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 21, 2026 | **6:30 PM** | **210 Martin Luther King, Jr. Blvd. Room 201 (City-County Building)**

Hybrid Meeting

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

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

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

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

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

Listen by Phone: (877) 853-5257 (Toll Free) Webinar ID: 880 5451 7363

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Hu rau peb ntawm tus xov tooj los sis email hauv qab no yog tias koj xav tau kev txhais lus, kev txhais ntawv, los sis kev pab cuam cuam tshuam txog tsis taus. Cov kev pab no yog pub dawb rau koj.

608-266-4071

Council@cityofmadison.com

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

Disclosures and Recusals

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

Presentation of Consent Agenda

1. **89055** Consent Agenda Document (7/21/26)

Legislative History

7/8/25	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.

Presentations

2. **94063** Presentation from the National Association for Civilian Oversight of Law Enforcement

Legislative History

7/15/26	Council Office	Refer to the COMMON COUNCIL

Recessed Public Hearings

Report of Plan Commission

3. **92877** Creating Section 28.022-00753 of the Madison General Ordinances to change the zoning of property located at 1201 Huxley Street from TR-U1 (Traditional Residential-Urban 1) District to TR-U2 (Traditional Residential-Urban 2) District. (District 12)

Sponsors: Planning Division

Attachments: 1201 Huxley Street.pdf

Legislative History

4/27/26	Attorney's Office Plan Commission Public Hearing (6/1/26), Common Council (6/9/26)	Referred for Introduction
5/5/26	COMMON COUNCIL	Refer For Public Hearing to the PLAN COMMISSION
6/1/26	PLAN COMMISSION On a motion by Wasniewski, seconded by Solheim, the Commission recommended that the Common Council re-refer the zoning map amendment to the July 13, 2026, Plan Commission meeting (July 21, 2026 Common Council meeting). The motion passed by voice vote/other.	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION
6/9/26	COMMON COUNCIL	Re-refer for Recessed Public Hearing to the PLAN COMMISSION
7/13/26	PLAN COMMISSION 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 passed by voice vote/other.	RECOMMEND TO COUNCIL TO ADOPT - RECESSED PUBLIC HEARING

End of Public Hearings

Business Presented by the Mayor

Confirmation Hearing

4. **93776** Submitting the appointment of Matthew W. Tucker for confirmation of a five-year term as Building Inspection Division Director.

Sponsors: Satya V. Rhodes-Conway

Attachments: Tucker Contract Draft.pdf

Legislative History

6/30/26	Human Resources Department Finance Committee (7/13/26), Common Council (7/21/26)	Referred for Introduction
7/7/26	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
7/13/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

Appointments

5. 93781 Report of the Mayor submitting resident committee appointments (introduction 7-7-2026; action 7-21-2026).

Legislative History

7/1/26	Mayor's Office Confirm 7/21/26	Referred for Introduction
7/7/26	COMMON COUNCIL	Refer to a future Meeting to Confirm to the COMMON COUNCIL

6. 94054 Report of the Mayor submitting resident committee appointments (introduction 7-21-2026; action 8-4-2026).

Legislative History

7/15/26	Mayor's Office Confirm 8/4/26	Referred for Introduction

Business Presented by the President of the Common Council

7. 89028 Confirming the Madison Common Council meeting formats through December 8, 2026:
8/4/26 - Hybrid (Virtual & CCB 201)
9/8/26 - Hybrid (Virtual & CCB 201)
9/22/26 - Hybrid (Virtual & CCB 201)
10/6/26 - Hybrid (Virtual & CCB 201)
10/20/26 - Hybrid (Virtual & CCB 201)
11/10/26 (Budget) - Hybrid (Virtual & CCB 201)
11/11/26 (Budget, if needed) - Hybrid (Virtual & CCB 201)
11/12/16 (Budget, if needed) - Hybrid (Virtual & **MMB 215**)
11/24/26 - **Virtual**
12/8/26 - Hybrid (Virtual & CCB 201)

Legislative History

7/8/25	Council Office	RECOMMEND TO COUNCIL TO ACCEPT - REPORT OF OFFICER

Reports of Officers

Report of Board of Public Works

8. 93699 Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Willows Biobasin Repair. (District 9)

Sponsors: Joann Pritchett

Attachments: 15960 BPW Exhibit.pdf

Legislative History

6/23/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
7/8/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

9. **93700** Awarding Public Works Contract No. 9588, West Badger Mill Creek Greenway. (District 7)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9588.pdf
9588 award.pdf

Legislative History

6/23/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
7/8/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

10. **93778** Declaring the City of Madison's intention to exercise its police powers establishing the Regent Street Assessment District - 2027. (District 5, District 8, District 13)

Sponsors: Tag Evers, Regina M. Vidaver And Ellen Zhang

Attachments: RegistrantsReport 9.pdf
Public comment #9.pdf

Legislative History

7/1/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
7/8/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

11. **93792** Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for for Glenway Backyard Pipe Repairs. (District 5)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 15525 BPW Exhibit.pdf
15525 Project Map.pdf
15525 BPW Exhibit_Pipe Photos.pdf
RegistrantsReport 14.pdf
written comment_agenda item 14.pdf

Legislative History

7/1/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
7/8/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER

A motion was made by Williams, seconded by Lankella, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS to coordinate with residents to complete with minimal disruption and also with tree protection - REPORT OF OFFICER. The motion passed by voice vote/other.

12. **93796** Assessing Benefits N Franklin and Lynn Terrace Assessment District - 2025. (District 5)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 15113_NFranklinAve&LynnTerr_FinalAssess.pdf
509 N Franklin Ave - Assessment Waiver_Signed.pdf
302 N Franklin Ave - Assessment Waiver_Signed.pdf

Legislative History

7/1/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
7/8/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

13. 93797 Assessing Benefits E. Wilson Street and E. Doty St. Reconstruction Assessment District - 2023. (District 4)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 11543_WilsonDoty_FinalAssess.pdf

Legislative History

7/1/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
7/8/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

14. 93826 Assessing Benefits South Pinckney Street Resurfacing Assessment District - 2024. (District 4)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 11543_Pinckney_FinalAssess.pdf

Legislative History

7/2/26	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
7/8/26	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

Report of City Clerk

15. 89091 Report of Operator License Applications July 21, 2026. See attached report for list of operators.

Attachments: new operators.pdf

Legislative History

7/8/25	Clerk's Office	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

16. 93985 Secondhand Article Dealer License
ABC Collective LLC • dba Stratus Estate Buyers
2110 Atwood Ave
Police Sector 410 (District 6)

Legislative History

7/14/26	Clerk's Office	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

Report of Common Council Executive Committee

17. 93787 Amending various sections of the Madison General Ordinances to correct inconsistencies and improper references in the Madison General Ordinances, constituting a 2026 City Attorney Revisor's Ordinance.

Sponsors: CITY ATTORNEY

Attachments: 93787 Body

Legislative History

7/1/26	Attorney's Office Common Council Executive Committee (7/21/26), Common Council (7/21/26)	Referred for Introduction
7/7/26	COMMON COUNCIL	Refer to the COMMON COUNCIL EXECUTIVE COMMITTEE

AGENDA NOTE: A recommendation will be made from the floor as Common Council Executive Committee meets 7/21/26.

Report of Finance Committee

18. **93492** Authorizing Madison Water Utility's General Manager to certify municipal services bills, assessments, and charges to the 2026 tax rolls of other governmental units for delinquent accounts in those jurisdictions.

Sponsors: Sabrina V. Madison And Regina M. Vidaver

Attachments: Memo- 2026 Certification to the Tax Roll.pdf

Item 2 - Resolution - 2026 Certification to the Tax Roll.pdf

Legislative History

6/4/26	Water Utility Finance Committee (7/13/26), Common Council (7/21/26)	Referred for Introduction
6/24/26	WATER UTILITY BOARD	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
7/7/26	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
7/13/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

19. **93695** Establishing rules and procedures for Common Council deliberations on the City of Madison's 2027 Capital and Operating Budgets.

Sponsors: Sabrina V. Madison And Carmella Glenn

Attachments: 2027 Budget Calendar.pdf

Legislative History

6/23/26	FINANCE COMMITTEE Finance Committee (7/13/26), Common Council (7/21/26)	Referred for Introduction
7/7/26	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
7/13/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

20. **93701** Authorizing a noncompetitive contract with Aro Eberle Architects, Inc. to provide professional architecture and engineering services for design and construction of Odana Hills clubhouse and Odana Hills East Park improvements (District 11)

Sponsors: Satya V. Rhodes-Conway And Bill Tishler

Attachments: Non-Competitive Selection Request - Aro Eberle Architects Inc_.pdf

Legislative History

6/23/26	Engineering Division Finance Committee (7/13/26), Board of Public Works (7/8/26), Common Council (7/21/26)	Referred for Introduction
7/7/26	COMMON COUNCIL Additional referral to Board of Public Works.	Refer to the FINANCE COMMITTEE
7/7/26	FINANCE COMMITTEE	Referred to the BOARD OF PUBLIC WORKS
7/8/26	BOARD OF PUBLIC WORKS	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
7/13/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

21. **93772** Authorizing the execution of a Third Amendment to a Lease with MESC, LLC for property located at 2713 East Washington Avenue for the continued operation of storage space. (District 12).

Sponsors: Satya V. Rhodes-Conway And Julia Matthews

Attachments: Exhibit I - 3rd Amendment to Lease.pdf

Legislative History

6/30/26	Economic Development Division Finance Committee (7/13/26), Common Council (7/21/26)	Referred for Introduction
7/7/26	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
7/13/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

22. **93775** SUBSTITUTE: Amending the 2026 Sanitary Sewer Utility Capital Budget and awarding Public Works contract 9807 Fordem Avenue- First Street Relief Sanitary Sewer. (District 12).

Sponsors: John P. Guequierre And Badri Lankella

Attachments: PROJECT MAP.pdf
9807.pdf
9807 award.pdf
93775 version 1.pdf

Legislative History

6/30/26	Engineering Division Finance Committee (7/13/26), Board of Public Works (7/8/26), Common Council (7/21/26)	Referred for Introduction
7/7/26	COMMON COUNCIL Additional referral to Board of Public Works.	Refer to the FINANCE COMMITTEE
7/7/26	FINANCE COMMITTEE	Referred to the BOARD OF PUBLIC WORKS
7/8/26	BOARD OF PUBLIC WORKS	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
7/13/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER

23. **93777** SUBSTITUTE. Authorizing a jurisdictional transfer agreement between the Wisconsin Department of Transportation and the City of Madison for portions of S. Park Street, W. Washington Avenue, Proudfit Street, North Shore Drive,

John Nolen Drive, and S. Blair Street; establishing a special revenue fund for transportation-related revenues and expenditures; and amending the budget for the North-South Bus Rapid Transit project to appropriate $15 million from the special revenue fund. (District 4, District 6, District 13, District 14)

Sponsors: Noah L. Lieberman, Davy Mayer, Derek Field, Michael E. Verveer, Sean O'Brien And Sabrina V. Madison

Attachments: Park Street Jurisdictional Transfer Common Council.pdf
CH330_STHX151_EastWash_Draft.pdf
070726_CC_public_comment.pdf
CH329_STHX151.pdf
RegistrantsReport 7.pdf
Public comment BPW meeting item 7.pdf
93777 v1.pdf

Legislative History

7/1/26	Engineering Division Finance Committee (7/13/26), Transportation Commission (7/15/26), Board of Public Works (7/8/26), Common Council (7/21/26)	Referred for Introduction
7/7/26	COMMON COUNCIL Additional referrals to Transportation Commission, Board of Public Works.	Refer to the FINANCE COMMITTEE
7/7/26	FINANCE COMMITTEE	Referred to the TRANSPORTATION COMMISSION
7/7/26	FINANCE COMMITTEE	Referred to the BOARD OF PUBLIC WORKS
7/8/26	BOARD OF PUBLIC WORKS	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
7/13/26	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER
7/15/26	TRANSPORTATION COMMISSION	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE

Report of Plan Commission

24. **92602** Approving a Certified Survey Map of property owned by OM Land, LLC located at 1910 Roth Street and 1201 Huxley Street (District 12).

Sponsors: Planning Division

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

Legislative History

4/2/26	Planning Division Plan Commission (6/1/26), Common Council (6/9/26)	Referred for Introduction
4/21/26	COMMON COUNCIL	Refer to the PLAN COMMISSION
6/1/26	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER

On a motion by Wasniewski, seconded by Solheim, the Commission recommended that

the Common Council re-refer the certified survey map to the July 13, 2026, Plan Commission meeting (July 21, 2026 Common Council meeting). The motion passed by voice vote/other.

6/9/26	COMMON COUNCIL	Re-refer to the PLAN COMMISSION
7/13/26	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER

On a motion by Ald. Guequierre, seconded by Ald. Field, the Plan Commission found the standards met and forwarded the Certified Survey Map to the Common Council with a recommendation to approve subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/ other.

Report of Risk Manager

25. 93539 P. Falk - Property Damage - $500.00

Legislative History

6/23/26	COMMON COUNCIL	Referred to the Risk Manager
7/14/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

26. 93684 S. Busalacchi - Property Damage - $176.00

Legislative History

7/7/26	COMMON COUNCIL	Referred to the Risk Manager
7/14/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

27. 93691 A. Alejandre-Lara - Property Damage - $500.00

Legislative History

7/7/26	COMMON COUNCIL	Referred to the Risk Manager
7/14/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

28. 93698 T. McAloon - Property Damage - $6,696.80

Legislative History

7/7/26	COMMON COUNCIL	Referred to the Risk Manager
7/14/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

29. 93756 D. Van Natta - Property Damage - $149,910.31

Legislative History

7/7/26	COMMON COUNCIL	Referred to the Risk Manager
7/14/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

30. 93760 D. Kiefer - Property Damage - $341.55

Legislative History

7/7/26	COMMON COUNCIL	Referred to the Risk Manager
7/14/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

31. 93765 S. Slover - Vehicle Damage - $5,000.92

Legislative History

7/7/26	COMMON COUNCIL	Referred to the Risk Manager
7/14/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

32. 93766 T. Fulmer - Property Damage - $4,000.00

Legislative History

7/7/26	COMMON COUNCIL	Referred to the Risk Manager
7/14/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

33. 93770 K. Munoz-Dones - Property Damage - $5,000.00

Legislative History

7/7/26	COMMON COUNCIL	Referred to the Risk Manager
7/14/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

34. 93786 A. Pimentel - Personal Injury - $1,000.00

Legislative History

7/7/26	COMMON COUNCIL	Referred to the Risk Manager
7/14/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

35. 93878 L. Goodwin - Personal Injury - $10,000.00

Legislative History

7/14/26	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

Items Referred to this Meeting

Resolutions

36. 93733 Calling on UW-Health and Children's Hospital of Wisconsin to Resume Providing Gender-Affirming Health Care to Transgender Youth

Sponsors: Dina Nina Martinez-Rutherford, Sabrina V. Madison, Sean O'Brien, Michael E. Verveer And Noah L. Lieberman

Legislative History

6/25/26	Council Office Common Council (7/21/26)	Referred for Introduction
7/7/26	COMMON COUNCIL Adopt (7/21/26)	Refer to a future Meeting to Adopt to the COMMON COUNCIL

37. 93763 BY TITLE ONLY: Authorizing the Mayor to sign a Torch Relay Agreement with the Los Angeles Organizing Committee for the Olympic Games 2028.

