



Department of Planning & Community & Economic Development

Economic Development Division

Matthew B. Mikolajewski, Director

P.O. Box 2983

Madison, WI 53701-2983

Phone: (608) 266-4222 | Fax: (608) 261-6126

cityofmadison.com

**Business Resources
Real Estate Services
Real Estate Development**

TO: Business & Economic Resources Committee

FROM: Matthew B. Mikolajewski

SUBJECT: 2026 Economic Development Division Work Plan Overview (Legistar 93552)

DATE: June 17, 2026

Economic Development Division work is divided into six service areas, outlined below. The following memo is an overview of major initiatives included in the Division's 2026 Work Plan. This is not an exhaustive list, as not all smaller projects and routine items are included.

Administration

- Launch and staff the Business & Economic Resources Committee
- Develop a new Division website – www.cityofmadison.com/business
- Complete an Internal Audit
- Participate in Neighborhood Resource Teams and other staff teams

Business Resources & Outreach

- Business inquiries, advising, assistance, and site searches
 - o Assisted over 600 businesses in 2025

Real Estate Assets & Infrastructure

- Acquisition/disposal of property and management of easements, encroachment agreements, and leases for private use of public property (208 projects completed in 2025). Some examples in 2026 include:

- Purchase of 3030 Darbo Drive from Salvation Army
- Voit Farm purchase of Lots 6, 9, 10, and 13
- East Madison Little League purchase at 1010 North Street
- Parks purchase of Madison Crushing site
- Royster Commons purchase and development preparation
- Dane County Election Center lease
- 4713 Dutch Mill Road sale
- Village on Park management
- Park Badger development real estate work
- CDA Triangle development real estate work
- Block 113 (Brayton Lot) RFP
- Completion of Madison Public Market and transfer to Foundation

Business & Real Estate Development Finance

- TIF application underwriting
 - Four projects approved to date in 2026
- Five TID Project Plan amendments (TIDs # 44, 46, 50, 51, and 54)
- Two TID creations:
 - TID # 56 (Grand Canyon)
 - TID # 57 (Medical Circle)
- Small business development program management
- Food-related financial support program management
- CDBG contract management

Policy, Planning & Project Management

- Economic Development Plan preparation
- Southeast and Southwest Area Plan assistance
- DMI Greater Downtown Economic Investment Strategy and City Downtown Area Plan collaboration
- WEDC grant applications and administration
- Federal DOT planning grant management (TIFIA)
- ACRE Madison Tour

Street Vending & Sidewalk Cafes

- Program management