64°20'52"E, 381.76 feet along said southwesterly right-of-way line; thence S01°16'20"W, 366.65 feet to the point of beginning.

Contains 156,397 square feet (3.590 acres).

24 Apr 2025 - 9:32a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: kpap

vierbicher
planners | engineers | advisors

Job #.: 240474 Date: 04/28/2025 Rev: Drafted By: KPAP Checked By: MZIE	SURVEYED FOR: NORTHPOINTE DEVELOPMENT 230 OHIO STREET SUITE 200 OSHKOSH, WI 54902	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 5 OF 7

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CERTIFIED SURVEY MAP No._____

A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 26, T8N, R9E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Northside Christian Assembly, 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 map.

IN WITNESS WHEREOF, the said Northside Christian Assembly . has caused these presents to be signed by its corporate officer(s) on this _____ day of _____, 20_____.

NORTHSIDE CHRISTIAN ASSEMBLY

By: _____

_____
PRINT NAME AND TITLE

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.

_____ My Commission expires: _____
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

Church Extension Plan, a corporation duly organized and existing under and by virtue of the laws of the State of Oregon, 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 Church Extension Plan, has caused these presents to be signed by _____ its _____, on this_____ day of _____, 20_____.

CHURCH EXTENSION Plan

By: _____

_____
PRINT NAME AND TITLE

State of _____)
)ss.
County of _____)

Personally came before me this _____ day of _____, 20_____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____
Notary Public, State of Wisconsin

My Commission expires: _____

20 May 2025 - 9:15a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: kpap

vierbicher
planners | engineers | advisors

Job #.: 240474 Date: 04/28/2025 Rev: Drafted By: KPAP Checked By: MZIE	SURVEYED FOR: NORTHPOINTE DEVELOPMENT 230 OHIO STREET SUITE 200 OSHKOSH, WI 54902	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 6 OF 7

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CERTIFIED SURVEY MAP No._____

A PART OF THE NE1/4 OF THE SE1/4 OF SECTION 26, T8N, R9E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Matthew Wachter, Secretary
City of Madison Plan Commission

CITY OF MADISON COMMON COUNCIL RESOLUTION:

Resolved that the Certified Survey Map located in the City of Madison was hereby approved by Enactment Number RES–_____, File ID 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

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 202___, at o'clock _____.m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

_____
Kristi Chlebowski,
Dane County Register of Deeds

24 Apr 2025 - 9:30a M:\Northpointe Development\240474_709 Northport Drive\CADD\240474_CSM.dwg by: kpap

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Job #.: 240474 Date: 04/28/2025 Rev: Drafted By: KPAP Checked By: MZIE	SURVEYED FOR: NORTHPOINTE DEVELOPMENT 230 OHIO STREET SUITE 200 OSHKOSH, WI 54902	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 7 OF 7

PLANNING DIVISION STAFF REPORT

July 7, 2025

PREPARED FOR THE PLAN COMMISSION

Project Address: **709 Northport Drive** (18th Alder District)

Application Type: Conditional Use and Certified Survey Map Referral

Legistar File ID # 88336 and 88558

Prepared By: Chris Wells, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Sean O'Brien; Northpointe Development; 230 Ohio Street, Suite 200; Oshkosh, WI 54902

Contact: Kevin Burow; Knothe & Bruce Architects; 8401 Greenway Boulevard, Suite 900; Middleton, WI 53562

Property Owner: Northside Christian Assembly; 709 Northport Drive; Madison, WI 53704

Requested Actions: There are two requests before the Plan Commission:

- ID 88336 – Consideration of a conditional use in the Traditional Residential-Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 units to allow construction of a four-story, 80-unit apartment building in a planned multi-use site to also contain a proposed four-story, 24-unit apartment building and an existing place of worship at 709 Northport Drive.
- ID 88558 – Consideration of a Certified Survey Map of property owned by Northside Christian Assembly located at 709 Northport Drive.

Proposal Summary: The applicant is requesting the two approvals to allow construction of a four-story, 80-unit apartment building in a planned multi-use site which will also contain a proposed four-story, 24-unit apartment building and an existing place of worship at 709 Northport Drive. The applicant also requests approval of a four-lot certified survey map – one for the existing place of worship and one for each of the three residential buildings that will occupy the site (note: the townhome building shown at southeast corner of the site is not being proposed at this time, will be developed by a different developer, and will need to obtain the necessary approvals at that time). The applicant proposes to begin construction of the development in the Fall of 2025, with completion anticipated in Winter/Spring 2027.

Applicable Regulations & Standards: This proposal is subject to the standards for Conditional Uses [MGO §28.183(6)] as Table 28C-1 in MGO Section 28.032 states that in the TR-U1 (Traditional Residential-Urban 1) District, a conditional use is required for a multi-family dwelling with greater than sixty (60) dwelling units. Lastly, MGO Section 16.23(5)(g) provides the process and standards of approval for certified survey maps.

Review Required By: Plan Commission, and Common Council (CSM only).

Summary Recommendations:

- The Planning Division recommends the Plan Commission find that the standards for conditional uses can be found met and **approve** a request for a multi-family dwelling with greater than sixty (60) units in the Traditional Residential-Urban 1 (TR-U1) District to allow construction of a four-story, 80-unit apartment building in a planned multi-use site to also contain a proposed four-story, 24-unit apartment building and an existing place of worship at 709 Northport Drive; and

- Additionally, the Planning Division believes the technical standards for land divisions can be found met and recommends the Plan Commission forward the Certified Survey Map to the Common Council with a recommendation of **approval**.

Approval of the project should be subject to input at the public hearing, and the recommended conditions beginning on **page 11** of this report for the land use requests, and on **page 19** for the CSM.

Background Information

Parcel Location: The 154,411-square-foot (3.59-acre) subject site is located on the south side of Northport Drive in between Northridge Terrace and School Road. The parcel is located within Alder District 18 (Ald. Glenn), the Transit-Oriented Development (TOD) Overlay District, and the Madison Metropolitan School District.

Existing Conditions and Land Use: The subject site is developed with a place of worship, the Northside Christian Assembly church, situated on the northeast corner of the site. A surface automobile parking lot lies to the west of the church and takes access from Northport Drive. The rest of the site is grass.

Surrounding Land Uses and Zoning:

North: Across Northport Drive is the 10-building, 104-unit Kennedy Heights Apartments development, zoned SR-V2 (Suburban Residential – Varied 2) District and single-family residences in the SR-C1 (Suburban Residential – Consistent 1) District;

East: The Countryside Montessori Preschool, beyond which are single-family residences. All are located in the SR-C1 Zoning District;

South: Mendota Elementary School, zoned SR-C1 District; and

West: Two-story, four-unit apartments zoned SR-V1 (Suburban Residential – Varied 1) District and the two-building, three-story, 48-unit Northridge Terrace development zoned PD (Planned Development) District.

Adopted Land Use Plan: The Comprehensive Plan (2023) identifies the subject site and parcels to the east and west for Low-Medium Residential (LMR). The elementary school site to the south is recommended for Special Institutional (SI). The Northport Warner Park Sherman Neighborhood Plan (2009) does not provide specific recommendations for the subject parcel.

Zoning Summary: The site is zoned TR-U1 (Traditional Residential-Urban 1) District.

Requirements	Required	Proposed
Lot Area (sq. ft.)	Multi-family (>24 units): 750 sq. ft./d.u. Building 1: 60,000 sq. ft. Multi-family (5-24 units): 750 sq. ft./d.u. Building 2: 18,000 sq. ft. Nonresidential: 6,000 sq. ft.	Lot 1/Bldg 1: 61,266 sq. ft. Lot 2/Place of worship: 59,489 sq. ft. Lot 4/Bldg 2: 20,728 sq. ft.
Lot Width	50’	>50’
Front Yard Setback	15’ or average	15.58’
Max. Front Yard Setback: TOD	20’	15.58’
Side Yard Setback	Multi-family (>24 units):10’ Multi-family (5-24 units): 5’ Nonresidential: 5’	Building 1: 10.5’ Building 2: 20.5’ Existing place of worship: 30.7’

Rear Yard Setback	Multi-family (>24 units): Lesser of 25% lot depth or 25' Multi-family (5-24 units): Lesser of 25% lot depth or 20' Nonresidential: Equal to building height but at least 30'	Building 1: Adequate Building 2: 17' Place of worship: Adequate (*See Comment #48*)
Maximum Lot Coverage	75%	60%
Maximum Building Height	Multi-family (> 24 units): 5 stories/65' Multi-family (5-24 units): 4 stories/52' Nonresidential: 40'	Building 1: 4 stories/52'0" Building 2: 4 stories/53'0" Existing place of worship: 1 story existing building (*See Comment #54*)

Site Design	Required	Proposed
Number Parking Stalls	**No minimum required**: TOD **Multi-family dwelling TOD maximum**: 1.5 per dwelling (156) **Place of worship TOD maximum**: 1 per 10 seats or 15 lineal feet of seating area in the main worship space. If no fixed seats, 1 per 70 sq. ft. of floor area in main worship space (TBD)	Surface: 101 Building 1 garage: 80 Building 2 garage: 18 (Total: 199) (*See Comment #50*)
Electric Vehicle Stalls	10% EV ready: 14	Building 1: 8 Building 2: 2 (*See Comment #49*)
Accessible Stalls	Yes	Yes
Loading	Not required	None
Number Bike Parking Stalls	**Multi-family dwelling**: 1 per unit up to 2-bedrooms, ½ space per add'l bedroom (113) 1 guest space per 10 units (10) **Place of worship**: 1 per 50 seats or 75 lineal feet of seating area or 1 per 350 feet of floor area in main worship space (TBD)	Surface: 15 Building 1 garage: 92 Building 2 garage: 24 (Total: 131) (*See Comment #50*)
Landscaping and Screening	Yes	Yes (*See Comments #51 & #52*)
Lighting	Yes	Yes
Building Form and Design	Yes	Buildings 1 & 2: Large Multi-Family Building Existing building for place of worship (*See Comment #55*)

Other Critical Zoning Items	
Yes:	Barrier Free (ILHR 69), Utility Easements, TOD Overlay
No:	Historic District; Floodplain, Wetlands, Wellhead Protection, Adjacent to Park, Urban Design

Tables Prepared by Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The property is not located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services. Metro Transit operates daily all day transit service along Northport Drive. The nearest bus stops are located roughly 200 feet to the west at the intersection with Kennedy Road.

Related Approvals

At its meeting on January 13, 2025, the Plan Commission approved a Zoning Map Amendment request to change the zoning of property located at 709 Northport Drive from the SR-C1 (Suburban Residential-Consistent 1) District to the TR-U1 (Traditional Residential-Urban 1) District. (Legistar File 83924)

At its meeting on October 23, 2024, the Common Council approved funding for an 80-unit rental housing development at 709 Northport Drive with 48 units being permanently affordable to households with incomes at or below 60% of the County Median Income (CMI). Among the contingencies is that the site receives all necessary land use approvals. (Legistar File 85821)

Project Description

The applicant is requesting conditional use approval to allow construction of a four-story, 80-unit apartment building in a planned multi-use site which will also contain a proposed four-story, 24-unit apartment building and an existing place of worship at 709 Northport Drive. The applicant is also requesting approval of a four-lot certified survey map – one lot for the existing place of worship and one for each of the three residential buildings that will occupy the site (note: the townhome building shown at southeast corner of the site is not being proposed at this time, will be developed by a different developer, and will need to obtain the necessary approvals at that time (it will likely be a permitted use).

The four-story, 80-unit building is "L"-shaped and located at the northwest corner of the site, with the "short" side located along the Northport Drive frontage. It has two main entrances, both located near the building's northeast corner – one on the Northport Drive façade which, due to grade which drops off near the street frontage, will be accessed via stairs as well as a ramp. The other entrance is located along the building's southeast façade, at grade. Both entrances provide access to the lobby with mail room and elevator. The ground floor also contains a community room, exercise room, kid's playroom, and 16 apartments. The upper three floors contain the rest of the units for a total of 80 – seven efficiency, 32 one-bedroom, 22 two-bedroom, and 19 three-bedroom units. The submitted roof plan shows solar panels, which the applicant has confirmed they are planning to provide. A community room and roof deck occupy the south end of the fourth floor. Located on the west side of the building and accessed from the ground floor level is a large patio with tables and chairs, planters, and a children's play structure.

The smaller, four-story, 24-unit apartment building is located at the southwest corner of the site. Like the larger structure proposed to the north, its primary entrance is located on the building's east side which provides access to the lobby, mail room, exercise room, community room, four ground floor units, elevator, and stairs. It contains a total of 24 units – 13 one-bedroom and 11 two-bedroom units. The roof plan also shows solar panels, which the applicant also confirmed will be provided. Staff note that in order to satisfy the Zoning Code's 20-foot minimum rear (south) yard setback for the TR-U1 District, the applicant will need to shift the building roughly 3 feet to the north.

The two buildings will share automobile access via a ramp located between the two structures. The larger building will contain 80 structured automobile stalls (eight of which will be electric vehicle-ready) and 90 long-term bicycle stalls while the smaller building will contain 18 structured auto stalls (two of which will be EV-ready) and 24 bike stalls.

Regarding exterior materials, the two structures will have a complimentary palette – both in terms of the actual material as well as the colors. While masonry clads the ground floor levels of both, the masonry will be beige-colored for the 80-unit and light beige for the 24-unit. For the 80-unit building, the upper floors will be primarily

clad with a light beige-colored composite board and batten siding, the recessed sections clad with a dark grey horizontal composite siding, and the accent panels between some of the windows clad with a golden wood-colored horizontal composite siding. The 24-unit will use the same colors but on different materials. While composite board and batten siding will also be the primary materials for the upper floors, here it will be in a medium grey color. The golden wood color will color the recessed section of the building and the accent panels between some of the windows will be colored light beige.

As mentioned above, the applicant is proposing to divide the lot into four parcels. As a result, the way the lots are divided with only two having frontage along Northport Drive, they will require cross-access easements to be granted across them as they all share the lone access from the street. In addition to the under building parking described above, there will be a total of 101 surface automobile parking stalls on the site. Twenty-five stalls (i.e. all of those which fall on Lot 1 of the proposed Certified Survey Map) will be allocated to the 80-unit building, 14 will be located to the 24 unit (this includes the 10 located on Lot 4 of the CSM as well as the nearby four stalls on the church parcel, Lot 2 of the CSM), while the remaining 61 stalls will be allocated to the church. The applicant has clarified that a shared use agreement will be developed for the new parking lot for all of the users to have access.

Analysis

This proposal is subject to the standards for Conditional Uses [MGO §28.183(6)] as Table 28C-1 in MGO Section 28.032 states that in the TR-U1 (Traditional Residential-Urban 1) District, a conditional use is required for a multi-family dwelling with greater than sixty (60) dwelling units. Lastly, MGO Section 16.23(5)(g) provides the process and standards of approval for certified survey maps.

Conformance with Adopted Plans

The Northport Warner Park Sherman Neighborhood Plan (2009) does not provide specific recommendations for the subject parcel. The generalized future land use plan of the Comprehensive Plan (2023) recommends the subject site and parcels to the east and west for Low-Medium Residential (LMR), while the elementary school site to the south is recommended for Special Institutional (SI).

LMR areas are largely characterized by what is sometimes referred to as the “Missing Middle” housing. According to the Comprehensive Plan, LMR areas are recommended for a density range of 7-30 units per acre and buildings should be up to three stories tall. The following types of housing are included in the recommended list: small-lot single-family development, two-unit buildings, three-unit buildings, rowhouses, and small multi-family buildings. Building forms present in LMR are generally compatible in scale with single-family homes, and may therefore be intermixed with small-lot, single-family development or used as a transition from more intense development to lower intensity areas comprised primarily of single-family development. LMR areas are characterized by a walkable, connected street network to meet the growing demand for walkable urban living.

Beyond these underlying recommendations, the ‘Residential Future Land Use Categories’ table on page 20 of the Plan includes an additional provision that allows LMR-recommended sites to be considered for more intensive development under “select conditions.” The plan specifies that appropriate developments could include large and courtyard multi-family buildings at up to 70 dwelling units an acre and four stories of height. While not appropriate for all LMR areas, more intensive development can be considered in “select conditions” including the relationships between proposed buildings and their surroundings, natural features, lot and block characteristics, and access to urban services, transit, arterial streets, parks, and amenities. These factors were expanded with the updates to the Comprehensive Plan adopted by the Common Council on December 5, 2023.

Regarding the density of the proposed development, the 104 total proposed units on the site 3.59 acres works out to 29 units per acre. Calculated another way, if removing the two proposed church and future development properties, the sites being development make up approximately 1.88 acres. With the 104 proposed units, this works out to 55.3 units per acre, still well below the maximum 70 units per acre allowed under "select conditions" by the Comprehensive Plan for LMR.

Below is a review of the request related to the "select conditions" specified in the plan and the subject site.

- **Relationships between proposed buildings and their surroundings and lot and block characteristics:** The subject property is surrounded by developed properties including smaller scale multifamily, a Montessori school, elementary school and is in close proximity to some single-family residences and larger three-story residential buildings.

  Access to the subject site is limited to Northport Drive. The four-unit and larger residential buildings to the west are accessed via the dead-end Northridge Terrace. The adjacent Montessori School and single-family residences to the east each have individual access from Northport Drive. The subject site is bordered to the south by the Mendota Elementary School with its playground and athletic fields to the rear. This means the development pattern surrounding the site effectively limits its development to one that would be exclusively accessed from Northport Drive.

  Importantly, the TR-U1 Zoning District, approved in October 2024, allows for residential development larger than what is currently on surrounding properties. Four-story buildings are permitted by-right for multi-family buildings up to 24 units. Buildings over 24 units are a conditional use and must have a minimum ten-foot side-yard setback.

  When the rezoning was considered, staff believed that the TR-U1 Zoning District itself could be found to meet the "select conditions" to consider more intensive development. While no development plans were before the Plan Commission during that review, staff noted that given the 350-foot width of the subject site and roughly 450-foot average depth, the 3.59-acre site was believed to allow sufficient space for a larger building(s) the site should be able to accommodate larger buildings and still provide appropriate transitions to nearby properties.

  With this application, specific development plans are now before the Plan Commission and the Commission is advised to consider how the proposed building and siting relates to the applicable standards. The closest proximity to nearby residential buildings is along the west property line. These neighboring properties primarily include two-story, four-unit apartment buildings, which are on average located at least 60 feet from the proposed structure, at most points.

  While the proposed buildings are sited relatively close to the western property line in places, the applicant has taken some efforts to reduce the massing impacts. First, Staff note that where a four-story mass is proposed, the applicant has exceeded the required 10-yard setback, setting the buildings back over 20 feet in most locations.

  Second, the larger 80-unit building is angled and positioned which limits the amount of building right near this side yard. With the exception of a corner of the building that is roughly 15 feet from the property line, the rest of the four-story components are at least 20 feet from the property edge. Even at the closest point, staff estimates that the closest corner of the building is more than 60 feet from the closest residential structure.

Second, the applicant has introduced stepbacks in certain locations at the fourth-floor level along portions of the west façades – by locating the fourth floor rooftop patios at the south end of the 80-unit building and southwest corner of the 24-unit building. (These rooftop patios are indicated with a diagonal hatched line in Image A (see right).

In response to Planning's staff's follow-up questions regarding stepbacks, the applicant indicated they would be willing to move the stepback at the southern end of the building to the western wing, but raised programmatic concerns of creating setbacks at both locations. Staff note that the residential building located near the current stepback is closer than the one at the north, and therefore, believe that it may be more impactful as proposed.

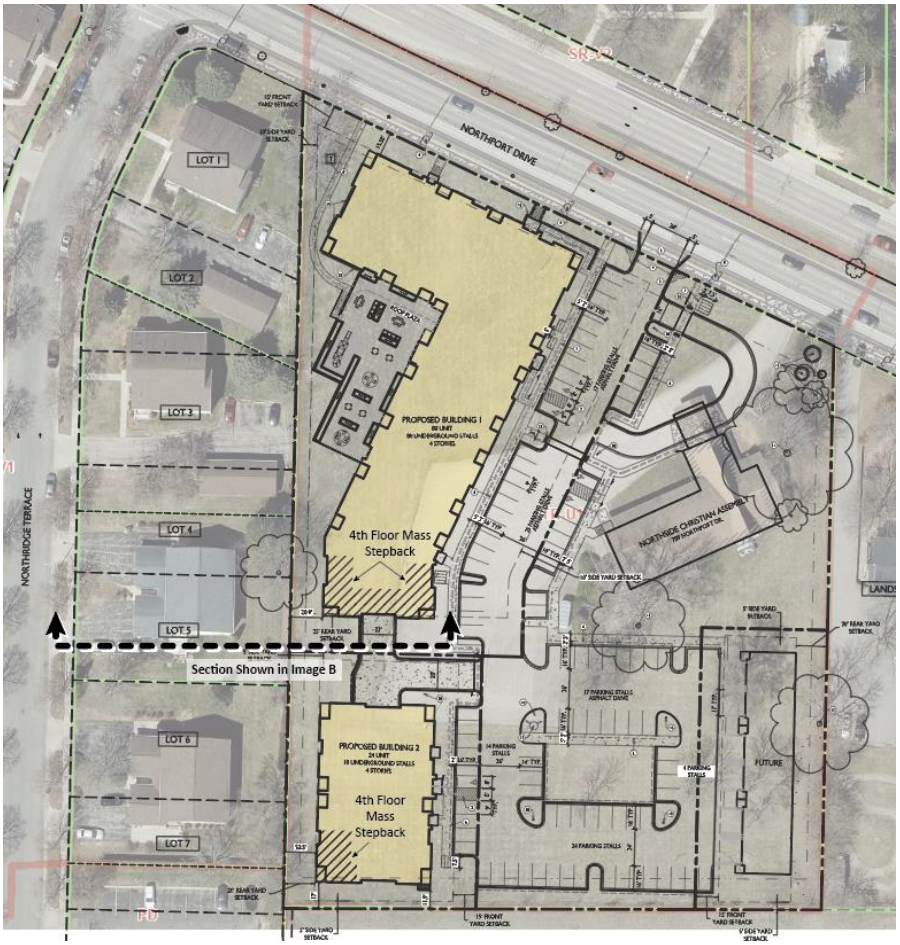


Image A: The Site Plan Overlaid on the Aerial Showing the Proximity of the Residential to the West and Proposed Massing Stepbacks at the Fourth Floor Level

Image B (below) shows the relationship between the proposed buildings and the adjacent residential lots to the west – which contain gable-roofed, two-story, four-unit buildings and are zoned SR-V1 (Suburban Residential – Varied 1). While these lots are currently developed at a lower intensity than what is allowed by the Zoning Code, Staff note that SR-V1 allows such buildings as 3- to 4-unit, single-family attached dwellings and 3- to 8-unit multi-family buildings, up to three stories and 40-feet in height, as permitted uses.

Image B depicts a dashed line estimating the maximum building bulk currently allowed by right in the SR-V1 District. While the transition from the proposed flat-roofed, four-story buildings to these tall, two-story buildings is roughly two stories, the proposed building is approximately only one-story taller than what is currently allowed, by right, on these abutting sites.

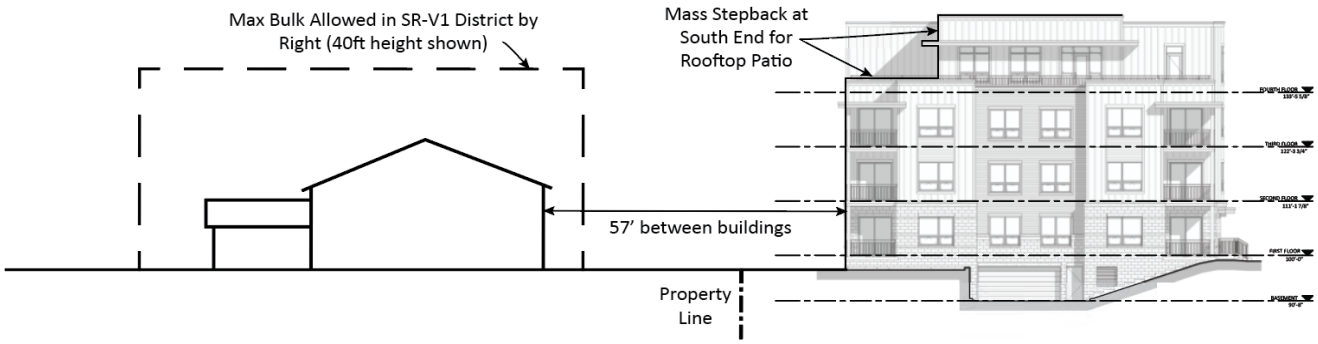


Image B: The Side View (Section) Showing the Relationship Between the South End of the 80-Unit Building (with Proposed Massing Stepbacks at the Fourth Floor Level for the Rooftop Patio) and the Four-Units to the West. Also Shown on the Adjacent Lot is the Maximum Bulk (and 40-foot Maximum Building Height) Allowed by Right in the SR-V1 District.

Regarding building height, before final sign off by Zoning, the applicant will need to make sure the height of the 24-unit building is not greater than 52 feet (Zoning is currently measuring it at 53 feet).

In regards to the lower level that creates the elevated patio along the western side of the property, staff recommend that the applicant revise the planting plan to introduce taller plantings that can better screen the relatively long blank walls. A condition of approval has been recommended.

As a result of the points raised above, Staff believe it possible for the Plan Commission to find this condition satisfied.

- **Natural features:** Staff does not believe that there are any natural features on the site or on the surrounding properties that would impact the development of this site including wetlands, floodplains, waterways, and areas of steep slopes.

- **Access to urban services, transit, arterial streets, parks, and amenities:** The site has direct access to Northport Drive, which is classified as a principal arterial roadway. The street includes marked on-street bike lanes. Metro Transit's Route B provides daily service at least every 15 minutes during the weekday and 30 minutes on weekends along Northport Drive, with stops west and east of the subject site. The sidewalk network along both sides of Northport Drive, east and west of the subject site is complete.

  The site is less than a half mile from Lake View Hill Park located to the east, on the opposite side of Northport Drive. The site is also just under a mile from Warner Park. While Mendota Elementary School abuts the site, the entrance is located along School Road. Using the existing sidewalks, it is estimated to be just under a quarter mile walk from this property to the front of the school. While there is not commercial development in the immediate proximity, there is a small commercial node with a restaurant and small market roughly 0.7 miles east at the corner of Northport Drive and Troy Drive. The larger Northport Shopping Center is located roughly 1.25 miles southeast of this site.

On balance, the Planning Division believes it is possible that the Plan Commission can find that the proposed development meets the criteria of "select conditions" to consider more intensive development in Low-Medium Residential (LMR) Development and, therefore, is consistent with the Comprehensive Plan. The proposed density and reductions to the massing along the west property line are significant factors as to why such a potential development may be approved. The site's location along a principal arterial roadway, the availability of daily and relatively frequent bus service, and the site's location in close proximity to a school are other important factors.

Staff also believe the proposed development is consistent with other goals and objectives in the Comprehensive Plan that encourage development of a wider mix of housing types, sizes, and costs throughout the City, and increase the amount of housing available by allowing more housing in more places.

Conditional Use Standards

The Plan Commission may not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a), Approval Standards for Conditional Uses, are met. That section states: "The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a conditional use shall be granted by the Plan Commission unless it finds that all of the [standards for approval in Section 28.183(6) are met]."

Staff provide the following discussion regarding Standards 6 and 8.

Regarding Standard 6, which states:

> *"The conditional use conforms to all applicable regulations of the district in which it is located."*

As noted previously in this report, Zoning has recommended several conditions requiring more information and tweaks be made to the design in order to comply with the Zoning Code. These are minor and consist of such things as increasing the rear yard building setback for the 24-unit building to 20 feet, confirming the height of the 24-unit building (and reducing it to 52 feet if necessary), providing capacity numbers of the church to finalize the minimum number of automobile parking stalls required on site, confirmation about percent exposure of the north façade of the 80-unit building (to determine if it is counted as a story), etc. Staff believe these can all be satisfied prior to final sign off. Therefore, Staff believe the Plan Commission can find this standard met.

Regarding Standard 8, which states:

> *"When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation.*

Staff believes this standard relates closely to the aforementioned building mass and design considerations related to Plan consistency and the "select conditions" for allowing a more intensive development on this site. While considerably larger than the current abutting residential buildings, Staff believe the proposed development's reductions to the massing along the west property line and the fact that the proposed buildings are adjacent to sites zoned and planned for up to three-story/40-foot-tall buildings are relevant considering this standard. Given the analysis on this point raised previously in this report, Staff believe the Plan Commission can find this standard met.

Land Division

The applicant has submitted a certified survey map to divide the parcel into four lots – one lot for the existing place of worship and one for each of the three residential buildings that will occupy the site (note: the townhome building shown at southeast corner of the site is not being proposed at this time, will be developed by a different developer, and will need to obtain the necessary approvals at that time (it will likely be a permitted use). M.G.O. Section 16.23(5)(g) provides the process for certified survey maps. Staff believe that all applicable standards for land divisions can be found met, subject to the comments recommended by reviewing agencies.

Public Input

At the time of report writing, Staff has not received any comments on the proposed request.

Conclusion

On balance, Staff believes that the Conditional Use Standards can be found met, with the recommended conditions. Discussion specifically related to Standards 6 and 8 is noted in the report.

As part of their review, the Zoning Code requires the Plan Commission give due consideration to the recommendations of adopted plans. Regarding plan consistency, Staff believe factors such as the proposed development's reductions to the full, four-story massing along portions of west property line, proposed density, the site's location along a principal arterial roadway, the availability of daily and relatively frequent bus service, and the site's location in close proximity to a school, together result in a proposal that can be found to meet the Comprehensive Plan's "select conditions" criteria to consider more intensive development in areas recommended for Low Medium Residential (LMR) Development. If the criteria are found to be met, the plan would recommend large multi-family buildings at up to 70 dwelling units an acre and four stories of height for the subject property. Staff notes that while the proposed development site is adjacent to two-story apartment buildings to the west, these lots are planned and zoned for up to three-story buildings, including some three-story buildings that could be developed by right (i.e. without further Plan Commission consideration).

Regarding the four-lot certified survey map, Staff believe that all applicable standards for land divisions can be found met, subject to the comments recommended by reviewing agencies.

Recommendation

Planning Division Recommendation (Contact Chris Wells, (608) 261-9135)

- The Planning Division recommends the Plan Commission find that the standards for conditional uses can be found met and **approve** a request for a multi-family dwelling with greater than sixty (60) units in the Traditional Residential-Urban 1 (TR-U1) District to allow construction of a four-story, 80-unit apartment building in a planned multi-use site to also contain a proposed four-story, 24-unit apartment building and an existing place of worship at 709 Northport Drive; and
- Additionally, the Planning Division believes the technical standards for land divisions can be found met and recommends the Plan Commission forward the Certified Survey Map to the Common Council with a recommendation of **approval**.

Approval of the project should be subject to input at the public hearing, and the recommended conditions beginning **below** for the land use request, and on **page 19** for the CSM.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Land Use Request – Conditional Use

Planning Division (Contact Chris Wells, (608) 261-9135)

1. The applicant shall revise the landscaping plan to provide additional plantings that provide additional height and year-round screening for the base of the elevated patio wall along the western side of the building. Such plantings shall be planted at a large size to provide screening benefits at the time of planting.

Engineering Division (Main Office) (Contact Brenda Stanley, (608) 261-9127)

2. Applicant shall provide projected wastewater flows to Mark Moder, mmoder@cityofmadison.com. Property may be required to connect to sanitary sewer on opposite side of Northport Road.

3. Sanitary sewer manholes shown on plans are shown as 36" diameter. Public City Madison manholes need to be 48" diameter.

4. Any sanitary sewer that is planned to publicly owned and maintained will require a public sanitary sewer extension permit which is a 2-3 month approval process.

5. The existing 8"X8" sanitary lateral wye serving this lot is not a legal and will need to be removed as a condition of plan approval.

6. This site needs to show that all discharge from the 200 year storm is directed to the Stormwater mngt system and subsequently to the public ROW no discharge to private lands is allowed.

7. This site will require the extension of public stormwater system from Northridge Terrace to the site to provide for adequate drainage. Stormwater runoff from the sites is required to reach the public Right of Way directly from the parcel.

8. The applicant shall connect to or extend public storm sewer connecting directly to a public storm structure that is either in the public sidewalk or terrace area, or inlet at the curb on the side of the street, adjacent to the development. Any storm lateral extension crossing any lanes of traffic or running longitudinally within a public street right of way for over 20ft, in order to connect to the public system, shall be considered a private storm sewer lateral and will require an approved and recorded privilege in streets agreement. (POLICY)

9. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)

10. Construct sidewalk, terrace, curb, gutter, and pavement along Northport Drive to a plan as approved by the City Engineer.

11. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat/csm. (MGO 16.23(9)(d)

12. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4)

13. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.

14. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.

15. A Storm Water Maintenance Agreement (SWMA) is required for this project. See Storm comments for agreement specific details and requirements.

16. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available online: http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm.

    The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or CARPC is required for this project to proceed.

17. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)

18. Revise the plans to identify the location of the public storm sewer (proposed or existing) that will serve the development show the connection of the private internal drainage system to the public storm sewer. (POLICY AND MGO OVER 10,000 SF OF IMPERVIOUS AREA 10.29 and 37.05(7)(b))

19. This project will disturb 4,000 sf or more of land area and require an Erosion Control Permit. Submit the Erosion Control Permit Application (with USLE calculations and associated fee) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval. The permit application can be found on City Engineering's website at http://www.cityofmadison.com/engineering/Permits.cfm.

This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year. The WDNR provided workbook to compute USLE rates can be found online at https://dnr.wi.gov/topic/stormwater/publications.html

This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit. (POLICY)

This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.

Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.

20. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website at http://www.cityofmadison.com/engineering/Permits.cfm.

    The Storm Water Management Plan & Report shall include compliance with the following:

    Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

    Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))

    Rate Control New Development: Detain the 2, 5, 10, 100, & 200 - year storm events, matching post development rates to predevelopment rates and using the design storms identified in Madison General Ordinances Chapter 37.

    Rate Control Redevelopment: By design detain the 10-year post construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10- year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be

completed, using green infrastructure that captures at least the first 1/2 inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first 1/2 inch of rainfall, either green or non-green infrastructure may be used.

Unintended detention: If the plat or subdivision has an enclosed area with provides existing storage, the existing storage will need to be accounted for in addition to meeting the requirements for detention.

Infiltration: Provide infiltration of 90% of the pre-development infiltration volume.

TSS New Development: Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.