Sponsors: Satya V. Rhodes-Conway

Legislative History

6/29/26	Mayor's Office Common Council (7/21/26)	Referred for Introduction
7/7/26	COMMON COUNCIL Adopt (7/21/26)	Refer to a future Meeting to Adopt to the COMMON COUNCIL

AGENDA NOTE: The recommendation of the lead sponsor is to re-refer to Common Council (9/8/26). Public comment will be heard when the file returns on 9/8/26.

Introduction of New Business for Referral Without Debate

Ordinances

38. 93984 Creating Section 28.022-00755 of the Madison General Ordinances to change the zoning of property located at 6145-6301 Mineral Point Road and 510 Genomic Drive from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00756 to approve a Specific Implementation Plan. (District 19)

Sponsors: Planning Division

Attachments: 6145-6301 Mineral Point Rd (2026).pdf

Legislative History

7/14/26	Attorney's Office Plan Commission Public Hearing (8/10/26), Common Council (9/8/26)	Referred for Introduction

Resolutions

39. 93831 Approving the preliminary plat and final plat of *Hawks Nest* on land generally addressed as 8302 McDowell Drive and located at the northeastern corner of Mid Town Road and S Pleasant View Road (District 1).

Sponsors: Planning Division

Attachments: Subdivision Application.pdf
Letter of Intent.pdf
Proposed Zoning Map.pdf
Preliminary Plat.pdf
Final Plat.pdf

Legislative History

7/3/26	Planning Division Plan Commission (8/31/26), Common Council (9/8/26)	Referred for Introduction

40. 93832 Approving a Certified Survey Map of property owned by Joe Daniels Construction Co., Inc. located at 979 Jonathon Drive (District 14).

Sponsors: Planning Division

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

Legislative History

7/3/26	Planning Division Common Council (9/8/26)	Referred for Introduction

41. **93842** Authorizing the City of Madison to accept, if awarded, a private grant of up to $10,000 from the Alliant Energy Foundation, and authorizing the Water Utility General Manager to enter into a grant agreement and sign related document(s) authorizing acceptance of the grant and the transfer of funds.

Sponsors: Regina M. Vidaver

Attachments: Memo - Authorizing the City of Madison Water Utility to accept a grant if
Resolution No. 93842 Authorizing the City of Madison Water Utility to ac

Legislative History

7/6/26	Water Utility Finance Committee (7/27/26), Water Utility Board (7/28/26), Common Council (8/4/26)	Referred for Introduction

42. **93894** Approving a landmark nomination of the property located at 222 E Olin Avenue as the Wonder Bar (District 14).

Sponsors: Planning Division

Legislative History

7/7/26	Planning Division Landmarks Commission (8/3/26), Common Council (9/8/26)	Referred for Introduction

43. **93925** Submitting the appointment of Charles J. Romines for confirmation of a five-year term as Director of Public Works.

Sponsors: Satya V. Rhodes-Conway

Attachments: Romines Draft Contract.pdf

Legislative History

7/8/26	Human Resources Department Finance Committee (7/27/26), Common Council (8/4/26)	Referred for Introduction

44. **93940** Authorizing the acceptance of a grant for $250,000 from the Wisconsin Economic Development Corporation (WEDC) Community Development Investment Grant program, and authorizing contracts with WEDC and the MTZ Charitable Organization, Inc. for the use of the funds and amending the 2026 Adopted Operating Budget for Economic Development Division-Office of Business Resources' purchased services. (District 14)

Sponsors: Noah L. Lieberman

Legislative History

7/10/26	Economic Development Division Finance Committee (7/27/26), Common Council (8/4/26)	Referred for Introduction

45. **93941** Approving a Revised Rate for the 2026 Resource Recovery Special Charge

and Amending the 2026 Streets Division Operating Budget

Sponsors: Satya V. Rhodes-Conway, John P. Guequierre, Sabrina V. Madison And Badri Lankella

Legislative History

7/10/26 Streets Division Referred for Introduction
Finance Committee (7/27/26), Common Council (8/4/26)

46. 93979 Granting additional Special Vending Approvals under MGO 9.136(1)(k) for additional 2026 Special Events as detailed on the accompanying special event resolution table.

Sponsors: Michael E. Verveer

Attachments: 2026 SE Resolution - table - additional events.pdf

Legislative History

7/14/26 Parks Division Referred for Introduction
Common Council (8/4/26)

47. 93980 BY TITLE ONLY: Authorizing the City to purchase a Taxable General Obligation Promissory note issued by the Community Development Authority of the City of Madison.

Sponsors: Satya V. Rhodes-Conway

Legislative History

7/13/26 Finance Department Referred for Introduction
Finance Committee (7/27/26), Common Council (8/4/26)

48. 93981 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: Satya V. Rhodes-Conway

Legislative History

7/13/26 Attorney's Office Referred for Introduction
Finance Committee (7/27/26), Common Council (8/4/26)

49. 93982 Authorizing a noncompetitive contract with Strand Associates, Inc., for professional engineering services for the Reservoirs 126 and 225 Recoating and Maintenance project (Districts 1 and District 3).

Sponsors: Derek Field And Regina M. Vidaver

Attachments: Attachment 1 - Memo.pdf
Attachment 2 - Non-Competitive Selection Request - Strand Associates,

Legislative History

7/14/26 Water Utility Referred for Introduction
Finance Committee (7/27/26), Water Utility Board (7/28/26), Common Council (8/4/26)

50. 93983 Authorizing the Parks Division to submit, and if awarded, accept a grant of up to $1,505,000 from Dane County Conservation Fund Grant Program for acquisition of park land acquired from Madison Crushing & Excavating, Inc. and authorizing the Mayor and City Clerk to enter into a contract with Dane

County to accept the grant award.

Sponsors: Sabrina V. Madison, Derek Field And Noah L. Lieberman

Legislative History

7/14/26 Parks Division Referred for Introduction
Finance Committee (7/27/26), Common Council (8/4/26)

51. **94044** Approving the design of a site-specific public artwork for the South Point Public Works Facility (402 S Point Road) and authorizing the Mayor and City Clerk to enter into a competitively selected agreement with The Milligan Studio, LLC. for fabrication, delivery, and installation. (District 1)

Sponsors: Ellen Zhang And John W. Duncan

Attachments: The Miligan Studio Sky Plow - South Point Public Works Facility.pdf

Legislative History

7/14/26 Planning Division Referred for Introduction
Finance Committee (7/27/26), Common Council (8/4/26)

52. **94045** BY TITLE ONLY: Authorizing the Sale and Issuance of up to $10,369,862 Subordinate Water Utility Revenue Bonds, Series 2026; and Providing for Other Details and Covenants with Respect Thereto and Authorizing an Amendment to the 2026 Water Utility Capital Budget.

Sponsors: Regina M. Vidaver

Legislative History

7/14/26 Attorney's Office Referred for Introduction
Finance Committee (7/2726), Common Council (8/4/26)

53. **94047** Approving the design for the State Street Campus Garage/Hawthorne Court Percent for Art Project, authorizing the Mayor and City Clerk to execute an agreement with StudioKCA, LLC for design, fabrication, delivery and installation of a site-specific public art feature, and dissolving the State Street Campus Garage/Hawthorne Court Public Art Ad-Hoc Committee. (District 2)

Sponsors: Ellen Zhang, Will Ochowicz And Michael E. Verveer

Attachments: StudioKCA_Cheerio_State Street Campus Garage.pdf

Legislative History

7/14/26 Planning Division Referred for Introduction
Finance Committee (7/27/26), Common Council (8/4/26)

54. **94051** Submitting the appointment of David Schmiedicke for confirmation of a five-year term as Finance Director.

Sponsors: Satya V. Rhodes-Conway

Attachments: Schmiedicke Final Contract.pdf

Legislative History

7/14/26 Human Resources Department Referred for Introduction
Finance Committee (7/27/26), Common Council (8/4/26)

55. **94052** Authorizing a noncompetitive contract with Arch Solar C&I to remove hail damaged solar modules and install new modules at the Madison Public Market

(District 12)

Sponsors: Satya V. Rhodes-Conway And Julia Matthews

Legislative History

7/15/26 Engineering Division Referred for Introduction
Finance Committee (7/27/26), Common Council (8/4/26)

56. 94053 Submitting the appointment of Christine Knapp for confirmation of a five-year term as Water Utility General Manager.

Sponsors: Satya V. Rhodes-Conway

Attachments: Knapp Final Contract Draft.pdf

Legislative History

7/15/26 Human Resources Department Referred for Introduction
Finance Committee (7/27/26), Common Council (8/4/26)

57. 94055 BY TITLE ONLY. Mid-Year Appropriation Resolution amending the 2026 Adopted Operating Budget by taking the following actions: ____; and amending the 2026 Adopted Capital Budget by taking the following actions: _____.

Sponsors: Satya V. Rhodes-Conway

Legislative History

7/15/26 Finance Department Referred for Introduction
Finance Committee (7/27/26), Common Council (8/4/26)

Appeals

58. 93802 Appeal of the Landmarks Commission's approval of a land division at 113 Ely Place in the University Heights Historic District, Legislative File ID 93071.

Attachments: Appeal_06-22-26.pdf
Landmarks Comm File ID 93071
Public Comment 6-26-26.pdf

Legislative History

7/2/26 Clerk's Office Referred for Introduction
Common Council Public Hearing 8/4/26

Presentation of Claims Against the City

Claims - Refer to the Risk Manager

59. 93801 L. Berry - Property Damage - $175.00

60. 93806 QPS Employment - Property Damage - $16,608.00

61. 93875 K. Converse - Vehicle Damage - $4,632.80

62. 93881 A. Huerta - Vehicle Damage - $3,349.95

63. 93884 G. Haarklau - Property Damage - $1,000.00

64. 93905 M. Randolph - Vehicle Damage - $707.00

65. 93914 B. Lopez - Vehicle Damage - $50.00

Announcements & Introductions of Items from the Floor

Adjournment

City of Madison

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

Master

File Number: 89055

File ID:	89055	**File Type:**	Report	**Status:**	Consent Agenda
Version:	1	**Reference:**		**Controlling Body:**	Council Office
				File Created Date :	07/08/2025
File Name:	Consent Agenda Document (7/21/26)			**Final Action:**	
Title:	Consent Agenda Document (7/21/26)				
Notes:					
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	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 89055

Title
Consent Agenda Document (7/21/26)

City of Madison

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

Master

File Number: 94063

File ID:	94063	**File Type:**	Presentation	**Status:**	Presentation
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/15/2026
File Name:				**Final Action:**	

Title: Presentation from the National Association for Civilian Oversight of Law Enforcement

Notes:

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	07/15/2026	Refer	COMMON COUNCIL			
	Action Text:	This Presentation was Refer to the COMMON COUNCIL					

Text of Legislative File 94063

Title
Presentation from the National Association for Civilian Oversight of Law Enforcement

City of Madison

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

Master

File Number: 92877

File ID:	92877	**File Type:**	Ordinance	**Status:**	Council Recessed Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	04/27/2026
File Name:	Huxley Street Rezone			**Final Action:**	

Title: Creating Section 28.022-00753 of the Madison General Ordinances to change the zoning of property located at 1201 Huxley Street from TR-U1 (Traditional Residential-Urban 1) District to TR-U2 (Traditional Residential-Urban 2) District. (District 12)

Notes: 7051HuxleyRothRZ

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	1201 Huxley Street.pdf	**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	04/27/2026	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Plan Commission Public Hearing (6/1/26), Common Council (6/9/26)					
1	COMMON COUNCIL	05/05/2026	Refer For Public Hearing	PLAN COMMISSION		07/13/2026	Pass
	Action Text:	A motion was made by Madison, seconded by Glenn, to Refer For Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.					
1	PLAN COMMISSION	06/01/2026	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	PLAN COMMISSION	07/13/2026	07/13/2026	Pass
	Action Text:	A motion was made by Wasniewski, seconded by Solheim, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 7/13/2026. The motion passed by voice vote/other.					
	Notes:	On a motion by Wasniewski, seconded by Solheim, the Commission recommended that the Common Council re-refer the zoning map amendment to the July 13, 2026, Plan Commission meeting (July 21, 2026 Common Council meeting). The motion passed by voice vote/other.					
1	COMMON COUNCIL	06/09/2026	Re-refer for Recessed Public Hearing	PLAN COMMISSION		07/13/2026	Pass

Action Text: A motion was made by Madison, seconded by Glenn, to Re-refer for Recessed Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.

1	PLAN COMMISSION	07/13/2026	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 passed by voice vote/other.

Text of Legislative File 92877

Fiscal Note

No City appropriation required.

Title

Creating Section 28.022-00753 of the Madison General Ordinances to change the zoning of property located at 1201 Huxley Street from TR-U1 (Traditional Residential-Urban 1) District to TR-U2 (Traditional Residential-Urban 2) District. (District 12)

Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 1201 Huxley Street from TR-U1 (Traditional Residential-Urban 1) District to TR-U2 (Traditional Residential-Urban) District to facilitate construction of two multi-family residential buildings at 1201 Huxley Street and 1910 Roth Street.

****

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

1. Map Amendment 00753 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00753. The following described property is hereby rezoned to TR-U2 (Traditional Residential-Urban) District.

Part of Lot 2 of Certified Survey Map 3949 other lands located in part of the NE 1/4 of the SW 1/4 of Section 31, T8N, R10E, City of Madison, Dane County, Wisconsin, more particularly described as follows: Beginning at the northeast corner of said Lot 2; thence Southerly, 267 feet, along the easterly line of said Lot 2 and the westerly right of way of the Canadian Pacific Railroad right of way; thence Westerly, 254 feet, more or less, to a point on the centerline of Huxley Street at its intersection with the easterly prolongation of the south line of Lot 2, Certified Survey Map 1539; thence Northerly 263.5 feet, more or less along said centerline of Huxley Street to a point of intersection with the westerly prolongation of the north line of Lot 2 of Certified Survey Map 3949; thence Easterly, 330 feet, more or less, along said north line of last said Lot 2 and its westerly prolongation to the Point of Beginning. Said described area contains 1.7 acres, more or less."

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

FROM: Tim Parks, Planning Division

Amendment: X
Repeal: _____
Creation: _____

Please draft the following ordinance:

X This ordinance exempt from the provisions of Section 2.05(6).

_____ The signature of the Mayor or the Alder who will sponsor this ordinance is provided below.

See Attachment(s): ____

Date to be Presented: 5 May 2026

Referral(s): Plan Commission: 1 June 2026; Common Council: 9 June 2026

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 1201 Huxley Street Alder District 12

From TR-U1 District To TR-U2 District

Proposed Use: Rezone to facilitate the construction of two multi-family residential buildings at 1201 Huxley Street and 1910 Roth Street in TR-U2 zoning

By Direction Of: _____ Date: 27 April 2026

Meagan Tuttle, Director Planning Division

City of Madison

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

Master

File Number: 93776

File ID:	93776	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/30/2026
File Name:	Submitting the appointment of Matthew W. Tucker for confirmation of a five-year term as Building Inspection Division Director.			**Final Action:**	

Title: Submitting the appointment of Matthew W. Tucker for confirmation of a five-year term as Building Inspection Division Director.

Notes: The contract file is having final revisions made and will be attached to this resolution by EOD Thursday at the latest.

Sponsors:	Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:	Tucker Contract Draft.pdf	**Enactment Number:**	
Author:	Erin Hillson, Director of Human Resources	**Hearing Date:**	
Entered by:	kklafka@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	06/30/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/13/26), Common Council (7/21/26)					
1	COMMON COUNCIL	07/07/2026	Refer	FINANCE COMMITTEE		07/13/2026	Pass
	Action Text:	A motion was made by Madison, seconded by Glenn, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
1	FINANCE COMMITTEE	07/13/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Vidaver, seconded by Evers, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 93776

Fiscal Note

The proposed resolution authorizes the appointment of Matthew Tucker as the Director of the Building Inspection Division for a 5-year term. The 5-year term shall take effect July 21, 2026. As stated in the draft Employment Agreement between the City of Madison and Matthew

Tucker, the Director's salary will be based on an annualized rate of $167,000. The rate is within the range for the Building Inspection Division Director position in compensation group 21, range 18.

The new compensation rate will cost approximately $7,300 in 2026. The cost will be absorbed within the Building Inspection Division's 2026 adopted operating budget. The annual cost is approximately $16,000. Annual salary adjustments may be made during the term of the agreement at the Mayor's discretion, subject to Common Council approval. No additional appropriation is required with approval of this appointment.

Title

Submitting the appointment of Matthew W. Tucker for confirmation of a five-year term as Building Inspection Division Director.

Body

WHEREAS, the Mayor has appointed Matthew W. Tucker to the position of Building Inspection Division Director and has recommended to the Common Council that their appointment be confirmed; and,

WHEREAS, the parties have reached an accord on the terms and conditions of an Employment Agreement between the City and Matthew W. Tucker;

NOW THEREFORE, BE IT RESOLVED that Matthew W. Tucker's appointment to the position of Building Inspection Division Director is hereby confirmed, and the Mayor and the City Clerk's Office are authorized to execute an Employment Agreement between the City and Matthew W. Tucker.

EMPLOYMENT AGREEMENT BETWEEN THE CITY OF MADISON
AND
MATTHEW W. TUCKER

This Agreement made this 21st day of July, 2026, by and between the City of Madison, a municipal corporation of Dane County, Wisconsin (hereafter, the "City") and Matthew W. Tucker, a natural person (hereafter, “Building Inspection Division Director,” “Division Director,” or “Director”).

WITNESSETH;

WHEREAS, the City desires to hire the Division Director as an employee of the City of Madison to perform the services described herein on its sole behalf as the Building Inspection Division Director, and

WHEREAS, the Building Inspection Division Director represents that they possess the necessary knowledge, skill, abilities and experience to perform such services and is willing to perform such services as the Building Inspection Division Director, and

WHEREAS, the Director has been duly selected and has been confirmed for appointment to the position of Director by the Common Council of the City of Madison on July 21, 2026, and

WHEREAS, the Common Council of the City has authorized the execution of the Agreement by Resolution No. RES_____.

NOW, THEREFORE, in consideration of the mutual covenants, terms, and agreements contained in this document, the receipt and sufficiency of which is mutually acknowledged, the parties agree as follows:

I. BUILDING INSPECTION DIVISION DIRECTOR HIRED

Matthew Tucker is hired as a non-civil service employee of the City, holding the position of Building Inspection Division Director pursuant to the terms, conditions, and provisions of this Agreement. The Director shall have and exercise full authority and discretion as a Department Head within the City's organizational structure and act as Appointing Authority for employees of the Building Inspection Division in accordance with all appropriate City Ordinances and Mayor's Administrative Procedure Memoranda.

II. FUNCTIONS, DUTIES, AND RESPONSIBILITIES OF THE BUILDING INSPECTION DIVISION DIRECTOR

A. General Responsibilities:

This is responsible managerial and administrative work in directing the programs and services of the Building Inspection Division, which encompasses the following City programs: 1) Housing and Property Maintenance Code Enforcement; 2) Building Inspection (administers Building, Housing, Zoning, Plumbing, Electrical, and Heating Codes); 3) Permit Plan Review; 4) Zoning and Sign Code Enforcement; and 5) Consumer Protection (regulates measurement standards). This work requires considerable independent judgment in developing division policies and procedures and resolving complex operational problems. This work requires a commitment to upholding the City's mission, values and service promise, and a commitment to racial and gender equity. Work is reviewed by the Director of Planning & Community & Economic Development primarily for conformance with Division goals and objectives.

B. Examples of Duties and Responsibilities:

- Manage and administer the Building Inspection Division of the Department of Planning & Community & Economic Development (DPCED). Hire, train, supervise, coordinate and evaluate staff. Maintain a positive work environment that welcomes and supports a diverse staff. Develop, administer and monitor division budget. Establish annual division performance standards and goals with the PCED Director. Review and develop work procedures. Perform affirmative action and labor relations activities. Provide direction, leadership, information and recommendations to subordinate staff on diverse programs, projects and improvements to services/procedures.

- Conceptualize, plan, coordinate, implement and manage Housing Code Enforcement and Property Maintenance strategies and programs using an equity lens. Review building construction plans for compliance with existing regulations and structural integrity as required. Interpret codes, evaluate alternatives, and resolve code enforcement problems that relate to special or unusual situations; assess and resolve administrative problems that relate to Division operations. Meet with developers and the general public to discuss codes and their application. Meet with Mayor's Office and other City agencies for the purpose of communication, coordination and problem solving.

- Serve as departmental representative on State Department of Commerce, Safety and Buildings Division code-related committees. Act as secretary/staff to building/fire code review/appeals board. Help support the City's sustainability efforts that focus on the built environment.

- Administer and enforce regulatory codes and standards related to structural, electrical, plumbing, heating, air-conditioning, zoning, signs, vending and weights and measures controls, and develop division procedures for their interpretation and application and understanding. Secure compliance with State and local laws pertaining to weights and measures, snow removal and weed control.

- Prepare special written and oral reports on division activities and/or projects in progress or, in response to inquiries. Direct staff in remedying emergency/public safety situations that relate to code enforcement.

- Develop and sustain a highly functional department of crucial importance to the people of Madison.

- Demonstrate a commitment to the City's racial equity and social justice initiatives (RESJI). Participate in and help lead city-wide and agency efforts toward implementing RESJI principles.

- Instill a culture of continuous learning and a commitment to ongoing initiatives involving performance excellence systems.

- Demonstrate and promote organizational values, in everyday work, to further the mission and vision of the City of Madison.

- Perform related work as required.

C. The Director agrees to perform such functions and duties at a professional level of competence and efficiency. The Director shall abide by all requirements of the laws of the State of Wisconsin, and of the ordinances, resolutions, regulations, rules and practices of the City which exist at the time of execution of this Agreement or which may, hereafter, be enacted or amended by the State of Wisconsin or the City in the exercise of their lawful authority. In the event a provision of this Agreement conflicts with any City ordinance, resolution, regulation, rule or policy, the provision of the Agreement shall control, except that nothing herein shall be interpreted as modifying the obligations or terms Madison General Ordinance §3.35 (the Ethics Code).

D. The Director shall devote full time to the duties and responsibilities provided herein and shall engage in no pursuit that interferes with them. The Mayor, however, may approve the Director's reasonable time away from the regular duties and responsibilities provided such time is approved in advance and taken as vacation leave or absence without pay. Further, the

Mayor may authorize other limited outside professional activities on City time provided that they are determined to be of benefit to the City and the Building Inspector Division Director is not compensated for such activities. Nothing herein limits the Building Inspector Division Director from performing outside services for compensation provided such outside services have been approved by the Mayor, are not done on City time, and otherwise comply with City ordinances and rules.

E. The standard City workweek is 38.75 hours. However, the Director shall have reasonable flexibility from this standard to accommodate additional time expended outside regular working hours required by attendance at meetings and the like. Such flexibility is not intended to provide or be used as additional vacation or other paid leave.

F. The Director shall have no right to make contracts or commitments for or on behalf of the City except as preauthorized by statute, ordinance or express written consent of the City.

G. The Director shall continue to reside within the City of Madison for the duration of this contract. As a condition of accepting this contract, the Director agrees to waive any right to challenge this residency requirement, by court action or otherwise.

III. COMPENSATION AND BENEFITS

A. The Director's salary shall be based on an annualized rate of $167,000 and shall be paid in approximately equal biweekly payments according to regular City payroll practices. Annual salary adjustments during the term of this agreement may be made at the Mayor's discretion, subject to approval of the Common Council, as provided in the City's established managerial pay plan. The Director shall not be entitled to receive any additional overtime compensation, compensatory time off, or bonuses.

B. The Director shall, in addition to the compensation provided in Paragraph A above, and except as otherwise set forth in the Agreement, be entitled to the following benefits:

1. The Director shall receive the same benefits as all other non-represented professional employees in Compensation Group 18 as may be provided and/or modified by the Madison General Ordinances, Resolution of the Common Council, Administrative Procedure Memoranda, or other official City action throughout the duration of this agreement.

2. The Director shall be entitled to twenty-seven (27) days of vacation in each year of this Agreement. Credited but unused vacation in excess of ten (10) days may be carried forward to the succeeding year with the approval of the Human Resources Director. Except as otherwise provided, the Building Inspection Division Director shall be paid in full for credited but unused vacation existing at the expiration of this Agreement or upon the Director's retirement, when qualified for receipt of Wisconsin Retirement System (WRS) benefits. The Director may elect to convert up to twenty (20) days of their annual vacation to an amount of cash equivalent, calculated on their regular earnings. The Director shall apply for such conversion option in accordance with City procedures, and such amount shall be paid in a manner determined by the City.

3. Sick Leave: If the Director leaves the position before the end of the contract period, the Director shall be entitled to payment in full (100%) of any earned but unused sick leave accumulated during each of the fully completed contract period(s). The Director shall be entitled to one-half (50%) of any earned but unused sick leave accumulated to the day the Director terminated City employment during the contract period. If the City terminates the Director's contract before the end of the contract period or the Director leaves the position at the end of the contract period or the Director retires and qualifies for WRS benefits, they shall be entitled to payment in full (100%) of any sick leave the Director would have earned through the end of that year.

4. The Director shall be eligible to participate at City expense in professional seminars, conferences, workshops and related meetings consistent with the role as Director and in accordance with applicable Administrative Procedure Memoranda.

5. The Director shall be reimbursed for relevant professional association and/or licensure dues.

6. The Director shall be eligible to be a CARS monitor in the City CARS program.

7. The Director shall be eligible for smart phone with data plan reimbursement up to seventy-five (75) dollars per month for City usage.

IV. TERM: RENEWAL OPPORTUNITY; NON-RENEWAL

A. This Agreement shall take effect on July 21, 2026, and shall expire on July 20, 2031, unless terminated sooner as provided herein. All salary and benefit changes shall apply the pay period including August 2, 2026.

B. The Mayor, in their sole discretion, may offer renewal of this Agreement to the Director. The Mayor shall notify the Director of the intent to renew the Agreement at least ninety (90) calendar days before the expiration of this Agreement. Failure to so notify the Director shall extend the term of this Agreement by the time of the delay in actual notification (but in no event for more than ninety (90) days) without change in the Director's anniversary date, and shall not act as a full renewal of the Agreement. Renewal of the agreement and of its provisions shall be subject to the approval of the Common Council. In the event the Common Council does not renew this Agreement, this Agreement will remain in effect for ninety (90) days following the non-renewal action by the Common Council or five (5) years from the date of this Agreement, whichever is later.

C. The Mayor, in their sole discretion, may elect not to offer renewal of this Agreement to the Director. In such event, the Mayor shall notify the Director of the intent not to renew the contract at least ninety (90) calendar days before the expiration of this Agreement. Failure to so notify shall extend the term of this Agreement by the time of the delay in actual notification (but in no event for more than ninety (90) days) and shall not act as a renewal of the Agreement. At the expiration of the Agreement, the parties' rights, duties, responsibilities and obligations shall end. However, the Director will, at the sole discretion of the Mayor, be eligible to take a voluntary demotion into any vacant or newly created position for which the Director is qualified.

D. In the event of non-renewal of this Agreement, under either Paragraph C above, the Mayor may, in their sole discretion, terminate this Agreement at any earlier date within ninety (90) days of the expiration of this Agreement, as determined by the Mayor. The early termination is to be accomplished by (a) notifying the Director of the date of early termination, and (b) committing to buy out the balance of this Agreement by paying the Director the balance due under this Agreement in a lump sum, including salary and leave benefits (vacation, floating holiday, paid leave, sick leave) earned or to be earned through the original term of this Agreement, together with payment of the City's share of any health insurance premiums or the provision for such payment through the original term of this Agreement. The buy-out may be for the full period left on this Agreement, or any portion

of the final ninety (90) days thereof. If this Agreement is terminated early through the provisions of this buy-out clause, the Director's employment with the City ends as of the date of early termination.

V. PERSONNEL ACTIONS

The Building Inspection Division Director is subject to the Mayor and Planning, Community, and Economic Development Director's (PCED Director) supervision and is, during the term of this Agreement, subject to the Mayor and PCED Director's authority to impose discipline on or to discharge the Division Director as is provided in Sec. 9 of the City of Madison Personnel Rules, or as may be renumbered or amended hereafter. The Division Director shall be entitled to the procedural appeal and provisions contained in such subsection or as may be provided other non-represented employees at the time of imposition of suspension or discharge.

VI. CITY OBLIGATIONS AND RIGHTS

The City shall provide staff, equipment, supplies and space that it deems reasonable, in its sole discretion, for the conduct of the work of the Director. The City retains the sole right to determine the organizational structure and overall functioning of the Building Inspection Division.

VII. REOPENING THE AGREEMENT

Either party may request that the Agreement be reopened for renegotiation if or when the Director's duties or responsibilities change significantly. A "significant" change in the Director's duties is defined as that degree of change in duties and responsibilities that would qualify a civil service position for reclassification pursuant to standard City personnel practices.

Factors which may be considered include the addition or deletion of duties, changes in Department services or the addition or deletion of programs. If there is no agreement, the original Agreement shall control and shall not be reopened. Agreement changes, if any, and any resulting reclassification of the position shall not be deemed the creation of a new position so as to require competition.

VIII. LIABILITY PROTECTION

The City shall defend and indemnify the Director against and for any and all demands, claims, suits, actions and legal proceedings brought against them in their official capacity or personally for acts performed within the scope of their employment to the extent and only to the extent authorized by the Wisconsin

Statutes in effect at the time of the act complained of and as may be provided by any City insurance coverage for employees at such time.

IX. STATEMENT OF ECONOMIC INTERESTS

Pursuant to Madison General Ordinance §3.35 (the Ethics Code), the Director shall file a Statement of Economic Interests with the City Clerk within 14 days of their appointment. Each person required to file a Statement of Economic Interests shall annually file with the Clerk an updated Statement no later than April 30 of each year.

X. DOCUMENTS AND MATERIALS PROPERTY OF THE CITY

All of the documents, materials, files, reports, data and the like which the Director prepares or receives while this Agreement is in effect are the sole property of the City of Madison. The Director will not publish any such materials or use them for any research or publication without attribution to the City other than as work performed pursuant to the terms of this Agreement.