TSS Redevelopment not TMDL: Reduce TSS by 40% (control the 20-micron particle) off of new paved surfaces as compared to no controls.

TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.

Oil/Grease Control: Treat the first 1/2 inch of runoff over the proposed parking facility and/or drive up window. Volume Control: Provide onsite volumetric control limiting the post construction volumetric discharge to the predevelopment discharge volume as calculated using the 10-year storm event.

Thermal Control: Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.

100-year Overflow: The applicant shall demonstrate that water can leave the site and reach the public ROW without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

21. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

City Engineering – Mapping (Contact Julius Smith, (608) 264-9276)

22. Grant a Public Sidewalk Easement to the City on the face of the pending Certified Survey Map along the frontage of Northport Dr. for widened terraces. The final location and width of the Sidewalk Easement is to be approved by City Engineering and Traffic Engineering. Contact Jule Smith (jsmith4@cityofmadison.com) with Engineering Mapping for the final language to be included on the face of the CSM.

23. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to, access, pedestrian access, parking, utilities for sanitary and storm sewer and watermain, common areas, storm management, and common fire lane that are necessary to accomplish the land division or site development as proposed prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the CSM recording and prior to building permit issuance. All proposed lots

shown are dependent on the single connection to both the street access and connection to public utilities and are unbuildable without proper easements/agreements to provide the access and services needed amongst the properties.

24. Note this project lies within the proposed North-South segment of the Bus Rapid Transit Project. This project may have needs along this route that affect the site development. Contact Mike Cechvala Transportation Planner for BRT, mcechvala@cityofmadison.com for information.

25. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.

26. The site plan shall include all lot/ownership lines fully dimensioned per LND-B. See full checklist at link below https://www.cityofmadison.com/dpced/bi/documents/LUAChecklist.pdf

27. Provide a full and complete legal description of the site or property being subjected to this application on the site plan.

28. The address of the proposed building 1, 80 unit is 701 Northport Dr. The address of the proposed building 2, 24 unit is 705 Northport Dr. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

29. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction.

30. Submit a site plan and a complete set of building Floor Plans (for each individual building) in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of an interior and building addressing plan for the proposed multi-building complex. Each building page should include a key locator and north arrow. Also, include a per floor unit matrix for the apartment buildings.

    The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the Verification submittal stage of this LNDUSE with Zoning.

    The final approved stamped Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall provided for additional review and approval by Engineering.

    Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department.

    For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

Traffic Engineering Review (Contact Sean Malloy, (608) 266-5987)

31. The applicant shall dedicate 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 their site's frontage of Northport Drive.

32. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

33. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.

34. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.

35. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

36. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.

37. All pedestrian walkways adjacent parking stalls shall be 7 feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.

38. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.

39. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) – Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.

40. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Andrew Oliver, (267-1979, aoliver@cityofmadison.com) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.

41. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.

42. The applicant shall provide a clearly defined 5' walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.

43. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

44. The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.

45. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

46. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.

47. Include a parking plan demonstrating how specific stalls, to be used by the Church, will be reserved. Include any signage to be used to achieve this goal in the submitted plans.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429))

48. Increase the rear yard setback (south yard) for Building 2 to a minimum of 20 feet. The rear yard setback for a multi-family building (5-24 units) is a minimum of 20 feet.

49. Provide electric vehicle ready stalls per Section 28.141(8)(e) Electric Vehicle Charging Station Requirements. A minimum of 10% of the parking stalls (14 stalls) must be electric vehicle ready. Identify the locations of the electric vehicle ready stalls on the plans. Add the count of EV ready stalls to the Site Development Data table.

50. Provide the capacity of the main worship space for the existing place of worship. The vehicle parking maximum and bicycle parking minimum for the place of worship will be determined by the capacity of the main worship space.

51. Verify that the landscape islands contain a minimum of 75% vegetative cover. Per Sections 28.142(3)(c) and 28.142(4)(e), planting beds or planted areas must contain at least 75% vegetative cover mulched. Mulch shall consist of shredded bark, chipped wood or stone installed at a minimum depth of two (2) inches. If stone is used, it shall be spread over weed barrier fabric.

52. Show the refuse disposal area for the existing place of worship on the site plan. All developments, except single family and two family developments, shall provide a refuse disposal area. If the refuse disposal area is located outside the building, it 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 eight (8) feet. Submit a detail of the trash enclosure if provided outside the building. Note that City issued trash containers are not required to be screened.

53. The future building on Lot 3 will require a separate review and approval.

54. Verify whether the front basement wall (Northeast elevation) of Building 1 is exposed more than 50%. The basement level shall be counted as a story when the front exterior wall of the basement level is exposed more than 50%.

55. Provide details demonstrating compliance with bird-safe glass requirements Section 28.129. For building façades where the first sixty (60) feet from grade are comprised of less than fifty percent (50%) glass, at least eighty-five percent (85%) of the glass on glass areas fifty (50) square feet or over must be treated. Of all glass areas over fifty (50) square feet, any glass within fifteen (15) feet of a building corner must be treated. Identify which glass areas are 50 sq. ft. or greater and which glass areas will be treated. Provide a detail of the specific treatment product that will be used.

56. Per Section 28.186(4)(b), the property owner or operator is required to bring the property into compliance with all elements of the approved site plans by the date established by the Zoning Administrator as part of the site and building plan approval. Work with Zoning staff to establish a final site compliance date.

57. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Parking Review (Contact Trent W Schultz, (608) 246-5806)

58. A Transportation Demand Management (TDM) Plan is required for the project, per MGO 16.03. The applicant shall submit a TDM Plan to tdm@cityofmadison.com. Applicable fees will be assessed after the TDM Plan is reviewed by staff.

Madison Fire Department (Contact Matt Hamilton, (608) 266-4457)

The agency reviewed this request and has recommended no conditions of approval.

Parks Division (Contact Adam B Kaniewski, at (608) 261-4281)

59. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(6)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the North Park-Infrastructure Impact Fee district. The Park Impact Fee ID# for this project is 25040. Visit https://www.cityofmadison.com/parks/about/impactFees.cfm for information about Park Impact Fee rates, calculations, and payment process.

Forestry Division (Contact Jeffrey Heinecke, (608) 266-4890)

60. 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. Add as a note on both the site and street tree plan sets.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

61. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (http://www.cityofmadison.com/water/plumbers-contractors), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Metro Transit (Contact Timothy Sobota, (608) 261-4289)

62. Metro Transit operates daily all-day transit service along Northport Drive near this property - with trips at least every 30 minutes (every 15 minutes or less during the day on weekdays and Saturdays).

63. Metro Transit would initially estimate the following counts of trips would not be eligible towards US Green Building Council/LEED Quality Access to Transit points, due to the one-way loop operation of the service: 66 Weekday & 48 Weekend. Please contact Metro Transit if additional analysis would be of interest.

Certified Survey Map

Engineering Division (Main Office) (Contact Brenda Stanley, (608) 261-9127)

64. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)

65. Construct sidewalk, terrace, curb, gutter, and pavement along Northport Drive to a plan as approved by the City Engineer.

66. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat/csm. (MGO 16.23(9)(d))

67. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4)

68. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

69. Provide an ownership/maintenance agreement (recorded) for the private sewer main prior to CSM/plan approval. (Policy)

70. The proposed parcels within this development (and/or adjacent to) are dependent on each other for overland and subsurface storm water drainage. A private Storm Sewer/Drainage Easement/Agreement for all parcels within (and/or adjacent to) this development shall be drafted, executed and recorded prior to building permit issuance.

City Engineering – Mapping (Contact Julius Smith, (608) 264-9276)

71. Grant a Public Sidewalk Easement to the City on the face of the Certified Survey Map along the frontage of Northport Dr. for widened terraces. The final location and width of the Sidewalk Easement is to be approved by City Engineering and Traffic Engineering. Contact Jule Smith (jsmith4@cityofmadison.com) with Engineering Mapping for the final language to be included on the face of the CSM.

72. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to, access, pedestrian access, parking, utilities for sanitary and storm sewer and watermain, common areas, storm management, and common fire lane that are necessary to accomplish the land division or site development as proposed prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the CSM recording and prior to building permit issuance. All proposed lots shown are dependent on the single connection to both the street access and connection to public utilities and are unbuildable without proper easements/agreements to provide the access and services needed amongst the properties.

73. Note this project lies within the proposed North-South segment of the Bus Rapid Transit Project. This project may have needs along this route that affect the site development. Contact Mike Cechvala Transportation Planner for BRT, mcechvala@cityofmadison.com for information

74. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.

75. Remove the word Public from the title of the Easement Detail on sheet 4 of 7.

76. The Cross Access Easement as shown may have to extend down the westerly line of the proposed Lot 3 to facilitate the future planed multiple drive entries if that is still the intended use.

77. The Cross Access Easement as shown is being dedicated on the Face of the CSM this is preferred in this case as it explains on the CSM face how lots are being created without connection to the public way. This will need to be followed up with a declaration of the easement to define the rights between the lots. Additionally this should also be done to with connections to the City utilities being provided at the public way. Easements necessary to shall be shown to provide the lots with sewer and water on the face of the CSM to show that the lots are buildable on the Face of the CSM. Those easement shall also be followed up with a declaration of Easement after the CSM is recorded to further define any rights.

78. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jule Smith, City Engineering (jsmith4@cityofmadison.com)

79. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office (web address https://www.countyofdane.com/PLANDEV/records/surveyor.aspx) for current tie sheets and control data that has been provided by the City of Madison.

80. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jule Smith (jsmith4@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.

81. Explain the break in the Right-of-Way Bearings. Both documents 1076331 and 1076288 are described as takings being parallel to the centerline of Northport Drive and are based off of the STH 113 Right-of-Way Plat for Project T-0219 as cited within the documents. The Right-of-way Plat does not show a break along the centerline of Northport Drive. While Survey 133 filed at the Dane County Land Records office does show break (PI) in the centerline of the Right-of-Way prior to the takings for Project T-0219, the PI was shown just Southwest of the monument found. The PI is in the next parcel adjacent in the un-platted lands located at 801 Northport Drive across from Lot 24 of Lake view Ridge. Confirm that the Right-of-Way as found and shown is correct and 106' wide.

82. Show the centerline of State Trunk Highway 113 - Northport Drive per 236.20(2)(h) The center line of all streets. Additionally label the Highway's name.

83. Remove Maribeth Witzel-Behl from the City Clerk Certificate. Verify who will be acting in this capacity at the time of recording.

84. Submit to Jule Smith, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing 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, preferably closed polylines for lot lines, shall be void of gaps and overlaps and match the final recorded plat:

    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 shown on the plat including wetland & floodplain boundaries.)

    NOTE: This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data for any changes subsequent to any submittal.

Parking Review (Contact Trent W Schultz, (608) 246-5806)

85. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of certified survey map review. A TDM Plan will need to be submitted as part of approving proposed development on site (within LNDUSE-2025-00044).

Traffic Engineering Review (Contact Sean Malloy, (608) 266-5987)

86. The applicant shall dedicate 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 their site's frontage of Northport Drive.

Parks Division (Contact Adam Kaniewski, (608) 261-4281)

87. The following note should be included on the CSM: “LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.”

88. Prior to sign off on the CSM the applicant shall execute a declaration of conditions and covenants for impact fees. Requests can be emailed to parkimpactfees@cityofmadison.com.

89. The Parks Division shall be required to sign off on this CSM.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

90. Upon development, a separate water service lateral and water meter will be required to serve each parcel. The water laterals shall be directly connected to the public water main with the shut-off valve located in the public right-of-way (per PSC 185.52 (2)). A water lateral is not required if the parcel remains undeveloped. For condominiums and townhomes located on a single parcel, it will be the developer’s choice whether to master meter or individually meter each unit.

Office of Real Estate Services (Contact Trent Milliken, (608) 266-5940)

91. Prior to approval sign-off by the Office of Real Estate Services ("ORES"), the Owner's Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution. The title of each certificate shall be consistent with the ownership interest(s) reported in the most recent title report.

    When possible, the executed original hard stock recordable CSM shall be presented at the time of ORES approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off.

92. Prior to CSM approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s).

93. If a mortgage or other financial instrument is reported in record title but has been satisfied or no longer encumbers the lands or ownership within the CSM boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to CSM approval sign-off.

94. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and have it executed prior to CSM sign-off, if said ownership interest meets the criteria set forth by Wis. Stat. Sec. 236.34 and Sec. 236.21(2)(a).

95. A Consent of Lessee certificate shall be included on the CSM for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.

96. Madison Common Council Certificate: This certificate is required when dedication of land and the conveyance of rights in land are required. For parcels located within the City of Madison, a Madison Common Council Certificate shall appear as follows:

    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 _____, 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 _____, 2025

    _____
    Michael Haas, Acting City Clerk
    City of Madison, Dane County Wisconsin

97. As of June 25, 2025, there are no real estate taxes owed because the property is currently occupied by a church.

98. As of June 25, 2025, there are no special assessments reported. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to Madison General Ordinance Section 16.23(4)(f)(3).

99. Pursuant to Madison City Ordinance Section 16.23(4)(c)(1), the owner shall furnish an updated title report to ORES via email to Trent Milliken (tmilliken@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report (April 30, 2025) submitted with the CSM application and include all associated documents that have been recorded since the initial title report.

    A title commitment may be provided, but will be considered only as supplementary information to the title report update. Surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.

The following agencies have reviewed this CSM and has recommended no conditions of approval:

Zoning, Assessor's Office, Fire, Forestry, and Metro

Department of Planning & Community & Economic Development
Planning Division
Meagan Tuttle, Director
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
www.cityofmadison.com

July 8, 2025

Kevin Pape
Vierbicher
999 Fourier Drive, Suite 201
Madison, Wisconsin 53705

RE: LNDCSM-2025-00020; ID 88558 – Certified Survey Map – 709 Northport Drive, Section 26, T8N, R9E, City of Madison, Dane County, Wisconsin (Northside Christian Assembly)

Dear Kevin,

The Certified Survey Map (CSM) to divide property located at 709 Northport Drive into four lots is hereby **conditionally approved**. The property is zoned TR-U1 (Traditional Residential–Urban 1 District). The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are:

Please contact Brenda Stanley of the City Engineering Division at (608) 261-9127 if you have questions regarding the following seven (7) items:

1. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)

2. Construct sidewalk, terrace, curb, gutter, and pavement along Northport Drive to a plan as approved by the City Engineer.

3. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat/csm. (MGO 16.23(9)(d))

4. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4)

5. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

6. Provide an ownership/maintenance agreement (recorded) for the private sewer main prior to CSM/plan approval. (Policy)

7. The proposed parcels within this development (and/or adjacent to) are dependent on each other for overland and subsurface storm water drainage. A private Storm Sewer/Drainage Easement/Agreement for all parcels within (and/or adjacent to) this development shall be drafted, executed and recorded prior to building permit issuance.

Please contact Julius Smith of the City Engineering Division–Mapping Section, at (608) 264-9276 if you have questions regarding the following fourteen (14) items:

8. Grant a Public Sidewalk Easement to the City on the face of the Certified Survey Map along the frontage of Northport Dr. for widened terraces. The final location and width of the Sidewalk Easement is to be approved by City Engineering and Traffic Engineering. Contact Jule Smith (jsmith4@cityofmadison.com) with Engineering Mapping for the final language to be included on the face of the CSM.

9. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to, access, pedestrian access, parking, utilities for sanitary and storm sewer and watermain, common areas, storm management, and common fire lane that are necessary to accomplish the land division or site development as proposed prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the CSM recording and prior to building permit issuance. All proposed lots shown are dependent on the single connection to both the street access and connection to public utilities and are unbuildable without proper easements/agreements to provide the access and services needed amongst the properties.

10. Note this project lies within the proposed North-South segment of the Bus Rapid Transit Project. This project may have needs along this route that affect the site development. Contact Mike Cechvala Transportation Planner for BRT, mcechvala@cityofmadison.com for information

11. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.

12. Remove the word Public from the title of the Easement Detail on sheet 4 of 7.

13. The Cross Access Easement as shown may have to extend down the westerly line of the proposed Lot 3 to facilitate the future planed multiple drive entries if that is still the intended use.

14. The Cross Access Easement as shown is being dedicated on the Face of the CSM this is preferred in this case as it explains on the CSM face how lots are being created without connection to the public way. This will need to be followed up with a declaration of the easement to define the rights between the lots. Additionally this should also be done to with connections to the City utilities being provided at the public way. Easements necessary to shall be shown to provide the lots with sewer and water on the face of the CSM to show that the lots are buildable on the Face of the CSM. Those easement shall also be followed up with a declaration of Easement after the CSM is recorded to further define any rights.

15. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jule Smith, City Engineering (jsmith4@cityofmadison.com)

16. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office (web address https://www.countyofdane.com/PLANDEV/records/surveyor.aspx) for current tie sheets and control data that has been provided by the City of Madison.

17. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jule Smith (jsmith4@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.

18. Explain the break in the Right-of-Way Bearings. Both documents 1076331 and 1076288 are described as takings being parallel to the centerline of Northport Drive and are based off of the STH 113 Right-of-Way Plat for Project T-0219 as cited within the documents. The Right-of-way Plat does not show a break along the centerline of Northport Drive. While Survey 133 filed at the Dane County Land Records office does show break (PI) in the centerline of the Right-of-Way prior to the takings for Project T-0219, the PI was shown just Southwest of the monument found. The PI is in the next parcel adjacent in the un-platted lands located at 801 Northport Drive across from Lot 24 of Lake view Ridge. Confirm that the Right-of-Way as found and shown is correct and 106' wide.

19. Show the centerline of State Trunk Highway 113 - Northport Drive per 236.20(2)(h) The center line of all streets. Additionally label the Highway's name.

20. Remove Maribeth Witzel-Behl from the City Clerk Certificate. Verify who will be acting in this capacity at the time of recording.

21. Submit to Jule Smith, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing 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, preferably closed polylines for lot lines, shall be void of gaps and overlaps and match the final recorded plat:

    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 shown on the plat including wetland & floodplain boundaries.)

NOTE: This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data for any changes subsequent to any submittal.

Please contact Trent Schultz of the Parking Division at (608) 246-5806 if you have any questions regarding the following item:

The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of certified survey map review. A TDM Plan will need to be submitted as part of approving proposed development on site (within LNDUSE-2025-00044).

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following item:

22. The applicant shall dedicate 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 their site's frontage of Northport Drive.

Please contact Adam Kaniewski of the Parks Division at (608) 261-4281 if you have questions regarding the following three (3) items:

23. The following note should be included on the CSM: "LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED."

24. Prior to sign off on the CSM the applicant shall execute a declaration of conditions and covenants for impact fees. Requests can be emailed to parkimpactfees@cityofmadison.com.

25. The Parks Division shall be required to sign off on this CSM.

Please contact Jeff Belshaw of the Water Utility at (608) 261-9835 if you have any questions regarding the following item:

26. Upon development, a separate water service lateral and water meter will be required to serve each parcel. The water laterals shall be directly connected to the public water main with the shut-off valve located in the public right-of-way (per PSC 185.52 (2)). A water lateral is not required if the parcel remains undeveloped. For condominiums and townhomes located on a single parcel, it will be the developer's choice whether to master meter or individually meter each unit.

Please contact Trent Milliken of the Office of Real Estate Services at (608) 266-5940 if you have any questions regarding the following nice (9) items:

27. Prior to approval sign-off by the Office of Real Estate Services ("ORES"), the Owner's Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution. The title of each certificate shall be consistent with the ownership interest(s) reported in the most recent title report.

When possible, the executed original hard stock recordable CSM shall be presented at the time of ORES approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off.

28. Prior to CSM approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s).

29. If a mortgage or other financial instrument is reported in record title but has been satisfied or no longer encumbers the lands or ownership within the CSM boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to CSM approval sign-off.

30. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and have it executed prior to CSM sign-off, if said ownership interest meets the criteria set forth by Wis. Stat. Sec. 236.34 and Sec. 236.21(2)(a).

31. A Consent of Lessee certificate shall be included on the CSM for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.

32. Madison Common Council Certificate: This certificate is required when dedication of land and the conveyance of rights in land are required. For parcels located within the City of Madison, a Madison Common Council Certificate shall appear as follows:

    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 _____, 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 _____, 2025

    _____
    Michael Haas, Acting City Clerk
    City of Madison, Dane County Wisconsin

33. As of June 25, 2025, there are no real estate taxes owed because the property is currently occupied by a church.

34. As of June 25, 2025, there are no special assessments reported. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to Madison General Ordinance Section 16.23(4)(f)(3).

35. Pursuant to Madison City Ordinance Section 16.23(4)(c)(1), the owner shall furnish an updated title report to ORES via email to Trent Milliken (tmilliken@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report (April 30, 2025) submitted with the CSM application and include all associated documents that have been recorded since the initial title report.

    A title commitment may be provided, but will be considered only as supplementary information to the title report update. Surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.

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

A resolution approving the Certified Survey Map and authorizing the City to sign it and any other documents related to the CSM will be reviewed by the Common Council at its July 15, 2025 meeting.

In order to commence the process for obtaining the necessary City signatures on the Certified Survey Map, the applicant shall e-mail the revised CSM, updated title report, and any other materials required by reviewing agencies to the reviewing planner. The reviewing planner will share the updated materials with the relevant commenting City agencies for them to verify that their conditions have been satisfied and that the secretary or designee may sign the Plan Commission approval certificate. Once the Plan Commission certificate is executed, the Planning Division will make the City Clerk's Office aware that the Common Council certificate may be executed.

Once all of the necessary City signatures have been affixed to the Certified Survey Map, the instrument may be recording at the Dane County Register of Deeds Office. For information on recording procedures and fees, please contact the Register of Deeds at (608) 266-4141.

Any appeal from this action, including the conditions of approval, must be filed with the Circuit Court within 30 days from the date of this letter. **The approval of this CSM shall be null and void if not recorded in twelve (12) months from the date of the approving resolution or this letter, whichever is later.**

If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at cwells@cityofmadison.com or (608) 261-9135.

Sincerely,

Chris Wells
Planner

cc: Brenda Stanley, City Engineering Division
Julius Smith, City Engineering Division–Mapping Section
Sean Malloy, Traffic Engineering Division
Trent Schultz, Parking
Adam Kaniewski, Parks Division
Jeff Belshaw, Madison Water Utility
Trent Milliken, Office of Real Estate Services

City of Madison

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

Master

File Number: 88568

File ID: 88568 **File Type:** Resolution **Status:** Report of Officer

Version: 1 **Reference:** **Controlling Body:** PLAN COMMISSION

File Created Date : 06/02/2025

File Name: CSM - 2222-2304 City View Dr **Final Action:**

Title: Approving a Certified Survey Map of property owned by Investors Associated LLP located at 2222-2304 City View Drive (District 17).

Notes:

CC Agenda Date: 07/15/2025

Agenda Number: 48.

Sponsors: Planning Division **Effective Date:**

Attachments: Locator Maps.pdf, CSM Application.pdf, Letter of Intent.pdf, Proposed CSM.pdf, Staff Comments.pdf, Link to Cond Use File 88551 **Enactment Number:**

Author: **Hearing Date:**

Entered by: tparks@cityofmadison.com **Published Date:**

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/2/2025	Maggie McClain	Approve	6/20/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	06/02/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Plan Commission (7/7/25), Common Council (7/15/25)						
1	COMMON COUNCIL	06/17/2025	Referred	PLAN COMMISSION		07/07/2025	
	Action Text: This Resolution was Referred to the PLAN COMMISSION						
1	PLAN COMMISSION	07/07/2025	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER				Pass

Action Text: A motion was made by Glenn, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.

Notes: On a motion by Ald. Glenn, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the Certified Survey Map to the Common Council subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/other.

Text of Legislative File 88568

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 Investors Associated LLP located at 2222-2304 City View Drive (District 17).

Body
WHEREAS a Certified Survey Map of property owned by Investors Associated LLP located at 2222-2304 City View Drive, 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.

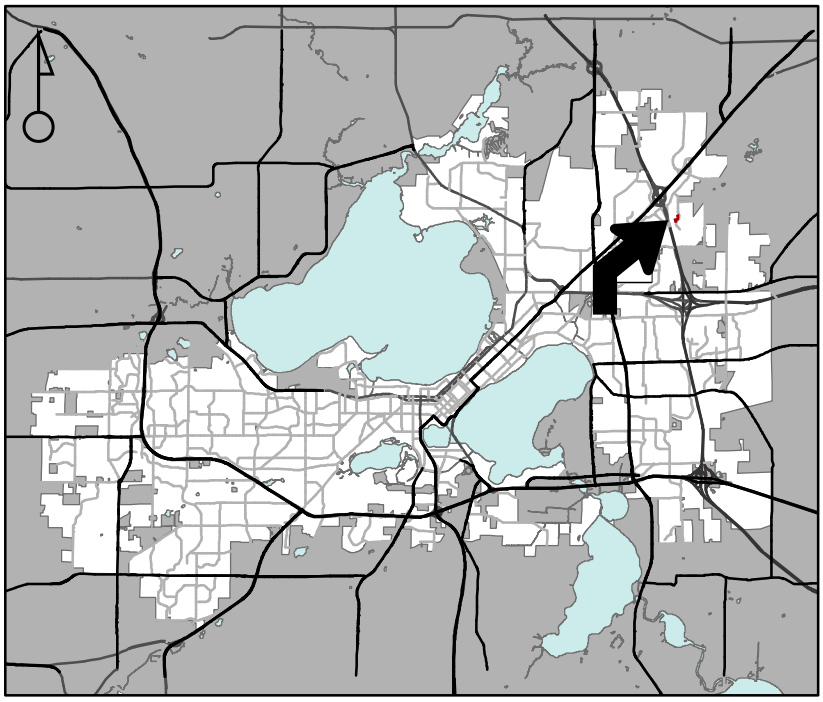
City of Madison

Conditional Use and Certified Survey Map Referral

Location
2222-2304 City View Drive

Applicant
Patrick Carroll, Investors Associated, LLP
Kevin Burow, Knothe & Bruce Architects, LLC

Requests
- Construct four-story mixed-use building with 4,606 sq. ft. of commercial space and 60 apartments; construct four-story, 47-unit apartment building; construct five-story, 39-unit apartment building; and construct five-story, 40-unit apartment building;
- Combine two lots into one lot for development



Public Hearing Dates
Plan Commission
July 7, 2025
Common Council
July 15, 2025 (for CSM)

For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : JC : Date : 6-2-

City of Madison

2222-2304 City View Drive



Date of Aerial Photography : Spring 2022

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

5/27/25 11:07 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: Investors Associated LLP Representative, if any: Patrick Carrolll

Street address: 810 Cardinal Lane, Ste. 210 City/State/Zip: Hartland, WI 53029

Telephone: 414-856-7311 Email: pcarroll@iallp.com

Firm Preparing Survey: Vierbicher Contact: Kevin Pape

Street address: 999 Fourier Drive, Suite 201 City/State/Zip: Madison, WI 53705

Telephone: 608-821-3955 Email: kpap@vierbicher.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: 2222 & 2304 City View Dirve

Tax Parcel Number(s): 0810-271-1310-9; 0810-271-1309-2

Zoning District(s) of Proposed Lots: SE 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): _____

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			
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use): MIxed Use	2		4.836
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	2		4.836

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.*

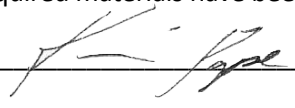
☒ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *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: Kevin Pape Signature: 

Date: 05/20/2025 Interest In Property On This Date: Surveyor

May 27, 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

2222 & 2304 City View Drive
KBA Project #2046

Ms. Meagan Tuttle:

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

Organizational Structure:

Owner:
Investors Associated LLP
810 Cardinal Lane, Ste. 210
Hartland, WI 53029
(414) 856-7311
Contact: Patrick Carroll
pcarroll@iallp.com

Architect:
Knothe & Bruce Architects, LLC
8401 Greenway Blvd., Ste 900
Middleton, WI 53562
(608) 836-3690
Contact: Kevin Burow
kburow@knothebruce.com

Engineer:
Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 821-3980
Contact: Brian Barritt
bbar@vierbicher.com

Landscape Design:
Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717
(608) 821-3980
Contact: Brian Barritt
bbar@vierbicher.com

Introduction:
This proposed mixed-use development involves the development of 2222 & 2304 City View Drive located at the intersection of Cross Road Drive and City View Drive. This site is currently vacant. This application requests permission for the development of a 4-story mixed use building with 60 dwelling units and approximately 4,606 SF commercial space sharing an underground parking level with a new 4-story multi-family building with 47 dwelling units, and (2) 5-story, multi-family buildings; one with 39 dwelling units and one with 40 units. Each of the buildings will have underground parking and surface parking will be available as well. The site is currently zoned SE and will remain SE zoning for the proposed redevelopment.

Project Description:
The proposed project is a mixed-use development consisting of a total of 186 dwelling units. It also includes a 4,606 SF commercial space within Building 1. Buildings 1 and 2 are 4 stories, and Buildings 3 and 4 are 5 stories tall.

This site is located across the street from existing multifamily housing and adjacent to commercial office buildings. The design and character of this development is contemporary to fit into the context of this neighborhood and utilizes masonry and natural stone veneers along with composite sidings that are complementary and tie in well to the adjacent structures. A large plaza area is included between the buildings and provides a generous outdoor gathering space for all residents to enjoy.

Given the topography of the site, we are able to provide direct access to the underground parking located below and shared between Buildings 1 and 2, accessed from the south off of City View Drive. Then for Buildings 3 and 4 we are able to provide two levels of underground parking with direct access from either the surface parking lots or via the shared drives between the buildings. With this we are able to provide just over a 1:1 parking ratio for the enclosed parking. This site is located just over a half a mile to the nearest Madison Metro transit stop located at the intersection of City View Drive and High Crossing Boulevard so additional surface parking is also provided adjacent to each building

City and Neighborhood Input:
We have met with the City on several occasions for this proposed development including a DAT meeting on April 3, 2025, and a neighborhood meeting on May 22, 2025, as well as discussions with the Alder in this area, Alder Sabrina Madison. This input has helped shape this proposed development.

Conditional Use Approvals:
The proposed development requires conditional uses to allow for dwelling units in a mixed-use building (Building 1), a multi-family dwelling (Buildings 2,3 & 4), and 5 stories for residential buildings (Buildings 3 & 4). The proposed buildings size, scale and use are consistent with the City's Comprehensive Plan for this property, which calls for Community Mixed-Use development. We have met or exceeded all standards of the SE zoning.

Site Development Data:

Densities:	
Lot Area	210,667 S.F. / number acres
Dwelling Units	186 D.U.
Lot Area / D.U.	1,133 S.F./D.U.
Density	38.43 units/acre
Lot Coverage	115,507 S.F. / 55%
Building Height:	4 - 5 Stories / 40'-3" - 51'-5"
Commercial Area:	4,606 S.F.

Dwelling Unit Mix:

	Building 1	Building 2	Building 3	Building 4	Total per unit type
Studio	7	3	5	5	20
One Bedroom	33	28	14	15	90
One Bedroom + Den	4	0	0	0	4
Two Bedroom	12	16	20	20	68
Three Bedroom	4	0	0	0	4
Total per Building	60	47	39	40	186

Vehicle Parking:

	Buildings 1 & 2	Building 3	Building 4	Total per stall type
Garage Parking Stalls	110	40	39	189
Surface Parking Stalls	71	18	16	105
Total per Building	181	58	55	294

Bicycle Parking:

Garage Wall-Mount	44
Garage Floor-Mount	145
Commercial Surface	4
Guest Surface	20
Total	213 bike stalls

Project Schedule:
It is anticipated that construction will start in the Spring of 2026 and be completed in phases starting in the Spring of 2027 and beyond.

Thank you for your time and consideration of our proposal.