XI. APPEARANCE BEFORE ANY CITY ENTITY FOLLOWING SEPARATION FROM EMPLOYMENT

The Director shall be subject to the provisions of Madison General Ordinance §3.35 (the Ethics Code).

XII. TERMINATION OF AGREEMENT

A. The Director may elect to terminate this Agreement before the expiration of the contract period. If the Director provides less than forty-five (45) calendar days' notice in writing to the Mayor, the Director forfeits all rights to the cash equivalent of any of the benefits enumerated in Section III. B. of the Agreement. If the Director provides forty-five (45) calendar days' notice, or greater, in writing to the Mayor, the benefits enumerated in Section III. B. of the Agreement will be paid according to the terms of the Director leaving during the contract period. These forfeiture provisions do not apply if the Director retires from this position and qualifies for benefits under the Wisconsin Retirement System.

B. The Director's discharge (as provided for in section 9 of the City of Madison Personnel Rules) during the term of this Agreement shall be deemed a breach of material provision of the Agreement. In the event of a discharge or other breach of a material provision of the Agreement by the Director, the Director shall forfeit all compensation and benefits from the date of

notification of the breach by the City. This action shall not impact the receipt of benefits earned during the total period of employment. In the event of an alleged breach of a material provision of this Agreement by either party, the concerned party shall notify the other party in writing within thirty (30) working days, which shall be followed by a meeting of the parties to resolve the alleged breach. In the event the issue is not resolved, the Director or the City may pursue contract remedies.

C. The City retains the right, in its sole discretion, to abolish the position of Director or to reorganize as it deems in the best interest of the City. In the event the City abolishes the position of Director or reorganizes the Department to the extent that the position of Director is no longer required, this Agreement shall terminate and all rights, duties and obligations of the parties shall mutually end without recourse ninety (90) calendar days after final approval of such abolishment of position or reorganization by the Common Council, except as provided in Madison General Ordinance §3.35 (the Ethics Code). In such case, all benefits provided in renewal or non-renewal of the agreement apply.

XIII. NO ASSIGNMENT OR SUBCONTRACT

The Director shall not assign or subcontract any interest or obligation under this Agreement.

XIV. AMENDMENT

This Agreement shall be amended only by written Addendum to Agreement of the parties approved and authorized for execution in the same fashion as this original Agreement.

XV. NO WAIVER

No failure to exercise and no delay in exercising any right, power, or remedy on either party's part shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or remedy preclude any other or further exercise thereof, or the exercise of any other right, power, or remedy.

XVI. ENTIRE AGREEMENT

No agreements, oral or written, express or implied, have been made by either party hereto, except as expressly provided herein. All prior agreements and negotiations are superseded hereby. This Agreement and any duly executed addenda or amendments thereto constitute the entire Agreement between the

parties hereto.

XVII. SEVERABILITY

In the event any provisions of this Agreement are determined by any court of law to be unconstitutional, illegal, or unenforceable, it is the intention of the parties that all other provisions of this Agreement shall remain in full force and effect.

XVIII. GOVERNING INTENT AND LAW

This Agreement shall be interpreted in the first instance in accordance with the spirit and intent of the Substitute Report of the Human Resources Committee Report approved by the Common Council on August 2, 1988 and shall be controlled, construed and enforced in accordance with the laws of the State of Wisconsin.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the day and year contained herein.

EMPLOYEE:

_____
Matthew W. Tucker, Building Inspection Division Director

CITY OF MADISON
A Wisconsin Municipal Corporation

_____
Satya Rhodes-Conway, Mayor

_____
Lydia McComas, City Clerk

APPROVED:

_____
David Schmiedicke, Finance Director

APPROVED AS TO FORM:

_____
Patricia Lauten, Deputy City Attorney

City of Madison

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

Master

File Number: 93781

File ID:	93781	**File Type:**	Appointment	**Status:**	Unfinished Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/01/2026
File Name:	7-21-2026 Resident committee appointments			**Final Action:**	

Title: Report of the Mayor submitting resident committee appointments (introduction 7-7-2026; action 7-21-2026).

Notes:

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Satya Rhodes-Conway	**Hearing Date:**	
Entered by:	ldcosta@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	07/01/2026	Referred for Introduction				
	Action Text:	This Appointment was Referred for Introduction					
	Notes:	Confirm 7/21/26					
1	COMMON COUNCIL	07/07/2026	Refer to a future Meeting to Confirm	COMMON COUNCIL			Pass
	Action Text:	A motion was made by Madison, seconded by Glenn, to Refer to a future Meeting to Confirm to the COMMON COUNCIL. The motion passed by voice vote/other.					

Text of Legislative File 93781

Title

Report of the Mayor submitting resident committee appointments (introduction 7-7-2026; action 7-21-2026).

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 judgment of the Mayor and two-thirds (⅔) 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 PARK COMMISSIONERS

JOVAN CHAVEZ (3rd A.D.) - appoint to the remainder of a three-year term to the position of Adult City Resident succeeding Moira Harrington. Jovan Chavez is the volunteer coordinator and market manager for Centro Hispano Dane County. He is an avid soccer player and was formerly the Latino outreach manager and sales manager for Big Top and Forward Madison FC. He has volunteered with numerous organizations such as United Way of Dane County and the Habitat for Humanity.
TERM EXPIRES: 4-30-2027

MADISON DEVELOPMENT CORPORATION BOARD OF DIRECTORS

SCOTT J. RESNICK (5th A.D.) - reappoint to a three-year term to the position of Mayoral Designee. First appointed 10-15-2019.
TERM EXPIRES: 6-4-2029

EDWARD G. LEE (17th A.D.) - reappoint to a three-year term to the position of Employment and Training Representative. First appointed 10-17-2023.
TERM EXPIRES: 6-4-2029

MADISON PUBLIC LIBRARY BOARD

Madison Metropolitan School District recommendation:
BRENDAN J. FAHERTY (11th A.D.) - appoint to a three-year term to the position of School Superintendent or Representative succeeding Lisa Hempstead. Brendan Faherty is a library media technology specialist with the Madison Metropolitan School District, currently working at Olson Elementary School. He previously worked at the South Central Library System.
TERM EXPIRES: 6-30-2029

MADISON'S CENTRAL BUSINESS IMPROVEMENT DISTRICT (BID) BOARD

Note: Per the Business Improvement District [BID] Operating Plan as approved by the Common Council, "Wisconsin Statutes section 66.1109(3) (a) requires that the Board be composed of at least five members and that a majority of the Board members shall either own or occupy real property in the District. If the actual property or business owner is an entity, that entity shall designate a representative to act on its behalf."

*JASON LEE, Verona - appoint to the remainder of a three-year term to the position of State Street Area - Business Owner succeeding Josey Chu.
TERM EXPIRES: 1-18-2029

Rationale: Jason Lee is a co-owner of Okashi, a popular Japanese candy and retail store located at 542 State Street. He was born and raised in Madison, including attending school at UW Madison and is the son of a former State St. shop owner. Jason Lee also serves as the new vice president for the Greater State Street Business Association and is an active member of the small business community.

UW-Associated Students of Madison recommendation:
KAYLIN XU (14th A.D.) - appoint to the remainder of a three-year term to the position of University of Wisconsin-Madison Student succeeding Akash Goda. Kaylin Xu is currently working on her Ph.D. in Chemistry and is a graduate research assistant. She has been active in student advocacy since high school, including serving on Princeton's Student Advisory Board.
TERM EXPIRES: 1-18-2028

PERSONNEL BOARD

ANGELA NASH (15th A.D.) - reappoint to a three-year term to the position of Qualified Elector. First appointed 10-18-2016.
TERM EXPIRES: 4-30-2029

Respectfully submitted,

Satya Rhodes-Conway
Mayor

City of Madison

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

Master

File Number: 94054

File ID:	94054	**File Type:**	Appointment	**Status:**	Mayoral Business
Version:	1	**Reference:**		**Controlling Body:**	Mayor's Office
				File Created Date :	07/15/2026
File Name:	8-4-2026 Resident committee appointments			**Final Action:**	

Title: Report of the Mayor submitting resident committee appointments (introduction 7-21-2026; action 8-4-2026).

Notes:

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Satya Rhodes-Conway	**Hearing Date:**	
Entered by:	ldcosta@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	07/15/2026	Referred for Introduction				
	Action Text:	This Appointment was Referred for Introduction					
	Notes:	Confirm 8/4/26					

Text of Legislative File 94054

Title

Report of the Mayor submitting resident committee appointments (introduction 7-21-2026; action 8-4-2026).

Body

I hereby submit, for your consideration and approval, the following resident committee appointments.

DISABILITY RIGHTS COMMISSION

MELISSA A. MADOLE (15th A.D.) - reappoint to of a three-year term to the position of Adult City Resident. First appointed 1-18-2022.
TERM EXPIRES: 4-30-2029

NICKI K. VANDER MEULEN (4th A.D.) - reappoint to a three-year term to the position of Adult

City Resident. First appointed 1-18-2022.
TERM EXPIRES: 4-30-2029

KRISTEN E. LUPPINO WITZLING (12th A.D.) - reappoint to the position of Adult City Resident. First appointed 4-10-2018.
TERM EXPIRES: 4-30-2029

KATHLEEN M. CALLEN (15th A.D.) - reappoint to a three-year term to the position of Adult City Resident. First appointed 4-16-2024.
TERM EXPIRES: 4-30-2029

MADISON PUBLIC LIBRARY BOARD

SALUD GARCIA (18th A.D.) - reappoint to a three-year term to the position of Adult City Resident. First appointed 11-7-2023.
TERM EXPIRES: 6-30-2029

GENEVIEVE CARTER (3rd A.D.) - reappoint to a three-year term to the position of Adult City Resident. First appointed 11-7-2023.
TERM EXPIRES: 6-30-2029

Respectfully submitted,

Satya Rhodes-Conway
Mayor

City of Madison

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

Master

File Number: 89028

File ID:	89028	**File Type:**	Report	**Status:**	Presidential Business
Version:	1	**Reference:**		**Controlling Body:**	Council Office
				File Created Date :	07/08/2025
File Name:	Confirming the Madison Common Council meeting formats through December 8, 2026			**Final Action:**	

Title: Confirming the Madison Common Council meeting formats through December 8, 2026:
8/4/26 - Hybrid (Virtual & CCB 201)
9/8/26 - Hybrid (Virtual & CCB 201)
9/22/26 - Hybrid (Virtual & CCB 201)
10/6/26 - Hybrid (Virtual & CCB 201)
10/20/26 - Hybrid (Virtual & CCB 201)
11/10/26 (Budget) - Hybrid (Virtual & CCB 201)
11/11/26 (Budget, if needed) - Hybrid (Virtual & CCB 201)
11/12/16 (Budget, if needed) - Hybrid (Virtual & **MMB 215**)
11/24/26 - **Virtual**
12/8/26 - Hybrid (Virtual & CCB 201)

Notes:

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	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 89028

Title
Confirming the Madison Common Council meeting formats through December 8, 2026:
8/4/26 - Hybrid (Virtual & CCB 201)
9/8/26 - Hybrid (Virtual & CCB 201)

9/22/26 - Hybrid (Virtual & CCB 201)
10/6/26 - Hybrid (Virtual & CCB 201)
10/20/26 - Hybrid (Virtual & CCB 201)
11/10/26 (Budget) - Hybrid (Virtual & CCB 201)
11/11/26 (Budget, if needed) - Hybrid (Virtual & CCB 201)
11/12/16 (Budget, if needed) - Hybrid (Virtual & **MMB 215**)
11/24/26 - **Virtual**
12/8/26 - Hybrid (Virtual & CCB 201)

City of Madison

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

Master

File Number: 93699

File ID:	93699	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/23/2026
File Name:	Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Willows Biobasin Repair.			**Final Action:**	

Title: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Willows Biobasin Repair. (District 9)

Notes: Sarah Lerner

Sponsors:	Joann Pritchett	**Effective Date:**	
Attachments:	15960 BPW Exhibit.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/23/2026	Refer	BOARD OF PUBLIC WORKS	07/08/2026	07/08/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 7/8/2026						
1	BOARD OF PUBLIC WORKS	07/08/2026	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 93699

Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for the Willows Biobasin Repair. The total estimated cost of the project is $160,000. Funding is available in Munis #15960. No additional appropriation is required.

Title

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Willows Biobasin Repair. (District 9)

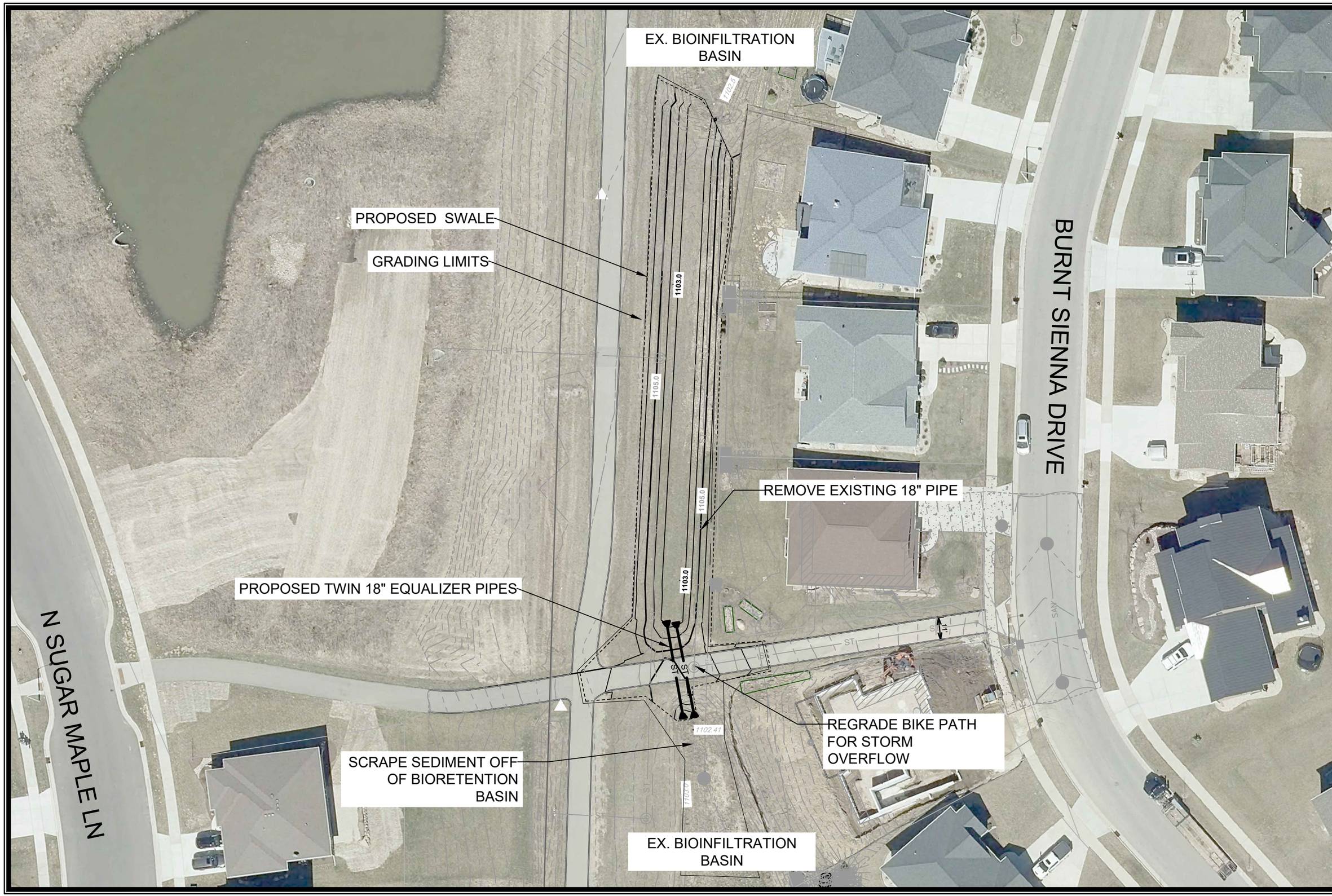
Body

BE IT RESOLVED,

1) That the plans and specifications for Willows Biobasin Repair, 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.