Sincerely,

Kevin Burow, AIA, NCARB, LEED AP
Managing Member

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CERTIFIED SURVEY MAP No. _____

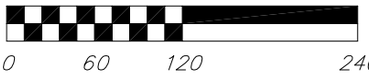
LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 14540, RECORDED AS DOCUMENT NO. 5334597, LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 27, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY NAD83 (2011), THE EAST LINE OF THE NE1/4 OF SECTION 24–08–10 MEASURED AS BEARING N00°16'20"E

GRAPHIC SCALE: 1" = 120'

0 60 120 240



SURVEY LEGEND

- FOUND 3/4" ø IRON ROD
- FOUND P.K. NAIL
- FOUND 1" ø IRON PIPE
- ( ) RECORDED AS INFORMATION

NOTE:
SEE SHEET 2 FOR SECTION TIE DETAIL
SEE SHEET 6 FOR CURVE DATA & NOTES

LOT 61
HIGH CROSSING FIFTH ADDITION
(N74°42'44"E)
N75°05'46"E 236.10'

80'

LOT 42
HIGH CROSSING THIRD ADDITION

(S16°5'2"12"E)
S16°29'04"E
133.58'

QUARRY PARK
66' ROAD

N14°53'55"W 403.86'

LOT 2
CERTIFIED SURVEY
MAP NO. 14540

C1

LOT 51

LOT 1
CERTIFIED SURVEY
MAP NO. 14540
(N74°42'44"E)
N75°05'46"E 391.81'

LOT 1
210,673 SF
(4.836 AC)

80'

N14°53'55"W
158.19'
(N15°17'16"E)

LOT 73

LOT 3
CERTIFIED SURVEY
MAP NO. 14540

CITY VIEW DRIVE

S44°45'08"W
126.52'
(S44°22'00"W)

C2

LOT 52

HIGH CROSSING FIFTH ADDITION

CROSSROADS DRIVE

C4

HIGH CROSSING FIFTH ADDITION

LOT 72

LOT 71

C3

80'

LOT 58

LOT 70

80'

23 May 2025 - 3:07p M:\Investors Associated\210169_2304 City View Drive\CADD\210169 - CSM.dwg by: kpap

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Job #.: 210169 Date: 05/27/2025 Rev: Drafted By: KPAP Checked By: SCHU	SURVEYED FOR: IA CROSSROADS II, LLC 810 CARDINAL LANE SUITE 100 HARTLAND, WI 53029	C.S.M. No. _____ Doc. No. _____ Vol. _____ Page _____	SHEET 1 OF 9

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CERTIFIED SURVEY MAP No._____

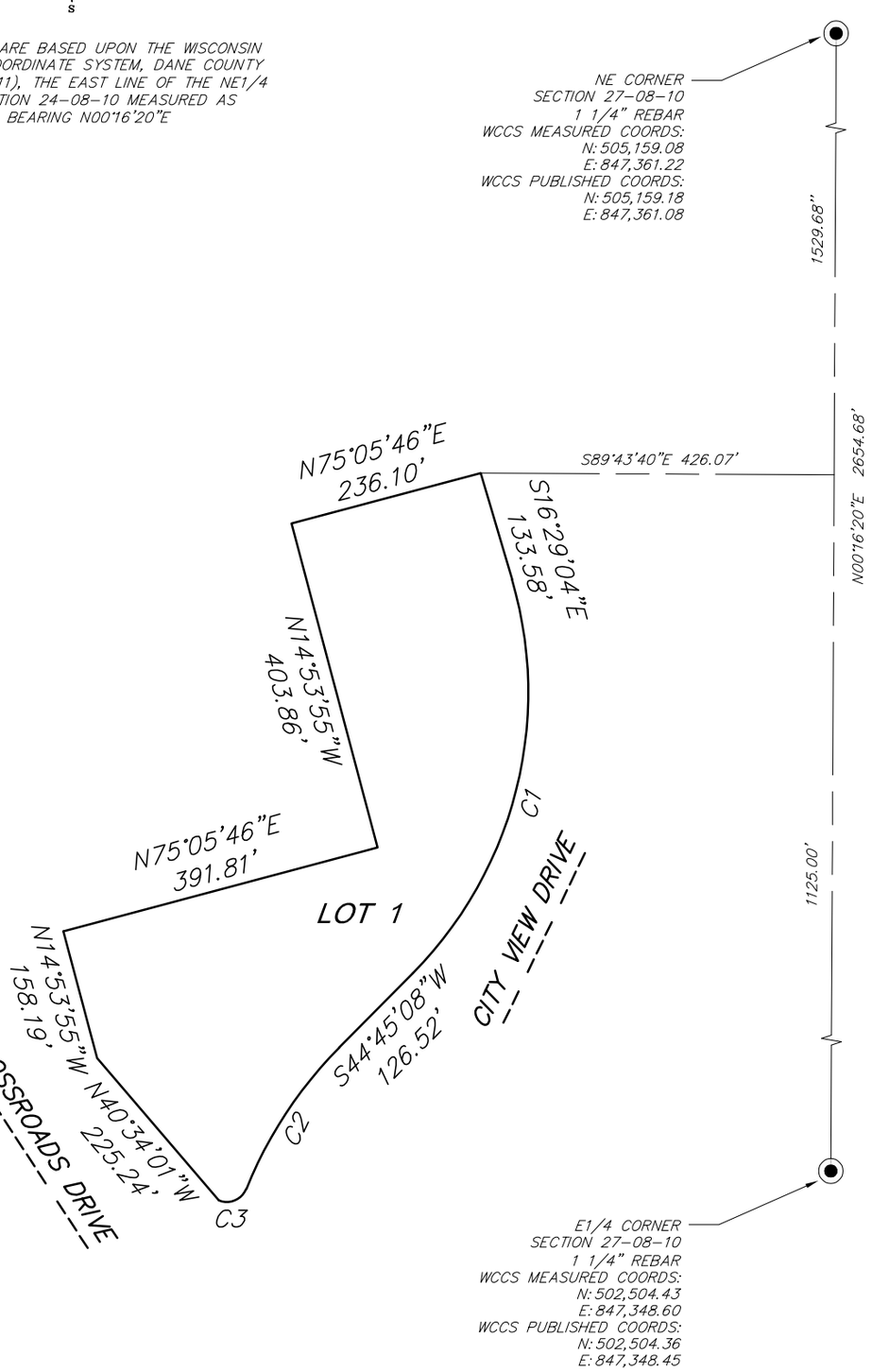
LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 14540, RECORDED AS DOCUMENT NO. 5334597, LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 27, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY NAD83 (2011), THE EAST LINE OF THE NE1/4 OF SECTION 24-08-10 MEASURED AS BEARING N00°16'20"E

SECTION TIE DETAIL

(NOT TO SCALE)



23 May 2025 - 3:08p M:\Investors Associated\210169_2304 City View Drive\CADD\210169 - CSM.dwg by: kpap

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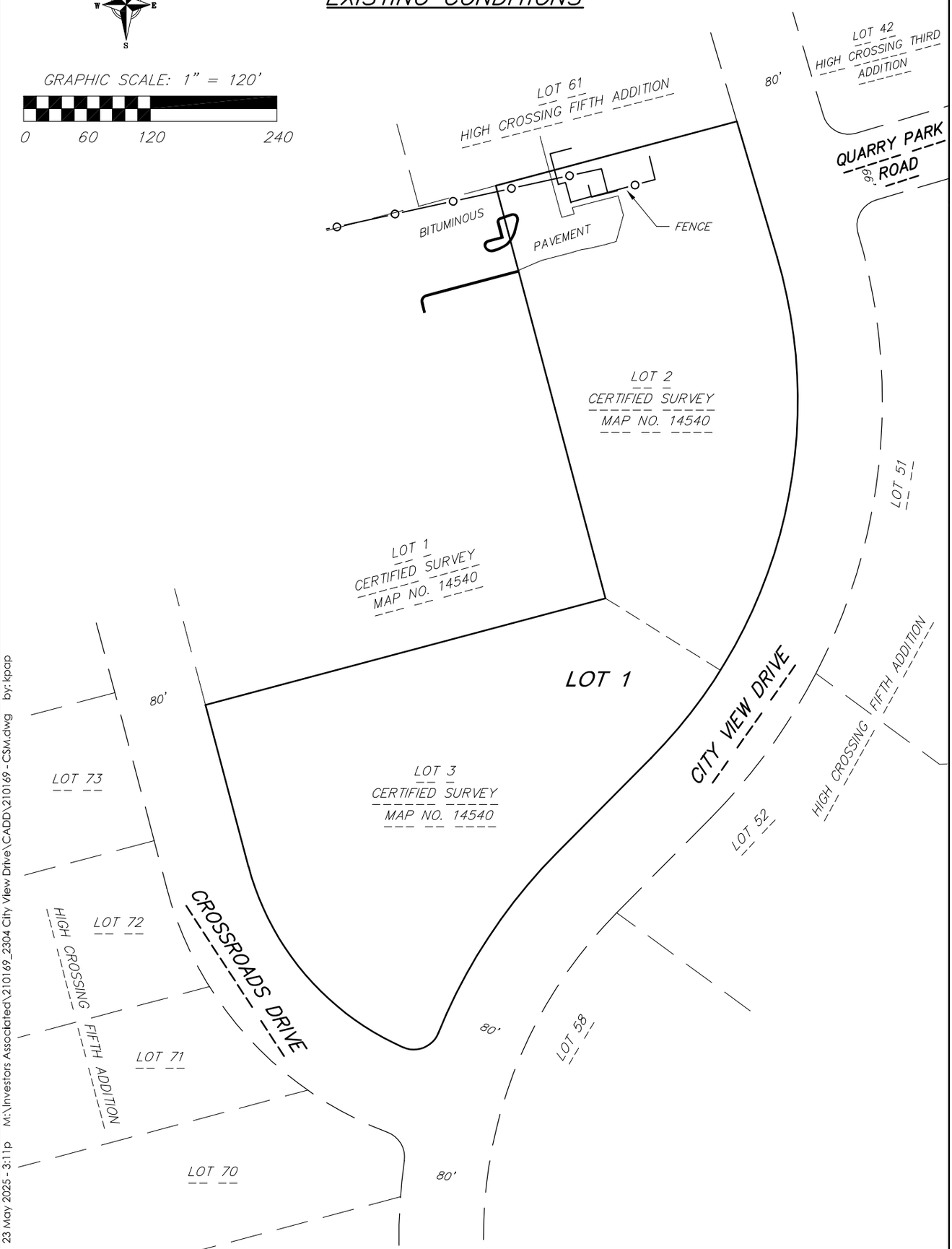
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GRAPHIC SCALE: 1" = 120'

0 60 120 240

EXISTING CONDITIONS



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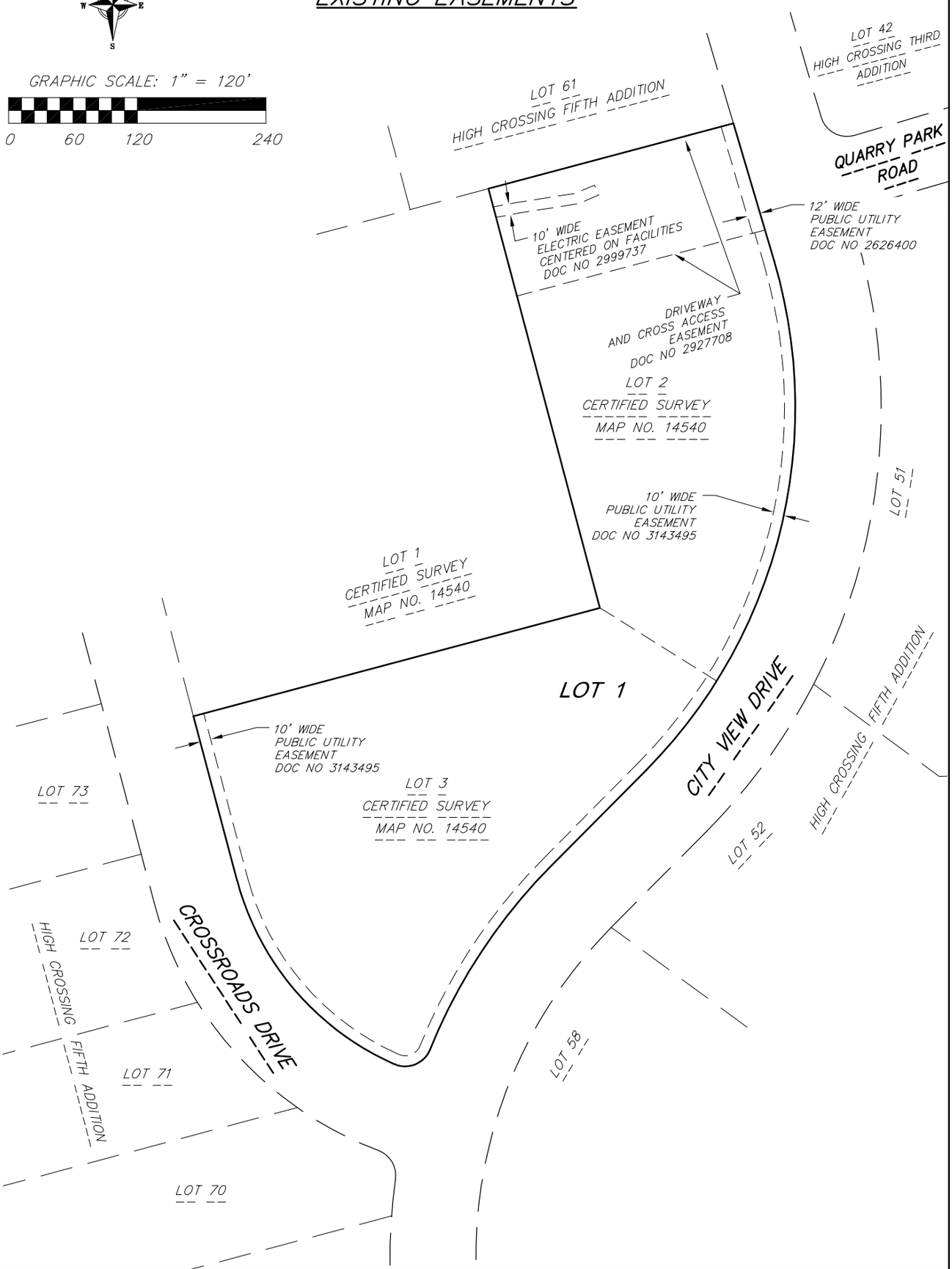
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GRAPHIC SCALE: 1" = 120'

0 60 120 240

EXISTING EASEMENTS



27 May 2025 - 10:30a M:\Investors Associated\210169_2304 City View Drive\CADD\210169 - CSM.dwg by: kpap

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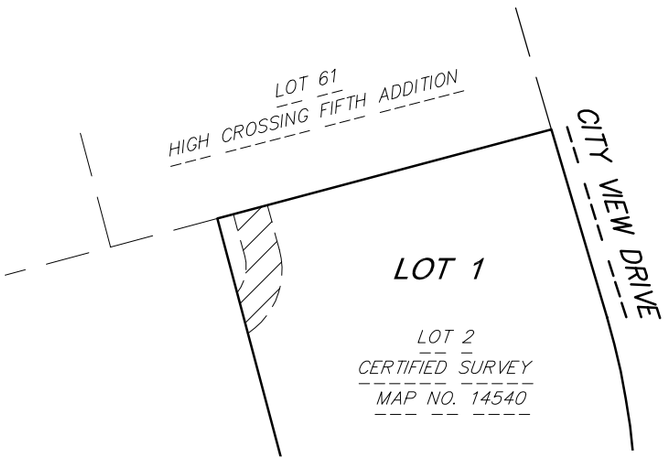
LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 14540, RECORDED AS DOCUMENT NO. 5334597, LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 27, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN



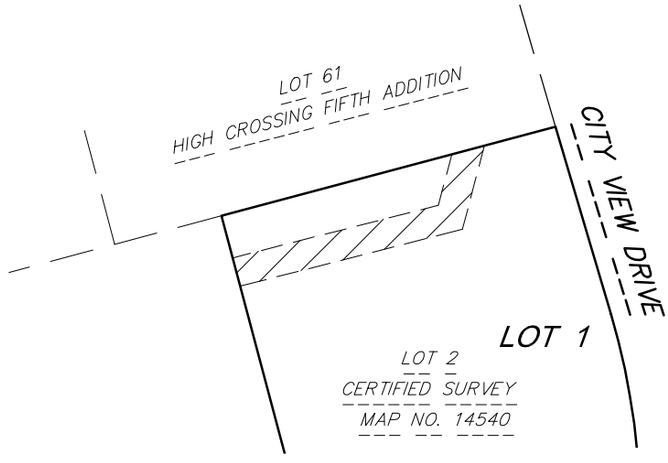
EXISTING EASEMENTS

GRAPHIC SCALE: 1" = 120'





EMERGENCY VEHICLE ACCESS EASEMENT
DOC NO 5342832



PRIVATE STORM SEWER AND CROSS ACCESS EASEMENT
DOC NO 5342833

23 May 2025 - 3:09p M:\Investors Associated\210169_2304 City View Drive\CADD\210169 - CSM.dwg by: kpap

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CERTIFIED SURVEY MAP No._____

LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 14540, RECORDED AS DOCUMENT NO. 5334597, LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 27, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

Curve Table							
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length	Tangent Bearing	Tangent Bearing
C1	480.00	513.01	61°14'12"	S14°08'02"W	488.94		
				(S13°44'54"W)			
C2	515.00	205.02	22°48'34"	S33°20'51"W	203.67		S21°56'34"W
		(204.98)	(22°48'17")	(S32°57'52"W)	(203.63)		(S21°33'43"W)
C3	25.00	40.06	91°49'19"	S67°51'14"W	35.91	S21°56'34"W	N66°14'07"W
			(91°49'04")	(S67°28'15"W)		(S21°33'43"W)	(N66°37'13"W)
C4	260.00	232.96	51°20'12"	N40°34'01"W	225.24	N66°14'07"W	
		(232.94)	(51°19'57")	(N40°57'15"W)	(225.23)	(N66°37'13"W)	

NOTES:

1) ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF MADISON GENERAL ORDINANCES IN REGARD TO STORM WATER MANAGEMENT AT THE TIME THEY DEVELOP.

2) NO CHANGES IN DRAINAGE PATTERNS ASSOCIATED WITH DEVELOPMENT ON ANY OR ALL LOTS WITHIN THIS CERTIFIED SURVEY SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.

3) DRAINAGE EASEMENT REQUIREMENTS PER CITY OF MADISON ORDINANCE, CHAPTER 16.23(9)(d)2.(a. & b.).

A) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6–feet in width measured from the property line to the interior of each lot except that the easements shall be 12–feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes, without the approval of the City Engineer at the time of site plan review. Fences may be placed in the easement only if they do not impede the anticipated flow of water. NOTE: IN THE EVENT OF A CITY OF MADISON PLAN COMMISSION AND/OR COMMON COUNCIL APPROVED REDIVISION OF A PREVIOUSLY SUBDIVIDED PROPERTY, THE UNDERLYING PUBLIC EASEMENTS FOR DRAINAGE PURPOSES ARE RELEASED AND REPLACED BY THOSE REQUIRED AND CREATED BY THE CURRENT APPROVED SUBDIVISION.

B) THE INTRA–BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPLE STRUCTURE IN ACCORDANCE WITH THE APPROVED STORM WATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND THE ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCES.

4) THIS CERTIFIED SURVEY IS SUBJECT TO THE DECLARATIONS OF RESTRICTIONS AND COVENANTS PER DOCUMENT NUMBERS 2464838, 2485517 AND 2564532.

5) THIS CERTIFIED SURVEY IS SUBJECT TO THE RESTATED DECLARATIONS OF RESTRICTIONS AND COVENANTS PER DOCUMENT NUMBER 4100793.

6) THIS CERTIFIED SURVEY IS SUBJECT TO THE DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS PER DOCUMENT NUMBERS 3155315 AND RELEASE OF PART OF THE DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS PER DOCUMENT NUMBER 4129450, 5260416, 5260417 AND 5335587

7) THIS CERTIFIED SURVEY IS SUBJECT TO THE DECLARATION OF CONDITIONS AND COVENANTS PER DOCUMENT NUMBER 4029076.

8) THIS CERTIFIED SURVEY IS SUBJECT TO THE DECLARATION OF CONDITIONS AND COVENANTS PER DOCUMENT NUMBER 4029077.

9) THE UNDERLYING LOTS 59, 60, AND 63 OF HIGH CROSSING FIFTH ADDITION WERE SUBJECT TO 6 FOOT WIDE PUBLIC UTILITY EASEMENTS. SAID PUBLIC UTILITY EASEMENTS HAVE BEEN RELEASED ON SAID PLATTED LOTS PER DOCUMENT NUMBERS 5324410, 5324411, 5324412 AND 5332038.

10) THIS CERTIFIED SURVEY IS SUBJECT TO THE FOLLOWING NOISE LEVEL NOTATION PER THE HIGH CROSSING FIFTH ADDITION PLAT, DOCUMENT NUMBER 3143495. "THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVEL IN TRANS. 405.04 TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. OWNERS OF THESE LOTS ARE RESPONSIBLE FOR ABATING NOISE SUFFICIENT TO PROTECT THESE LOTS."

27 May 2025 - 10:56a M:\Investors Associated\210169_2304 City View Drive\CADD\210169 - CSM.dwg by: kpap

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Job #: 210169
Date: 05/27/2025
Rev:
Drafted By: KPAP
Checked By: SCHU

SURVEYED FOR:
IA CROSSROADS II, LLC
810 CARDINAL LANE
SUITE 100
HARTLAND, WI 53029

C.S.M. No._____
Doc. No._____
Vol._____ Page_____

SHEET
6 OF 9

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CERTIFIED SURVEY MAP No. _____

LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 14540, RECORDED AS DOCUMENT NO. 5334597, LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 27, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Kevin J. Pape, Professional Land Surveyor S–2568, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison, Dane County, Wisconsin, and under the direction of the Owners listed hereon, I have surveyed, divided and mapped the land described below and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed.

Date: May 26, 2025

Signed: DRAFT

Kevin J. Pape, Professional Land Surveyor S–2568

DESCRIPTION:

Lots 2 and 3, Certified Survey Map Number 14540, recorded in Volume 100 of Certified Surveys on Pages 188–195, as Document Number 5334597, Dane County Registry. Located in the SE1/4 of the NE1/4 of Section 27, T8N, R10E, City of Madison, Dane County, Wisconsin.

Contains 210,673 square feet (4.836 acres).

23 May 2025 - 3:09p M:\Investors Associated\210169_2304 City View Drive\CADD\210169 - CSM.dwg by: kpap

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Job #.: 210169 Date: 05/27/2025 Rev: Drafted By: KPAP Checked By: SCHU	SURVEYED FOR: IA CROSSROADS II, LLC 810 CARDINAL LANE SUITE 100 HARTLAND, WI 53029	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 7 OF 9

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CERTIFIED SURVEY MAP No._____

LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 14540, RECORDED AS DOCUMENT NO. 5334597, LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 27, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

IA Crossroads II, 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 said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the map hereon.

IA CROSSROADS II, LLC

By: _____

_____
PRINT NAME AND TITLE

State of Wisconsin)
)ss.
County of _____)

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.

_____ My Commission expires: _____
Notary Public, State of Wisconsin

CONSENT OF MORTGAGEE

Premier 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 Premier Bank, has caused these presents to be signed by _____ _____ its _____, on this _____ day of _____, 20_____.

PREMIER BANK

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 20_____, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____
Notary Public, State of Wisconsin

My Commission expires: _____

23 May 2025 - 3:09p M:\Investors Associated\210169_2304 City View Drive\CADD\210169 - CSM.dwg by: kpap

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Job #.: 210169 Date: 05/27/2025 Rev: Drafted By: KPAP Checked By: SCHU	SURVEYED FOR: IA CROSSROADS II, LLC 810 CARDINAL LANE SUITE 100 HARTLAND, WI 53029	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 8 OF 9

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CERTIFIED SURVEY MAP No._____

LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 14540, RECORDED AS DOCUMENT NO. 5334597, LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 27, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Matthew Wachter, Secretary
City of Madison Plan Commission

CITY OF MADISON COMMON COUNCIL RESOLUTION:

Resolved that the Certified Survey Map located in the City of Madison was hereby approved by Enactment Number RES–_____, File ID 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___.

_____
Michael Haas, Acting City Clerk, City of Madison

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 202___, at o'clock _____.m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

_____
Kristi Chlebowski,
Dane County Register of Deeds

23 May 2025 - 3:09p M:\Investors Associated\210169_2304 City View Drive\CADD\210169 - CSM.dwg by: kpap

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Job #.: 210169 Date: 05/27/2025 Rev: Drafted By: KPAP Checked By: SCHU	SURVEYED FOR: IA CROSSROADS II, LLC 810 CARDINAL LANE SUITE 100 HARTLAND, WI 53029	C.S.M. No._____ Doc. No._____ Vol._____ Page_____	SHEET 9 OF 9

PLANNING DIVISION STAFF REPORT

July 7, 2025

Project Addresses:	**2222-2304 City View Drive**
Application Type:	Conditional Uses and Certified Survey Map Referral
Legistar File ID #	88551, and 88568
Prepared By:	Timothy M. Parks, Planning Division Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Patrick Carroll, Investors Associated, LLP; 810 Cardinal Lane, Suite 210; Hartland.

Contact Person: Kevin Burow, Knothe & Bruce Architects; 8401 Greenway Boulevard, Suite 900; Middleton.

Surveyor: Kevin Pape, Vierbicher & Associates; 999 Fourier Drive, Suite 201; Madison.

Requested Actions:

- ID 88551 – Consideration of a conditional use in the Suburban Employment (SE) District for dwelling units in a mixed-use building; consideration of a conditional use in the SE District for multi-family dwellings; and consideration of a conditional use in the SE District for residential buildings taller than four stories and 55 feet, all to allow construction of a four-story mixed-use building containing approximately 4,600 square feet of commercial space and 60 apartments, a four-story, 47-unit apartment building, a five-story, 39-unit apartment building, and a five-story, 40-unit apartment building; and
- ID 88568 – Approval of a Certified Survey Map (CSM) to create one lot for the proposed development.

Proposal Summary: The applicant is seeking approvals to construct a four-story mixed-use building at the corner of Crossroads Drive and City View Drive and three apartment buildings to its north along the west side of City View. The project will include a total of 186 dwelling units and approximately 4,606 square feet of commercial space. Parking will be provided below each of the four buildings and in surface lots to be generally located at the side and rear of the buildings. The two existing lots comprising the 4.84-acre subject site will be combined into one lot by CSM. The letter of intent indicates that construction will commence in spring 2026 and take at least a year to complete the development ("spring 2027+").

Applicable Regulations & Standards: Table F-1 in Section 28.082(1) identifies a multi-family dwelling and dwelling units in a mixed-use building as conditional uses in the SE (Suburban Employment) zoning district. Buildings taller than five stories and 68 feet and residential buildings taller than four stories and 55 feet may be allowed in SE zoning with conditional use approval. Section 28.183 provides the process and standards for the approval of conditional use permits. The subdivision process is outlined in Section 16.23(4)(f) of the Subdivision Regulations.

Review Required By: Plan Commission (Conditional Use and Certified Survey Map) and Common Council (CSM).

Summary Recommendation: The Planning Division recommends the following to the Plan Commission:

- That the Plan Commission find the standards for conditional uses are met to **approve** construction of a four-story mixed-use building containing approximately 4,600 square feet of commercial space and 60 apartments, a four-story, 47-unit apartment building, a five-story, 39-unit apartment building, and a five-story, 40-unit apartment building at 2222-2304 City View Drive, subject to input at the public hearing and the conditions from reviewing agencies beginning on **page 7**; and

- That the Plan Commission forward the Certified Survey Map to combine 2222-2304 City View Drive into one lot to the Common Council with a recommendation of **approval** subject to the conditions from reviewing agencies beginning on **page 13**.

Background Information

Parcel Location: Two lots totaling 4.84 acres of land located on the west side of City View Drive extending north from its intersection with Crossroads Drive; Alder District 17 (Madison); Sun Prairie Area School District.

Existing Conditions and Land Use: Mostly undeveloped land, zoned SE (Suburban Employment District). Surface parking serving 5315-5325 Wall Street and 2303 Crossroads Drive extends onto the northern edge of 2304 City View Drive parcel, where a utility equipment enclosure is also located.

Surrounding Land Uses and Zoning:

North: Two-story multi-tenant office buildings and surface parking along Wall Street, zoned SE (Suburban Employment District);

South: One-story multi-tenant flex/warehouse/distribution buildings and undeveloped land, zoned SE;

West: Three- and four-story multi-tenant office buildings on the west side of Crossroads Drive and a five-story multi-tenant office building on the east side of Crossroads, zoned SE;

East: Two-story multi-tenant office building and undeveloped land, zoned SE; Hanover Square Apartments on the east side of City View Drive north of Quarry Park Road, zoned PD (Planned Development District).

Adopted Land Use Plans: The 2019 Nelson Neighborhood Development Plan recommends the parcel at 2222 City View Drive for Community Mixed-Use development, while the parcel at 2304 City View and the land to the north and west of the subject site are recommended for Employment uses. Residential uses at varying densities and building types are generally recommended to the east of City View with the exception of the existing office building at the southeastern corner of Quarry Park Road, which is identified as Employment.

The 2023 Comprehensive Plan generalized future land use maps generally follow the land uses recommended in the Nelson Neighborhood Development Plan, except that the variety of residential types and densities recommended for the east side of City View Drive are all aggregated into the Medium Residential (MR) category.

Zoning Summary: The subject site is zoned SE (Suburban Employment District):

Requirements	Required	Proposed
Lot Area	20,000 sq. ft.	210,673 sq. ft.
Lot Area (for exclusive residential use)	2,000 sq. ft./unit Building 3: 78,000 sq. ft. Building 4: 80,000 sq. ft.	210,673 sq. ft.
Lot Width	65’	Will exceed
Maximum Front Yard Setback	0’ or 5’	Building 1: 14.55’ Building 2: 17.0’ Building 3: 16.87’ Building 4: 17.16’
Side Yard Setback (street side yard)	0’ or 5’	13.94’

Requirements	Required	Proposed
Side Yard Setback (for exclusive residential use)	15’ or 20% of building height	Adequate
Rear Yard	30’	All buildings will comply
Maximum Lot Coverage	75%	51%
Minimum Building Height	22’	Building 1/2: 5 stories/58’0” Building 3: 5 stories/65’6” Building 4: 5 stories/67’0”
Maximum Building Height	5 stories/ 68’ Residential uses: 4 stories/55’	
Auto Parking	No minimum required	189 garage; 105 surface (294 total) (See Zoning conditions)
Electric Vehicle (EV) Stalls	10% EV ready: 29	30
Accessible Stalls	2	2
Bike Parking	Multi-family dwelling: 1 per unit up to two-bedrooms, half space per additional bedroom (188) 1 guest space per 10 units (19) General retail; service business; office: 1 per 2,000 sq. ft. floor area (2) (209 total)	189 garage; 24 surface (213 total) (See Zoning conditions)
Loading	None	0
Building Forms	Building 1 & 2: Flex Building Buildings 3 & 4: Large Multi-Family Buildings	Will comply (See Zoning Conditions)

Other Critical Zoning Items	
Yes:	Barrier Free, Utility Easements
No:	Transit-Oriented Development Overlay, Urban Design, Wellhead Protection, Waterfront Development, Wetlands, Floodplain, Adjacent to Park, Landmarks

Prepared by: Jenny Kirchgatter, Assistant Zoning Administrator

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor.

Public Utilities and Services: The site is currently served by a full range of urban services, including Metro Transit, which operates daily all-day transit service along High Crossing Boulevard nearest this property, with trips at least every 30 minutes on the Route A1 Bus Rapid Transit spur (to/from Sun Prairie). There are no eligible trips towards US Green Building Council/LEED Quality Access to Transit points due to the closest Metro Transit bus stops with regularly scheduled service being at least a half-mile walking distance from the site.

Project Description

The applicant is seeking conditional use approvals in the SE zoning district to allow construction of a four-story mixed-use building at the corner of Crossroads Drive and City View Drive and construction of three apartment buildings along the west side of City View north of the mixed-use building. The four buildings will occupy a 4.84-acre site addressed as 2222 and 2304 City View Drive. In addition to the conditional uses required for the project, the applicant is also seeking approval of a Certified Survey Map (CSM) to combine the two existing lots comprising the subject site into one lot.

The subject site is characterized by approximately 50 feet of grade change from the northeastern corner of the 2304 City View Drive parcel to the west and southwest to a low point adjacent to the City View-Crossroads intersection on the 2222 City View Drive parcel. The property is devoid of any significant vegetation and is mostly undeveloped with the exception of surface parking lots for the adjacent office buildings and a utility enclosure, which are located along the northern property line of the 2304 parcel.

From south to north, Building 1 will be a four-story building that will primarily parallel Crossroads Drive. The building will include 4,606 square feet of ground floor commercial space that will primarily be located along the Crossroads elevation before wrapping the southeastern corner onto City View Drive. In addition to the commercial space, the applicant proposes two "business center" spaces along the Crossroads elevation. The remainder of the ground floor of Building 1 will include structured parking that will be accessed from a driveway from City View. Above the ground floor, four stories of residential units are proposed, which will contain 60 units. Because of the grade present at that corner of the site, Building 1 will appear as a five-story structure along Crossroads Drive; however, the building will otherwise be built into the grade and therefore be considered a four-story building for zoning purposes.

Building 2 will parallel City View Drive and is proposed as a four-story apartment building with 47 units. Building 2 is labeled as such on the plans for the project to distinguish it from Building 1 described above. However, Buildings 1 and 2 are actually considered one for zoning purposes because they will share underbuilding parking as well as a structured outdoor tenant patio and open space to be located above the structured parking that will serve the two buildings. A common room and fitness room for tenants are proposed on the northeasterly side of Building 1, which will open onto the patio and open space between Buildings 1 and 2. Units on the ground floor of Building 2 will have entrances oriented to the City View Drive sidewalk.

Buildings 3 and 4 will both be five stories tall and contain 39 and 40 apartment units, respectively. Both Buildings 3 and 4 will parallel City View and include first floor units with direct connections to the public sidewalk.

In all, 186 dwelling units are proposed across the four buildings, which will consist of 20 studio units, 94 one-bedroom units, 68 two-bedroom units, and four three-bedroom units. Parking for 189 automobiles and 189 bicycles will be provided within the buildings. Additionally, 105 automobile parking stalls will be provided in three lots generally at the rear or side of the buildings as shown on the project plans. A summary of the proposed unit breakdown and parking to be provided may be found in the letter of intent accompanying the conditional use application materials. The exterior of the four buildings will be comprised of common palette of materials that will include a combination of two-toned horizontal composite siding, composite panels, and light brown/ tan brick.

Analysis

Multi-family dwellings and dwelling units in mixed-use buildings are conditional uses in the SE (Suburban Employment) zoning district. Additionally, any building (regardless of use) taller than five stories and 68 feet and any residential building taller than four stories and 55 feet may only be allowed in SE zoning following approval of a conditional use by the Plan Commission.

Consistency with Adopted Plans

The subject site is located within the boundaries of the Nelson Neighborhood Development Plan, which was first adopted in 1992 and comprehensively amended in 2019 to provide development, transportation, housing, and public infrastructure/resource recommendations for the area of the existing and future City bounded by Interstate

39/90/94 to the west, US Highway 151 and the City of Sun Prairie to the north, Reiner Road to the east, and the Wisconsin & Southern railroad to the south.

The Nelson Neighborhood Development Plan recommends the parcel at 2222 City View Drive for Community Mixed-Use development, while the parcel at 2304 City View and the lands to the north and west of the subject site are recommended for Employment uses. Residential uses at varying densities and building types are generally recommended to the east of City View with the exception of the existing office building at the southeastern corner of Quarry Park Road, which is identified as Employment.

Employment areas in the Nelson planning area are recommended to include business and professional offices, hotels, biotech and medical uses, and research and development uses in compact, multi-story buildings (generally up to four stories). Service and restaurant uses that generally serve the surrounding area and/or are associated with a larger office use may be integrated as ground-floor uses. The plan recommends that buildings in the Employment areas be placed close to the street, have accessible entrances from the sidewalk, and that parking not be located between the building and public sidewalks.

The Community Mixed-Use recommended for the 2222 parcel is recommended as part of a mixed-use node introduced with the 2019 plan amendment to provide space for additional commercial to serve the diverse mix of uses that have developed over the last 30 or so years in the "High Crossing" development as well as the residential uses located south of the Nelson planning area and railroad in the Village at Autumn Lake development. In addition to the commercial spaces envisioned for the mixed-use node, which is centered on the City View-Crossroads intersection, moderately high-density housing is recommended above the first floor commercial spaces. Similar to the design recommendations in the Employment zone summarized above, buildings in the Community Mixed-Use node should be oriented to the abutting streets and include storefronts, common area access to upper-floor residences, and ground floor residences accessible from the street. Structured parking is encouraged, with no parking recommended between buildings and streets.

The 2023 Comprehensive Plan principally follows the recommendations in the neighborhood development plan and recommends the 2222 City View Drive parcel for Community Mixed-Use (CMU), while the remainder of the block north to Wall Street is recommended for Employment (E), including the parcel at 2304.

Staff believes that the proposed development is generally consistent with the land uses recommended for the subject site in adopted plans. The mixed-use building at the southern end of the site along Crossroads Drive is consistent with the Community Mixed-Use recommendations in both plans. However, staff views the three residential buildings to its north as being complementary to and an extension of the mixed-use node planned at the Crossroads-City View intersection despite them occupying land recommended for Employment in adopted plans. The 186 units to be developed in the four-building project should contribute to the intensity of the planned mixed-use node and contribute positively to the overall mix of uses present in the High Crossing area, which includes a variety of offices, highway-oriented lodging, flex warehousing and distribution uses, and residential of varying density and type.

Consideration of the Conditional Use Standards

The Plan Commission may not approve an application for a conditional use unless it can find that all of the standards found in Section 28.183(6)(a), Approval Standards for Conditional Uses, are met. That section states: "The City Plan Commission shall not approve a conditional use without due consideration of the recommendations in the City of Madison Comprehensive Plan and any applicable, neighborhood, neighborhood development, or special area plan, including design guidelines adopted as supplements to these plans. No application for a

conditional use shall be granted by the Plan Commission unless it finds that all of the [standards for approval in Section 28.183(6) are met]."

The Planning Division believes that the Plan Commission may find that the conditional use standards are met for the proposed development. The uses, values and enjoyment of other property in the neighborhood for purposes already established should not be substantially impaired or diminished in any foreseeable manner by the project, nor should the establishment of the conditional uses impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. Comments submitted by agencies do not suggest that the proposed development will negatively impact the City's ability to provide services to the project subject to meeting the recommended conditions of approval in the final section of this report. However, the Traffic Engineering Division has submitted a comment that the project will need to reduce the number of proposed driveways in order to comply with MGO Section 10.08(2), which limits the number of driveways for this site to three (3).

As noted above, by-right building heights in the SE district are limited to five stories and 68 feet, with additional height allowed with conditional use approval, except that residential buildings are limited to four stories and 55 feet unless additional height is approved as a conditional use. In this case, Buildings 1 / 2 is considered a mixed-use building, which may be up to five stories and 68 feet tall. The Zoning Administrator has determined that building will have an average height of 58 feet and therefore does not require a conditional use for height. However, Building 3 will be five stories and 65.5 feet tall, while Building 4 will be five stories and 67.0 feet tall, both therefore requiring that a conditional use be approved for those buildings.

In order for the additional height in stories and feet to be approved, the Plan Commission shall find that conditional use standard #11 is met, which states:

> *When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.*

The Planning Division believes that the Plan Commission may find that standard 11 is met. Like the overall development, Buildings 3 and 4 are generally well designed, should be compatible with their varied surroundings, and should have a positive relationship with City View Drive, the public street that will adjoin them. Staff feels that it would not be in the public interest to not approve the heights proposed for those buildings.

Criteria for Certified Survey Map

Finally, the Plan Commission may find that the proposed one-lot Certified Survey Map to combine the underlying lots that comprise the subject parcel meets the standards and criteria for approval subject to the conditions in the Recommendations section of the report.

Conclusion

The Planning Division believes that the Plan Commission may find that the proposed development meets the standards for conditional use approval. The project's 186 dwelling units and approximately 4,600 square feet of commercial space are generally consistent with the recommendations in the Nelson Neighborhood Development

Plan to create a community mixed-use node at the intersection of Crossroads Drive and City View Drive despite a portion of the project occupying land recommended for employment uses. Buildings 3 and 4 also meet conditional use standard #11 to exceed the four-story and 55-foot permitted height limit for residential buildings in SE zoning.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends the following to the Plan Commission:

- That the Plan Commission find the standards for conditional uses are met to **approve** construction of a four-story mixed-use building containing approximately 4,600 square feet of commercial space and 60 apartments, a four-story, 47-unit apartment building, a five-story, 39-unit apartment building, and a five-story, 40-unit apartment building at 2222-2304 City View Drive, subject to input at the public hearing and the conditions from reviewing agencies that follow; and
- That the Plan Commission forward the Certified Survey Map to create one lot at 2222-2304 City View Drive for the proposed development to the Common Council with a recommendation of **approval** subject to the conditions from reviewing agencies beginning on **page 13**.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division

1. Revise the floorplans in the final plans to show unit layouts in each building and the square footage of the commercial space(s) in Building 1. Also, label Crossroads Drive on Sheets AC100 and AC100.1.

2. Provide an elevation that shows the aboveground connection between Buildings 1 and 2 from City View Drive.

3. Label the utility building located along the northern edge of 2304 City View Drive on all relevant plan sheets.

4. Revise the site plans to remove the existing lot lines to be dissolved by the related CSM.

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

5. The proposed development proposes to construct underground parking. Specifically, Building 3 appears to have a drive access that is downslope toward the building. The applicant shall provide more information on how this will be addressed.

6. Enter into a City / Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement.

7. The developer shall construct sidewalk, terrace, curb and gutter, and pavement to a plan as approved by the City Engineer.

8. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.

9. An Erosion Control Permit is required for this project.

10. A Storm Water Management Report and Storm Water Management Permit is required for this project.

11. A Storm Water Maintenance Agreement (SWMA) is required for this project.

12. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR)for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR-216 and NR-151. However, a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at (608) 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.

13. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service.

14. This site appears to be a mixed use building where one or more users will be subject to restaurant class sanitary sewer rates. It is recommended to have tenants with a commercial kitchen separately metered or sub-metered so the entire building is not subjected to the higher sewer rates. Additionally, please note these users will be required to submit proof of maintenance for their grease trap(s) to the City on an annual basis. Instructions will be provided when a Food and Drink permit is obtained from the Department of Public Health. If you have questions on the restaurant class sewer charges or grease trap maintenance, please contact Megan Eberhardt at Meberhardt@cityofmadison.com or (608) 266-6432.

15. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used.

16. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

17. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.

18. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.

19. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Storm Water Management Plan & Report shall include compliance with the following:

Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering.

Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.

Treat the first half inch of runoff over the proposed parking facility and/or drive up window.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any best management practices (BMP) used to meet stormwater management requirements on this project.

20. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

City Engineering Division – Mapping Section (Contact Julius Smith, (608) 264-9276)

21. The current drive entry proposed in development as constructed with retaining wall will effectively block any ingress egress from Lot 1 of CSM 14540. The Driveway and Cross Access Easement in Document No. 2927708 shall be terminated requiring approval from the benefiting parcel.

22. There are improvements on the parcel that belong to the owner of Lot 61 High Crossing Fifth Addition. These improvements include a generator, trash enclosure and parking lot pavement currently without any such rights on the existing parcel. An agreement/easement/outlot shall be created to address the rights if it is to remain as proposed.

23. Provide for review comprehensive reciprocal easements and agreements including, but not limited to, access, parking, utilities, common areas, storm management that are necessary to accomplish the land division or site development as proposed prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the CSM recording and prior to building permit issuance. The proposed site plan is dependent on storm water facilities being located across the parcel limits. Provide easements and agreements necessary for the proposed development. Additionally, the generator that currently exists on the site appears to benefit multiple other parcels confirm any rights that are needed and grant them in an agreement/easement if it is to remain as proposed.

24. Coordinate and request from the utility companies serving this area the easements required to serve this development.

25. Identify on the plans the lot and block numbers of recorded Certified Survey Map or plat.

26. The site plan shall include all fully dimensioned lot/ownership lines and easements.

27. The address of proposed Building 1 is 2245 Crossroads Drive. The address of proposed Building 2 is 2257 Crossroads Drive. The address of proposed Building 3 is 2302 City View Drive. The address of proposed Building 4 is 2326 City View Drive. The commercial addresses are to be determined. The site plan shall reflect a proper

street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.

28. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds, the new parcel data created by the Assessor's Office, and the parcel data available to Zoning and Building Inspection staff prior to issuance of building permits for new construction or an early start permit.

29. Submit a site plan and a complete set of building Floor Plans (for each individual building) in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of an interior and building addressing plan for the proposed multi-building complex. Each building page should include a key locator and north arrow. Also, include a unit matrix for the apartment buildings. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the verification submittal stage of this land use application with Zoning. The final approved Addressing Plan shall be included in said Site Plan Verification application materials. Per Section 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department. For any changes pertaining to the location, deletion, or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

30. Traffic Engineering is not able to issue a commercial driveway permit for more than (3) driveways on this site, as shown, per MGO Section 10.08(2). The applicant shall revise their plans to reduce the number of driveways.

31. The applicant shall submit for review a waste removal plan for approval by the City Traffic Engineer, which shall include vehicular turning movements.

32. The applicant shall submit a Commercial Delivery Plan for review. This plan will include times, vehicle size, use of loading zones and all related turning movements.

33. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawing shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

34. The developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.

35. The City Traffic Engineer may require public signing and marking related to the development; the developer shall be financially responsible for such signing and marking.

36. All parking facility design shall conform to the standards in MGO Section 10.08(6).

37. All bicycle parking adjacent pedestrian walkways shall have a two (2)-foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.

38. All pedestrian walkways adjacent parking stalls shall be seven (7) feet wide to accommodate vehicle overhang, signage and impediments to walkway movements. Any request for variance shall be submitted to and reviewed by City Traffic Engineering.

39. Per MGO Section 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.

40. The applicant shall adhere to all vision triangle requirements as set in MGO Section 27.05 (no visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO Section 27.05(2)(bb), Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.

41. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Andrew Oliver, ((608) 267-1979, aoliver@cityofmadison.com) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign-off.

42. All parking ramps as they approach the public right-of-way shall not have a slope to exceed 5% for 20 feet to ensure drivers have adequate vision of the right-of-way. If the applicant believes public safety can be maintained they shall apply for a waiver; approval or denial of the waiver shall be the determination of the City Traffic Engineer.

43. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.

44. The applicant shall provide a clearly defined five-foot walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheelchair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.

45. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all Class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/ regulatory signage and pavement markings on the site shall be shown and noted on the plan

46. The applicant shall show the dimensions for the proposed Class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.

Parking Division (Contact Trent W. Schultz, (608) 246-5806)

47. A Transportation Demand Management (TDM) Plan is required for the project, per MGO Section 16.03. The applicant shall submit a TDM Plan to tdm@cityofmadison.com. Applicable fees will be assessed after the TDM Plan is reviewed by staff.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

48. Verify that the surface parking adjacent Building 2 is setback a minimum of 25 feet from the front lot line. A maximum of one drive aisle and two rows of surface parking, not to exceed seventy (70) feet of parking, may be located between the front of the principal building and the street, set back at least twenty-five (25) feet from the front lot line.

49. Bicycle parking for the commercial tenant spaces shall comply with the requirements of MGO Sections 28.141(4)(g) and 28.141(11) and will be reviewed prior to obtaining zoning approval for each use. Provide a minimum of two (2) short-term bicycle parking stalls located in a convenient and visible area on a paved or pervious surface. Bicycle parking shall be located at least as close as the closest non-accessible automobile parking and within 100 feet of a principal entrance

50. Verify that the planting beds and landscape islands contain at least 75% vegetative cover. Per Sections 28.142 (3)(c) and 28.142(4)(e), planting beds or planted areas must contain at least 75% vegetative cover mulched. Mulch shall consist of shredded bark, chipped wood or stone installed at a minimum depth of two (2) inches. If stone is used, it shall be spread over weed barrier fabric.

51. Provide screening for the transformers and generators. The generators shall be located and screened to reduce their visual impact when viewed from neighboring property and to be compatible with neighboring structures and the character of the community. Screening materials, landscaping, or fencing shall be similar in appearance to those used for the principal structure on the zoning lot.

52. Provide the southeast elevation for the parking garage and roof terrace connection between Building 1 and 2.

53. Provide details demonstrating compliance with the bird-safe glass requirements in Section 28.129. For building façades where the first 60 feet from grade are comprised of greater than or equal to 50% glass, at least 85% of the glass must be treated. Of all glass areas over 50 square feet, any glass within 15 feet of a building corner must be treated. Identify which glass areas are 50 square feet or greater and which glass areas will be treated. Provide a detail of the specific treatment product that will be used.

54. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with MGO Chapter 31 Sign Codes. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.

Fire Department (Contact Matt Hamilton, (608) 266-4457)

55. The Madison Fire Department anticipates that the Building 1 & 2 will have multiple addresses based on street frontages. Comply with the requirements of MGO Section 34.501. When buildings or a complex of buildings are protected with a single or common fire protection system, a fire department connection and fire alarm

annunciator shall be provided for each address in a location approved by the Chief. The fire alarm system shall transmit signals for each address to the central alarm station. In addition to the fire protection components, a key box or vault shall be installed for each address in a location approved by the Chief.

Parks Division (Contact Adam B Kaniewski, (608) 261-4281)

56. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the East Park-Infrastructure Impact Fee district. Please reference ID# 25042 when contacting Parks Division staff about this project.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

57. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days' notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (http://www.cityofmadison.com/water/plumbers-contractors), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

58. A Water Service Application Form and fees must be submitted before connecting to the existing water system. Provide at least two working days' notice between the application submittal and the requested installation or inspection appointment. Application materials are available on the Water Utility's Plumbers & Contractors website (http://www.cityofmadison.com/water/plumbers-contractors); otherwise, they may be obtained from the Water Utility Main Office at 119 E Olin Avenue. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. A Water Meter Application Form will subsequently be required to size & obtain a water meter establish a Water Utility customer account and/or establish a Water Utility fire service account. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Forestry Section (Contact Jeffrey Heinecke, (608) 266-4890)

59. As defined by MGO Section 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.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

This agency has reviewed the request and recommended no conditions of approval.

Certified Survey Map – Recommended Conditions of Approval | Major/Non-Standard Conditions are Shaded

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

1. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder

(261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff.

2. A minimum of two (2) working days prior to requesting City Engineering signoff on the CSM, contact either Tim Troester (West) at (608) 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at (608) 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel).

City Engineering Division – Mapping Section (Contact Julius Smith, (608) 264-9276)

3. The current drive entry proposed in development as constructed with retaining wall will effectively block any ingress egress from Lot 1 of CSM 14540. The Driveway and Cross Access Easement in Document No. 2927708 shall be terminated requiring approval from the benefiting parcel.

4. There are improvements on the parcel that belong to the owner of Lot 61 High Crossing Fifth Addition. These improvements include a generator, trash enclosure and parking lot pavement currently without any such rights on the existing parcel. An agreement/easement/outlot shall be created to address the rights if it is to remain as proposed. Add a note: "Lands within this CSM are subject to Covenants, Conditions, Restrictions and Easements per Document Nos. 980230, 984386 and Certification per Document No. 996748.

5. Provide for review comprehensive reciprocal easements and agreements including, but not limited to, access, parking, utilities, common areas, storm management that are necessary to accomplish the land division or site development as proposed prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the CSM recording and prior to building permit issuance. The proposed site plan is dependent on storm water facilities being located across the parcel limits. Provide easements and agreements necessary for the proposed development. Additionally, the generator that currently exists on the site appears to benefit multiple other parcels confirm any rights that are needed and grant them in an agreement/easement if it is to remain as proposed.

6. In accordance with Chapter 236, Wisconsin Statutes, the applicant must show the type, location and width of any and all easements on a CSM. Clearly identify the difference between existing easements (cite recording data) and easements which are being conveyed by the land division. Identify the owner and/or benefiting interest of all easements. Include any and all language required to properly and legally create any easement by this land division.

7. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final CSM.

8. Depict the cross-access easement rights set forth in Document No. 5342833.

9. On Note 6 on sheet 6 correct the document number from 5335587 to 5335582.

10. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required

tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com).

11. In accordance with Section s. 236.18(8), Wisconsin Statutes, the applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office webpage for current tie sheets and control data that has been provided by the City of Madison.

12. Prior to Engineering final sign-off by main office for Certified Survey Maps, the final CSM shall be submitted in PDF format by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.

13. Show the centerline of the rights-of-way depicted per Wis. Stats. 236.20(2)(h) for all streets.

14. The applicant shall submit to Jeff Quamme, prior to final Engineering sign-off of the subject CSM, one (1) digital CADD drawing 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 final recorded CSM: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

    *This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any submittal.

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

This agency has reviewed the request and recommended no conditions of approval.

Parking Division (Contact Trent W. Schultz, (608) 246-5806)

Note: This agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of certified survey map review. A TDM Plan will be required as part of the conditional use review.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

This agency has reviewed the request and recommended no conditions of approval.

Fire Department (Contact Matt Hamilton, (608) 266-4457)

This agency has reviewed the request and recommended no conditions of approval.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

This agency has reviewed the request and recommended no conditions of approval.

Parks Division (Contact Adam B. Kaniewski, (608) 261-4281)

15. The following note shall be included on the CSM: "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued." The Parks Division shall be required to sign off on this CSM

Metro Transit (Contact Tim Sobota, (608) 261-4289)

This agency has reviewed the request and recommended no conditions of approval.

Forestry Division (Contact Jeffrey Heinecke, (608) 266-4890)

This agency has reviewed the request and recommended no conditions of approval.

Office of Real Estate Services (Lance Vest, (608) 245-5794)

16. Prior to approval sign-off by the Office of Real Estate Services ("ORES"), the Owner's Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution. The title of each certificate shall be consistent with the ownership interest(s) reported in the most recent title report. When possible, the executed original hard stock recordable CSM shall be presented at the time of ORES approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain final approval sign-off.

17. Prior to CSM approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s).

18. As of June 27, 2025, the 2024 real estate taxes remain due for the subject property. Per 236.21(3) Wis. Stats. and 16.23(4)(f)(3) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. Receipts from the City of Madison Treasurer are to be provided before or at the time of sign-off. Payment is made to: City of Madison Treasurer; 210 Martin Luther King, Jr. Blvd.; Madison, WI 53701.

19. As of June 27, 2025, there are no special assessments reported. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to MGO Section 16.23(4)(f)(3).

20. Pursuant to Madison City Ordinance Section 16.23(4)(c)(1), the owner shall furnish an updated title report to ORES via email to Lance Vest (lvest@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report (May 2, 2025) submitted with the CSM application and include all associated documents that have been recorded since the initial title report. A title commitment may be provided, but will be considered only as supplementary information to the title report update. Surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.

21. Revise Note 6 on Sheet to replace the reference to Doc. No. “5335587” to “5335582”.

City of Madison

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

Master

File Number: 88567

File ID:	88567	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/02/2025
File Name:	CLAIM: T. Everson - Vehicle Damage - $2,827.51			**Final Action:**	
Title:	T. Everson - Vehicle Damage - $2,827.51				
Notes:	EVL006608				
				CC Agenda Date:	07/15/2025
				Agenda Number:	49.
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	06/17/2025	Referred	Risk Manager		07/08/2025	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	07/08/2025	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 88567

Title

T. Everson - Vehicle Damage - $2,827.51

Body

Claim received 5/29/2025.

City of Madison

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

Master

File Number: 88730

File ID:	88730	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/10/2025
File Name:	CLAIM: H. Lietz - Property Damage - $72.77			**Final Action:**	
Title:	H. Lietz - Property Damage - $72.77				
Notes:	EVL006628				
				CC Agenda Date:	07/15/2025
				Agenda Number:	50.
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	07/01/2025	Refer	Risk Manager		07/08/2025	Pass
	Action Text:	A motion was made to Refer to the Risk Manager. The motion passed by voice vote/other.					
1	Risk Manager	07/08/2025	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 88730

Title

H. Lietz - Property Damage - $72.77

Body

Claim received 6/10/2025.

City of Madison

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

Master

File Number: 88732

File ID:	88732	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/10/2025
File Name:	CLAIM: B. Fritz - Property Damage - $250.00			**Final Action:**	
Title:	B. Fritz - Property Damage - $250.00				
Notes:	EVL006630				
				CC Agenda Date:	07/15/2025
				Agenda Number:	51.
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	07/01/2025	Refer	Risk Manager		07/08/2025	Pass
	Action Text:	A motion was made to Refer to the Risk Manager. The motion passed by voice vote/other.					
1	Risk Manager	07/08/2025	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 88732

Title

B. Fritz - Property Damage - $250.00

Body

Claim received 6/10/2025.

City of Madison

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

Master

File Number: 88793

File ID:	88793	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/18/2025
File Name:	CLAIM: D. Koonce - Vehicle Damage - $2,502.43			**Final Action:**	
Title:	D. Koonce - Vehicle Damage - $2,502.43				
Notes:	EVL006648				
				CC Agenda Date:	07/15/2025
				Agenda Number:	52.
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	07/01/2025	Refer	Risk Manager		07/08/2025	Pass
	Action Text:	A motion was made to Refer to the Risk Manager. The motion passed by voice vote/other.					
1	Risk Manager	07/08/2025	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 88793

Title

D. Koonce - Vehicle Damage - $2,502.43

Body

Claim received 6/16/2025.

City of Madison

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

Master

File Number: 88839

File ID:	88839	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/23/2025
File Name:	CLAIM: Claimant alleges damage to her lockbox while in possession of MPD.			**Final Action:**	
Title:	N. Wiley - Property Damage - $500.00				
Notes:	EVL006662				
				CC Agenda Date:	07/15/2025
				Agenda Number:	53.
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	07/01/2025	Refer	Risk Manager		07/08/2025	Pass
	Action Text:	A motion was made to Refer to the Risk Manager. The motion passed by voice vote/other.					
1	Risk Manager	07/08/2025	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 88839

Title

N. Wiley - Property Damage - $500.00

Body

Claim received 6/18/2025.

City of Madison

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

Master

File Number: 88851

File ID:	88851	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Transportation Department
				File Created Date :	06/24/2025
File Name:	Amending RES-25-00219 to grant the necessary authority for the Mayor and City Clerk to execute agreements with inter-city bus providers to recover facility maintenance costs.			**Final Action:**	

Title: Amending RES-25-00219 to grant the necessary authority for the Mayor and City Clerk to execute agreements with inter-city bus providers to recover facility maintenance costs.

Notes:

CC Agenda Date: 07/15/2025

Agenda Number: 54.

Sponsors: Dina Nina Martinez-Rutherford And Sean O'Brien

Effective Date:

Attachments:

Enactment Number:

Author: Liz Callin, Principal Transportation Planner

Hearing Date:

Entered by: ALarson2@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/25/2025	Ryan Pennington	Approve	7/14/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Transportation Department	06/24/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Transportation Commission (7/9/25), Common Council (7/15/25)					
1	COMMON COUNCIL	07/01/2025	Refer	TRANSPORTATION COMMISSION	07/09/2025		Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the TRANSPORTATION COMMISSION. The motion passed by voice vote/other.					

1	TRANSPORTATION COMMISSION	07/09/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass

Action Text: McCahill moved to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER, seconded by Webber. The motion passed by voice vote/other.

Text of Legislative File 88851

Fiscal Note

The proposed resolution amends a previously adopted resolution, File No. 87402, to grant the necessary authority to execute agreements. Estimated revenues associated with the agreement are included in the fiscal note for File No. 87402.

Title

Amending RES-25-00219 to grant the necessary authority for the Mayor and City Clerk to execute agreements with inter-city bus providers to recover facility maintenance costs.

Body

WHEREAS, on March 25, 2025, in File No. 87402, the Common Council adopted 25-RES-00219 (the “Resolution”), which Resolution purported to authorize the Mayor and City Clerk to execute agreements with inter-city bus providers to recover facility maintenance costs; and,

WHEREAS, the Resolution only authorized the Mayor and City Clerk to negotiate such agreements, not enter into such agreement on behalf of the City; and,

WHEREAS, such an agreement having been negotiated, it is necessary to amend the Resolution to provide the City with sufficient authority to execute such agreements, as originally intended.

NOW THEREFORE BE IT HEREBY RESOLVED that RES-25-00219, File No. 87402, is hereby amended to provide that the Mayor and City Clerk are authorized to execute agreements with inter-city bus providers to recover maintenance costs associated with City-maintained inter-city bus facilities, in a format approved by the City Attorney.

City of Madison

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

Master

File Number: 88868

File ID: 88868 **File Type:** Resolution **Status:** Report of Officer

Version: 1 **Reference:** **Controlling Body:** Attorney's Office

File Created Date : 06/24/2025

File Name: Annual Bus Roadeo Fundraising **Final Action:**

Title: Recognizing fundraising for an annual Metro Transit Bus Roadeo will serve City purposes, be conducted by City staff, and will comply with the City's ethics code.

Notes: BusRoadeoFundraising

CC Agenda Date: 07/15/2025

Agenda Number: 55.

Sponsors: Dina Nina Martinez-Rutherford, Barbara Harrington-McKinney, Will Ochowicz, Sean O'Brien And Sabrina V. Madison

Effective Date:

Attachments:

Enactment Number:

Author: Eric Finch

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/25/2025	Ryan Pennington	Approve	7/14/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	06/24/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Transportation Commission (7/9/25), Common Council (7/15/25)						
1	COMMON COUNCIL	07/01/2025	Refer	TRANSPORTATION COMMISSION	07/09/2025		Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Refer to the TRANSPORTATION COMMISSION. The motion passed by voice vote/other.						
1	TRANSPORTATION COMMISSION	07/09/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: McCahill moved to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER, seconded by Webber. The motion passed by voice vote/other.						

Text of Legislative File 88868

Fiscal Note

The proposed resolution authorizes City staff to solicit and accept donations to Metro Transit for a Bus Roadeo. Donations solicited by Metro staff will be used to pay a portion of the costs for the event. Metro plans to fund costs from its existing operating budget authority.

Title

Recognizing fundraising for an annual Metro Transit Bus Roadeo will serve City purposes, be conducted by City staff, and will comply with the City's ethics code.

Body

WHEREAS, International and Regional Bus Roadeos have been held by transit agencies since approximately the 1970s; and,

WHEREAS, The Bus Roadeo is an event for transit agency employees to test their driving skills; and,

WHEREAS, Until approximately 2008, the City's state transit insurance carrier, Transit Mutual Insurance, hosted a Bus Roadeo for all Wisconsin transit agencies, at which the City's operators participated; and,

WHERAS, Metro Transit held a Bus Roadeo in 2024 with approval for staff fundraising granted by the Common Council through RES-24-00169; and,

WHEREAS, an annual Metro Transit Bus Roadeo will provide opportunities for teambuilding, improve employee safety, and improve morale; and,

WHEREAS, Metro Transit hosts an annual safety banquet where it recognizes safe service, and wishes to incorporate awards from the Bus Roadeo into the annual safety banquet; and,

WHEREAS, It is anticipated that winners from the agency event may go on to regional and/or international roadeo competitions.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council recognizes that private fundraising for the purpose of funding the Bus Roadeo will be for a City purpose, be conducted by City staff, and will comply with the City's ethics code.

BE IT FURTHER RESOLVED, that City staff are authorized to solicit and accept donations to Metro for the Bus Roadeo, in compliance with any instruction from the Office of the City Attorney and Finance Director.

City of Madison

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

Master

File Number: 89078

File ID:	89078	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/08/2025
File Name:	East Washington Rezoning			**Final Action:**	

Title: Creating Section 28.022-00723 of the Madison General Ordinances to change the zoning of property located at 3357 and 3359 East Washington Avenue from TR-V1 (Traditional Residential-Varied 1) District to CC-T (Commercial Corridor-Transitional) District. (District 12)

Notes: 6975EastWashingtonRZ

		CC Agenda Date:	07/15/2025
		Agenda Number:	56.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	3357-3359 E Washington Ave.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	7/8/2025	Michael Haas	Approved as to Form	7/28/2025
1	2	7/9/2025	Maggie McClain	Approve	7/28/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	07/08/2025	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction
Notes: Plan Commission Public Hearing (8/11/25), Common Council (9/2/25)

Text of Legislative File 89078

Fiscal Note

No City appropriation required.

Title

Creating Section 28.022-00723 of the Madison General Ordinances to change the zoning of property located at 3357 and 3359 East Washington Avenue from TR-V1 (Traditional Residential-Varied 1) District to CC-T (Commercial Corridor-Transitional) District. (District 12)

Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 3357 and 3359 East Washington Avenue from TR-V1 (Traditional Residential-Varied 1) District to CC-T (Commercial Corridor-Transitional) District for future multi-family development.

****

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

1. Map Amendment 00723 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00723. The following described property is hereby rezoned to CC-T (Commercial Corridor-Transitional) District.

Beginning at the southwestern corner of Lot 2, Block 4 of Brigham’s Fair Oaks Addition; thence N00°17’00”E along the west line of said plat a distance of 202.3 feet; thence S44°25’00”W a distance of 164.5 feet to the southerly corner of Lot 1, Block 1, Brigham’s Commercial Plat; thence N40°27’00”W along the westerly line of said Lot 1 a distance of 24.63 feet; thence S44°25’00”W a distance of 53.70 feet, more or less; thence S61°52’00”W a distance of 120.82 feet, more or less; thence N61°52’00”E a distance of 102.62 feet, more or less; thence S 89°43’00”E a distance of 116.4 feet, more or less, to the Point of Beginning. Said described area contains 25,700 square feet (0.59 acres), more or less.”

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: 15 July 2025

Referral(s): Plan Commission: 11 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 3357 & 3359 E Washington Avenue Alder District 12

From TR-V1 District To CC-T District

Proposed Use: Rezoning for future multi-family development

By Direction Of: _____ Date: 8 July 2025

Meagan Tuttle, Director Planning Division

City of Madison

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

Master

File Number: 88556

File ID:	88556	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/30/2025
File Name:	CSM - 202 Dixon St			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by Aaron Leair and Leah Vandenberg located at 202 Dixon Street (District 15).

Notes:

		CC Agenda Date:	07/15/2025
		Agenda Number:	57.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Application_Redacted.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	7/2/2025	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:	Common Council (8/5/25)					

Text of Legislative File 88556

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 Aaron Leair and Leah Vandenberg located at 202 Dixon Street (District 15).

Body
WHEREAS a Certified Survey Map of property owned by Aaron Leair and Leah Vandenberg located at 202 Dixon 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
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 9:14 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: Aaron Leair & Leah Vandenberg Representative, if any: _____

Street address: 5022 Open Wood Way City/State/Zip: Madison, Wisconsin 53714

Telephone: 920-277-4277 Email: [redacted]

Firm Preparing Survey: Geo-Metre Surveying & Mapping, LLC Contact: Donal Carroll, RLS

Street address: 3764 Misty Lane City/State/Zip: Deforest, WI 53532

Telephone: 608-217-4103 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: 202 and 206 Dixon Street, Madison, WI 53704

Tax Parcel Number(s): 251 0710 053-1322-7

Zoning District(s) of Proposed Lots: TR-V1 and TOD 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): _____

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		0.147 acre
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: Aaron Leair Signature: 

Date: 6/28/2025 Interest In Property On This Date: Co-owner

June 28, 2024

Leair & Vandenberg application for a CSM

Subject: Letter of Intent - Proposed Land Division at 202 & 206 Dixon Street, Madison, Wisconsin

City of Madison Planning
City of Madison Building Inspection

This letter of intent is to support a proposal for a land division involving our property at 202 Dixon Street and 206 Dixon Street in the city of Madison.

The current owners are Aaron Leah and Leah Vandenberg, 5022 Open Wood Way, Madison, Wisconsin 53714.

Currently, these two addresses are incorporated in a single tax parcel. 251/0710/053-1322-7. This tax parcel pertains to the following legal description: the Easterly 80 feet of Lot 12, and the Easterly 80 feet of Lot 13, Second Addition to Fair Oaks, City of Madison, Dane County, Wisconsin.

The applicants propose that a CSM be approved for the creation of two lots. One lot would consist of the Easterly 80 feet of lot 12, Second Addition to Fair Oaks and the second lot would consist of the Easterly 80 feet of Lot 13, Second Addition to Fair Oaks.

These two lots would both be suitable for residential buildings and are properly zoned for this purpose. At the present time, there is a two-story residential building on the partial Lot 13. There are no structures on the partial Lot 12. For the vacant lot, there is easy access to all utilities.

The proposed land division will be formalized through a Certified Survey Map (CSM) prepared by Geo-Metra Surveying and Mapping, LLC, 3764 Misty Lane, Deforest, WI 53523. The CSM would be signed by Donald E. Carroll, Wisconsin Registered Land Surveyor, S-2358.

At one time in the past, the partial Lot 12 and the partial Lot 13 were owned by separate parties. Then in March, 1951, the two partials were sold to a couple, Daniel D. Reid and Anna T. Reid. Thereafter, the parcels were sold to subsequent owners as combined unit for the purpose of the transactions.

Applicants seek to return to the previous time when there were two separate lots for ownership and tax purposes. Applicant proposes to sell the vacant lot and has interested buyers who indeed to build a residence on the parcel. It is believed that the construction would occur in the very near future. Any residence that is built will fit with surrounding homes in the neighborhood.

Applicants believe that this proposal is consistent with the goal of providing building sites for the housing need in the city of Madison.

We are committed to cooperating fully with the City Planning Commission to ensure that this land division complies with all applicable regulations and serves the best interests of all parties involved. We respectfully urge the Commission to carefully consider the points outlined above and grant approval for the proposed Certified Survey Map.

Thank you for your time and consideration. We welcome the opportunity to discuss this proposal further.

Respectfully



Aaron Leair

CERTIFIED SURVEY MAP No.