MARK	REVISION	DATE	BY
###	###	###	###
###	###	###	###
###	###	###	###
###	###	###	###

Designed By: SCL
Date: 6/23/2026 9:29 AM
Scale: 1:40

15960

15960

1

BPW EXHIBIT DRAFT PLAN

WILLOWS BIOBASIN REPAIR

MADISON, WI

CONTRACT NO: 9733

M:\DESIGN\Projects\15960\CAD\Storm\15960SBPWExhibit.dwg

City of Madison

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

Master

File Number: 93700

File ID:	93700	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	06/23/2026
File Name:	Awarding Public Works Contract No. 9588, West Badger Mill Creek Greenway.			**Final Action:**	

Title: Awarding Public Works Contract No. 9588, West Badger Mill Creek Greenway. (District 7)

Notes: Sarah Lerner

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9588.pdf, 9588 award.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/23/2026	Refer	BOARD OF PUBLIC WORKS	07/08/2026	07/08/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 7/8/2026						
1	BOARD OF PUBLIC WORKS	07/08/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Lankella, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 93700

Fiscal Note

The proposed resolution authorizes awarding the contract for the West Badger Mill Creek Greenway at a total estimated cost of $627,937, including contingency. Funding for the project is available in the Stormwater Utility's 2026 Adopted Operating Budget in Munis project #15426 ($515,325) the Stormwater Utility's 2026 Adopted Capital Budget in Munis project #16367 ($112,612). No additional appropriation is required.

Title

Awarding Public Works Contract No. 9588, West Badger Mill Creek Greenway. (District 7)

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. 9588) for itemization of bids.

Wester Badger Mill Greenway Improvements
CONTRACT NO. 9588
DATE: 6/25/2026
PREQUALIFICATION: 240,246,305

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
Engineering Estimate	$465,000.00	
Drax, Inc	$581,423.42	OK
Speedway Sand & Gravel, Inc.	$683,834.45	OK
S&L Underground, Inc.	$714,078.88	OK
Integrity Grading & Excavating, Inc	$780,690.00	OK
R. G. Huston Co., Inc.	$793,000.00	OK

CONTRACT NO. 9588
Wester Badger Mill Greenway Improvements

Drax, Inc

CONTRACT AWARD	**$**	**581,423.42**
MAX CONTINGENCY (8%)	*$*	*46,513.87*
OPER DREDGE: 15426-84-200: 54445		477,152.65
ACCT. CONTINGENCY 8%		38,172.21
ACCT. SUBTOTAL		515,324.86
STORM IMPROV: 16367-84-174: 54445		104,270.77
ACCT. CONTINGENCY 8%		8,341.66
ACCT. SUBTOTAL		112,612.43
GRAND TOTAL INCL. CONTINGENCY	**$**	**627,937.29**

City of Madison

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

Master

File Number: 93778

File ID:	93778	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	07/01/2026
File Name:	Declaring the City of Madison's intention to exercise its police powers establishing the Regent Street Assessment District - 2027.			**Final Action:**	

Title: Declaring the City of Madison's intention to exercise its police powers establishing the Regent Street Assessment District - 2027. (District 5, District 8, District 13)

Notes: Andy Zwieg

Sponsors:	Tag Evers, Regina M. Vidaver And Ellen Zhang	**Effective Date:**	
Attachments:	RegistrantsReport 9.pdf, Public comment #9.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	07/01/2026	Refer	BOARD OF PUBLIC WORKS	07/08/2026	07/08/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 7/8/2026						
1	BOARD OF PUBLIC WORKS	07/08/2026	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 93778

Fiscal Note

No funds required.

Title

Declaring the City of Madison's intention to exercise its police powers establishing the Regent Street Assessment District - 2027. (District 5, District 8, District 13)

Body

BE IT HEREBY RESOLVED:

1. That the Common Council of the City of Madison hereby establishes an assessment district

known as the Regent Street Assessment District - 2027, serving Regent Street from Madison Street through Park Street all in accordance with Section 66.0701 (formerly Section 66.62) of the Wisconsin State Statutes and Section 4.09 of the Madison General Ordinances.

2. That the contemplated purposes of this assessment district are to remove and replace the sanitary sewer main and laterals; replacement of water main and reconnection of water services; replacement of storm sewer main/box culvert, structures, and laterals; fiber communication installation; silva cells; excavation; base preparation; traffic signals; street lighting; installation of curb and gutter; driveway aprons; sidewalk; asphalt pavement; pavement marking; and signing.

3. That the benefited properties shall have the opportunity to pay the special assessments which may be levied as a result of this assessment district in eight (8) annual installments, subject to the current interest rate in effect at the time of establishment of the special assessment.

4. That the City Engineer is hereby directed to prepare a report consisting of preliminary or final plans and specifications; an estimate of the entire cost of the proposed work or improvements within the assessment district; a schedule of proposed assessments, constituting an exercise of police power of the City of Madison; and a statement that the property against which the assessments are proposed is benefited.

5. That upon completion of this aforesaid report, the City Engineer shall proceed in accordance with Section 4.09 of the Madison General Ordinances.

Public Customer Registration Report

| [0] Medical Ctr Dr Dr Ter - Board of Public Health | | |

From:	Nicholas Davies
To:	Board of Public Works
Cc:	Martinez-Rutherford, Dina Nina; info@budgetbicyclectr.com
Subject:	No to Regent Street assessment district (93778)
Date:	Sunday, July 5, 2026 9:47:51 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Board of Public Works,

I oppose the use of City of Madison's police powers to establish a Regent Street assessment district at this time, given that the plans being proposed for Regent Street are substandard and non-compliant with Madison ordinance.

Residents and businesses should not be responsible for footing the bill for a street reconstruction project that fails to include all modes, as required under Complete Green Streets. The reconstructed street will fail to serve Regent Street residents who use those un-served modes, and fail to bring Regent Street businesses the customer traffic they deserve and may need.

Regent Street residents and businesses deserve better, for what they'll be paying in for the reconstruction, and they have good reason to refuse and legally contest the establishment of such an assessment district.

Thank you,

Nicholas Davies
3717 Richard St

City of Madison

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

Master

File Number: 93792

File ID:	93792	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	07/01/2026
File Name:	Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for for Glenway Backyard Pipe Repairs.			**Final Action:**	

Title: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for for Glenway Backyard Pipe Repairs. (District 5)

Notes: Erin Geter

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	15525 BPW Exhibit.pdf, 15525 Project Map.pdf, 15525 BPW Exhibit_Pipe Photos.pdf, RegistrantsReport 14.pdf, written comment agenda item 14.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	07/01/2026	Refer	BOARD OF PUBLIC WORKS	07/08/2026	07/08/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 7/8/2026						
1	BOARD OF PUBLIC WORKS	07/08/2026	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Williams, seconded by Lankella, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS to coordinate with residents to complete with minimal disruption and also with tree protection - REPORT OF OFFICER. The motion passed by voice vote/other.						
	Notes: A motion was made by Williams, seconded by Lankella, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS to coordinate with residents to complete with minimal disruption and also with tree protection - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 93792

Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for the Glenway Backyard Pipe Repairs. The total

estimated cost of the project is $317,050. Funding is available in Munis #15525. No additional appropriation is required.

Title

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for for Glenway Backyard Pipe Repairs. (District 5)

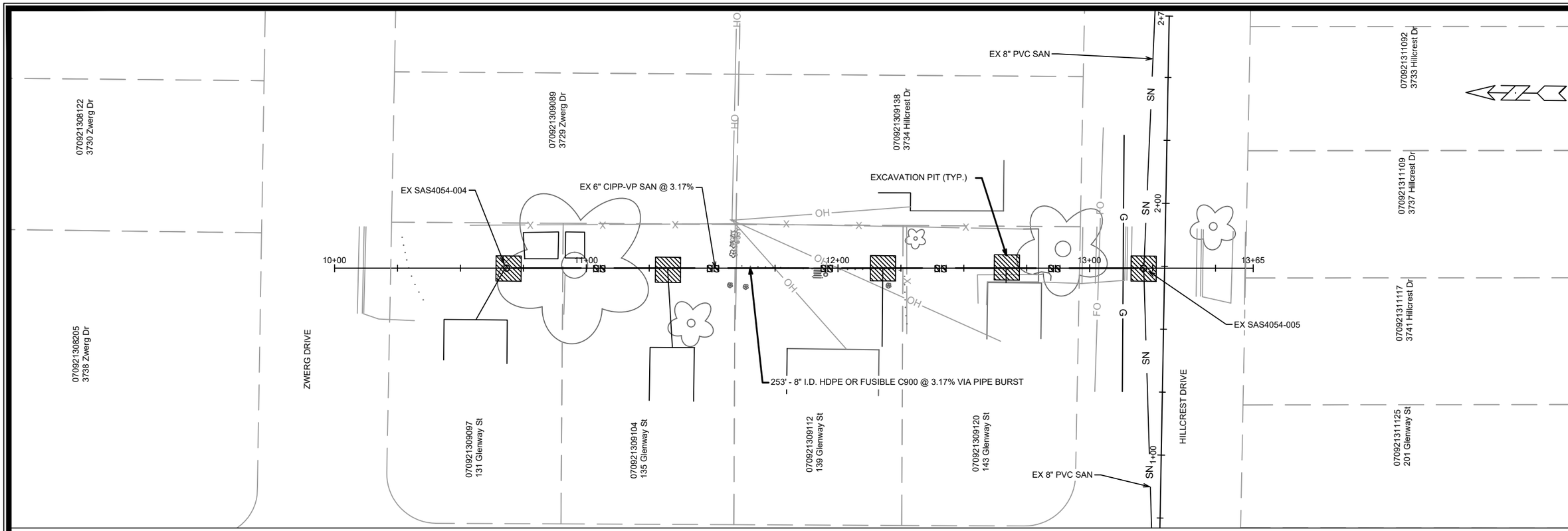
Body

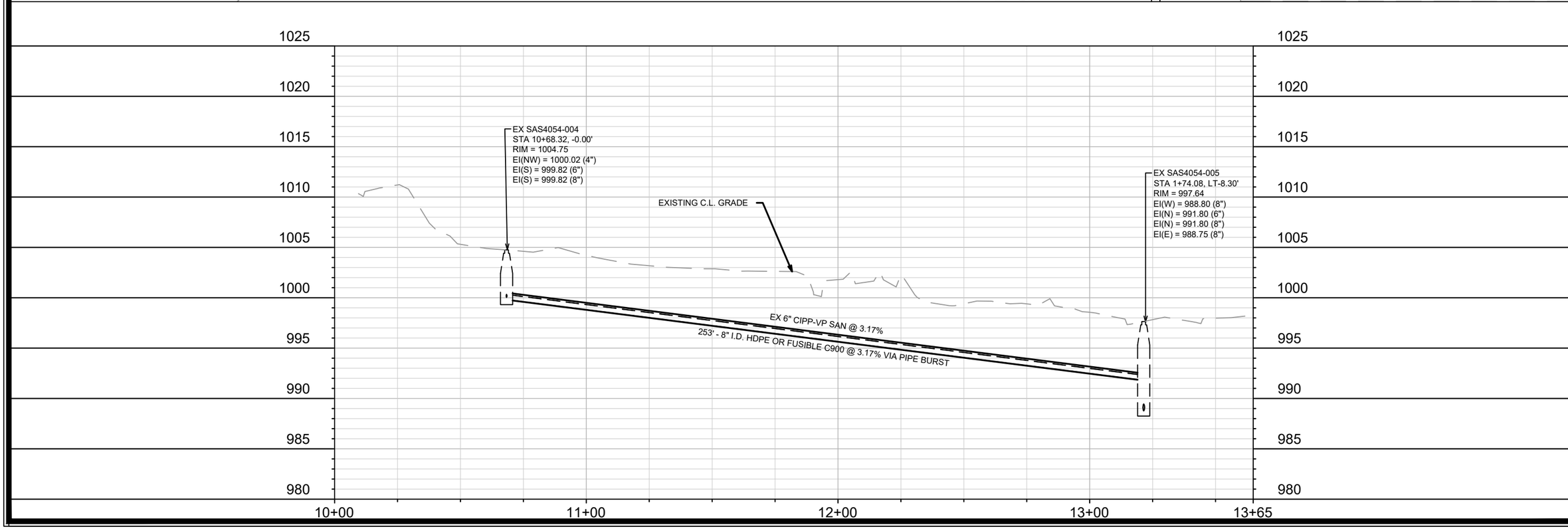
BE IT RESOLVED,

1) That the plans and specifications for Glenway Backyard Pipe Repairs, 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.