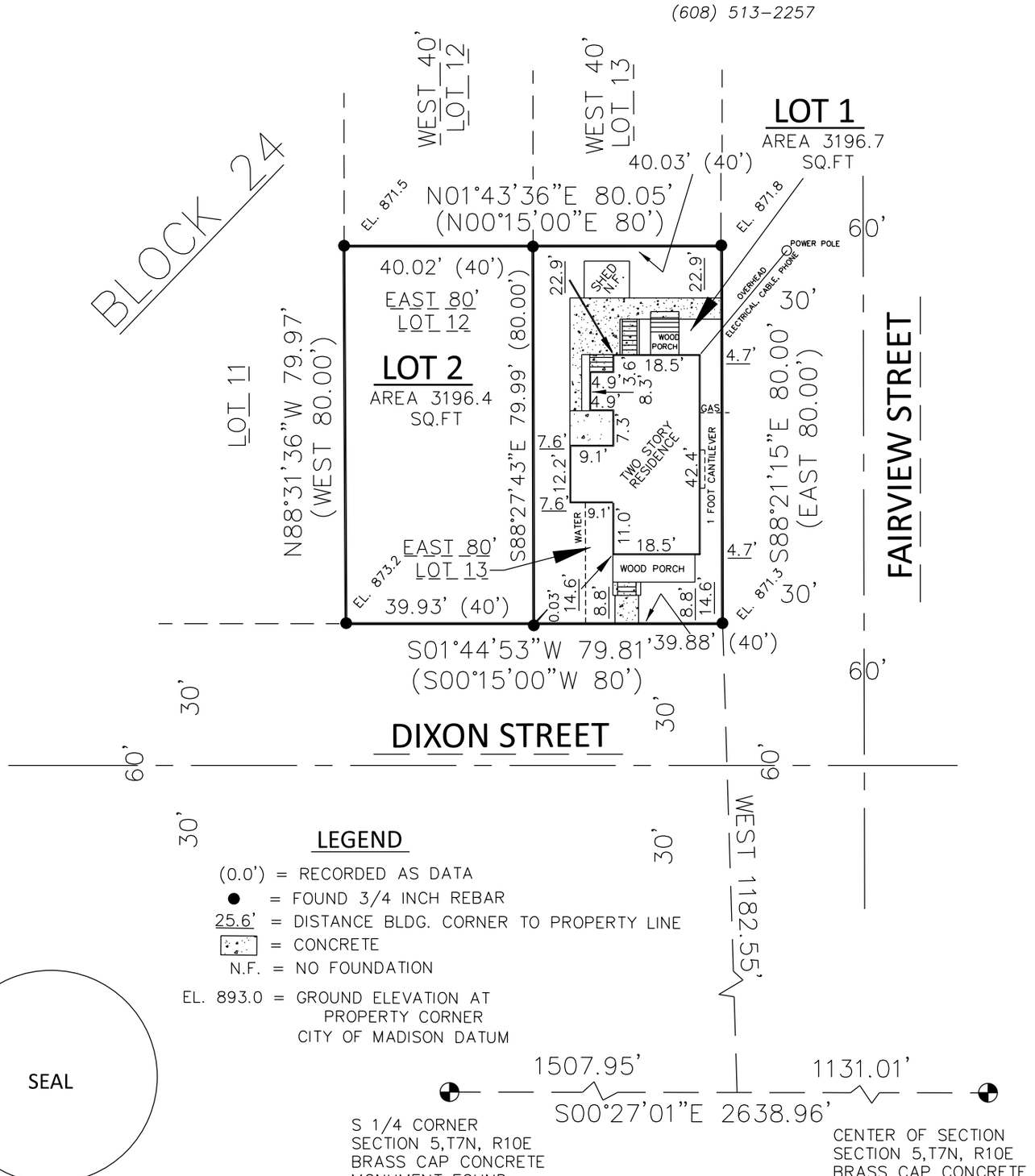
BEING A SURVEY OF THE EASTERLY 80 FEET OF LOTS 12 AND 13, BLOCK 24, SECOND ADDITION TO FAIR OAKS, ALL LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 5, T7N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

BEARING REFERENCE:
EAST LINE OF SW 1/4
SECTION 5, T7N, R10E
ASSUMED: S00°27'01"E

NORTH
SCALE 1"= 30
0' 15' 30' 60'

Surveyed for and address of parcel:
Aaron F. Leair and
Leah A. Vandenberg
202 Dixon Street
Madison, WI 53704

Surveyed by:
Geo-Metra Surveying & Mapping, LLC
3764 Misty Lane
Deforest, WI 53532
(608) 513-2257



LEGEND

(0.0') = RECORDED AS DATA
● = FOUND 3/4 INCH REBAR
25.6' = DISTANCE BLDG. CORNER TO PROPERTY LINE
= CONCRETE
N.F. = NO FOUNDATION
EL. 893.0 = GROUND ELEVATION AT PROPERTY CORNER CITY OF MADISON DATUM

SEAL

S 1/4 CORNER
SECTION 5,T7N, R10E
BRASS CAP CONCRETE
MONUMENT FOUND

CENTER OF SECTION
SECTION 5,T7N, R10E
BRASS CAP CONCRETE
MONUMENT FOUND

Note:
1) All USPLSS Monuments and Witness Monuments were found and verified per the latest tie sheets of record.

DOCUMENT NO. _____

VOLUME___ PAGE_____

CERTIFIED SURVEY MAP NO._____

CERTIFIED SURVEY MAP No._____

LOCATED IN THE NE ¼ OF THE SW ¼ OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

Surveyor's Certificate:

I, Donald E. Carroll, Professional Land Surveyor, S-2358, hereby certify that this survey is in full compliance with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison. I further certify that at the direction of the owners, I have surveyed, divided, mapped and monumented the land described herein and the map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. I further certify that the map is accurate and correct to the best of my knowledge and belief. This is a survey of the Easterly 80 feet of Lots 12 and 13, Block 24, Second Addition to Fair Oaks, all located in the NE ¼ of the SW ¼ of Section 5, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. The land surveyed is more particularly described as follows: Commencing at the Center of said Section 5, thence S 00°27'01" E, 1131.01 feet along the East line of said NE 1/4 of said SW 1/4; thence West, 1182.55 feet to the Northeast corner of said Lot 13 and the point of beginning; thence S 01°44'53" W, 79.81 feet; thence N 88°31'36" W, 79.97 feet; thence N 01°43'36" E, 80.05 feet; thence S 88°21'15" E, 80.00 feet to the point of beginning. This parcel contains 6393.10 square feet, 0.147 acre.

.

_____Date_____

Donald E. Carroll, Wisconsin Registered Land Surveyor, S-2358

OWNERS' CERTIFICATE:

Leah A. Vandenberg and Aaron F. Leair, as owners do hereby certify that they caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on the certified survey map. The owners also certify that this certified survey map is required by §236.10 and §236.12 to be submitted to the City of Madison for approval or objection.

Witness the hand and seal of said owners this ___day of _____, 2025.

_____ _____

Leah A. Vandenberg Aaron F. Leair

STATE OF WISCONSIN)
)ss.
COUNTY OF DANE)

Personally came before me this _____ day of _____, 2025, Leah A. Vandenberg and Aaron F. Leair, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____

Print Name_____

Notary Public, State of Wisconsin

My commission expires: _____

SURVEYED BY:

Geo-Metra Surveying and Mapping, LLC

3764 Misty Lane

Deforest, WI 53532

(608) 513-2257

CERTIFIED SURVEY MAP NO._____

VOLUME_____PAGE_____

DOCUMENT NO._____

CERTIFIED SURVEY MAP No._____

LOCATED IN THE NE ¼ OF THE SW ¼ OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

DRAINAGE NOTES:

a) All lots within said plat/certified survey shall be subject to public easements for drainage purposes which shall be a minimum of six (6) feet in width measured from the property line to the interior of each lot except that the easements shall be twelve (12) feet in width on the perimeter of the plat/certified survey. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat/certified survey. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water. In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

b) The intra-block drainage easement shall be graded with the construction of each principal structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

c) Easement widths may be reduced to match zoning district yard requirements upon approval by the City Engineer.

CITY OF MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per Secretary of the City of Madison Planning Commission.

_____ _____

Meagan Tuttle, Secretary of Plan Commission Date

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, 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 _____, 2025

_____

Maribeth L. Wetzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE:

Received for recording this _____day _____, 2025

at _____o'clock ____m and recorded in Volume_____ of Certified Survey Maps of Dane County, Wisconsin on Pages _____ as Document Number_____.

_____

Kristi Chlebowski, Dane County Register of Deeds

CERTIFIED SURVEY MAP NO._____

VOLUME_____PAGE_____

DOCUMENT NO._____

City of Madison

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

Master

File Number: 88833

File ID:	88833	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/21/2025
File Name:				**Final Action:**	

Title: Granting additional Special Vending Approvals under MGO 9.13(6)(k) for a 2025 Special Event as detailed on the accompanying special event resolution table. Also attached is the Special Event resolution table that was approved previously for 2025 Special Events at the March 11, 2025 Common Council meeting

Notes:

CC Agenda Date: 07/15/2025

Agenda Number: 58.

Sponsors: Michael E. Verveer

Effective Date:

Attachments: 2025 SE Resolution - pt.1 adoped @ 3.11.25 CC.pdf, 2025 Special Event Resolution.pdf, 2025 SE Resolution pt.2 - table.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: kpost@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1		Robert Mulcahy		

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	06/21/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Vending Oversight Committee (7/30/25), Common Council (8/5/25)					

Text of Legislative File 88833

Fiscal Note

The proposed resolution authorizes an additional Special Vending Approval for a 2025 special event that is requesting to use public space in the City where an ordinance restricts vending to certain types of food or articles, or only from assigned sites. For previously approved 2024 Special Vending Approvals, refer to RES-24-00276 (Legistar #87155), adopted on March 11, 2025. This resolution allows for three exceptions to vending ordinances restrictions:

- Suspension of rules - event sponsor requests suspension of the "homemade/handcrafted" vending rules in the Mall/Concourse area.
- Selection of vendors - authorizes event sponsors to select vendors for the event and requires they obtain a Special Event Vending License.
- Invalidation of vending licenses - licensees with assigned sites inside the event perimeter cannot operate from the assigned site during the event, unless specifically exempted.

This resolution has 1 special event requesting selection of vendors and suspension of rules and invalidation of licenses.

Under MGO 9.13(2)(c), Special Event Vending Licenses are issued for event vendors in the name of the event sponsor. Approval of this resolution will result in $400 in City revenue from Special Event Vending Licenses and is included in the 2025 Adopted Parks Division Operating Budget.

In general, City licensed vendors pay an annual fee for their licenses, which come with the caveat that their license may be invalidated up to 10 times per year per location. The invalidation of licenses due to the special events does not impact revenue. No additional appropriation is required.

Title

Granting additional Special Vending Approvals under MGO 9.13(6)(k) for a 2025 Special Event as detailed on the accompanying special event resolution table. Also attached is the Special Event resolution table that was approved previously for 2025 Special Events at the March 11, 2025 Common Council meeting

Body

WHEREAS, Section 9.13(6) of the Madison General Ordinances ("MGO") and the regulations adopted therein control street vending on the State Street Mall/Capitol Concourse licenses and T, E, and M permits issued under MGO 9.54 within the perimeter of a special event for up to ten times per year in any one location; and

WHEREAS, Section 9.13(6)(k)1.b, MGO authorizes the Common Council to allow the sponsor of a special event to select alternate vendors, salespersons, and vending sites within the perimeter and for the duration of a special event; and

WHEREAS, Section 9.13(6)(k)1.c., MGO allows the Common Council to suspend specifically enumerated vending ordinances and regulations and establish alternate rules during special events; and

WHEREAS, some or all of the sponsors of the events shown in the attached table request suspension of MGO Sec. 9.13(6)(b) regarding handcrafted, homemade goods and personally prepared foods; and

WHEREAS, some or all of the event sponsors wish to select additional vendors, salespersons and vending sites to sell products during the special events; and

WHEREAS, some event sponsors request invalidation of vending licenses and permits issued under sec. 9.54, MGO within the perimeter of their event, and agree to comply with the

procedures set forth in sec. 9.13(6)(k)1.c. to provide written notice of proposed rules, regulations, fees, and areas affected and not less than one (1) week notice of the Common Council meeting when this Resolution will be considered for adoption to the Street Vending Coordinator, all vendors and MGO 9.54 licensees within the perimeter of the event; and

WHEREAS, each event will only take place if the sponsor has obtained a Street Use Permit for the setup and conduct of the events which may include conditions regarding location of vendors, vending equipment, and use of electricity;

NOW, THEREFORE, BE IT RESOLVED that the Common Council finds that the special vending approvals requested in the attached table are necessary to maintain the integrity, comprehensiveness and success of each of the events; and

BE IT FURTHER RESOLVED that the Common Council finds that special conditions exist that warrant the exclusive vending rights for those events that have requested invalidation of other licenses; and

BE IT FURTHER RESOLVED, that the special vending approvals as requested for each of the events as shown in the attached table; including invalidation of vending licenses (if requested), selection of vendors, and suspension of the rules that require handcrafted goods and personally prepared food are APPROVED; and for those events requesting suspension of rules, the Common Council establishes alternate rules for vending as detailed on the accompanying special event resolution table; and

BE IT FINALLY RESOLVED that the approvals granted herein are subject to the event sponsor obtaining a Street Use Permit and any required Special Event Vending License for the event.

2025
SPECIAL EVENT RESOLUTION

EVENT/ORGANIZATION	DATE(S)	LOCATION	NOTES
Dane County Farmers' Market – Wednesday Markets	Wednesdays, Apr. 23 – Nov. 5, 8:30a-1:45p	200 MLK Jr Blvd	Suspend vending restrictions and authorize sponsor to select event vendors, performers. City licensed vendors **may be relocated** within the event area if requested by the sponsor.
Crazylegs Classic UW Athletics	Saturday, April 26, 2026 / 9:50am-3:00pm	Start: 700-800 State St / Finish: Camp Randall Stadium	Suspend vending restrictions and authorize sponsor to select event vendors, performers. City licensed vendors are invalidated but **may be relocated** within the event area if requested by the sponsor.
Madison Night Market Madison's Central Business Improvement District (BID)	May 8, June 5, Aug. 7, Sept. 11, Oct 16, 4pm-8pm	200-400 W. Gilman St., 400 Broom, 100-600 State St., 10 W Mifflin, & 10 N Carrol	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendors **relocated** outside the designated perimeter of the event. (licensed merchant vendors and sidewalk cafes are exempt.)
Flock to State Programming: City of Madison partnership with Madison's Central Business Improvement District (BID)	May 2025 – TBD	400-600 blocks of State Street	Suspend vending restrictions and authorize sponsor to select event vendors, performers. City licensed vendors **may be relocated** within the event area if requested by the sponsor. (Licensed merchant vendors and sidewalk cafes are exempt.)
Run Madtown / Endurance Marketing	Saturday, May 24, 3p to Sunday, May 25, 6p	700-800 State Street	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendor licenses invalidated for this event.
Cows on the Concourse Dane County Dairy Promotion Committee	Saturday, June 7 6a-3p	100 MLK Jr. Blvd.* 10 E. & W. Main*	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors **may be relocated** within the event area if requested by the sponsor. (Licensed sidewalk cafes are exempt.)
Cars on State / Greater State St. Business Assoc. (GSSBA)	Saturday, June 7 6a-4p	100-600 State St.	Suspend vending restrictions and authorize sponsor to select event vendors, performers. City licensed vendors **may be relocated** within the event area if requested by the sponsor. (Licensed merchant vendors and sidewalk cafes are exempt.)
Safety Saturday / Madison Fire Department	Saturday, June 14 7:15a-1:30p	100 E. Washington, 10 N. & S. Pinckney	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendors **relocated** outside the designated perimeter of the event. (licensed sidewalk cafes are exempt.)

EVENT/ORGANIZATION	DATE(S)	LOCATION	NOTES
Concerts on the Square Wisconsin Chamber Orchestra	Wednesdays, June 25, July 2, 9, 16, 23, 30, 3p - 11p (Rain dates: following Thursdays)	10 blocks of N & S Pinckney, E & W Main, 100 blocks of MLK Jr. Blvd, E. Washington Ave, & King St.	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendors **relocated** outside the designated perimeter of the event. (licensed sidewalk & roadway cafes are exempt.)
MadLit Greater Madison Music Committee	Fridays, June – October, TBD, 8p-11p (~7 dates)	100 State Street	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendors **relocated** outside the designated perimeter of the event. (licensed sidewalk cafes are exempt.)
Art Fair **On** the Square MMoCA	Friday, July 11, 5p, – Sunday, July 13, 9:30p	Capitol Square streets and surrounding 100 blocks.	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendors **relocated** outside the designated perimeter of the event. (licensed sidewalk & roadway cafes are exempt.)
Art Fair **Off** the Square WAAC	Friday, July 11, 5p, – Sunday, July 13, 9:30p	200 block of MLK, Jr. Blvd	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendors **relocated** outside the designated perimeter of the event. (licensed sidewalk & roadway cafes are exempt.)
Maxwell St. Days GSSBA	Thursday, July 17 – Sunday, July 20, 7a-6p daily	100 - 600 State St, area in front of 711 State St.& 200 Henry St.	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendors **relocated** outside the designated perimeter of the event. Note: Saturday City licensed vendors may set-up on 30 on the Square and east of the crosswalk at the top of 100 State. City licensed merchant vendors and sidewalk cafes are not exempt.
Jazz at Five Jazz at Five, Inc.	Wednesdays August 6, 13, 20, 27, September 3, 3p-11p	10 S Carroll	Suspend vending restrictions and authorize sponsor to select event vendors, performers. City licensed vendors **may be relocated** within the event area if requested by the sponsor. (licensed sidewalk cafes are exempt.)
India Day Assoc. of Indians in America	Saturday, August 9, 10a-2p	100 MLK, Jr. Blvd.	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors **may be relocated** within the event area if requested by the sponsor. (licensed sidewalk cafes are exempt.)
Woof's King Street Pride GSAFE	Saturday, August 9, 4p-11p	100 King St.	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors **may be relocated** within the event area if requested by the sponsor. (licensed sidewalk & roadway cafes are exempt.)

EVENT/ORGANIZATION	DATE(S)	LOCATION	NOTES
Taste of Madison Madison Festivals, Inc	Friday, August 29, 6p - Sunday, August 31, 11p	Capitol Square streets and surrounding 100 blocks	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendors **relocated** outside the designated perimeter of the event. (licensed sidewalk & roadway cafes exempted). A limited number of Sat. City Vendors will be accommodated in a location determined by Madison Festivals.
Ironman WI Ironman USA Triathlon of Colorado	Wed, Sept.3, 3p, - Mon, Sept. 8, 12p	200 MLK, Jr. Blvd.	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendors **relocated** outside the designated perimeter of the event.
Cheese Fair off the Square Dairy Farmers of Wisconsin	Saturday, September 27,8am-3:30pm	100 MLK Jr Blvd	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed vendors **may be relocated** within the event area if requested by the sponsor. (licensed sidewalk cafes are exempt.)
Madison Marathon Madison Festivals, Inc.	Sunday, November 9, 7a-3p	Capitol Square	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendors **relocated** outside the designated perimeter of the event.(licensed sidewalk cafes exempted). Note: Saturday market vendors may set up as usual - must be off the Square by 3p.
Shine On Madison Madison's Central Business Improvement District	Saturday, November TBD, 2p-10p,	Lisa Link Peace Park	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Vendors **relocated** outside the designated perimeter of the event. (licensed merchant vendors and sidewalk cafes are exempt.)

**Some of the date and location event details are based on previous years' event information. Final/approved information for the current year will be included on the 2025 Street Use Permit application and permit. Locations may need to shift in 2025 depending on Metro detouring abilities with the redesign and BRT launch.*

KEY

- Suspension of rules – event sponsor requests suspension of the "homemade/handcrafted" vending rules in the Mall/Concourse area.
- Selection of vendors - authorizes event sponsors to select vendors for the event and requires they obtain a Special Event Vending License.
- Invalidation of vending licenses – licensees with assigned sites inside the event perimeter cannot operate from the assigned site during the event, unless specifically exempted.

RESOLUTION TIMELINE 2025

- **Common Council Meeting / Special Event Resolution introduction and referral to VOC:**
  - Tuesday, February 25, 2025, 6:30pm
  - Hybrid (Virtual or 210 Martin Luther King Jr. Blvd, Room 201)
- **Vending Oversight Committee Meeting / Special Event Resolution referral to adopt to CC:**
  - Wednesday, February 26, 2025, 5:00pm
  - Virtual
- **Common Council Meeting / Special Event Resolution:**
  - Tuesday, March 11, 2025, 6:30pm
  - Hybrid (Virtual or 215 Martin Luther King Jr. Blvd, Room 215)

You can find the agendas for these meetings on-line: https://madison.legistar.com/Calendar.aspx

Kelly Post, Parks and Street Use Supervisor
kpost@cityofmadison.com
608-264-9289

Title
A RESOLUTION granting Special Vending Approvals under MGO 9.13(6)(k) for 2025 Special Events as detailed on the accompanying special event resolution table.

Body
WHEREAS, Section 9.136 of the Madison General Ordinances ("MGO") and the regulations adopted therein control street vending on the State Street Mall/Capitol Concourse licenses and T, E, and M permits issued under MGO 9.54 within the perimeter of a special event for up to ten times per year in any one location; and

WHEREAS, Section 9.136(k)1.b.., MGO authorizes the Common Council to allow the sponsor of a special event to select alternate vendors, salespersons, and vending sites within the perimeter and for the duration of a special event; and

WHEREAS, Section 9.136(k)1.c., MGO allows the Common Council to suspend specifically enumerated vending ordinances and regulations and establish alternate rules during special events; and

WHEREAS, some or all of the sponsors of the events shown in the attached table request suspension of MGO Sec. 9.136(b) regarding handcrafted, homemade goods and personally prepared foods; and

WHEREAS, some or all of the event sponsors wish to select additional vendors, salespersons and vending sites to sell products during the special events; and

WHEREAS, some event sponsors request invalidation of vending licenses and permits issued under sec. 9.54, MGO within the perimeter of their event, and agree to comply with the procedures set forth in sec. 9.136(k)1.c. to provide written notice of proposed rules, regulations, fees, and areas affected and not less than one (1) week notice of the Common Council meeting when this Resolution will be considered for adoption to the Street Vending Coordinator, all vendors and MGO 9.54 licensees within the perimeter of the event; and

WHEREAS, each event will only take place if the sponsor has obtained a Street Use Permit for the setup and conduct of the events which may include conditions regarding location of vendors, vending equipment, and use of electricity;

NOW, THEREFORE, BE IT RESOLVED that the Common Council finds that the special vending approvals requested in the attached table are necessary to maintain the integrity, comprehensiveness and success of each of the events; and

BE IT FURTHER RESOLVED that the Common Council finds that special conditions exist that warrant the exclusive vending rights for those events that have requested invalidation of other licenses; and

BE IT FURTHER RESOLVED, that the special vending approvals as requested for each of the events as shown in the attached table; including invalidation of vending licenses (if requested), selection of vendors, and suspension of the rules that require handcrafted goods and personally prepared food are APPROVED; and for those events requesting suspension of rules, the Common Council establishes alternate rules for vending as detailed on the accompanying special event resolution table; and

BE IT FINALLY RESOLVED that the approvals granted herein are subject to the event sponsor obtaining a Street Use Permit and any required Special Event Vending License for the event.

2025
SPECIAL EVENT RESOLUTION - ADDENDUM

EVENT/ORGANIZATION	DATE(S)	LOCATION	NOTES
Black on State Madison Central Business Improvement District	Saturday, August 23, 2025	400 State, 200-400 Gilman, Peace Park | 12pm-5pm	Suspend vending restrictions and authorize sponsor to select event vendors, performers. City licensed vendors are invalidated but **may be relocated** within the event area if requested by the sponsor. (licensed sidewalk cafes and merchant vendors are exempt.)

KEY

Suspension of rules – event sponsor requests suspension of the "homemade/handcrafted" vending rules in the Mall/Concourse area.

Selection of vendors - authorizes event sponsors to select vendors for the event and requires they obtain a Special Event Vending License

Invalidation of vending licenses – licensees with assigned sites inside the event perimeter cannot operate from the assigned site during the event, unless specifically exempted.

RESOLUTION TIMELINE 2025

- **Common Council Meeting / Special Event Resolution introduction and referral to VOC:**
  - Tuesday, July 15, 2025, 6:30pm
  - Hybrid (Virtual or 210 Martin Luther King Jr. Blvd, Room 201)
- **Vending Oversight Committee Meeting / Special Event Resolution referral to adopt to CC:**
  - Wednesday, July 30, 5:00pm
  - Virtual
- **Common Council Meeting / Special Event Resolution:**
  - Tuesday, August 5, 2025, 6:30pm
  - Hybrid (Virtual or 215 Martin Luther King Jr. Blvd, Room 215)

You can find the agendas for these meetings on-line: https://madison.legistar.com/Calendar.aspx

Kelly Post
kpost@cityofmadison.com
608-264-9289
Parks and Street Use Supervisor
City of Madison Parks Division
330 E. Lakeside Street
Madison, WI 53715

City of Madison

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

Master

File Number: 88852

File ID:	88852	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/24/2025
File Name:	Resolution Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing			**Final Action:**	
Title:	Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing				
Notes:					
				CC Agenda Date:	07/15/2025
				Agenda Number:	59.
Sponsors:	Regina M. Vidaver And MGR Govindarajan			**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jberndt@madisonwater.org			**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/25/2025	Robert Mulcahy	Approve	7/14/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Water Utility	06/24/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/28/25), Water Utility Board (7/22/25), Common Council (8/5/25)					

Text of Legislative File 88852

.Fiscal Note

The proposed resolution acknowledges that the City of Madison Water Utility will request reimbursement on eligible capital project expenses through the State of Wisconsin DNR's Safe Drinking Water Loan Programs reduced interest rate loan program. There are no direct fiscal impacts from this proposed resolution.

.Title

Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing

.Body

WHEREAS, Madison Water Utility, on behalf of the City of Madison, Dane County, Wisconsin (the "Municipality") intends to complete several public works improvements projects, as identified within Projects: 4837-U14, 4837-15, 4837-U16 and 4837-17 in the Wisconsin DNR Safe Drinking Water Loan Program 2026 Fiscal Year Project Priority List (the "Projects"); and

WHEREAS, the Municipality expects to finance the Projects on a long-term basis by issuing tax-exempt bonds or promissory notes (the "Bonds"); and

WHEREAS, because the bonds will not be issued prior to completion of the eligible Projects, the Municipality must provide interim financing to cover costs of the Projects incurred prior to receipt of the proceeds of the Bonds; and

WHEREAS, it is necessary, desirable, and in the best interests of the Municipality to advance moneys from its funds on hand on an interim basis to pay the costs of the Projects until the Bonds are issued; and

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Madison, Wisconsin, that:

Section 1 - Expenditure of Funds. The Municipality shall make expenditures as needed from its funds on hand to pay the costs of the Projects until Bond proceeds become available.

Section 2 - Declaration of Official Intent. The Municipality hereby officially declares its intent under Treas. Regs. Section 1.150-2 to reimburse said expenditures with proceeds of the Bonds, the principal amount of which is not expected to exceed $15 million under the State Fiscal Year 2026 Projects.

Section 3 - Unavailability of Long-Term Funds. No funds for payment of the Projects from sources other than the Bonds are, or are reasonably expected to be, reserved, allocated on a long term basis, or otherwise set aside by the Municipality pursuant to its budget or financial policies.

Section 4 - Public Availability of Official Intent Resolution. This resolution shall be made available for public inspection at the Madison Water Utility office within 30 days after its approval in compliance with applicable State law governing the availability of records of official acts including Subchapter II of Chapter 19, and shall remain available for public inspection until the Bonds are issued.

Section 5 - Effective Date. This resolution shall be effective upon its adoption and approval.

City of Madison

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

Master

File Number: 88895

File ID:	88895	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/26/2025
File Name:	Accepting ownership of the Wisconsin Landscape mosaic mural by mural artist Arnold Zweerts			**Final Action:**	

Title: Accepting ownership of the Wisconsin Landscape mosaic mural by mural artist Arnold Zweerts (1918 Bussum, Netherlands-2009 Hood River, Oregon) which will be installed in the Madison Parks Division's Lakeside Offices' boardroom, 330 E. Lakeside Street, Madison, WI 53715, accepting the non-cash donations and authorizing the Planning Division Director to execute a donation agreement with the Kohler Foundation, Inc. (District 13).

Notes:

CC Agenda Date: 07/15/2025

Agenda Number: 60.

Sponsors: Dina Nina Martinez-Rutherford

Effective Date:

Attachments: ZWEERTS 1961.may.23 mosaic demo AIC Bart Ryckbosch.jpeg, Zweerts Mockup Parks Dept.jpg, Declaration of Gift - Zweerts Mosaic to City of Madison.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: afollensbee@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/9/2025	Maggie McClain	Approve	7/29/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	06/26/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction

Notes: Finance Committee (7/28/25), Madison Arts Commission (7/28/25), Common Council (8/5/25)

Text of Legislative File 88895

Fiscal Note

Fiscal note pending.

Title

Accepting ownership of the Wisconsin Landscape mosaic mural by mural artist Arnold Zweerts (1918 Bussum, Netherlands-2009 Hood River, Oregon) which will be installed in the Madison Parks Division's Lakeside Offices' boardroom, 330 E. Lakeside Street, Madison, WI 53715, accepting the non-cash donations and authorizing the Planning Division Director to execute a donation agreement with the Kohler Foundation, Inc. (District 13).

Body

WHEREAS, Arnold Zweerts taught figure drawing at the Art Institute of Chicago in the 1960s, and in 1975 he moved to Postville, WI where he continued to be an active artist in a variety of media; and

WHEREAS, in 1977 Zweerts created a mosaic mural of a Wisconsin landscape while living in Postville, Wisconsin; and,

WHEREAS, Don and Barbara MacCrimmon, residents of Madison and lifelong friends of Zweerts, bought this mosaic when Zweerts and his wife moved to Oregon; and,

WHEREAS, in July 2022, the MacCrimmon Family hired Mosaic Historian Lillian Sizemore to help find a permanent public home for their beloved mosaic; and,

WHEREAS, on March 31, 2022, Park's leadership approved the proposed installation design and location of the Zweerts mosaic mural in the entryway of the Parks Division's Office boardroom, which is available for public use; and,

WHEREAS, on November 11, 2024, the Kohler Foundation, Inc. agreed to fund the costs of moving and conserving the mosaic; and

WHEREAS, City Engineering has been partnering with Planning and Parks Division staff to prepare the site; and

WHEREAS, Lillian Sizemore has been contracted to conserve the mosaic prior to installation in the Madison Parks Division's Lakeside Offices' boardroom; and,

NOW, THEREFORE, BE IT RESOLVED, that the City formally accepts the Kohler Foundation, Inc. donation of artwork appraised at $38,000 and $14,000 of conservation, transportation, and installation work, that the Common Council of the City of Madison wishes to accept the gift of the Wisconsin landscape mosaic mural by Arnold Zweerts from Kohler Foundation, Inc to display in the Parks Facility.

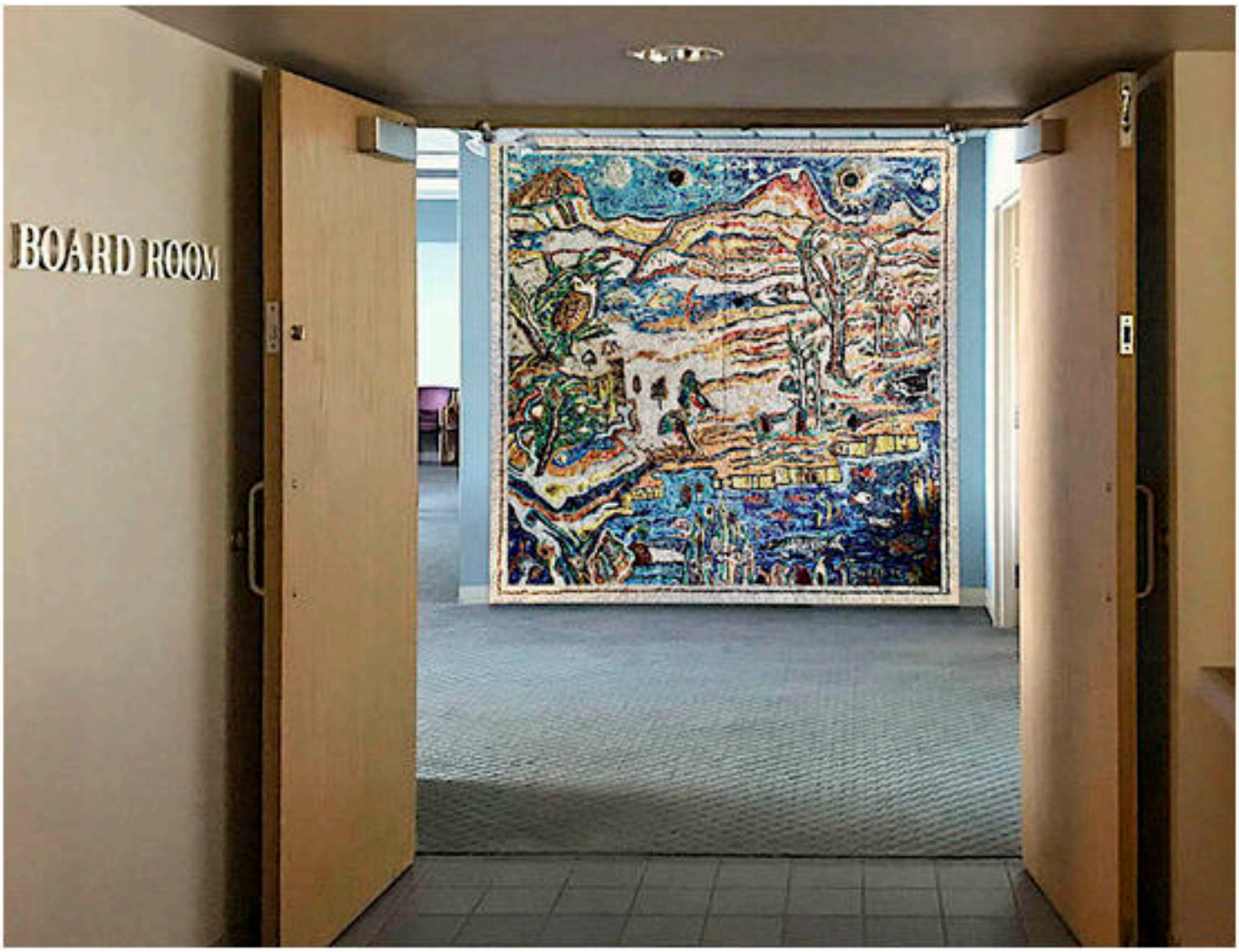
BE IT FURTHER RESOLVED, that the Planning Division Director is authorized to execute an art donation agreement with the Kohler Foundation, Inc. accepting the Wisconsin landscape mosaic mural by Arnold Zweerts from the Kohler Foundation, Inc. as a gift to the City of Madison.

BE IT STILL FURTHER RESOLVED, that the Board of Park Commissioners approves the installation and location of the mosaic in the Parks Division's Lakeside Office boardroom .

BE IT FINALLY RESOLVED, that the Common Council of the City of Madison extends

gratitude, through the acceptance and placement of this sculpture, to Lillian Sizemore, who brought this opportunity to the City, and to the MacCrimmon Family, and to the Kohler Foundation, Inc. for ensuring this mosaic continues to be accessible for public view and enjoyment.


ARNOLD ZWEERTS


BOARD ROOM

DECLARATION OF GIFT
OF
ARNOLD ZWEERTS MOSAIC

Kohler Foundation, Inc. a Wisconsin non-stock corporation located at Kohler, Wisconsin, hereby gives, transfers and assigns to City of Madison located at Madison, WI all of Kohler Foundation, Inc.'s rights, title and interest (including copyright, renewal, and other rights therein throughout the world, effective nunc pro tunc as of the creation of the work) in Mosaic by Arnold Zweerts as detailed below.