MARK	REVISION	DATE	BY
###	###	###	###
###	###	###	###
###	###	###	###
###	###	###	###
###	###	###	###

Designed By: EKG | Date: 6/23/2026 3:40 PM | Scale: 1" = 40'

15525

U-1

15525

MADISON, WI

CONTRACT NO: #####

GLENWAY BACKYARD SEWER - PLAN & PROFILE

GLENWAY BACKYARD SEWER REPAIRS

M:\DESIGN\Projects\15525\CAD\Sewers\15525SWR-PipeNetwork.dwg

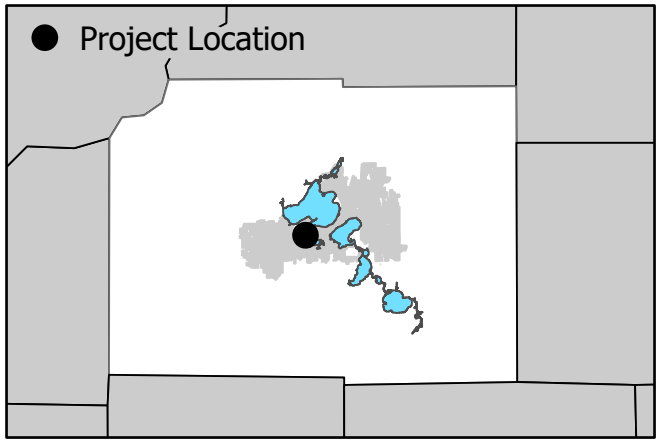
CITY OF MADISON WISCONSIN

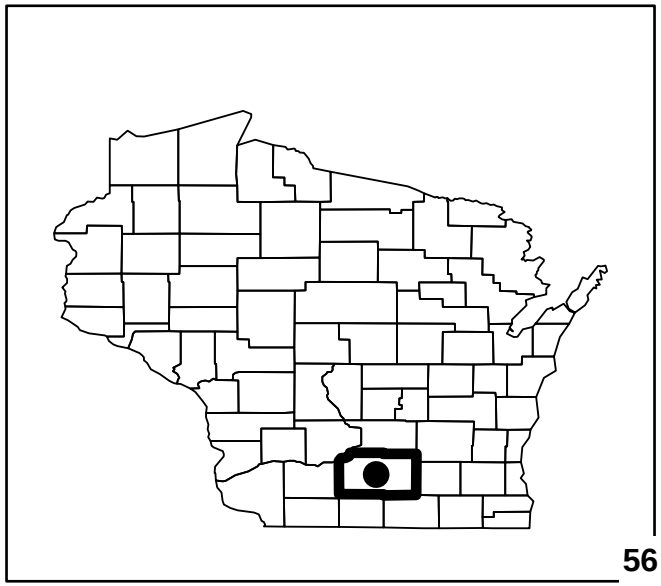
15525

U-1

Glenway Backyard Pipe Burst

City Project #15525





CCTV Footage of Glenway Backyard Pipe 2024

Public Customer Registration Report

27/08/2022 10:32 PM - Board of Public Works							
Ward: 02 - 02	**Service**		**Customer Registration Statistics**				**Page**
			Total Customers	**Total**	**Active**	**Inactive**	**1**
Reading Cycle: Profile not assigned to any reading cycle							
Reading Route: Profile not assigned to any reading route							
Account Number	**Customer Name**	**Service Address**					
0000000000	**Test, Double**	1 Test Street	Customer Inactive - Not Billed	No			
0000000000	**Test, Single**	1 Test Street	Customer Inactive - Not Billed	No			
			Registered: 1 Registered - Inactive: 1				
			Total Registered: 1				
			Showing Records: 1				

Meaning Meter Codes

Code	Description	Meter Type
1	Meter Inactive	Potable Water
2	Meter Active	Potable Water
3	Meter Inactive	Irrigation
4	Meter Active	Irrigation

From: Jon Woods
To: Board of Public Works
Cc: Peg Rooney
Subject: Re: written comment for July 8, 2026 meeting agenda item 14
Date: Monday, July 6, 2026 8:54:51 AM

You don't often get email from jpwoods@charter.net. Learn why this is important

Dear Heidi,
Thanks for your reply. Below is the comment.
Thank you,
Jon

My wife and I own the 143 Glenway St property. We're not opposed to the pipe burst and main replacement project overall, but we respectfully request a stipulation that workers access the site for lateral connection by manual excavation rather than significantly harming the affected property by fence removal. We were unaware of a sewer main running through the middle of our fully fenced and landscaped backyard at time of purchase in 2002. We were not informed by the previous owner or by the city, and we understand there is no existing easement documentation. We allowed PVC pipe replacement work to be done on the backyard main in 2004, when a chainlink fence was removed for access by digging equipment, but it was not satisfactorily replaced, resulting in our labor over years to try to restore and level it. We are told the plan for the current project includes digging equipment access via removal of a much more elaborate picket fence for which we have significant concerns about adequate restoration. We request that the project only be approved with the stipulation for manual excavation of the small lateral access pit on our property, with no fence removal.

On Jul 6, 2026, at 8:45 AM, Board of Public Works <boardofpublicworks@cityofmadison.com> wrote:

Thank you for your interest in item 14 on the agenda. If you would like something written to be shared with the board members this is where you would want to send it. You can just reply to this email if you would like and we will make sure the board members receive it. You can type something or attach something.

Thank you,

Heidi Zigler
Board of Public Works Support Staff
City Engineering Division
City-County Building, Room 115
210 Martin Luther King Jr. Blvd.
Madison, WI 53703
(608) 266-4620

From: Jon Woods <jpwoods@charter.net>
Sent: Sunday, July 5, 2026 8:22 PM
To: Board of Public Works <boardofpublicworks@cityofmadison.com>
Subject: written comment for July 8, 2026 meeting agenda item 14

You don't often get email from jpwoods@charter.net. Learn why this is important
Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Board of Public Works,

I am interested in submitting a written comment for the July 8, 2026 meeting on agenda item 14. I have registered for the meeting. I am following your website instruction to contact you about submission of written comment. I'm not sure whether the comment would constitute a "handout" for the committee members, vs provision by some other means.

Thank you,
Jon Woods

Jon Woods
(he/him/his)
143 Glenway St
Madison, WI 53705

jpwoods@charter.net

Jon Woods
(he/him/his)
143 Glenway St
Madison, WI 53705

jpwoods@charter.net

City of Madison

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

Master

File Number: 93796

File ID:	93796	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	07/01/2026
File Name:	Assessing Benefits N Franklin and Lynn Terrace Assessment District - 2025.			**Final Action:**	

Title: Assessing Benefits N Franklin and Lynn Terrace Assessment District - 2025. (District 5)

Notes: Grecia Izquierdo Torres

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	15113_NFranklinAve&LynnTerr_FinalAssess.pdf, 509 N Franklin Ave - Assessment Waiver_Signed.pdf, 302 N Franklin Ave - Assessment Waiver_Signed.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	07/01/2026	Refer	BOARD OF PUBLIC WORKS	07/08/2026	07/08/2026	
	Action Text:	This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 7/8/2026					
1	BOARD OF PUBLIC WORKS	07/08/2026	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 93796

Fiscal Note

No appropriation required.

Title

Assessing Benefits N Franklin and Lynn Terrace Assessment District - 2025. (District 5)

Body

WHEREAS, the construction of improvement(s) on N Franklin and Lynn Terrace Assessment District - 2025 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 8, 2026
Project ID: 15113
Project Name: N Franklin Avenue & Lynn Terace Assessment District 2025
Project Description: Regent Street to University Avenue & N Franklin Avenue to N Franklin Alley

* A factor has been applied for pavement reconstruction work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

Parcel Information			Frontage					Street Reconstruction Items											Sanitary Sewer Items				Storm Sewer Item		Total Assessment
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Asphalt Drive & Terrace Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @			Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		
Parcel No./ Zoning	Owner Mailing Address	Situs Address/ Parcel Location	LF	Frontage Streets	LF	Frontage Streets	Multiple Frontage	$1.51 per SF		$4.56 per SF		$37.54 per SY		$4.19 per SF		$44.52 per LF			$1,181.20 per Each		$23.94 per LF		$3,200.00 per Each		
								SF	Cost	SF	Cost	SY	Cost	SF	Cost	Factor	LF	Cost	Each	Cost	LF	Cost	Each	Cost	
070921207069 CC-T	119 E OLIN AVE MADISON, WI 53713-1431	2757 University Ave	120.00	N Franklin Ave	120.00	University Ave	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.00	15.00	$667.80	0.00	$0.00	0.00	$0.00	0.00	$0.00	$667.80
070921206326 TR-U1	PO BOX 45078 MADISON, WI 53744	602 N Franklin Ave	78.00	N Franklin Ave	98.30	Shepard Terrace	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.00	75.00	$3,472.56	0.00	$0.00	0.00	$0.00	0.00	$0.00	$3,472.56
070921207077 TR-U1	120 W GORHAM ST MADISON, WI 53703	521 N Franklin Ave	95.00	N Franklin Ave	117.10	N Franklin Alley	Yes	13.40	$20.23	0.00	$0.00	0.00	$0.00	13.10	$54.89	1.00	95.00	$4,229.40	0.00	$0.00	0.00	$0.00	0.00	$0.00	$4,304.52
070921207085 TR-U1	409 S RANDALL AVE MADISON, WI 53715-1651	517 N Franklin Ave	60.00	N Franklin Ave	---	----	No	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.00	60.00	$2,671.20	1.00	$1,181.20	30.00	$718.20	0.00	$0.00	$4,570.60
070921207093 TR-U1	409 S RANDALL AVE MADISON, WI 53715-1651	513 N Franklin Ave	60.00	N Franklin Ave	110.00	Lynn Terrace	Yes	66.37	$100.22	66.38	$302.69	0.00	$0.00	25.60	$107.26	1.00	170.00	$2,671.20	1.00	$1,181.20	15.00	$359.10	0.00	$0.00	$4,721.68
070921207192 TR-U1	409 S RANDALL AVE MADISON, WI 53715-1651	509 N Franklin Ave	60.00	N Franklin Ave	110.00	Lynn Terrace	Yes	19.50	$29.45	0.00	$0.00	10.30	$386.66	20.16	$84.47	1.00	170.00	$2,671.20	1.00	$1,181.20	23.00	$550.62	0.00	$0.00	$4,903.60
070921207209 TR-U1	120 W GORHAM ST MADISON, WI 53703	505 N Franklin Ave	60.00	N Franklin Ave	---	-----	No	60.83	$91.85	50.63	$230.87	0.00	$0.00	10.20	$42.74	1.00	60.00	$2,671.20	1.00	$1,181.20	21.00	$502.74	0.00	$0.00	$4,720.60
070921207217 TR-C2	501 N FRANKLIN AVE MADISON, WI 53705-3639	501 N Franklin Ave	49.50	N Franklin Ave	120.00	Stevens Street	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.50	49.50	$1,101.87	0.00	$0.00	0.00	$0.00	0.00	$0.00	$1,101.87
070921208017 TR-U1	518 N FRANKLIN AVE MADISON, WI 53705-3699	518 N Franklin Ave	175.00	N Franklin Ave	471.28	Shepard Terrace	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	156.60	$656.15	1.00	205.00	$7,791.00	1.00	$1,181.20	26.00	$622.44	0.00	$0.00	$10,250.79
070921208108 TR-C2	402 N FRANKLIN AVE MADISON, WI 53705	402 N Franklin Ave	55.00	N Franklin Ave	121.00	Kendall Avenue	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.50	55.00	$1,224.30	0.00	$0.00	0.00	$0.00	0.00	$0.00	$1,224.30
070921208116 TR-C2	406 N FRANKLIN AVE MADISON, WI 53705	406 N Franklin Ave	55.00	N Franklin Ave	---	-----	No	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.00	55.00	$2,448.60	0.00	$0.00	0.00	$0.00	0.00	$0.00	$2,448.60
070921208124 TR-C2	410 N FRANKLIN AVE MADISON, WI 53705-3638	410 N Franklin Ave	55.00	N Franklin Ave	---	-----	No	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.00	55.00	$2,448.60	0.00	$0.00	0.00	$0.00	0.00	$0.00	$2,448.60
070921208132 TR-C2	414 N FRANKLIN AVE MADISON, WI 53705	414 N Franklin Ave	55.00	N Franklin Ave	---	-----	No	49.22	$74.32	49.22	$224.44	0.00	$0.00	0.00	$0.00	1.00	55.00	$2,448.60	0.00	$0.00	0.00	$0.00	0.00	$0.00	$2,747.37
070921208140 TR-C2	418 N FRANKLIN AVE MADISON, WI 53705-3638	418 N Franklin Ave	50.00	N Franklin Ave	---	-----	No	34.58	$52.22	51.54	$235.02	0.00	$0.00	0.00	$0.00	1.00	50.00	$2,226.00	1.00	$1,181.20	41.00	$981.54	0.00	$0.00	$4,675.98
070921208158 TR-C2	422 N FRANKLIN AVE MADISON, WI 53705-3638	422 N Franklin Ave	60.00	N Franklin Ave	---	-----	No	44.53	$67.24	47.78	$217.88	0.00	$0.00	0.00	$0.00	1.00	60.00	$2,671.20	1.00	$1,181.20	39.00	$933.66	0.00	$0.00	$5,071.18
070921208166 TR-U1	422 N FRANKLIN AVE MADISON, WI 53705-3638	502 N Franklin Ave	55.00	N Franklin Ave	---	-----	No	89.60	$135.30	73.20	$333.79	0.00	$0.00	0.00	$0.00	1.00	55.00	$2,448.60	1.00	$1,181.20	36.00	$861.84	0.00	$0.00	$4,960.73
070921208174 TR-U1	409 S RANDALL AVE MADISON, WI 53715-1651	506 N Franklin Ave	55.00	N Franklin Ave	---	-----	No	81.25	$122.69	89.90	$409.94	0.00	$0.00	0.00	$0.00	1.00	55.00	$2,448.60	1.00	$1,181.20	32.00	$766.08	0.00	$0.00	$4,928.51
070921208182 TR-U1	3942 GOTH RD VERONA, WI 53593	510 N Franklin Ave	55.00	N Franklin Ave	---	-----	No	55.44	$83.71	53.27	$242.91	0.00	$0.00	0.00	$0.00	1.00	55.00	$2,448.60	1.00	$1,181.20	31.00	$742.14	0.00	$0.00	$4,698.57
070921213131 TR-C3	421 N FRANKLIN AVE MADISON, WI 53705-3637	421 N Franklin Ave	45.00	N Franklin Ave	80.00	Stevens Street	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.50	45.00	$1,001.70	0.00	$0.00	0.00	$0.00	0.00	$0.00	$1,001.70
070921213149 TR-C3	417 N FRANKLIN AVE MADISON, WI 53705-3637	417 N Franklin Ave	50.00	N Franklin Ave	---	-----	No	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.00	50.00	$2,226.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$2,226.00
070921213157 TR-C3	409 N FRANKLIN AVE MADISON, WI 53705	409 N Franklin Ave	50.00	N Franklin Ave	---	-----	No	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.00	50.00	$2,226.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$2,226.00
070921213165 TR-C3	405 N FRANKLIN AVE MADISON, WI 53705-3637	405 N Franklin Ave	45.00	N Franklin Ave	---	-----	No	34.80	$52.55	34.80	$158.69	0.00	$0.00	0.00	$0.00	1.00	45.00	$2,003.40	0.00	$0.00	0.00	$0.00	0.00	$0.00	$2,214.64
070921213173 TR-C3	401 N FRANKLIN AVE MADISON, WI 53705-3637	401 N Franklin Ave	50.00	N Franklin Ave	80.00	Kendall Avenue	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.50	50.00	$1,113.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	$1,113.00
070921214155 TR-C2	2755 KENDALL AVE MADISON, WI 53705	2755 Kendall Ave	40.00	Kendall Ave	120.00	N Franklin Avenue	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.50	120.00	$890.40	0.00	$0.00	0.00	$0.00	0.00	$0.00	$890.40
070921214163 TR-C2	2758 CHAMBERLAIN AVE MADISON, WI 53705	2758 Chamberlain Ave	40.00	Chamberlain Ave	120.00	N Franklin Avenue	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.50	120.00	$890.40	0.00	$0.00	0.00	$0.00	0.00	$0.00	$890.40
070921215111 TR-C2	302 N FRANKLIN AVE MADISON, WI 53705-3636	302 N Franklin Ave	120.00	N Franklin Ave	80.00	Chamberlain Avenue	Yes	82.80	$125.03	82.80	$377.57	0.00	$0.00	0.00	$0.00	0.50	120.00	$2,671.20	0.00	$0.00	0.00	$0.00	0.00	$0.00	$3,173.80
070921215129 TR-C2	318 N FRANKLIN AVE MADISON, WI 53705-3636	318 N Franklin Ave	120.40	N Franklin Ave	68.00	Kendall Avenue	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.50	120.40	$2,680.10	0.00	$0.00	0.00	$0.00	0.00	$0.00	$2,680.10
070921219113 TR-C2	2802 REGENT ST MADISON, WI 53705	2802 Regent St	79.40	Regent St	125.00	N Franklin Avenue	Yes	138.26	$208.77	137.40	$626.54	0.00	$0.00	0.00	$0.00	0.50	125.00	$1,767.44	0.00	$0.00	0.00	$0.00	0.00	$0.00	$2,602.76
070921219121 TR-C2	4 N FRANKLIN AVE MADISON, WI 53705	4 N Franklin Ave	58.60	N Franklin Ave	---	------	No	136.08	$205.48	136.08	$620.52	0.00	$0.00	0.00	$0.00	1.00	58.60	$2,608.87	1.00	$1,181.20	37.00	$885.78	0.00	$0.00	$5,501.86
070921219139 TR-C2	2801 MASON ST MADISON, WI 53705-3605	2801 Mason St	59.40	Mason St	133.60	N Franklin Avenue	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.50	133.60	$1,322.24	1.00	$1,181.20	37.00	$885.78	0.00	$0.00	$3,389.22
070921220136 TR-C2	202 N FRANKLIN AVE MADISON, WI 53705-3634	202 N Franklin Ave	70.70	N Franklin Ave	120.00	Van Hise Avenue	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.50	70.70	$1,573.78	0.00	$0.00	0.00	$0.00	0.00	$0.00	$1,573.78
070921220144 TR-C2	1719 RIDGEMONT COLUMBIA, MO 65203-1947	206 N Franklin Ave	60.00	N Franklin Ave	---	-----	No	96.20	$145.26	92.16	$420.25	0.00	$0.00	0.00	$0.00	1.00	60.00	$2,671.20	1.00	$1,181.20	41.00	$981.54	0.00	$0.00	$5,399.45
070921220152 TR-C2	210 N FRANKLIN AVE MADISON, WI 53705-3634	210 N Franklin Ave	50.00	N Franklin Ave	---	-----	No	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.00	50.00	$2,226.00	1.00	$1,181.20	39.00	$933.66	0.00	$0.00	$4,340.86
070921220160 TR-C2	214 N FRANKLIN AVE MADISON, WI 53705	214 N Franklin Ave	54.30	N Franklin Ave	120.00	Chamberlain Avenue	Yes	90.00	$135.90	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.50	54.30	$1,208.72	1.00	$1,181.20	51.00	$1,220.94	0.00	$0.00	$3,746.76
070921221118 TR-C2	2751 CHAMBERLAIN AVE MADISON, WI 53705-3719	2751 Chamberlain Ave	118.00	Chamberlain Ave	52.00	N Franklin Avenue	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.50	52.00	$2,626.68	0.00	$0.00	0.00	$0.00	0.00	$0.00	$2,626.68
070921221126 TR-C2	209 N FRANKLIN AVE MADISON, WI 53705-3633	209 N Franklin Ave	79.80	N Franklin Ave	---	-----	No	0.00	$0.00	79.56	$362.79	0.00	$0.00	0.00	$0.00	1.00	79.80	$3,552.70	1.00	$1,181.20	19.00	$454.86	0.00	$0.00	$5,551.55
070921221134 TR-C2	205 N FRANKLIN AVE MADISON, WI 53705-3633	205 N Franklin Ave	80.00	N Franklin Ave	---	-----	No	49.41	$74.61	62.75	$286.14	0.00	$0.00	0.00	$0.00	1.00	80.00	$3,561.60	1.00	$1,181.20	16.00	$383.04	0.00	$0.00	$5,486.59
070921221142 TR-C2	129 N FRANKLIN AVE MADISON, WI 53705-3603	129 N Franklin Ave	55.00	N Franklin Ave	---	-----	No	32.28	$48.74	28.22	$128.68	1.49	$55.93	7.49	$31.38	1.00	55.00	$2,448.60	1.00	$1,181.20	20.00	$478.80	0.00	$0.00	$4,373.34
070921221150 TR-C2	127 N FRANKLIN AVE MADISON, WI 53705	127 N Franklin Ave	50.00	N Franklin Ave	---	-----	No	115.50	$174.41	108.12	$493.03	0.00	$0.00	0.00	$0.00	1.00	50.00	$2,226.00	1.00	$1,181.20	14.00	$335.16	0.00	$0.00	$4,409.79

City of Madison Engineering Division - Final Schedule of Assessments

Date: Wednesday, July 8, 2026
Project ID: 15113
Project Name: N Franklin Avenue & Lynn Terace Assessment District 2025
Project Description: Regent Street to University Avenue & N Franklin Avenue to N Franklin Alley

* A factor has been applied for pavement reconstruction work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.

Parcel Information			Frontage					Street Reconstruction Items											Sanitary Sewer Items				Storm Sewer Item		Total Assessment
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Asphalt Drive & Terrace Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @			Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		
Parcel No./ Zoning	Owner Mailing Address	Situs Address/ Parcel Location	LF	Frontage Streets	LF	Frontage Streets	Multiple Frontage	$1.51	per SF	$4.56	per SF	$37.54	per SY	$4.19	per SF	$44.52		per LF	$1,181.20	per Each	$23.94	per LF	$3,200.00	per Each	
								SF	Cost	SF	Cost	SY	Cost	SF	Cost	Factor	LF	Cost	Each	Cost	LF	Cost	Each	Cost	
070921221168 TR-C2	125 N FRANKLIN AVE MADISON, WI 53705	125 N Franklin Ave	60.00	N Franklin Ave	---	-----	No	69.00	$104.19	108.12	$493.03	0.00	$0.00	0.00	$0.00	1.00	60.00	$2,671.20	1.00	$1,181.20	24.00	$574.56	0.00	$0.00	$5,024.18
070921221176 TR-C2	117 N FRANKLIN AVE MADISON, WI 53705	117 N Franklin Ave	50.00	N Franklin Ave	---	-----	No	83.78	$126.51	86.40	$393.98	0.00	$0.00	0.00	$0.00	1.00	50.00	$2,226.00	1.00	$1,181.20	20.00	$478.80	0.00	$0.00	$4,406.49
070921221184 TR-C2	113 N FRANKLIN AVE MADISON, WI 53705-3603	113 N Franklin Ave	50.00	N Franklin Ave	---	-----	No	48.24	$72.84	48.24	$219.97	0.00	$0.00	0.00	$0.00	1.00	50.00	$2,226.00	1.00	$1,181.20	10.00	$239.40	0.00	$0.00	$3,939.42
070921221192 TR-C2	2742 MASON ST MADISON, WI 53705	2742 Mason St	120.90	Mason St	54.20	N Franklin Avenue	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.50	54.20	$2,691.23	0.00	$0.00	0.00	$0.00	0.00	$0.00	$2,691.23
070921222140 TR-C2	2800 MASON ST MADISON, WI 53705	2800 Mason St	115.00	Mason St	89.30	N Franklin Avenue	Yes	66.08	$99.78	66.08	$301.32	0.00	$0.00	0.00	$0.00	0.50	89.30	$2,559.90	1.00	$1,181.20	37.00	$885.78	0.00	$0.00	$5,027.99
070921222158 TR-C2	1202 REGENT ST MADISON, WI 53715	118 N Franklin Ave	70.00	N Franklin Ave	---	-----	No	76.56	$115.61	88.40	$403.10	0.00	$0.00	0.00	$0.00	1.00	70.00	$3,116.40	1.00	$1,181.20	45.00	$1,077.30	0.00	$0.00	$5,893.61
070921222166 TR-C2	126 N FRANKLIN AVE MADISON, WI 53705	126 N Franklin Ave	85.00	N Franklin Ave	100.00	Van Hise Avenue	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.50	85.00	$1,892.10	0.00	$0.00	0.00	$0.00	0.00	$0.00	$1,892.10
070921223106 TR-C2	2741 MASON ST MADISON, WI 53705-3711	2741 Mason St	87.00	Mason St	65.00	N Franklin Avenue	Yes	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.50	65.00	$1,936.62	0.00	$0.00	0.00	$0.00	0.00	$0.00	$1,936.62
070921223114 TR-C2	25 N FRANKLIN AVE MADISON, WI 53705	25 N Franklin Ave	60.00	N Franklin Ave	---	-----	No	35.94	$54.27	35.94	$163.89	0.00	$0.00	0.00	$0.00	1.00	60.00	$2,671.20	1.00	$1,181.20	23.00	$550.62	0.00	$0.00	$4,621.18
070921223122 TR-C2	17 N FRANKLIN AVE MADISON, WI 53705-3601	17 N Franklin Ave	50.00	N Franklin Ave	---	-----	No	79.52	$120.08	90.00	$410.40	0.00	$0.00	0.00	$0.00	1.00	50.00	$2,226.00	1.00	$1,181.20	18.00	$430.92	0.00	$0.00	$4,368.60
070921223130 TR-C2	11 N FRANKLIN AVE MADISON, WI 53705	11 N Franklin Ave	50.00	N Franklin Ave	---	-----	No	83.52	$126.12	116.80	$532.61	0.00	$0.00	0.00	$0.00	1.00	50.00	$2,226.00	1.00	$1,181.20	18.00	$430.92	0.00	$0.00	$4,496.84
070921223148 TR-C2	2740 REGENT ST MADISON, WI 53705-3714	2740 Regent St	84.30	Regent St	92.10	N Franklin Avenue	Yes	132.06	$199.41	134.90	$615.14	0.00	$0.00	0.00	$0.00	0.50	92.10	$1,876.52	1.00	$1,181.20	19.00	$454.86	0.00	$0.00	$4,327.13
07092120710 0 TR-U1	120 W GORHAM ST MADISON, WI 53703	2738 Lynn Ter	110.00	Lynn Ter	---	-----	No	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.00	110.00	$4,897.20	2.00	$2,362.40	29.00	$694.26	0.00	$0.00	$7,953.86
070921207126 TR-U1	409 S RANDALL AVE MADISON, WI 53715	2730 Lynn Ter	55.00	Lynn Ter	---	-----	No	22.20	$33.52	0.00	$0.00	0.00	$0.00	25.76	$107.93	1.00	55.00	$2,448.60	1.00	$1,181.20	16.00	$383.04	0.00	$0.00	$4,154.30
070921207134 TR-U1	6190 CROOK HILL RD SPRING GREEN, WI 53588	2726 Lynn Ter	55.00	Lynn Ter	---	-----	No	13.68	$20.66	0.00	$0.00	0.00	$0.00	17.02	$71.31	1.00	55.00	$2,448.60	1.00	$1,181.20	17.00	$406.98	0.00	$0.00	$4,128.75
070921207142 TR-U1	7538 RED FOX TRL MADISON, WI 53717	2722 Lynn Ter	55.70	Lynn Ter	---	-----	No	16.56	$25.01	0.00	$0.00	0.00	$0.00	16.56	$69.39	1.00	55.70	$2,479.76	1.00	$1,181.20	22.00	$526.68	0.00	$0.00	$4,282.04
070921207150 TR-U1	6190 CROOK HILL RD SPRING GREEN, WI 53588	2721 Lynn Ter	56.60	Lynn Ter	---	-----	No	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.00	56.60	$2,519.83	1.00	$1,181.20	20.00	$478.80	0.00	$0.00	$4,179.83
070921207168 TR-U1	3076 HIDDEN VIEW TRL VERONA, WI 53593-9188	2725 Lynn Ter	82.50	Lynn Ter	---	-----	No	0.00	$0.00	0.00	$0.00	0.00	$0.00	0.00	$0.00	1.00	82.50	$3,672.90	1.00	$1,181.20	23.00	$550.62	0.00	$0.00	$5,404.72
070921207176 TR-U1	PO BOX 45078 MADISON, WI 53744	2737 Lynn Ter	82.50	Lynn Ter	---	-----	No	42.47	$64.13	0.00	$0.00	0.00	$0.00	42.47	$177.95	1.00	82.50	$3,672.90	1.00	$1,181.20	22.00	$526.68	0.00	$0.00	$5,622.86
070921207184 TR-U1	120 W GORHAM ST MADISON, WI 53703	507 N Franklin Ave	55.00	Lynn Ter	---	-----	No	59.78	$90.27	59.78	$272.60	0.00	$0.00	0.00	$0.00	1.00	55.00	$2,448.60	1.00	$1,181.20	18.00	$430.92	0.00	$0.00	$4,423.58
						TOTALS		2,119.44	$3,200.35	2,078.47	$9,477.82	11.79	$442.60	334.96	$1,403.48	50.00	$4,311.80	145,164.14	$37.00	43,704.40	$949.00	22,719.06	$0.00	0.00	$226,111.85

WAIVER OF SPECIAL ASSESSMENT
NOTICES AND HEARING UNDER
SECTION 4.09(11), MADISON GENERAL ORDINANCES

We, the undersigned, being an owner of property benefited by the following proposed public improvement made by the CITY OF MADISON, of Dane County, Wisconsin, to-wit: to pay increased construction cost for increased size of asphalt drive and terrace; in consideration of the construction of said improvements by the City of Madison agree as follows:

1) In accordance with Section 4.09(11) of the Madison General Ordinances (MGO), we hereby waive all special assessment notices and hearings required by MGO Sec. 4.09, and we further agree that the benefit to our property from the construction of such improvement is $1,000.00 which we may elect to pay in eight (8) equal successive annual installments to be paid with the general taxes beginning with the year 2026.

2) The City of Madison shall have the right annually during the payment period above specified, to place a proportionate part of the principal of the special assessment, determined by the number of installments, together with interest at the rate of in effect at the time the assessment is levied, on the tax roll, to be collected together with the general taxes in the same manner as if said proportionate charge had been levied as a special assessment against the property. The interest payment shall be determined under Section 4.08(2) of the Madison General Ordinances, and each installment shall include a proportion of the principal and interest upon the unpaid portion of such assessment. The interest rate for 2024 is currently 5%.

3) If any installment so entered in the tax roll shall not be paid to the municipal treasurer with the other taxes it shall be returned to the county as delinquent and accepted and collected by the county in the same manner as delinquent general taxes on real estate.

4) Our address is 509 N Franklin Avenue and our land is described as follows: Parcel# 0709-212-0719-2

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 10-15-25 day of October, 20 25.

Mark Z. Sukowaty — Owner
- Owner

_____ - Owner

_____ - Witness

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WAIVER OF SPECIAL ASSESSMENT
NOTICES AND HEARING UNDER
SECTION 4.09(11), MADISON GENERAL ORDINANCES

We, the undersigned, being an owner of property benefited by the following proposed public improvement made by the CITY OF MADISON, of Dane County, Wisconsin, to-wit: to pay increased construction cost for one driveway apron, the work consists of removal of a concrete driveway apron, and replacement of a concrete driveway apron; in consideration of the construction of said improvements by the City of Madison agree as follows:

1) In accordance with Section 4.09(11) of the Madison General Ordinances (MGO), we hereby waive all special assessment notices and hearings required by MGO Sec. 4.09, and we further agree that the benefit to our property from the construction of such improvement is $1,000.00 which we may elect to pay in eight (8) equal successive annual installments to be paid with the general taxes beginning with the year 2026.

2) The City of Madison shall have the right annually during the payment period above specified, to place a proportionate part of the principal of the special assessment, determined by the number of installments, together with interest at the rate of in effect at the time the assessment is levied, on the tax roll, to be collected together with the general taxes in the same manner as if proportionate charge had been levied as a special assessment against the property. The interest payment shall be determined under Section 4.08(2) of the Madison General Ordinances, and each installment shall include a proportion of the principal and interest upon the unpaid portion of such assessment. The interest rate for 2024 is currently 5%.