Arnold Zweerts, Untitled, 1977, mixed media on wood base, 96" x 96"

The gift is made without restriction.

The mosaic should be noted as a Gift of Donald and Barbara MacCrimmon and Kohler Foundation, Inc.

Kohler Foundation, Inc. retains the right to use images of this artwork on their website, in presentations, and for promotional efforts.

IN WITNESS WHEREOF, Kohler Foundation, Inc. has executed this declaration of gift at Kohler, Wisconsin, this _____ day of (month, year).

Agreed and Accepted:

CITY OF MADISON

_____
Satya Rhodes-Conway, Mayor

KOHLER FOUNDATION, INC.

_____
Angela Ramey, Executive Director

DRAFT

City of Madison

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

Master

File Number: 88957

File ID:	88957	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				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:	07/15/2025
		Agenda Number:	61.
Sponsors:	Planning Division	**Effective Date:**	
Attachments:	CSM Application_Redacted.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	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)					

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.

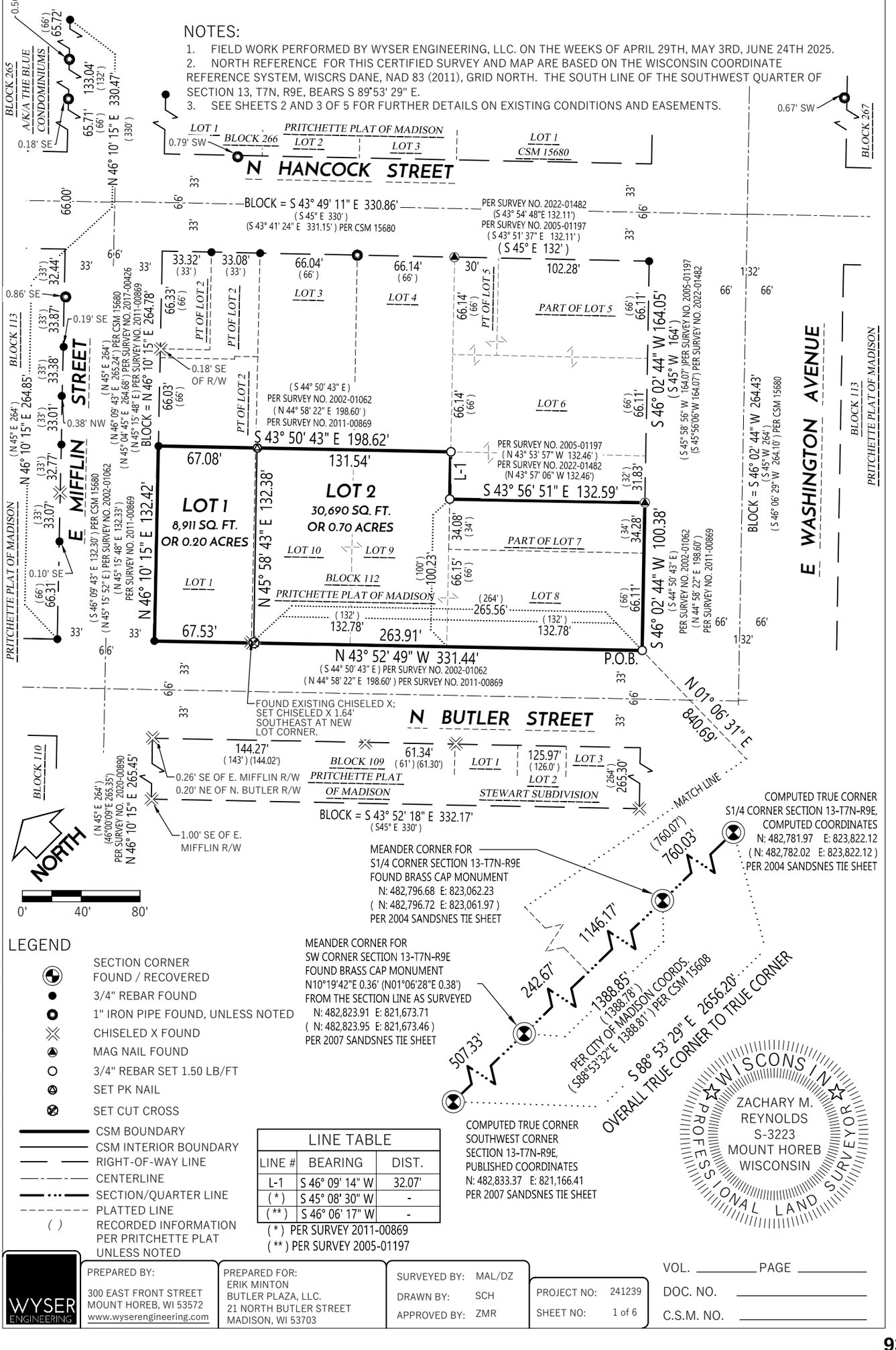
Sincerely,



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

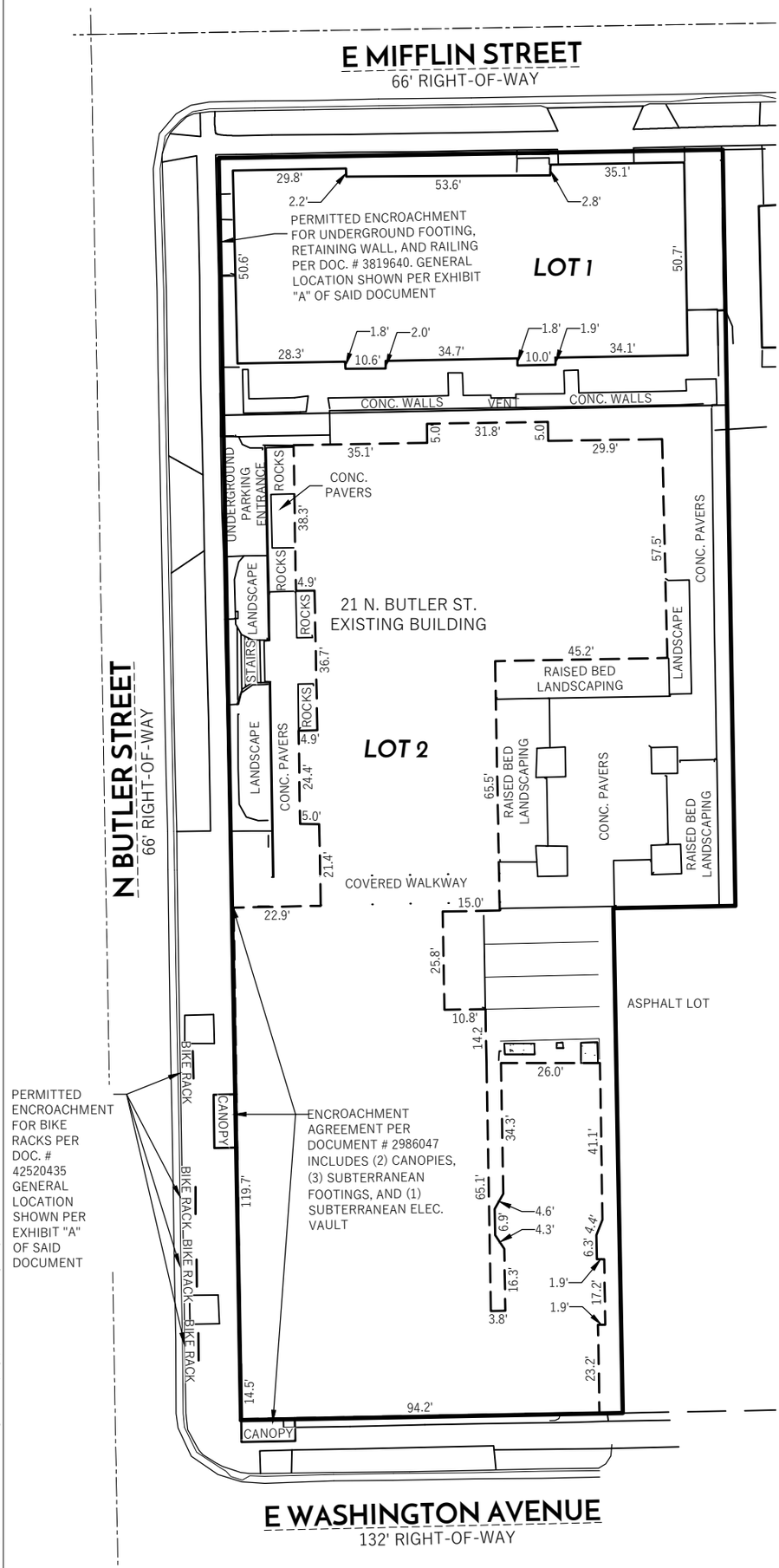
PROJECT NO: 241239
SHEET NO: 1 of 6

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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.

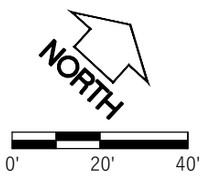


LEGEND

- 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.





WYSER ENGINEERING

PREPARED BY:
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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

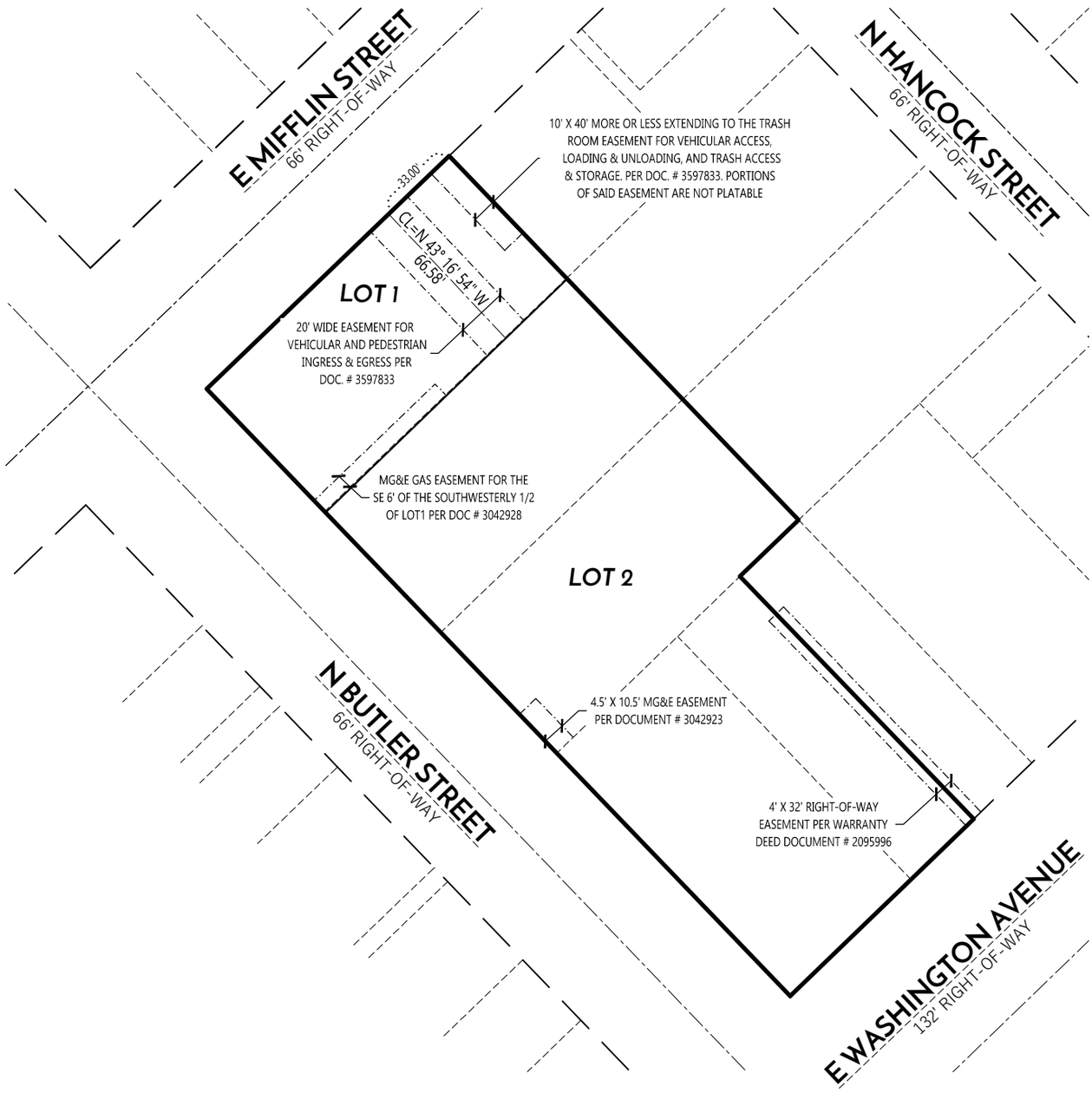
PROJECT NO:	241239
SHEET NO:	2 of 6

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

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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

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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. _____

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*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.*_____

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.

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

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: 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.*_____

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.

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.
21 NORTH BUTLER STREET
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: 89005

File ID:	89005	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/08/2025
File Name:	Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of public water transmission pipeline facilities to be constructed by the Pressure Zone 4 Inters			**Final Action:**	

Title: Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of public water transmission pipeline facilities to be constructed by the Pressure Zone 4 Interstate Crossing project. (District 16)

Notes: Adam Wiederhoeft

		CC Agenda Date:	07/15/2025
		Agenda Number:	8.
Sponsors:	Sean O'Brien And Regina M. Vidaver	**Effective Date:**	
Attachments:	Vicinity Map.pdf, Pressure Zone Relocation Order Sheet 1.pdf, Pressure Zone Relocation Order Sheet 2.pdf, Memo - 2025 Interstate Crossing Relocation Order.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		Robert Mulcahy		7/9/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	07/08/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Water Utility Board (7/22/25), Board of Public Works (7/16/25), Plan Commission (7/28/25), Common Council

Text of Legislative File 89005

Fiscal Note

The proposed resolution approves the relocation order to obtain land interests required for the construction of Pressure Zone 4 Interstate Crossing at an estimated cost of $65,000. The Water Utility has $2,000,000 available budget authority from an adopted 2024 capital project amendment (MUNIS #15165). Funding is per a cost sharing agreement with Dane County.

MUNIS: 15165-86-179

Title

Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction and maintenance of public water transmission pipeline facilities to be constructed by the Pressure Zone 4 Interstate Crossing project. (District 16)

Body

WHEREAS, the City of Madison and Dane County have determined that a water transmission pipeline, from Savannah Road to Secret Garden Drive, crossing Interstate Highway 39/90, located in Madison and the Village of McFarland, is necessary to meet increased fire flow demands to serve the County's developments along CTH "AB". The transmission pipeline is also necessary to meet basic system requirements such as adequate water pressure, water supply flow rates, service redundancy and consistent high water quality for other future developments within Madison Water Utility Pressure Zone 4; and

WHEREAS, the City of Madison Common Council adopted Resolution RES-24-00215, File ID 82309, on March 19, 2024 intending to authorize the Mayor and City Clerk to enter into a "Cost Sharing Agreement between the City of Madison and Dane County" for the design and construction of a water transmission pipeline extending between Savannah Road and Secret Garden Drive in the City of Madison, Wisconsin and the Village of McFarland, Wisconsin; and

WHEREAS, the City of Madison Common Council adopted Resolution RES-24-00349, File ID 83171, on May 21, 2024 amending Resolution RES-24-00215 specifically authorizing the Mayor and City Clerk to enter into an intergovernmental agreement with Dane County for cost sharing of a water transmission pipeline across Highway I-39/90, consistent with the Agreement attached to RES-24-00215 and in a form approved by the City Attorney; and

WHEREAS, the City of Madison and Dane County have entered into a Cost Sharing Agreement for the Water Transmission Pipeline from Savannah Road to Secret Garden Drive formalizing
arrangements for the share of the Project's final costs as of May 28, 2024; and

WHEREAS, the City of Madison Common Council adopted Resolution RES-24-00666, File ID 85764, on November 6, 2024, approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Pressure Zone 4 Interstate Crossing; and

WHEREAS, the City of Madison Common Council adopted Resolution RES-24-00737, File ID 86200, on December 10, 2024 , being a Year End Appropriation Resolution including the increase of County funding and expenses by $2.0 million for the Pressure Zone 4 Interstate Crossing Project to reflect funding from the cost sharing agreement with Dane County; and

WHEREAS, the City of Madison Engineering Division has established Engineering Project No.

15165, Pressure Zone 4 Interstate, Contract No. 9593, for the design and administration of the water transmission pipeline project; and

WHEREAS, the City of Madison Office of Real Estate Services has established a Master File / Project No. 12997 to facilitate and administer the acquisition of required land interests necessary for the construction and maintenance of public water transmission pipeline facilities, from Savannah Road to Secret Garden Drive, required to meet increased fire flow demands to serve new Dane County development along CTH "AB" and other future development lying within Madison Water Utility Pressure Zone 4; and

WHEREAS, attached hereto and made part of this resolution is the Madison Relocation Order Map titled: CITY OF MADISON RELOCATION ORDER - PLAT OF LAND INTERESTS REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS FOR A WATERMAIN, LOCATED IN OUTLOT 1, SECRET PLACES AT SIGGELKOW PRESERVE AND OTHER LANDS, LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 26, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON AND VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN ; and,

WHEREAS, the Relocation Order Map identifies the necessary public land interest areas and the Schedules of Land Interests and Utility Interests required for construction and maintenance of the public water transmission pipeline facilities within the Pressure Zone 4 Interstate Crossing project area; and,

WHEREAS, all required funding for the land interest acquisitions by the City of Madison will be available in Account Number 15165-86-179 - Pressure Zone 4 Interstate Crossing.

NOW THEREFORE BE IT RESOLVED,

1. That this Resolution is a Relocation Order in accordance with Section 32.05(1) and 62.22, Wisconsin Statutes for the purpose of the within described public acquisition project and that these acquisitions are determined to be a necessity in accordance with Section 32.07(2), Wisconsin Statutes, and the acquisitions shall allow for the construction of planned public water transmission pipeline facilities within the Pressure Zone 4 Interstate Crossing - Engineering/Water Utility Project No. 15165.

2. That the City of Madison hereby determines that it is necessary, and a public purpose exists to acquire necessary land interests from the properties/parties as identified in the Schedule of Interests Required on the attached Relocation Order Maps and such acquisitions are required to allow for the construction of said public water transmission pipeline facilities.

3. That the Common Council of the City of Madison, does hereby adopt this relocation order to acquire the necessary land interests required for the installation of public water transmission pipeline facilities associated with Engineering/Water Utility Project Number 15165 - Pressure Zone 4 Interstate Crossing, consisting of the attached Relocation Order Maps in accordance with Section 32.05(1) and 62.22, Wisconsin Statutes.

4. That the Office of Real Estate Services of the Economic Development Division and the City

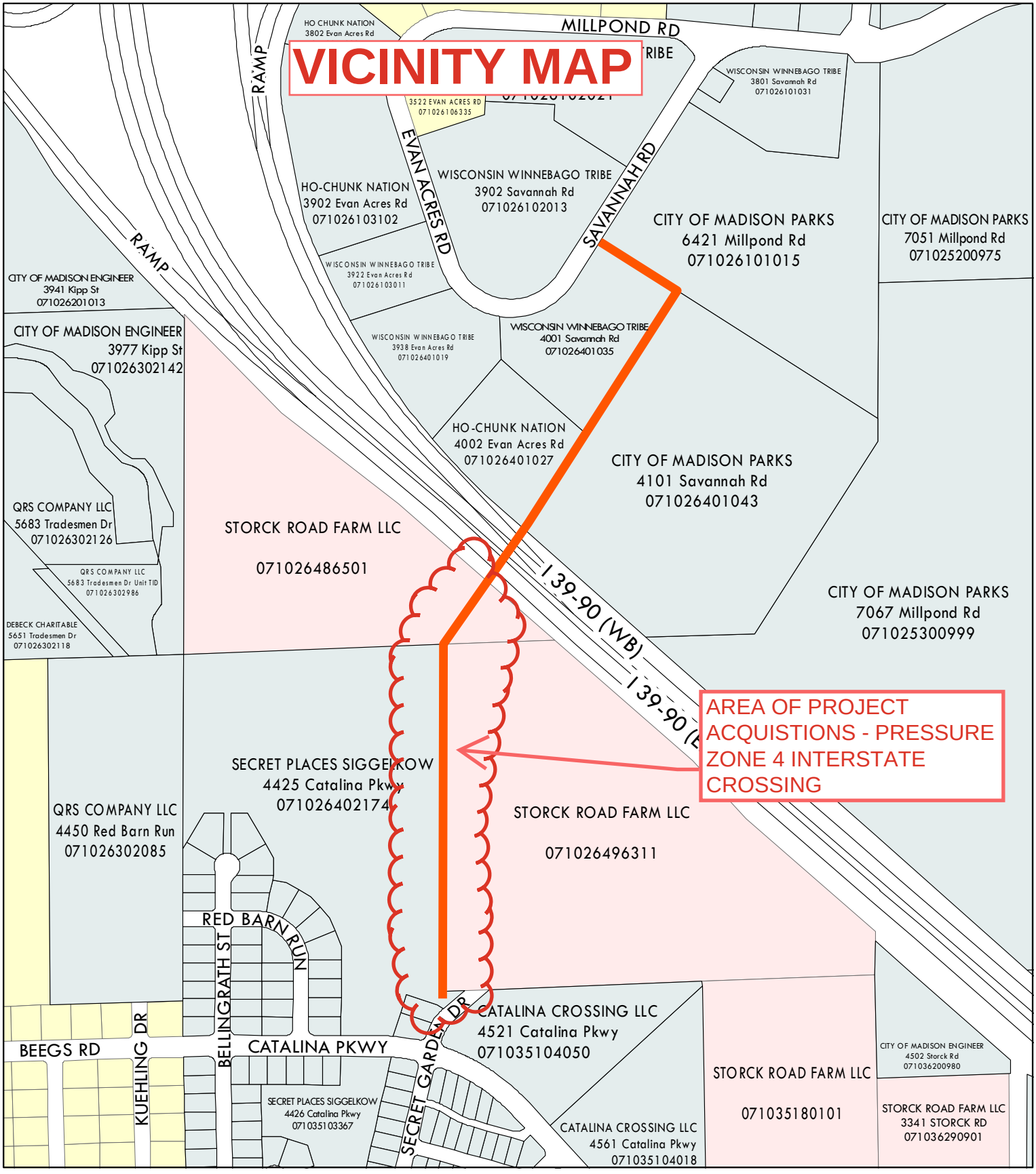
Attorney are hereby authorized to proceed by negotiation or condemnation under authority of Section 32 and 62.22 of the Wisconsin Statutes to acquire the real estate interests shown on said attached Relocation Order maps. Also, the Office Real Estate Services is further authorized to obtain title reports, appraisals, survey information, environmental site assessment reports, and any other essential material or reports as may be necessary to perform due diligence in accomplishing the acquisition.

5. That the City of Madison Office of Real Estate Services Division of the Economic Development Division staff shall administer the acquisition of all land interests by Real Estate Master Project No. 12997.

6. That the City of Madison Office of Real Estate Services of the Economic Development Division is hereby authorized to execute the jurisdictional offer, lis pendens, and award of the compensation if condemnation proceedings under Section 32 of the Wisconsin Statutes are necessary.

7. That the Mayor and City Clerk are authorized to sign all necessary documents to accomplish the acquisitions.

AND BE IT FURTHER RESOLVED, that the Water Utility General Manager is authorized to take any further action required to accomplish the purpose of this resolution, as necessary and in a format approved by the City Attorney, including entering into construction related agreements with existing pipeline companies within the project area.



Madison Water Utility

Disclaimer: The City of Madison makes no representation about the accuracy or completeness of these records and in no event shall the City be liable for any damages whatsoever resulting from the use of these records.

Date: 1/23/2024

Exhibit A

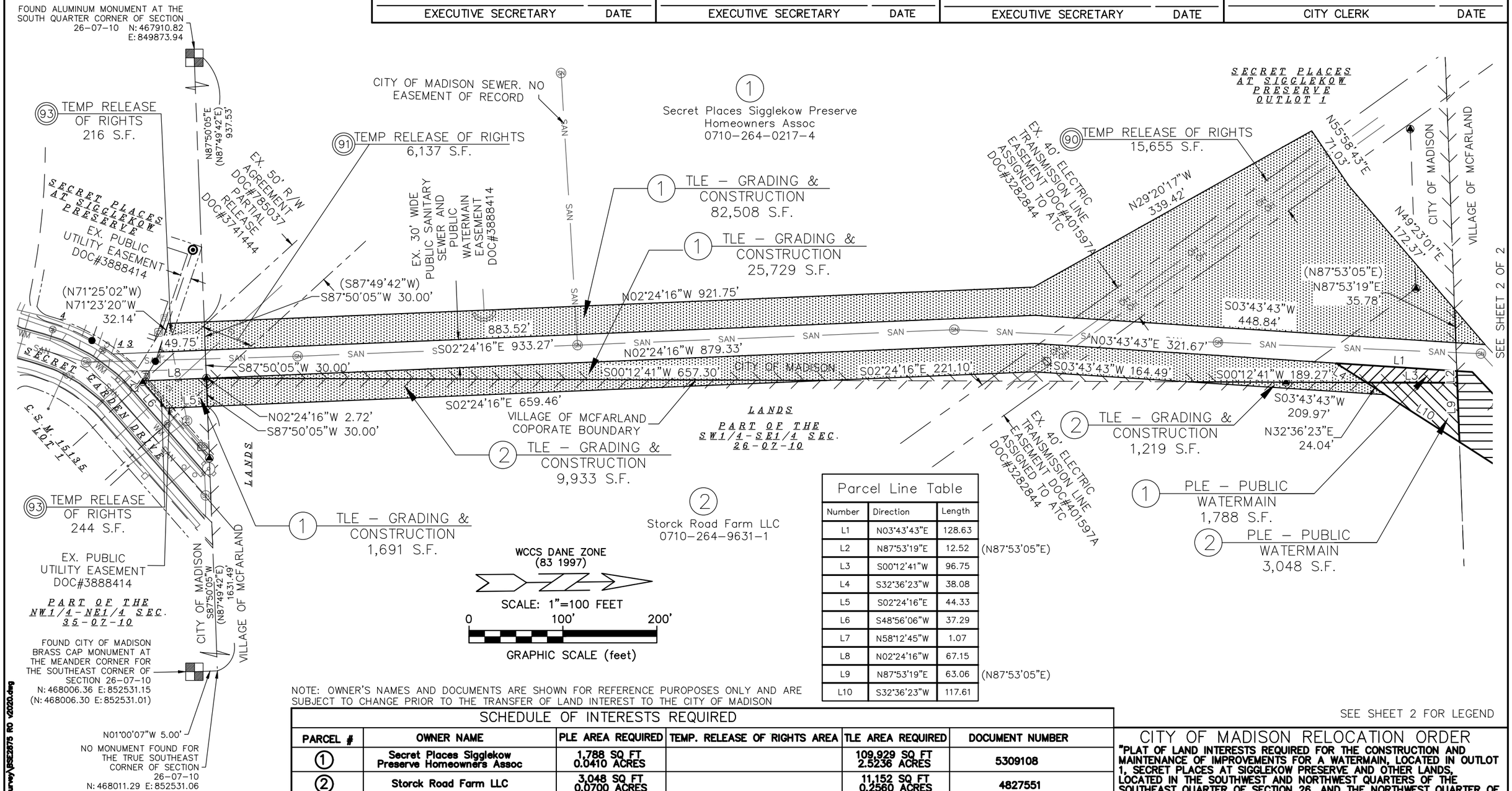
- Approximate Path
- City of Madison
- Village of McFarland
- Town of Blooming Grove

1 inch = 500 feet

0 250 500 1,000 Feet

THIS RELOCATION ORDER IS BASED UPON A SURVEY COMPLETED BY BURSE ENGINEERING FOR AND IN COORDINATION WITH THE CITY OF MADISON

RELOCATION ORDER APPROVED BY THE WATER UTILITY BOARD:		RELOCATION ORDER APPROVED BY THE PLAN COMMISSION:		RELOCATION ORDER APPROVED BY THE BOARD OF PUBLIC WORKS:		RELOCATION ORDER APPROVED BY THE COMMON COUNCIL: RES-__ -_____ FILE ID NO. _____	
EXECUTIVE SECRETARY	DATE	EXECUTIVE SECRETARY	DATE	EXECUTIVE SECRETARY	DATE	CITY CLERK	DATE



Parcel Line Table			
Number	Direction	Length	
L1	N03°43'43"E	128.63	
L2	N87°53'19"E	12.52	(N87°53'05"E)
L3	S00°12'41"W	96.75	
L4	S32°36'23"W	38.08	
L5	S02°24'16"E	44.33	
L6	S48°56'06"W	37.29	
L7	N58°12'45"W	1.07	
L8	N02°24'16"W	67.15	
L9	N87°53'19"E	63.06	(N87°53'05"E)
L10	S32°36'23"W	117.61	

NOTE: OWNER'S NAMES AND DOCUMENTS ARE SHOWN FOR REFERENCE PUROPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTEREST TO THE CITY OF MADISON

SCHEDULE OF INTERESTS REQUIRED

PARCEL #	OWNER NAME	PLE AREA REQUIRED	TEMP. RELEASE OF RIGHTS AREA	TLE AREA REQUIRED	DOCUMENT NUMBER
1	Secret Places Sigglekow Preserve Homeowners Assoc	1,788 SQ FT 0.0410 ACRES		109,929 SQ FT 2.5236 ACRES	5309108
2	Storck Road Farm LLC	3,048 SQ FT 0.0700 ACRES		11,152 SQ FT 0.2560 ACRES	4827551
90	American Transmission Company LLC		15,655 SQ FT 0.3594 ACRES		4015984 & 3282844
91	ANR Pipeline Company		6,137 SQ FT 0.1409 ACRES		785037 & 3741444
93	Madison Gas & Electric Company		460 SQ FT 0.0106 ACRES		3888414

SEE SHEET 2 FOR LEGEND

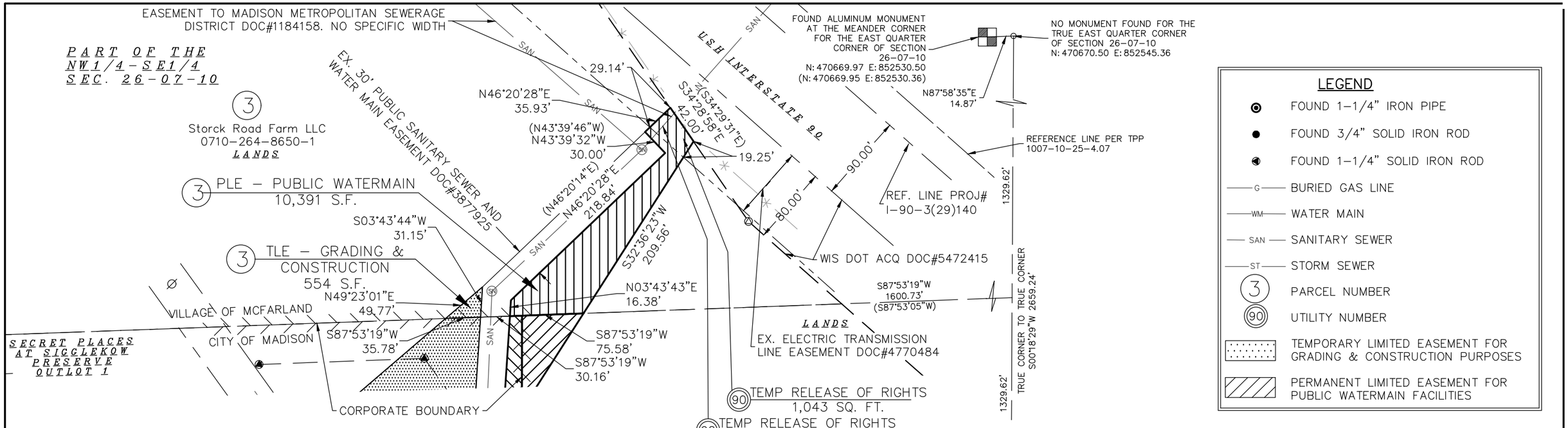
CITY OF MADISON RELOCATION ORDER

"PLAT OF LAND INTERESTS REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS FOR A WATERMAIN, LOCATED IN OUTLOT 1, SECRET PLACES AT SIGGLEKOW PRESERVE AND OTHER LANDS, LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 26, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON AND VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.

WATER UTILITY
PROJECT NO. 15165
REAL ESTATE PROJECT NO. 12997
COUNTY CLERK FILE NO. _____

DATE: 06-03-2025
SHEET 1 OF 2

M:\BSE2875\dwg\Survey\BSE2875 RO v2020.dwg



LEGEND

- FOUND 1-1/4" IRON PIPE
- FOUND 3/4" SOLID IRON ROD
- FOUND 1-1/4" SOLID IRON ROD
- G — BURIED GAS LINE
- WM — WATER MAIN
- SAN — SANITARY SEWER
- ST — STORM SEWER
- (3) PARCEL NUMBER
- (90) UTILITY NUMBER
- TEMPORARY LIMITED EASEMENT FOR GRADING & CONSTRUCTION PURPOSES
- PERMANENT LIMITED EASEMENT FOR PUBLIC WATERMAIN FACILITIES

Surveyor's Certificate

State of Wisconsin)
County of Dane) SS

I, Michelle L. Burse, Registered Land Surveyor in the State of Wisconsin, do hereby certify that I have surveyed and mapped the above platted property in accordance with the information furnished and in compliance with the requirements of Chapter AE-7, Wisconsin Administrative Code; and that the above map is an accurately scaled and dimensioned representation of such survey showing the location of the boundaries, visible buildings, if any, to the best of my knowledge and belief.

City of Madison, Wisconsin
By: Michelle L. Burse

_____ _____
Michelle L. Burse S-2020 Date

RELOCATION ORDER APPROVED BY THE WATER UTILITY BOARD:

_____ _____
EXECUTIVE SECRETARY DATE

RELOCATION ORDER APPROVED BY THE PLAN COMMISSION:

_____ _____
EXECUTIVE SECRETARY DATE

RELOCATION ORDER APPROVED BY THE BOARD OF PUBLIC WORKS:

_____ _____
EXECUTIVE SECRETARY DATE

RELOCATION ORDER APPROVED BY THE COMMON COUNCIL:
RES-__ -_____ FILE ID NO. _____

_____ _____
CITY CLERK DATE

NOTE: OWNER'S NAMES AND DOCUMENTS ARE SHOWN FOR REFERENCE PUROPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTEREST TO THE CITY OF MADISON

SCHEDULE OF INTERESTS REQUIRED

PARCEL #	OWNER NAME	PLE AREA REQUIRED	TEMP. RELEASE OF RIGHTS AREA	TLE AREA REQUIRED	DOCUMENT NUMBER
(3)	Storck Road Farm LLC	10,391 SQ FT 0.2385 ACRES		554 SQ FT 0.0127 ACRES	4827550 & 4845971
(90)	American Transmission Company LLC		1,043 SQ FT 0.0239 ACRES		4770484
(92)	Madison Metropolitan Sewerage District		Easement does not have width - Area not determined		1184158

CITY OF MADISON RELOCATION ORDER

"PLAT OF LAND INTERESTS REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS FOR A WATERMAIN, LOCATED IN OUTLOT 1, SECRET PLACES AT SIGGLEKOW PRESERVE AND OTHER LANDS, LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 26, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON AND VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN.
WATER UTILITY
PROJECT NO. 15165
REAL ESTATE PROJECT NO. 12997
COUNTY CLERK FILE NO. _____

DATE: 06-03-2025
SHEET 2 OF 2

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Madison Water Utility

www.madisonwater.org • 119 East Olin Avenue, Madison, WI 53713 • TEL 608-266-4651 • FAX 608-266-4426

MEMORANDUM

Date: July 15, 2025

To: Mayor Satya Rhodes-Conway

Board of Public Works

Water Utility Board

Plan Commission

Common Council

From: Adam Wiederhoeft, Design & Construction Engineer

Pete Holmgren, Chief Engineer

Krishna Kumar, General Manager

Subject: Adopt a Relocation Order for the Pressure Zone 4 Interstate Crossing Project

RECOMMENDATION

Staff recommend that the Water Board authorize the adoption of a Relocation Order to facilitate the acquisition of land necessary for the construction and maintenance of a public water transmission pipeline crossing Interstate 39/90. Additionally, staff recommend authorizing the Water Utility General Manager to enter into construction-related agreements with existing pipeline companies within the project area, subject to approval by the City Attorney.

BACKGROUND

The City of Madison and Dane County are working together to build a water transmission pipeline from Savannah Road to Secret Garden Drive, crossing Interstate 39/90. This pipeline is needed to support increased fire flow demand due to new development along County Highway AB. This pipeline will ensure adequate water pressure, flow rates, and quality for current and future development in Pressure Zone 4. The city passed a series of resolutions in 2024 to approve the project, share costs with Dane County, authorize bids, and secure funding.

A Relocation Order Map has been created to show which land needs to be acquired for the pipeline. The City will acquire the necessary land, either through negotiation or condemnation, as authorized under Wisconsin law. The Office of Real Estate Services and City Attorney will handle all legal and administrative aspects of acquiring the land. The Mayor and City Clerk are

authorized to sign the required documents. The Water Utility General Manager is authorized to oversee construction agreements and other final actions.

FISCAL NOTE

This relocation order and process comes at an estimated cost of $65,000. These costs and the associated funding are part of a cost sharing agreement with Dane County; MWU has available budget authority in MUNIS project number 15165.

LEGISLATIVE PATH

7/15/2025	Common Council (Introduction)
7/16/2025	Board of Public Works
7/22/2025	Water Utility Board
7/28/2025	Plan Commission
8/5/2025	Common Council (Final Action)

ATTACHMENTS

1. Memo (this document)
2. Pressure Zone Relocation Order Sheet 1
3. Pressure Zone Relocation Order Sheet 2
4. Vicinity Map

City of Madison

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

Master

File Number: 89006

File ID:	89006	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/07/2025
File Name:	General Obligation Promissory Notes			**Final Action:**	

Title: BY TITLE ONLY: Authorizing the Issuance and Establishing the Parameters for the Sale of Not to Exceed $_____ General Obligation Promissory Notes, of the City of Madison, Wisconsin, and Directing the Final Approval of the Terms Thereof.

Notes: GenObNotes2025

		CC Agenda Date:	07/15/2025
		Agenda Number:	63.
Sponsors:	Regina M. Vidaver And Satya V. Rhodes-Conway	**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	7/9/2025	Ryan Pennington	Approve	7/25/2025

History of Legislative File

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

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (7/28/25), Common Council (8/5/25)

Text of Legislative File 89006

Fiscal Note

Fiscal note pending

Title

BY TITLE ONLY: Authorizing the Issuance and Establishing the Parameters for the Sale of Not

to Exceed $_____ General Obligation Promissory Notes, of the City of Madison, Wisconsin, and Directing the Final Approval of the Terms Thereof.

Body

[PREAMBLE

***

WHEREAS, ***

NOW, THEREFORE, BE IT RESOLVED, that ***

BE IT FURTHER RESOLVED, that ***

BE IT STILL FURTHER RESOLVED, ***

BE FINALLY RESOLVED, that ***]

City of Madison

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

Master

File Number: 89040

File ID:	89040	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/08/2025
File Name:	Recreate vacant position #4476 from a 1.0 FTE Planner 2 to a 1.0 FTE Library IT Specialist 1 and create a 0.6 FTE Clerk 1 position within the Library Operating Budget.			**Final Action:**	

Title: Recreate vacant position #4476 from a 1.0 FTE Planner 2 to a 1.0 FTE Library IT Specialist 1 and create a 0.6 FTE Clerk 1 position within the Library Operating Budget.

Notes:

		CC Agenda Date:	07/15/2025
		Agenda Number:	64.
Sponsors:	Director of Human Resources	**Effective Date:**	
Attachments:	FinComm Memo MPL Planner 2.pdf	**Enactment Number:**	
Author:	Julie Trimbell, Human Resources Analyst	**Hearing Date:**	
Entered by:	kklafka@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/9/2025	Christine Koh	Approve	7/28/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	07/08/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (7/28/25), Common Council (8/5/25)

Text of Legislative File 89040

Fiscal Note

The proposed resolution authorizes the recreation of position #4476 from a 1.0 FTE Planner 2

to a 1.0 FTE Library IT Specialist 1. It further authorizes the creation of a 0.6 FTE Clerk 1 position. The total estimated cost of the 1.0 FTE Library IT Specialist 1 position is $92,284 for a full year and approximately $34,651 for the remainder of 2025. The total estimated cost of the 0.6 FTE Clerk 1 position is $36,935 for a full year and approximately $13,868 for the remainder of 2025. The 2025 Adopted Operating Budget for the Library includes $115,440 for position #4476, and the position has been vacant since early June. Salary savings have been generated by the vacancy, and the estimated remaining cost of the two positions proposed will not exceed the budget authorized for position #4476 in the 2025 adopted operating budget.

Title

Recreate vacant position #4476 from a 1.0 FTE Planner 2 to a 1.0 FTE Library IT Specialist 1 and create a 0.6 FTE Clerk 1 position within the Library Operating Budget.

Body

Resolution recreating the vacant 1.0 FTE position #4476 of “Planner 2” (CG18, R8) as a 1.0 FTE “Library IT Specialist 1” (CG33, R2) position and creating a 0.6 FTE Clerk 1 position (CG32, R1), within the Library Operating Budget, thereof.

TO: Finance Committee

FROM: Julie Trimbell, Human Resources

DATE: July 3, 2025

SUBJECT: Madison Public Library – Planner 2

Library Director Tana Elias is requesting the recreation of a vacant 1.0 FTE Planner 2 position, #4476, (CG18-08) to a Library IT Specialist 1 position (CG33-02) and using the remaining salary to fund the creation of a new 0.6 FTE Clerk 1 position (CG32/01). These two positions are necessary to prepare for the new Imagination Center opening in 2026. Following a review of the submitted materials, I recommend the Planner 2 position be recreated as a Library IT Specialist 1 position and a new Clerk 1 position be created.

Position #4476 recently became vacant and the Library is taking this opportunity to hire staff to support the needs of the new Imagination Center being built at Reindahl Park and expected to open in late 2026. It is not possible to use existing positions to support the needs of the new facility and provide adequate customer service. These two positions will provide systemwide staffing in the areas of technology support and technical services/collection management and are imperative to successfully opening the new building within the expected timeline.

As the Library IT Specialist 1 and Clerk 1 classifications already exist in the City's classification scheme, recreation of a Planner 2 position within the Library operating budget may be authorized directly by the Finance Committee, according to Mayoral APM 2-4. Therefore, I recommend recreation of the 1.0 FTE Planner 2 position, #4476, to a 1.0 FTE Library IT Specialist 1 position and creation of 0.6 FTE Clerk 1 position, within the Library budget.

The necessary resolution to implement this recommendation has been drafted.

Editor's Note:

Compensation Group/Range	2025 Annual Minimum (Step 1)	2025 Annual Maximum (Step 5)	2025 Annual Maximum +12% longevity
32/01	$44,042	$50,653	$56,732
33/02	$70,854	$83,426	$93,437
18/08	$76,903	$91,258	$102,209

cc: Tana Elias – Library Director
Krissy Wick – Library Associate Director
Kurt Rose– Employee and Labor Relations Manager
Martin Alvarado – Local 6000 Representative

City of Madison

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Madison, WI 53703
www.cityofmadison.com

Master

File Number: 89041

File ID:	89041	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/08/2025
File Name:	2025 Mid-Year Budget Appropriation			**Final Action:**	

Title: BY TITLE ONLY: Mid-Year Appropriation Resolution amending the 2025 Adopted Operating Budget by taking the following actions:____; and amending the 2025 Adopted Capital Budget by taking the following actions:____.

Notes:

		CC Agenda Date:	07/15/2025
		Agenda Number:	65.
Sponsors:	Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Christine Koh	**Hearing Date:**	
Entered by:	ckoh@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/9/2025	Christine Koh	Approve	7/28/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Department	07/08/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (7/28/25), Common Council (8/5/25)

Text of Legislative File 89041

Fiscal Note
Fiscal note pending.

Title

BY TITLE ONLY: Mid-Year Appropriation Resolution amending the 2025 Adopted Operating Budget by taking the following actions:____; and amending the 2025 Adopted Capital Budget by taking the following actions:____.

Body
[Enter Body Here]

City of Madison

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Madison, WI 53703
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Master

File Number: 89042

File ID:	89042	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/08/2025
File Name:	Authorizing the Release of the 2026 Crisis Intervention and Prevention (CIP) Services Request for Proposals (RFP) Reflecting Modest Program and Structural Changes Based on Community and Provider Feedback			**Final Action:**	

Title: Authorizing the Release of the 2026 Crisis Intervention and Prevention (CIP) Services Request for Proposals (RFP) Reflecting Modest Program and Structural Changes Based on Community and Provider Feedback

Notes:

		CC Agenda Date:	07/15/2025
		Agenda Number:	66.
Sponsors:	Julia Matthews	**Effective Date:**	
Attachments:	Final Resolution_2025 CIP RFP.pdf, FINAL_2025 CIP RFP.pdf	**Enactment Number:**	
Author:	Yolanda Shelton-Morris	**Hearing Date:**	
Entered by:	mbohrod@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/9/2025	Maggie McClain	Approve	7/28/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Community Development Division	07/08/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (7/28/25), Common Council (8/5/25)

Text of Legislative File 89042

Fiscal Note

The proposed resolution authorizes the release of the Crisis Intervention and Prevention Services Request for Proposals. The 2026 Cost to Continue includes $2.1 million for community agency contracts related to Crisis Intervention and Prevention services. Funding for contracts beginning in 2026 is contingent on adoption of the 2026 Operating Budget by the Common Council. No additional appropriation is required at this time.

Title

Authorizing the Release of the 2026 Crisis Intervention and Prevention (CIP) Services Request for Proposals (RFP) Reflecting Modest Program and Structural Changes Based on Community and Provider Feedback

Body

WHEREAS, the City of Madison Community Development Division (CDD) released its first Crisis Intervention and Prevention (CIP) Services RFP in 2021, funding a broad range of crisis response, stabilization, and prevention services to support residents throughout the city; and

WHEREAS, the 2021 RFP structured the CIP service area into three program types-Crisis Intervention Support Services, Recovery and Stabilization Services, and Prevention Services and Activities; and

WHEREAS, over the course of the 2022-2025 funding cycle, CDD sought input through community engagement, outcome tracking, and coordination through the CIP cohort of funded agencies to assess the impact and identify areas for improvement; and

WHEREAS, input from funded agencies, community stakeholders, and partner departments has prompted several adjustments designed to better align the CIP funding process with current needs, reduce duplication of services, and promote holistic and equitable service delivery; and

WHEREAS, in response to this feedback, CDD proposes the following changes to the 2025 CIP RFP:

- Condensing the previous three priority areas into two: (1) Crisis Intervention Support Services and (2) Prevention Services and Activities; the latter of which will now include programs funded as Recovery and Stabilization Services under the previous version**;**
- Removing case management as a specific program type to help emphasize the importance of non-credentialed staff with lived experience and community trust in leading support efforts;
- Using targeted outreach and workshop support to meet community needs following specific events or trends;
- Placing greater emphasis on skill-building and civic engagement as pathways to long-term stability; and,
- Recognizing that as Dane County Human Services actively supports a Youth Restorative Justice System that diverts youth away from formal citations and the court system, and to avoid duplication of services, the City's current support for youth restorative justice programs will shift to focusing on community-based conflict resolution, de-escalation and non-violent communication skill building leading to stronger community connection, trust, and neighborhood stabilization; and

WHEREAS, the proposed RFP will make clear that City funds are intended to complement, not duplicate, programming funded by Dane County, particularly around municipal diversion for youth ages 12-16, and will prioritize community-based strategies such as provider training, culture-specific programming, and practices rooted in community-building.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Madison authorizes the Community Development Division to release the 2026 Crisis Intervention and Prevention Services Request for Proposals, incorporating the above described changes, and directs the Division staff, in consultation with the Community Resources Committee, to evaluate proposals and formulate funding allocation recommendations, for review and approval by the Common Council.

City of Madison
Common Council Resolution No. 89042
Authorizing the Release of the 2026 Crisis Intervention and Prevention (CIP) Services Request for Proposals (RFP) Reflecting Modest Program and Structural Changes Based on Community and Provider Feedback

WHEREAS, the City of Madison Community Development Division (CDD) released its first Crisis Intervention and Prevention (CIP) Services RFP in 2021, funding a broad range of crisis response, stabilization, and prevention services to support residents throughout the city; and

WHEREAS, the 2021 RFP structured the CIP service area into three program types—Crisis Intervention Support Services, Recovery and Stabilization Services, and Prevention Services and Activities; and

WHEREAS, over the course of the 2022–2025 funding cycle, CDD sought input through community engagement, outcome tracking, and coordination through the CIP cohort of funded agencies to assess the impact and identify areas for improvement; and

WHEREAS, input from funded agencies, community stakeholders, and partner departments has prompted several adjustments designed to better align the CIP funding process with current needs, reduce duplication of services, and promote holistic and equitable service delivery; and

WHEREAS, in response to this feedback, CDD proposes the following changes to the 2025 CIP RFP:

- Condensing the previous three priority areas into two: (1) **Crisis Intervention Support Services** and (2) **Prevention Services and Activities**; the latter which will now include programs funded as **Recovery and Stabilization Services** under the previous version**;**
- Removing case management as a specific program type to help emphasize the importance of non-credentialed staff with lived experience and community trust in leading support efforts;
- Using argeted outreach and workshop support to meet community needs following specific events or trends;
- Placing greater emphasis on skill-building and civic engagement as pathways to long-term stability; and,

- Recognizing that as Dane County Human Services actively supports a Youth Restorative Justice System that diverts youth away from formal citations and the court system, and to avoid duplication of services, the City's current support for youth restorative justice programs will shift to focusing on community-based conflict resolution, de-escalation and non-violent communication skill building leading to stronger community connection, trust, and neighborhood stabilization; and

WHEREAS, the proposed RFP will make clear that **City funds are intended to complement, not duplicate, programming funded by Dane County**, particularly around municipal diversion for youth ages 12–16, and will prioritize community-based strategies such as provider training, culture-specific programming, and practices rooted in community-building.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Madison authorizes the Community Development Division to release the 2026 Crisis Intervention and Prevention Services Request for Proposals, incorporating the above described changes, and directs the Division staff, in consultation with the Community Resources Committee, to evaluate proposals and formulate funding allocation recommendations, for review and approval by the Common Council.

City of Madison
Community Development Division



REQUEST FOR PROPOSALS (RFP) Guidelines

RFP #14051

Crisis Intervention and Prevention Services (CIP)

Responses Due: Sept. 22nd, 2025

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RFP SUMMARY

RFP NUMBER and TITLE	**RFP # xxxx- Crisis Intervention and Prevention Services**
DEADLINE for BID SUBMISSIONS	**September 22, 2025, 4:30pm CST** **Proposals received after the deadline or incomplete will not be considered.**
SCOPE	The City of Madison Community Development Division CDD is seeking proposals from qualified nonprofit community-based social service organizations that can provide Crisis Intervention and Prevention (CIP) services and programming to youth, individuals, and families. The services and programs will build and strengthen protective factors and foster safe, resilient communities. Funded organizations will demonstrate the capacity to provide services and programs under the two priority areas: • Crisis Intervention Support Services • Prevention Services and Activities
FUNDS AVAILABLE	The City of Madison Community Development Division anticipates having at least $2,080,000 for allocation pending final adoption of the City's 2026 Operating Budget by the Common Council.
APPLICATION	Form and guidelines available at: Community Development Division Funding Opportunities Website
E-MAIL PROPOSAL TO:	CDDapplications@cityofmadison.com All proposals must be submitted electronically in at least three documents, the *Program Narrative* (Word or PDF), the *Organization Overview* (Word or PDF) and *Budget Workbook* (Excel or PDF). Please include "2025 CIP RFP" in the email subject line.
DIRECT ALL INQUIRES TO:	**Yolanda Shelton-Morris, Community Resources Manager** **Email:** yshelton-morris@cityofmadison.com **Nancy Saiz, Community Development Specialist** **Email:** nsaiz@cityofmadison.com
TIMELINE	**Please Note: These dates are for planning purposes. They represent the City's desired timeline for implementing this project. Any revision to the Due Date for submission of proposals will be made by addendum. All other dates may be adjusted without notice, as needs and circumstances dictate.**

Resolution to Authorize RPF Introduced	7/15/2025
Finance Committee Review	7/28/2025
Common Council Action	8/5/2025
RFP Released	8/8/2025
Crisis Intervention and Prevention Services RFP Workshop	Week of 8/11/25
Required Letters of Intent Due	8/25/2025
DEADLINE FOR SUBMISSION OF PROPOSALS	9/22/2025

	Applicant Presentations to Community Resources Committee	Weeks of 10/13/25 and 10/20/25
	Community Resources Committee Meets to Finalize Funding Recommendations	10/22/2025
	Resolution with Funding Recommendations Introduced to Common Council	11/11/2025
	Finance Committee Action	11/17/2025
	Common Council Action	11/25/2025
	Applicants Notified of Funding Allocations	12/1/2025
	Anticipated Contract Start Dates	1/1/2026

EXECUTIVE SUMMARY

The City of Madison is committed to supporting the conditions necessary for all residents to thrive and reach their highest potential. Through its Community Development Division (CDD), the City collaborates with residents, community partners, and other stakeholders to overcome barriers to opportunity, strengthen neighborhoods, and promote shared prosperity and well-being.

In 2025, the City will seek proposals from community-based organizations to support programs and services that strengthen protective factors and promote safe, resilient communities. The City of Madison remains one of the few municipalities in the country that invests directly in grassroots, culturally responsive programming. The Crisis Intervention and Prevention (CIP) service area supports programs that help individuals and families navigate challenging circumstances and access the resources, opportunities, and support systems needed to achieve greater stability and long-term well-being.

The CIP service area provides a path toward greater safety and stability for youth, individuals, and families facing or at risk of crisis. The City seeks proposals that fall under two key priority areas:

- **Crisis Intervention Support Services**, including 24/7 helplines and short-term shelter for individuals experiencing gender-based violence or youth without safe housing.
- **Prevention Services and Activities**, which focus on upstream solutions that enhance community connectedness, promote long-term well-being, and reduce risk factors for crisis.

This Request for Proposals (RFP) is part of the City's continued commitment to strengthening community infrastructure through coordinated, equity-centered investments. The City encourages collaboration and welcomes proposals from both individual organizations and multi-agency partnerships.

Funding recommendations will be guided by both the quality of proposals received and the City's commitment to equitable service distribution - across neighborhoods, populations, and program types. Contracts will begin January 1, 2026.

BACKGROUND

The CIP service area was established in 2021 to address growing community needs and to better align the City's funding strategies with principles of equity, responsiveness, and holistic support. It was informed by the 2016 Forward Community Investments (FCI) study, evolving local needs, and feedback from community stakeholders, especially as the City and its partners navigated the impacts of the COVID-19 pandemic.

During the 2022–2025 funding cycle, the City invested over $2 million in 23 community-based organizations delivering 33 programs. These included 24/7 helplines, shelter services, case management, youth restorative justice, and prevention-focused initiatives. Programs served as essential connectors to housing, food access, legal advocacy, and emotional support, particularly for historically underserved populations.

1.1 The table below outlines the City of Madison's current funding allocations for the CIP service areas.

PRIORITY AREA	AGENCY PROVIDERS BY PROGRAMS	TOTAL FUNDS ALLOCATED
CRISIS INTERVENTION AND SUPPORT SERVICES		
A. 24-Hour Crisis Response Agencies	UNIDOS Against Domestic Violence Rape Crisis Center The Rainbow Project	$268,567

PRIORITY AREA	AGENCY PROVIDERS BY PROGRAMS	TOTAL FUNDS ALLOCATED
	Briarpatch Youth Services	
B. Shelter Services	Domestic Abuse Intervention Services Briarpatch Youth Services	$414,354
RECOVERY AND STABILIZATION SERVICES		
A. Resource Service Facilitation & Case Management	Allied Wellness Center Bayview Community Center Bridge-Lake Point-Waunona Neighborhood Center Centro Hispano RISE Law Center Freedom Inc Just Dane Kennedy Heights Neighborhood Center Progress Center for Black Women Project Respect The Rainbow Project YWCA Madison	$873,125
B. Youth Restorative Justice	Bayview Community Center Briarpatch Youth Services EOTO YWCA Madison	$180,000
C. Community Court – Homelessness Restorative Project	KABBA Recovery	$30,000
PREVENTION SERVICES AND ACTIVITIES		
A. Outreach and Information	Rape Crisis Center Goodman Community Center Madison Northside Planning Council	$115,100
B. Specialized Program Support	Literacy Network Urban Triage YWCA Madison Worker Justice WI	$198,858
TOTAL		**$2,080,004**

Recognizing the importance of collaboration, CDD established a **Resource Service Facilitation Cohort**, bringing together funded agencies to build trust, share knowledge, and problem-solve across organizational lines. Feedback from this cohort highlights the value of interconnected services, and the need for continued investment in coordinated, community-driven responses.

Additional feedback was gathered through:

- Program reports and site visits
- A 2025 community voice survey
- Input from the Madison Metropolitan School District, Public Health Madison & Dane County, Madison Police Department, and Dane County Human Services

This community-informed approach revealed that no single agency can meet all the complex needs of youth, individuals, and families in crisis. Instead, it emphasized the need for strong partnerships, cultural responsiveness, and prevention strategies rooted in lived experience.

The 2025 CIP RFP builds on these lessons, reinforcing the City's commitment to:

- Addressing gender-based violence and youth crisis through trauma-informed services
- Preventing future crises by strengthening protective factors and community cohesion
- Supporting organizations led by and accountable to the communities they serve

A new cohort model will launch with this funding cycle, continuing the City's investment in shared learning, mutual support, and collective impact.

SECTION 1: SCOPE OF WORK

1.1 Program Scope and Priority Areas

I. CRISIS INTERVENTION SUPPORT SERVICES
Programs in this area provide direct, time-sensitive crisis response to individuals and families experiencing immediate threats to safety or stability.

The two program types of Crisis Intervention Support Services are:

- **24/7 Crisis Helplines**, which respond to gender-based violence incidents via phone, online, text, or in person.
- **Short-Term Shelter Services**, which provide safe, temporary housing for survivors of domestic violence or youth without safe housing alternatives.

These interventions play a crucial role in assisting individuals and households during times of crisis or traumatic events. This includes:

- Survivors of gender-based violence, including sexual assault, domestic violence, and human trafficking.
- Youth and young adults experiencing immediate safety threats or lacking safe housing, including runaway youth and those experiencing family rejection or conflict.

While some crises may overlap, programs funded under **24-hour Helpline** should specifically respond to incidents of gender-based violence. Programs funded under **Shelter Services** may support either:

- Individuals or families escaping domestic violence (including adults), or
- Youth experiencing homelessness or unsafe housing situations not necessarily linked to gender-based violence.

Applicants should clearly indicate which population(s) they serve and how their proposed services are tailored to the specific needs of that group.

A. **<u>24-HOUR HELPLINE</u>**: Agencies funded under this program area will provide crisis response services to individuals experiencing gender-based violence, including sexual assault, domestic violence, and human trafficking. Services must be trauma-informed and staff trained to help minimize the long-term impact of these experiences. These services play a critical role in supporting individuals in immediate crisis, particularly survivors of gender-based violence, as well as runaway and homeless youth. Key performance indicators may include the number of shelter nights provided, crisis calls

answered, in-person responses conducted, and the delivery of follow-up services and child-focused interventions.

Programmatic Requirements:

- The organization must have 24-hour staffing and infrastructure to respond to gender-based violence crises via phone, text, online, or in person. Services must be provided quickly and effectively to individuals and families affected by acts of gender-based violence[1].
- The organization will have established crisis response policies and protocols that reflect collaboration with relevant community partners.
- Services must be culturally and linguistically responsive, ADA-compliant, and use assistive technology to support communication and accessibility.
- The organization must be able to comply with all fiscal and reporting requirements.

  Community partners identified in the proposal must provide a Memorandum of Understanding (MOU) outlining their role and commitment to the collaboration.

Desired Measurable Outcomes:

- Individuals receiving wraparound support report improved stabilization following victimization or crisis.
- Individuals experiencing gender-based violence or crisis report timely access to crisis support.
- Individuals report that services met their cultural, linguistic, psychological, and physical needs.
- Individuals report increased self-determination, resilience, and trust in systems as a result of trauma-informed and culturally responsive care.
- Individuals report greater knowledge of available community resources following service engagement.
- Individuals report an overall improvement in quality of life due to the services received.
- Individuals report that services were accessible, inclusive, and responsive to their individual identities and lived experiences.
- Individuals report positive interactions with staff, highlighting the importance of culturally responsive, trauma-informed, and empathetic service delivery.

Desired measurable Outputs:

- Number of individuals who accessed the 24/7 helpline via phone, text, online, or in-person response.
- Number of crisis response or safety plans developed collaboratively with individuals.
- Number of referrals made to external providers or support services.
- Percentage of individuals reporting increased confidence in accessing appropriate resources following crisis intervention.
- Sustained Safety: Percentage of individuals who remain in safe housing or report ongoing safety over a defined period.

B. <u>SHELTER SERVICES:</u> Organizations requesting funding for shelter support must operate an existing shelter that serves individuals or households experiencing domestic violence or, in the case of youth, those without safe housing alternatives. Agencies are expected to have established policies and

[1] Violence is defined as "an intentional use of physical force or power so as to injure, abuse, damage, or destroy oneself or another person, group, or community." (Madison Dane County Violence Prevention: A Road to Reducing Violence)

protocols for shelter operations, provide ongoing staff training, and promote practices that support staff well-being and self-care.

Programmatic Requirements:

- Provide a safe and secure physical space for individuals or households experiencing domestic violence, or for youth without access to safe housing alternatives.
- Maintain clearly defined policies and protocols to guide shelter operations and ensure consistent, high-quality service delivery.
- Offer ongoing training for shelter staff to enhance their capacity to provide trauma-informed, culturally responsive, and client-centered support.

Desired Measurable Outcomes:

- Sustained Safety: Percentage of individuals who remain in safe housing or report ongoing safety over a specified period following shelter stay.
- Percentage of individuals who report increased knowledge and confidence in planning for and maintaining personal safety after leaving the shelter.
- Individuals report feeling emotionally and physically safe while residing in shelter.
- Individuals report that services were accessible, inclusive, and responsive to their individual identities and lived experiences.
- Individuals report positive experiences with staff, citing culturally responsive, trauma-informed, and empathetic service delivery.
- Percentage of individuals who report that the services received met their cultural, linguistic, psychological, and physical needs.
- Number of individuals who successfully connected with and accessed referred services

Desired Measurable Outputs:

- Number of individuals served in shelter
- Number of Connections made to external services (e.g., housing, mental health, legal aid)
- Number of shelter staff who completed training in trauma-informed or culturally responsive care

Coordination and Resource Linkage:

The City of Madison is committed to building a comprehensive system of support for individuals and families experiencing crisis. Successful applicants will demonstrate strong connections to specific communities and/or geographic areas, along with established collaborations with key stakeholders such as the Community Safety Intervention Team, Public Health Madison & Dane County, Joining Forces for Families, Neighborhood Resource Teams, and other relevant service providers.

II. PREVENTION SERVICES & ACTIVITIES

The Prevention Services & Activities area focuses on upstream, community-rooted solutions that promote long-term safety, equity, and well-being for individuals, families, and communities. This funding area builds upon the former **Recovery & Stabilization** category, excluding resource service facilitation and case management, and reflects a shift toward proactive, holistic approaches.

Programs in this area should:

- Support the development of protective factors,
- Foster community connection and resilience,
- Promote long-term stability and safety, and
- Be culturally responsive and grounded in community needs.

Prevention services may include one-on-one support, community-building activities, and healing-centered practices that address the root causes of crisis and enhance overall well-being.

A. <u>COMMUNITY-BASED INDIVIDUAL/FAMILY SUPPORT</u>: These programs provide trauma-informed, coordinated support that helps individuals and families meet short-term basic needs and access services as they recover from a vulnerable or crisis situation. Services aim to help persons improve housing stability, gain access to health and legal services, enhance educational and employment outcomes, and improve overall personal and family well-being.

Programmatic Requirements:

- Demonstrated awareness of available community services and experience helping people navigate complex systems.
- Staff must develop individualized service plans informed by comprehensive client assessments.
- Ability to provide services that are culturally and linguistically responsive to the needs of diverse populations.
- Effective partnerships with other service providers to ensure coordinated and holistic care.
- Commitment to ongoing staff training, professional development, and continuous quality improvement.
- Capacity to manage fiscal responsibilities and meet all reporting requirements in accordance with City contract standards.
- Active participation in a City-facilitated community provider workgroup to support collaboration and shared learning.

Desired Measurable Outcomes:

- Individuals report increased confidence in navigating systems to meet health, legal, educational, or other personal needs.
- Individuals report increased ability to manage stress, trauma, or crisis situations.
- Percentage of individuals who report improved functioning in one or more life domains (e.g., housing stability, access to health and legal services, education, employment, or family well-being).
- Individuals report greater understanding of trauma, prevention, stress management, and coping strategies.
- Individuals report increased confidence in managing their own health and overall well-being.
- Percentage of individuals who report that the services received met their cultural, linguistic, psychological, and physical needs.
- Individuals report that services were accessible, inclusive, and responsive to their individual identities and lived experiences.
- Individuals report positive experiences with staff, citing culturally responsive, trauma-informed, and empathetic service delivery.

Desired Measurable Outputs:

- Number of client intakes completed.
- Number of individualized service plans developed.
- Number of cross-system referrals made to external providers or resources.
- Percentage of individuals demonstrating progress on two or more goals in their service plan.
- Number of individuals reporting the use of at least two new resources aligned with their individual needs.

Coordination & Resource Linkage:
Participation in the CIP workgroup cohort is required for all agencies receiving City funding. The cohort provides a space for collaborative learning, peer support, and alignment with City-wide goals and initiatives related to Crisis Intervention and Prevention services.

The City of Madison is committed to building a comprehensive system of support for individuals and families. To advance this goal, successful applicants will be those who demonstrate strong connections to specific communities and/or geographic areas, as well as established collaborations with key stakeholders such as:

- Public Health Madison and Dane County
- Joining Forces for Families
- Neighborhood Resource Teams
- Other relevant service providers

B. **<u>BUILDING COMMUNITY AND STABILIZATION:</u>** These programs provide community-wide or group-based activities that increase protective factors and reduce the likelihood of crisis, especially for communities disproportionately impacted by poverty and systemic inequity. Programs can target:

- Adults and families (e.g., literacy, legal aid, transportation)
- Youth ages 12–18 (e.g., non-violence training, conflict resolution)

Please note: *In the previous RFP, this youth-focused area was referred to as* ***Youth Restorative Justice****. For this funding cycle, the language has been updated to reflect a broader emphasis on* ***community-based prevention, healing, and engagement strategies for youth, ages 12–18****, who are outside the scope of formal diversion or justice system involvement.*

Examples of Eligible Program Types:

<u>For Adults and Families:</u>

- Programs that seek to create pathways out of poverty by addressing the root causes of crisis and strengthening individual, family, and community stability.
- Legal advocacy services or citizenship classes that help individuals navigate complex systems and strengthen personal or family stability.
- Community-based programs that foster trust-building, resource sharing, and a stronger sense of belonging, particularly in neighborhoods disproportionately impacted by systemic barriers.

For Youth (Ages 12–18):

- Conflict resolution, de-escalation, and non-violent communication skill-building to help youth navigate interpersonal challenges and reduce the risk of violence or school/system involvement.
- Development of pro-social attitudes, behaviors, and relationships that promote empathy, accountability, and healthy decision-making.
- Activities that foster community connection and trust among youth, increase their sense of belonging, and contribute to neighborhood stabilization by promoting consistent youth presence, reducing isolation, and strengthening relationships between youth, adults, and neighborhood resources.

Please note: *City funds are intended to complement, not duplicate, services already funded by Dane County. While Dane County supports formal restorative justice programming, such as municipal diversion services for youth ages 12–16, City funding will prioritize community-based, culturally responsive prevention and early intervention efforts that fall outside the scope of formal system diversion.*

Programmatic Requirements:

- Provide specialized information, training, or group-based activities tailored to target populations.
- Demonstrate the ability to recruit and retain participants, particularly from historically underserved populations.
- Deliver culturally and linguistically responsive, trauma-informed programming.
- Maintain partnerships with other service providers to expand reach and coordination.
- Collect and maintain detailed demographic and participation data.

Desired Measurable Outcomes:

All Ages:

- Individuals report an increased sense of trust, connection, and belonging within their communities.
- Individuals report improved social relationships, communication skills, and confidence participating in community activities and events.
- Individuals report overall improvement in well-being and life stability following program participation.
- Percentage of individuals who report that the services received met their cultural, linguistic, psychological, and physical needs.
- Individuals report that services were accessible, inclusive, and responsive to their individual identities and lived experiences.
- Individuals report positive experiences with staff, citing culturally responsive, trauma-informed, and empathetic service delivery.

Youth-Specific Outcomes:

- Improved positive communication skills and pro-social behaviors and attitudes among youth participants.
- Increased awareness of how conflict amongst youth affects families and communities.

- Decrease in incidents of violence or conflict involving participating youth
- Increased community stabilization as reported by youth and families (e.g., neighborhood cohesion, connectedness, and mutual support).

Desired Measurable Outputs:

All Ages:

- Total attendance at community events, sessions, groups, and/or meetings with individuals.
- Number of events, sessions, groups, and/or meetings with individuals.
- Number of certifications earned per training cohort.

Youth-Specific Outputs:

- Number of community-based youth program staff trained to support conflict resolution, de-escalation and positive communication skills.
- Number of youth trained to support conflict resolution, de-escalation and positive communication skills.
- Number of trauma-informed and culturally responsive individual, group, or family sessions delivered.
- Number of youth receiving trauma-informed and culturally responsive individual, group, or family sessions.

Coordination & Resource Linkage:
Participation in the CIP workgroup cohort is required for all agencies receiving City funding. The cohort provides a space for collaborative learning, peer support, and alignment with City-wide goals and initiatives related to Crisis Intervention and Prevention services.

The City of Madison is committed to building a comprehensive system of support for individuals and families. To advance this goal, the City invests in programs that provide community-wide or group-based activities designed to increase protective factors and reduce the likelihood of crisis, particularly in communities disproportionately impacted by poverty and systemic inequity. Successful applicants will demonstrate strong connections to specific communities and/or geographic areas, as well as established collaborations with key stakeholders such as governmental entities, community-based providers, and other relevant partners.

1.3 Applicant Type

Eligible applicants may submit proposals under one or both program types:
Crisis Intervention Support Services and **Prevention Services and Activities**.
Applicants must apply as one of the following:

1) **Single Agency:**
   An individual organization applying independently for funding under the CIP service area. This includes agencies that may collaborate programmatically with others but are not submitting a joint proposal.

   OR

2) **Joint/Multi-Agency:**
   Two or more eligible organizations applying together as a collaborative. For the purposes of this RFP:

- The **lead agency** will serve as the fiscal and administrative coordinator,
- **Joint/partner agencies** will participate in implementation as subcontractors.

The lead agency is responsible for submitting all application materials on behalf of the collaborative and will be the primary awardee of the contract.

Each program type has distinct implementation and reporting requirements. Applicants may apply for one or both types, and proposals should reflect best practices as outlined in this RFP, including clear roles, coordination strategies, and shared accountability where applicable.

1.4 Funds Available

Anticipated Funds
It is expected that at least $2,080,000 will be available for allocation to the crisis intervention and prevention programs beginning in 2026. Final funding authorization will be determined in the City of Madison budget process to be completed in November 2025. **Prior city funding of programs should *not* be considered a guarantee of future funding**.

Please note: **On average, City funding for programs accounts for 20% of total program costs. Strong proposals will leverage other funding sources.**

1.5 Allocation Recommendations

An Equitable Holistic Approach to Funding Recommendations
The Community Development Divisions RFP process is a competitive process in which community based organizations vie for limited funds within specific service area funding cycles. This request for proposals seeks to provide access to any agency interested in providing services. Moreover, the RFP process supports CDDs mission to provide high quality services through its partnerships with community-based organizations (CBOs), to administer equitable accountability measures, and to ensure transparency within funding processes.
In particular, CDD seeks to create opportunities for people in historically or currently marginalized populations who are living in poverty. With this intention, the City strongly encourages responses from organizations that are connected to, or have a history of success working with, low-income households, women, and those that are Black, Indigenous, People of Color (BIPOC), immigrants, and/or individuals who identify as Lesbian, Gay, Bisexual, Transgender, and Queer + (LGBTQ+).

1.6 Funding Recommendation Factors

Guiding Principles for Funding Decisions
To ensure the best possible use of limited funds, CDD utilizes a holistic approach with a focus on equity that takes several interrelated factors into consideration when developing funding recommendations.



Examples:	
Factor: Geography/Neighborhood	A program might be recommended for funding because it focuses on a neighborhood with fewer program opportunities.
Factor: Population Served	A program serving a specific population, not served or underserved in the current array of City-funded CIP service area. Programs, may be selected over another program serving the same area.

The underpinnings of this equitable holistic approach are driven by the following assumptions:

- **There exists no "one-size-fits-all" formula or equation when developing funding recommendations.** Contrary to a more regimented and formulaic scoring approach, where decisions are made solely using an application score, CDD's approach includes a more holistic view of needs across the community. In other words, the application is used to provide a better perspective to application reviewers of the services an agency delivers, while also taking into consideration how these services fit into the larger system of service provision in the City of Madison. This ensures that a wide range of factors beyond an agency's application are considered in order to place community need and equity at the forefront of decision making.

- **CBOs do not work in isolation, but in concert with other CBOs and within larger systems.** The City of Madison has a vested interest in providing services for all residents. Therefore, recommendations consider not only the specialized services provided by a CBO, but also how these services are inherently interrelated with those of other agencies. This creates an environment where the varying needs and priorities of all agencies, and the residents they serve, are considered.

  To achieve this goal, reviewers are encouraged to take a synergistic view of applications, where preference is placed on the creation of a portfolio of applicants who work together to better serve all residents of Madison. This stands in stark contrast to a more traditional comparative view within funding recommendation processes, in which applications are assessed solely by their adherence to an established benchmark or checklist within an application process.

- **No single or collection of variables listed above are inherently more important than others.** Assessment and recommendations are dependent upon the needs in the community, applicant

pool and quality of application. A single variable may play a pivotal role within deliberations for one agency to receive funding recommendations. That same variable may be of lesser importance within another application. This may be due to a myriad of reasons such as the geographic location of services, the population they serve, etc. (see image above).

Therefore, CDD staff will use a holistic approach informed by the review workgroup, quality of proposals and a range of quantitative and qualitative factors beyond an agency's application score creates an array of potential allocations. This approach emphasizes the interconnectedness of community organizations and their services and prioritizes agency sustainability and equitable service provision to Madison residents.

Please note: **Funding recommendations will be based on more than just proposal quality or application review scores.**

The City will also consider how proposed programs contribute to:

- A balanced mix of services across the full CIP service continuum,
- Equitable representation of specific demographic groups, and
- Geographic distribution across underserved neighborhoods in Madison.

This holistic approach ensures that funding decisions reflect both the strength of individual proposals and the overall goal of equitable, inclusive service delivery across the city.

1.7 Proposal Quality Review Criteria Summary

See Appendix A for detailed descriptions of each Proposal Quality Review Item

The scoring rubric for this RFP has been designed to ensure equity between single and joint applications. Joint (multi-agency) applications will be evaluated on additional partnership-related criteria and can earn up to 140 total points. Single agency applications will be scored on a 115-point scale but will have their responses weighted (approximately 1.2x) to allow for a comparable maximum score of 140 points.

PLEASE NOTE: **Funding recommendations will be based on both the quality of proposals and distribution of programs across the desired service continuum, demographic groups and geographically across the city (see factors above)**	**Relevant Question/ Document**	**Point Value**
Proposal Quality Review Item	**Part 1 Organizational Narrative**	
Organization History	1	**10**
Organization Experience with Type of Program	2	
Significant Changes in Organization	3	
Staff Experience, Education, Training and Support for Professional Development	4	**15**
Board and Staff Demographics	**Budget**	
JOINT/MULTI AGENCY APPLICATIONS ONLY		
Partnership History	5	**5**
Rationale for partnership	6	**5**

Division of labor	7	**5**
Anticipated Challenges	8	**5**
Experience with partnerships	9	**5**
Proposal Quality Review Item	**Part 2 Program Narrative(s)**	**Point Value**
Need for Program	1A	**5**
Program Goal Statement	1B	
Program Summary	1C	
Proposed Participant Population	2A	**10**
2024 Participant Demographics	2B	
Language Access and Cultural Relevance	2C	
Recruitment, Engagement, Intake and Assessment	2D	
Activities	3A	**15**
Program Schedule	3B	
Family Engagement	4A	**10**
Neighborhood/Community Engagement	4B	
Collaboration and Coordination	4C	**10**
Resource Linkage	4D	
Outputs – unduplicated participants and program hours	5A	**10**
Program Outcomes	5B	
Data Tracking	5C	
Program Location	6A	**15**
Equity Priority Area Alignment	6B	
Program Staffing	7	**15**
Budget – Excel Workbook	**Budget**	
TOTAL (Joint/Multi-Agency Applications)		**140**
TOTAL (Single Applications) *		**115**

SECTION 2: PROPOSAL SUBMISSION REQUIREMENTS

2.1 Response Format

Applicant agencies will utilize the application documents provided. The response to the RFP should be complete and comprehensive but succinct. Attachments or documents not specifically required should not be submitted. Proposals must be submitted by e-mail.

2.2 Letter of Intent and Application Workshop:

Applicants wishing to be considered for funding through the RFP process **must submit a Letter of Intent form** by **Monday, August 25, 2025, 4:30PM CST**, to CDDapplications@cityofmadison.com

All agencies that wish to submit proposals **must** attend an RFP Workshop, or schedule a conversation with City staff (Yolanda Shelton-Morris or Nancy Saiz) about their proposals by **8/25/25**.

Applications will NOT be accepted from entities that have not:
1) Submitted a Letter of Intent; and
2) Attended a workshop or consulted with staff about their proposals.

Contracts awarded through this RFP process will take effect beginning January 1, 2026, and may be extended annually through December 31, 2029, pending the continued authorization of funding in future City operating budgets and agencies' satisfactory completion of contract goals.

2.3 Required Information and Content of Proposals

Please include only the required submittals specified below. Additional materials will not be accepted.

- Part 1 - Organization Narrative Form
- Part 2 - Program Narrative Form
- Part 3 - Budget workbook
  - Budget Narrative Form – Joint/Multi-Agency applications only
- Letters of Commitment
  - Agencies listing a primary partner/collaborator in addition to any joint/partner applicant (See Program Narrative – Question 4c) for their program should include a letter of commitment/support from the agency partner highlighting the ways in which the agency will support the program.
- Fiscal Agent Form - Complete the form (if applicable).

All RFP application forms are available on the Community Development Division's website.

2.4 Application:

All documents-related information including the required application forms, additional information on contracting requirements, and updated timelines are available on the **City of Madison Community Development Division Funding Opportunities website.** If an applicant is not a 501c(3) organization it must identify a fiscal agent with which it will partner and complete and submit the Fiscal Agent form with their applications materials by the application due date. Fiscal agents will be required to meet with City staff. Please note, any written materials, including letters of support, brochures, pictures, or other materials not specifically requested in the application form will not be included in the information given to reviewers or committee members, or considered in the evaluation of proposals.

Proposals must be **received** by **4;30 p.m. on Monday, September 22nd, 2025**. *Please note, **proposals are time stamped electronically as they are received, not when they are sent. Proposals received after the deadline will not be considered. Each year, applicants are disqualified because proposals are not received on time, sometimes because of technical issues. Please don't wait until the last minute to submit your proposal.***

2.5 Eligibility and Collaborative Proposals:

1. Applicant

Eligibility is open to non-profit organizations and agencies that have obtained tax-exempt status under 26 USC 501(c)(3) OR groups that can secure, as fiscal agents, organizations that have obtained such status. Fiscal Agent information is available on the City of Madison Community Development Division Funding Opportunities website. Organizations that are identified to serve

as Fiscal Agents on behalf of applicants will be asked to indicate their understanding of the City's expectations and agreement to act on the applicant's behalf.

2. **Eligible Expenses**
   Eligible expenses include personnel, program/project supplies, space and special costs. No more than 20% of grant funds may be applied to overhead or administrative costs. In awarding grants, the City may identify specific uses for allocations. Capital expenses related to the purchase of vehicles or property are not eligible. All awarded funds must be utilized in the timeline outlined in resultant contracts. Expenses not incurred by the contract end date will not be reimbursed. Funds are available to only support programs, projects, or activities that will entirely, or primarily, benefit residents in the City of Madison.

3. **Collaborative Proposals**
   The City of Madison strongly encourages collaborative proposals that demonstrate meaningful, sustained partnerships between organizations. Collaborations should not only improve service coordination but also work intentionally to **reduce disparities in access, engagement, and outcomes**, particularly for historically underserved communities.

   All applicants submitting collaborative proposals must include a **Memorandum of Understanding (MOU)** for each partnering organization. These MOUs will be reviewed as part of the application scoring process and should:

   - Clearly define the role and responsibilities of each partner
   - Demonstrate how the partnership enhances service delivery and client outcomes
   - Reflect a history or plan for regular communication and shared decision-making
   - Articulate how the collaboration supports culturally responsive, equitable service access

   Strong collaborations will show evidence of:

   - Shared values around equity, trauma-informed care, and community empowerment
   - Joint planning or service delivery (not just referral-based relationships)
   - Efforts to increase service access in marginalized neighborhoods or for underrepresented groups

2.6 Contract and Reporting:

All allocated funds will be administered through the City of Madison, Community Development Division. Funded agencies will be required to submit a final program and expense report. If funded, the City of Madison reserves the right to negotiate the final terms of a contract with the selected organization. City purchases of service contracts include requirements regarding nondiscrimination, consideration of vulnerable populations, Affirmative Action, and mandatory insurance coverage. If you have any questions about these requirements, please contact the Community Development Division at 266-6520.

SECTION 3: GENERAL RFP ADMINISTRATIVE INFORMATION

3.1 Point of Contact

The RFP contact identified below is the sole point of contact regarding the RFP from the date of release of the RFP until selection of the successful proposer.

Yolanda Shelton-Morris, Community Resources Manager
Email: **yshelton-morris@cityofmadison.com**
Nancy Saiz, Community Development Specialist
Email: **nsaiz@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.

3.2 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 Department's website, CDD Funding Opportunities. 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.

3.3 Addenda / Official Communication

During the solicitation process for this RFP, all official communication between the City and proposers will be made via the Community Development Division 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.

3.4 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.

3.5 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.

3.6 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.

3.7 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.

3.8 Proposal Content

The required proposal documents are outlined in section 2.2 of this document. 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, and 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.

3.9 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.

3.10 Sample Contract Documents

A sample CDD Purchase of service Contract is available on the CDD Funding Opportunities website.

3.11 Designation of Proprietary Information

Proposers are hereby notified that all information submitted in response to this RFP may be accessible to the public through the Community Development Division website and/or made available for public inspection according to public records laws of the State of Wisconsin or other applicable public record laws. Therefore, proposers are encouraged to refrain from submitting information that cannot be open for public inspection. However, if proposers must include information deemed confidential and proprietary by the proposer, proposer must comply with these instructions:

1. All restrictions on the use or inspection of data contained within a proposal shall be requested prior to submission of the proposal itself. Written requests for confidentiality shall be submitted to the RFP contact by the proposer prior to the proposal submission date.
2. Requests shall use the following process:
   - Email or phone the RFP contact to discuss your concern.
   - Any information to be considered confidential or proprietary must clearly be stated.

- Any information to be considered confidential or proprietary must be separated from the rest of the proposal. Co-mingling of confidential/proprietary and other information is not acceptable.
- Applicants may be asked to submit a written request for information to be considered confidential or proprietary. Provide specific information related to the claim for confidential and proprietary information including: RFP section, page number, topic and specific concern that supports claim.

3. Allocation requests always become public information through the selection committee process. Information usually cannot be kept confidential unless it involves a trade secret as defined in S.134.90(1)(c), Wis. Stats. Any information that will be included in any resulting contract cannot be considered confidential. A proposal, in its entirety, will not be considered confidential and/or proprietary.
4. Proprietary information submitted in a proposal, or in response to the RFP, will be handled in accordance with the applicable Wisconsin State Statute(s). However, the City cannot ensure that the information will not be subject to release if a request is made under applicable public records laws. The City will not provide advance notice to a proposer prior to release of any requested record.
5. The Selected Contractor agrees to hold the City harmless for any damages arising out of the release of any material unless they are specifically identified. In the event the designation of confidentiality of this information is challenged, the Selected Contractor also agrees to provide legal counsel or other necessary assistance to defend the designation of confidentiality and, further, agrees to hold the City harmless from any penalties, costs, damages and fees, including attorney's fees, awarded to the requestor and ordered to paid by the City, in any such legal action.
6. To the extent permitted by law, it is the intention of the City to withhold the contents of the proposal from public view until such times as competitive or bargaining reasons no longer require non-disclosure, in the opinion of the City. At that time, all proposals will be available for review in accordance with the Wisconsin Open Records Law.

3.12 Contract for Purchase of Services

Proposers are responsible for reviewing contract for purchase of services prior to submission of their bid. A sample Contract for Purchase of Services shall serve as the basis of the contract resulting from this RFP and is available on our Contract Requirements web page. The terms of described on this website 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.

3.13 City of Madison Additional Standard Terms and Conditions

Proposers are responsible for requesting and any potential Additional Standard Terms and Conditions prior to submission of their proposal. City of Madison Additional Standard Terms and Conditions are the minimum requirements for the submission of Proposals.

3.14 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 nonresponsive 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
City staff and the designated RFP review group will make recommendations to the Common Council 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 RFP review group 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.

City of Madison

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

Master

File Number: 89107

File ID:	89107	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/08/2025
File Name:	Revising the Area Plan Sequence			**Final Action:**	
Title:	Revising the Area Plan Sequence				
Notes:					
				CC Agenda Date:	07/15/2025
				Agenda Number:	3.
Sponsors:	Regina M. Vidaver			**Effective Date:**	
Attachments:	Area Plan Sequence Map - Adopted 2022.pdf, Area Plan Sequence Map - Proposed 2025.pdf			**Enactment Number:**	
Author:	Meagan Tuttle, Planning Division Director			**Hearing Date:**	
Entered by:	lheiser-ertel@cityofmadison.com			**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/9/2025	Maggie McClain	Approve	7/28/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Department of Planning and Community and Economic Development	07/08/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Plan Commission (7/28/25), Common Council (8/5/25)					

Text of Legislative File 89107

Fiscal Note

The proposed resolution authorizes an update to the Area Plan sequence. Public engagement activities for area plans and implementation of those plans will require the inclusion of expenditures in future budgets subject to Common Council approval.

Title

Revising the Area Plan Sequence

Body

WHEREAS, on August 2, 2022, the Common Council adopted RES-22-00577 (File #71147) establishing the planning framework, which included a sequence for undertaking 12 area plans that will cover the entire city; and

WHEREAS, the Northeast and West Area Plans were adopted in September 2024 and the Southeast and Southwest Area Plans are currently underway; and

WHEREAS, the next Area Plans in the sequence were originally proposed to be the North, Downtown, South, and Near West; and

WHEREAS, Downtown Madison Inc. will be preparing a Greater Downtown Economic Investment Strategy process, for which funding was included in the 2024 Economic Development Division Capital Budget for TID #50, in coordination with the City of Madison and other project partners; and

WHEREAS, since the proposed boundary of the Greater Downtown Economic Development Strategy will include the entire geography of the Downtown Area Plan, there are numerous benefits and efficiencies in coordinating the two efforts, beginning in the Fall 2025; and

WHEREAS, the UW-Madison will soon be initiating a Campus Framework planning process, to update the 2019 Campus Master Plan approved by the City pursuant to MGO 28.097, which largely falls within the Downtown and Near West Area Plan boundaries; and

WHEREAS, there are benefits to coordinating the City's Near West Area planning process with this campus planning process; and

WHEREAS, the Near West Area Plan could occur during the same time frame as the City's North Area Plan, to continue the City's process of preparing two plans simultaneously to provide efficiencies for City community engagement efforts, coordination with agency partners, and plan review by City policymakers; and

WHEREAS, the Near West and North Area Plans processes would generally occur between Fall 2026 and Spring 2028; and

WHEREAS, the South Area Plan, a large portion of which is covered by the South Madison Plan which was adopted in 2022, could occur during the same time frame as the Near East Area Plan, generally occurring in 2028-2029; and

WHEREAS, on August 7, 2018, the Common Council adopted ORD-18-00085 (File #51349) adopting the City of Madison Comprehensive Plan and on December 5, 2023, adopted RES-23-00799 (File #80367) adopting an Interim Update to the plan; and

WHEREAS, the 12 area plans utilize the Comprehensive Plan Generalized Future Land Use (GFLU) categories as the basis for recommendations related to GFLU map updates; and

WHEREAS, completing these 12 area plans utilizing the current Comprehensive Plan will provide a consistent policy foundation for plans' recommendations; and

WHEREAS, another interim update to the Comprehensive Plan, generally occurring in 2028, would enable necessary updates to the Comprehensive Plan while supporting the Planning

Division staffing to complete all 12 area plans within the 10-year horizon anticipated in the 2022 Planning Framework; and

WHEREAS, it is anticipated that a full update to the City's Comprehensive Plan will occur after the adoption of the 12 area plans.

NOW THEREFORE BE IT RESOLVED, that the Common Council hereby authorizes a revised area plan sequence as described herein.

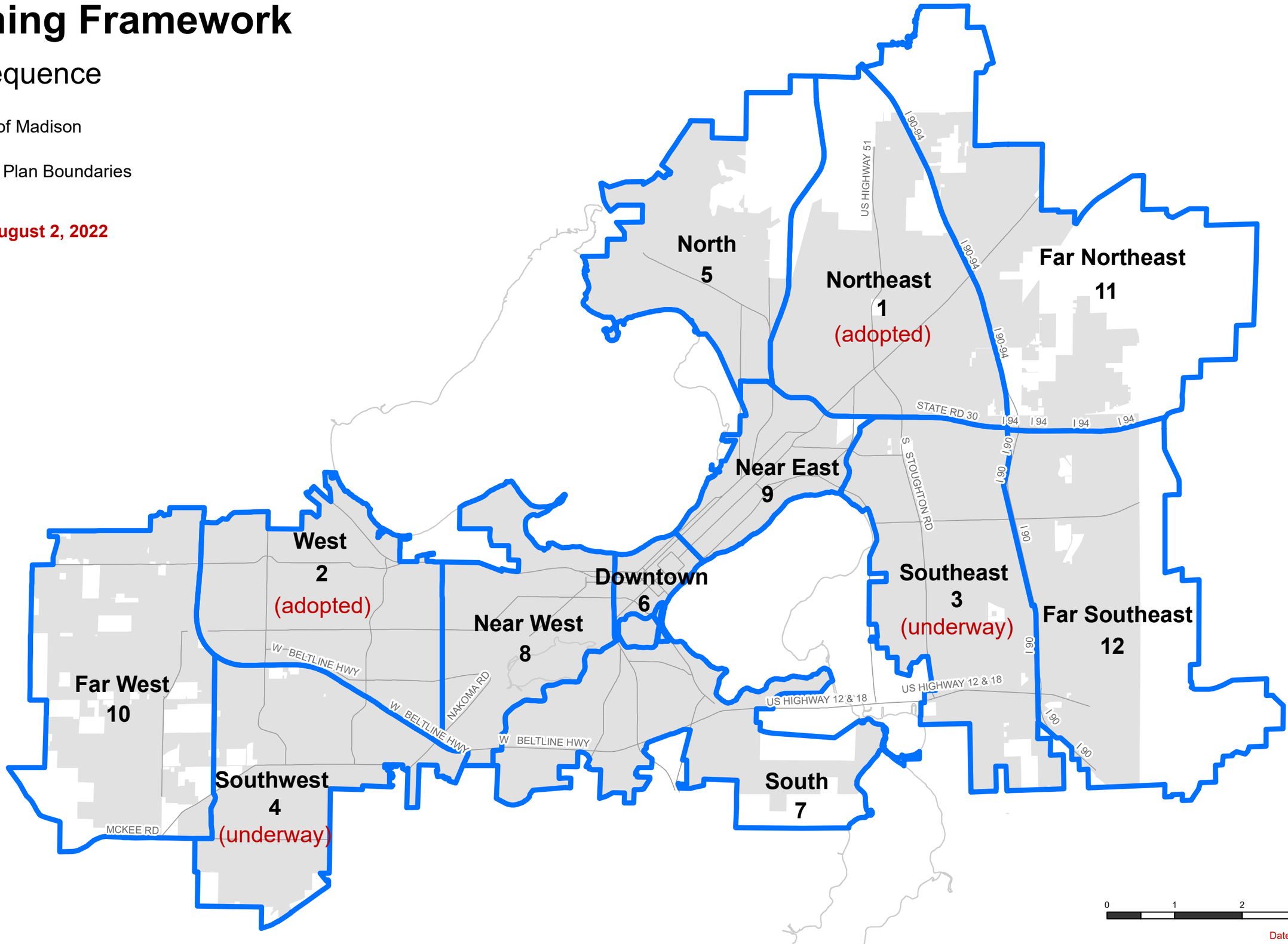
Planning Framework

Plan Sequence

City of Madison

Area Plan Boundaries

Adopted - August 2, 2022



Date: 7/7/2025

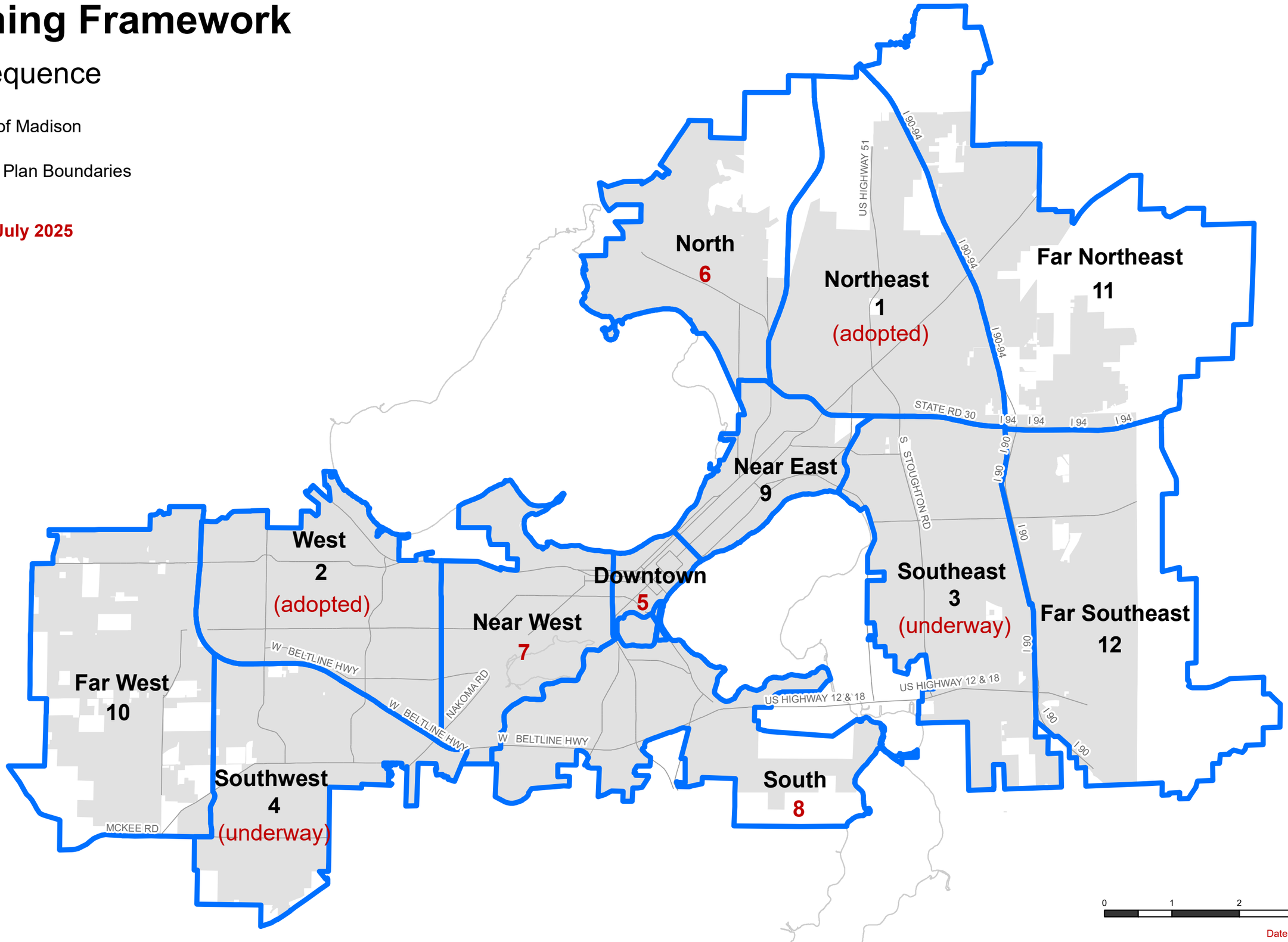
Planning Framework

Plan Sequence

City of Madison

Area Plan Boundaries

Proposed - July 2025



Date: 7/7/2025

City of Madison

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

Master

File Number: 88871

File ID:	88871	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/25/2025
File Name:	CLAIM: J. Lattimore III - Financial Damages and Personal Injury - $5,610.00			**Final Action:**	
Title:	J. Lattimore III - Financial Damages and Personal Injury - $5,610.00				
Notes:	EVL006668				
				CC Agenda Date:	07/15/2025
				Agenda Number:	68.
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 88871

Title

J. Lattimore III - Financial Damages and Personal Injury - $5,610.00

Body

Claim received 6/23/2025.

City of Madison

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

Master

File Number: 88875

File ID:	88875	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/25/2025
File Name:	CLAIM: InteriorLogic - Unpaid Invoices - $15,529.75			**Final Action:**	
Title:	InteriorLogic - Unpaid Invoices - $15,529.75				
Notes:	EVL06669				
				CC Agenda Date:	07/15/2025
				Agenda Number:	69.
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 88875

Title

InteriorLogic - Unpaid Invoices - $15,529.75

Body

Claim received 6/23/2025.

City of Madison

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

Master

File Number: 88878

File ID:	88878	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/25/2025
File Name:	CLAIM: A. Howard - Property Damage - $550.00			**Final Action:**	
Title:	A. Howard - Property Damage - $550.00				
Notes:	EVL006670				
				CC Agenda Date:	07/15/2025
				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 88878

Title

A. Howard - Property Damage - $550.00

Body

Claim received 6/24/2025.

City of Madison

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

Master

File Number: 88881

File ID:	88881	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/25/2025
File Name:	CLAIM: D. Yang - Vehicle Damage - $12,344.61			**Final Action:**	
Title:	D. Yang - Vehicle Damage - $12,344.61				
Notes:	EVL006671				
				CC Agenda Date:	07/15/2025
				Agenda Number:	71.
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 88881

Title

D. Yang - Vehicle Damage - $12,344.61

Body

Claim received 6/24/2025.

City of Madison

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

Master

File Number: 88884

File ID:	88884	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/25/2025
File Name:	CLAIM: A. Sorenson - Vehicle Damage - $445.00			**Final Action:**	
Title:	A. Sorenson - Vehicle Damage - $445.00				
Notes:	EVL006672				
				CC Agenda Date:	07/15/2025
				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 88884

Title

A. Sorenson - Vehicle Damage - $445.00

Body

Claim received 6/24/2025.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 88898

File ID:	88898	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/26/2025
File Name:	CLAIM: D. Battle - Vehicle Damage and Bodily/Personal Injury - $19,000.00			**Final Action:**	
Title:	D. Battle - Vehicle Damage and Bodily/Personal Injury - $19,000.00				
Notes:	EVL006676				
				CC Agenda Date:	07/15/2025
				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 88898

Title

D. Battle - Vehicle Damage and Bodily/Personal Injury - $19,000.00

Body

Claim received 6/25/2025.

City of Madison

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

Master

File Number: 88903

File ID:	88903	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/26/2025
File Name:	CLAIM: N. Colley - Property Damage - $1,200.00			**Final Action:**	
Title:	N. Colley - Property Damage - $1,200.00				
Notes:	EVL006677				
				CC Agenda Date:	07/15/2025
				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 88903

Title

N. Colley - Property Damage - $1,200.00

Body

Claim received 6/26/2025.

City of Madison

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

Master

File Number: 88929

File ID:	88929	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	07/01/2025
File Name:	CLAIM: Murphy Sanchez, PLLC on behalf of USAA - Property Damage - $2,497.81			**Final Action:**	
Title:	Murphy Sanchez, PLLC on behalf of USAA - Property Damage - $2,497.81				
Notes:	EVL005746				
				CC Agenda Date:	07/15/2025
				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 88929

Title

Murphy Sanchez, PLLC on behalf of USAA - Property Damage - $2,497.81

Body

Claim received 7/1/2025.

City of Madison

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

Master

File Number: 88950

File ID:	88950	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	07/02/2025
File Name:	CLAIM: D. Raker - Vehicle Damage - $1,467.27			**Final Action:**	
Title:	D. Raker - Vehicle Damage - $1,467.27				
Notes:	EVL006691				
				CC Agenda Date:	07/15/2025
				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 88950

Title

D. Raker - Vehicle Damage - $1,467.27

Body

Claim received 6/30/2025.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 89001

File ID:	89001	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	07/07/2025
File Name:	CLAIM: E. Holmes - Property Damage - $3,250.00			**Final Action:**	
Title:	E. Holmes - Property Damage - $3,250.00				
Notes:	EVL006699				
				CC Agenda Date:	07/15/2025
				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 89001

Title

E. Holmes - Property Damage - $3,250.00

Body

Claim received 7/2/2025.

City of Madison

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

Master

File Number: 89004

File ID:	89004	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	07/07/2025
File Name:	CLAIM: T. White - Vehicle Damage - $6,975.00			**Final Action:**	
Title:	T. White - Vehicle Damage - $6,975.00				
Notes:	EVL006700				
				CC Agenda Date:	07/15/2025
				Agenda Number:	78.
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 89004

Title

T. White - Vehicle Damage - $6,975.00

Body

Claim received 7/3/2025.

City of Madison

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

Master

File Number: 89009

File ID:	89009	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/07/2025
File Name:	CLAIM: L. Green - Economic and Non-Economic Damages - $50,000.00			**Final Action:**	

Title: L. Green - Economic and Non-Economic Damages - $50,000.00

Notes: EVL006706

		CC Agenda Date:	07/15/2025
		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 89009

Title

L. Green - Economic and Non-Economic Damages - $50,000.00

Body

Claim received 7/6/2025.