3) If any installment so entered in the tax roll shall not be paid to the municipal treasurer with the other taxes it shall be returned to the county as delinquent and accepted and collected by the county in the same manner as delinquent general taxes on real estate.

4) Our address is 302 N Franklin Avenue and our land is described as follows: Parcel# 0709-212-1511-1

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7th day of February, 2025.

Audrey Honaker

Audrey Honaker
- Owner

- Owner

Anfa Azamulla

Anfa Azamulla
- Witness

City of Madison

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

Master

File Number: 93797

File ID:	93797	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	07/01/2026
File Name:	Assessing Benefits E. Wilson Street and E. Doty St. Reconstruction Assessment District - 2023.			**Final Action:**	

Title: Assessing Benefits E. Wilson Street and E. Doty St. Reconstruction Assessment District - 2023. (District 4)

Notes: Andy Zwieg

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	11543_WilsonDoty_FinalAssess.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	07/01/2026	Refer	BOARD OF PUBLIC WORKS	07/08/2026	07/08/2026	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 7/8/2026						
1	BOARD OF PUBLIC WORKS	07/08/2026	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 93797

Fiscal Note

No appropriation required.

Title

Assessing Benefits E. Wilson Street and E. Doty St. Reconstruction Assessment District - 2023. (District 4)

Body

WHEREAS, the construction of improvement(s) on E. Wilson Street and E. Doty St. Reconstruction Assessment District - 2023 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: 7/8/2026
Project ID: 11543
Project Name: E WILSON STREET AND E DOTY STREET RECONSTRUCTION ASSESSMENT DISTRICT - 2023
Project Description: E Wilson St from Martin Luther King Jr Blvd to S Franklin St and E Doty St from Martin Luther King Jr Blvd to King St

*Percent Interest is the percentage share of the common elements for each unit in a condo association as determined by the recorded condo agreement.
**Street Light assessment factor: 1.0 for single family residential; 1.5 for multi-family residential; and 2.0 for commercial.

Parcel Information			Frontage			Street Reconstruction Items								Sanitary Sewer Items				Storm Sewer Item		Street Lighting Construction Items**					Total Assessment
						Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Reconstruction Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Install Pedestrian Scale Lighting					
																					by Frontage @		by Area @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF or % Interest*	Frontage Streets	Multiple Frontage	$ 1.50 per SF		$ 4.55 per SF		$ 44.52 per LF		$ 11.85 per LF		$ 1,467.76 per Each		$ 24.10 per LF		$ 2,000.00 per Each		Factor	$ 24.24 per LF		$ 0.17 per SF		
						SF	Cost	SF	Cost	LF	Cost	LF	Cost	Each	Cost	LF	Cost	Each	Cost		LF	Cost	SF	Cost	
070913318163 UMX	GUILFORD INVESTMENTS LLC % RICK MCKY 906 SAUK RIDGE TRL MADISON, WI 53717-1187	402 E Wilson St	22.00 74.00	E Wilson St S Hancock St	Yes	0.00	$ -	0.00	$ -	0.00	$ -	22.00	$ 260.70	1.00	$ 1,467.76	16.50	$ 397.65	0.00	$ -	0.00	0.00	$ -	0.00	$ -	$ 2,126.11
070913318189 PD	PARK CENTRAL I LLC 222 NORTH ST MADISON, WI 53704	404 E Wilson St	60.35	E Wilson St	No	55.00	$ 82.50	89.00	$ 404.95	0.00	$ -	60.35	$ 715.15	1.00	$ 1,467.76	0.00	$ -	1.00	$ 2,000.00	2.00	60.35	$ 2,925.77	4,803.00	$ 1,633.02	$ 9,229.15
070913318197 UMX	CLEVELAND ASSOCIATES LLC 408 E WILSON ST MADISON, WI 53703	408 E Wilson St	23.65	E Wilson St	No	0.00	$ -	0.00	$ -	0.00	$ -	23.65	$ 280.25	1.00	$ 1,467.76	16.00	$ 385.60	0.00	$ -	2.00	23.65	$ 1,146.55	2,277.00	$ 774.18	$ 4,054.34
070913318204 UMX	410 E WILSON ST LLC 209 N HIGH POINT RD MADISON, WI 53717	410 E Wilson St	23.00	E Wilson St	No	0.00	$ -	0.00	$ -	0.00	$ -	23.00	$ 272.55	1.00	$ 1,467.76	16.50	$ 397.65	0.00	$ -	0.00	0.00	$ -	0.00	$ -	$ 2,137.96
070913318220 HIS-L	CARDINAL CONDO OWNERS % RUSS ENDRES 2040 S PARK ST MADISON, WI 53713	414 E Wilson St	69.00 118.00	E Wilson St S Franklin St	Yes	0.00	$ -	0.00	$ -	0.00	$ -	69.00	$ 817.65	0.00	$ -	0.00	$ -	0.00	$ -	0.00	0.00	$ -	0.00	$ -	$ 817.65
070913318288 HIS-L	CARDINAL ASSOCIATES OF MADISON LLC 4801 TRADEWINDS PKWY MADISON, WI 53718	416 E Wilson St Condo	79.53%	-	-	0.00	$ -	0.00	$ -	0.00	$ -	54.88	$ 650.28	0.00	$ -	0.00	$ -	0.00	$ -	-	0.00	$ -	0.00	$ -	$ 650.28
070913318296 HIS-L	CARDINAL ASSOCIATES OF MADISON LLC 4801 TRADEWINDS PKWY MADISON, WI 53718	418 E Wilson St Condo	20.47%	-	-	0.00	$ -	0.00	$ -	0.00	$ -	14.12	$ 167.37	0.00	$ -	0.00	$ -	0.00	$ -	-	0.00	$ -	0.00	$ -	$ 167.37
070913326223 UMX	CAPTAINS LLC 306 E WILSON ST # LL MADISON, WI 53703	302 E Wilson St	88.00 46.00	E Wilson St S Butler St	Yes	0.00	$ -	0.00	$ -	0.00	$ -	88.00	$ 1,042.80	0.00	$ -	0.00	$ -	0.00	$ -	0.00	0.00	$ -	0.00	$ -	$ 1,042.80
070913326231 UMX	CAPTAINS LLC 4214 YUMA DR MADISON, WI 53711	310 E Wilson St	44.00	E Wilson St	No	0.00	$ -	0.00	$ -	0.00	$ -	44.00	$ 521.40	0.00	$ -	0.00	$ -	0.00	$ -	2.00	44.00	$ 2,133.12	3,476.00	$ 1,181.84	$ 3,836.36
070913326249 UMX	WILSON STREET LLC WELTON FAMILY LTP 324 E WILSON ST MADISON, WI 53703	320 E Wilson St	132.50 52.00	E Wilson St S Hancock St	Yes	0.00	$ -	0.00	$ -	0.00	$ -	132.50	$ 1,570.13	0.00	$ -	0.00	$ -	0.00	$ -	0.00	0.00	$ -	0.00	$ -	$ 1,570.13
070913338012 PR	CITY OF MADISON WATER UT WELL # 17 119 E OLIN AVE MADISON, WI 53713-1431	201 S Hancock St	292.55 74.00	E Wilson St S Hancock St	Yes	0.00	$ -	0.00	$ -	0.00	$ -	197.00	$ 2,334.45	0.00	$ -	0.00	$ -	0.00	$ -	0.00	0.00	$ -	0.00	$ -	$ 2,334.45
070924201141 DC	LINK, PAUL & THOMAS 1111 WILLOW LN MADISON, WI 53705	29 E Wilson St	99.00 190.00	E Wilson St S Pinckney St	Yes	0.00	$ -	0.00	$ -	99.00	$ 4,407.48	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	2.00	99.00	$ 2,399.76	19,800.00	$ 3,366.00	$ 10,173.24
070924201159 HIS-L	MARCUS HOTELS INC 100 E WISCONSIN AVE #1900 MILWAUKEE, WI 53202-4125	15 E Wilson St	169.06	E Wilson St	No	240.00	$ 360.00	190.00	$ 864.50	169.06	$ 7,526.55	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	2.00	169.06	$ 8,196.03	34,289.00	$ 11,658.26	$ 28,605.34
070924201175 DC	MADISON CLUB HOUSE CORP 5 E WILSON ST MADISON, WI 53703-3421	5 E Wilson St	61.96	E Wilson St	No	0.00	$ -	0.00	$ -	61.96	$ 2,758.46	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	2.00	61.96	$ 3,003.82	12,632.00	$ 4,294.88	$ 10,057.16
070924202024 DC	HAUS, WILLIAM 3300 LAKE MENDOTA DR MADISON, WI 53705-1469	235 King St	146.00 134.00	E Wilson St King St	Yes	0.00	$ -	0.00	$ -	146.00	$ 6,499.92	0.00	$ -	1.00	$ 1,467.76	32.00	$ 771.20	1.00	$ 2,000.00	2.00	146.00	$ 5,308.56	7,910.00	$ 1,344.70	$ 17,392.14
070924202040 PD	KING STREET CONDO ASSC INC % STONEHOUSE DEV 1010 E WASHINGTON AVE 101 MADISON, WI 53703	132 E Wilson St Unit CDM	124.52 131.73	E Wilson St King St	Yes	175.00	$ 262.50	170.85	$ 777.37	124.52	$ 5,543.63	0.00	$ -	0.00	$ -	0.00	$ -	1.00	$ 2,000.00	2.00	124.52	$ 6,036.73	22,174.00	$ 7,539.16	$ 22,159.39
070924217015 PD	KING ST COMMERCIAL LLC % STONEHOUSE DEVELOPMENT 1010 E WASHINGTON AVE 101 MADISON, WI 53703	221 King St Condo	9.10%	-	-	15.93	$ 23.89	15.55	$ 70.74	11.33	$ 504.47	0.00	$ -	0.00	$ -	0.00	$ -	0.09	$ 182.00	-	11.33	$ 549.34	2,017.83	$ 686.06	$ 2,016.50
070924217023 PD	KING STREET APARTMENTS LLC %STONEHOUSE DEVELPMNT 1010 E WASHINGTON AVE 101 MADISON, WI 53703	132 E Wilson St Condo	90.90%	-	-	159.08	$ 238.61	155.30	$ 706.63	113.19	$ 5,039.16	0.00	$ -	0.00	$ -	0.00	$ -	0.91	$ 1,818.00	-	113.19	$ 5,487.39	20,156.17	$ 6,853.10	$ 20,142.88

City of Madison Engineering Division - Final Schedule of Assessments

Date: 7/8/2026
Project ID: 11543
Project Name: E WILSON STREET AND E DOTY STREET RECONSTRUCTION ASSESSMENT DISTRICT - 2023
Project Description: E Wilson St from Martin Luther King Jr Blvd to S Franklin St and E Doty St from Martin Luther King Jr Blvd to King St

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Parcel Information			Frontage			Street Reconstruction Items								Sanitary Sewer Items				Storm Sewer Item		Street Lighting Construction Items**					Total Assessment
						Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Reconstruction Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Install Pedestrian Scale Lighting					
																					by Frontage @		by Area @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF or % Interest*	Frontage Streets	Multiple Frontage	$ 1.50 per SF		$ 4.55 per SF		$ 44.52 per LF		$ 11.85 per LF		$ 1,467.76 per Each		$ 24.10 per LF		$ 2,000.00 per Each		Factor	$ 24.24 per LF		$ 0.17 per SF		
						SF	Cost	SF	Cost	LF	Cost	LF	Cost	Each	Cost	LF	Cost	Each	Cost		LF	Cost	SF	Cost	
070924202115 DC	120 EAST WILSON LLC 3428 ICEAGE LN VERONA, WI 53593	120 E Wilson St	76.25	E Wilson St	No	100.00	$ 150.00	105.00	$ 477.75	76.25	$ 3,394.65	0.00	$ -	1.00	$ 1,467.76	31.00	$ 747.10	0.00	$ -	2.00	76.25	$ 3,696.60	10,065.00	$ 3,422.10	$ 13,355.96
070924202131 PD	CITY OF MADISON PARKING GOVERNMENT EAST RAMP PO BOX 2986 MADISON, WI 53701-2986	114 E Wilson St	103.55 102.97	E Wilson St E Doty St	Yes	205.00	$ 307.50	205.00	$ 932.75	206.52	$ 9,194.27	0.00	$ -	1.00	$ 1,467.76	31.00	$ 747.10	0.00	$ -	0.00	0.00	$ -	0.00	$ -	$ 12,649.38
070924202149 PD	MDI JUDGE DOYLE SQUARE HOTEL LLC 700 MEADOW LN N MINNEAPOLIS, MN 55422	231 S Pinckney St	264.48 95.00 95.00	S Pinckney St E Wilson St E Doty St	Yes	0.00	$ -	0.00	$ -	190.00	$ 8,458.80	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	2.00	95.00	$ 2,302.80	25,127.00	$ 4,271.59	$ 15,033.19
070924203014 DC	106 E DOTY ST LLC 121 S PINCKNEY ST STE 400 MADISON, WI 53703	106 E Doty St	100.70 101.30	E Doty St King St	Yes	0.00	$ -	0.00	$ -	70.00	$ 3,116.40	0.00	$ -	0.00	$ -	0.00	$ -	1.00	$ 2,000.00	2.00	100.70	$ 3,661.45	4,255.00	$ 723.35	$ 9,501.20
070924203030 DC	MAJESTIC BUILDING LLC 20 S FIFTH ST COLUMBIA, MO 65201-4229	115 King St	40.00 40.00	King St E Doty St	Yes	0.00	$ -	0.00	$ -	40.00	$ 1,780.80	0.00	$ -	1.00	$ 1,467.76	24.00	$ 578.40	1.00	$ 2,000.00	2.00	40.00	$ 1,939.20	4,014.00	$ 1,364.76	$ 9,130.92
070924203056 DC	SPRING PROPERTIES LLC 121 S PINCKNEY ST STE 400 MADISON, WI 53703	121 S Pinckney St	60.00 75.25	S Pinckney St E Doty St	Yes	0.00	$ -	0.00	$ -	75.25	$ 3,350.13	0.00	$ -	1.00	$ 1,467.76	26.00	$ 626.60	1.00	$ 2,000.00	2.00	75.25	$ 2,736.09	4,515.00	$ 767.55	$ 10,948.13
070924204070 PD	INSURANCE BUILDING ASSOCIATES LTD PRTSHP 10 E DOTY ST # 300 MADISON, WI 53703-5120	119 Martin Luther King Jr Blvd	66.00 132.00	MLK Jr Blvd E Doty St	Yes	0.00	$ -	0.00	$ -	132.00	$ 5,876.64	0.00	$ -	1.00	$ 1,467.76	28.00	$ 674.80	1.00	$ 2,000.00	0.00	0.00	$ -	0.00	$ -	$ 10,019.20
070924204161 PD	BLOCK 89 AIR RIGHTS LTD PARTNERSHIP 10 E DOTY ST STE 300 MADISON, WI 53703-5120	10 E Doty St	198.76 116.70	E Doty St S Pinckney St	Yes	0.00	$ -	0.00	$ -	198.76	$ 8,848.80	0.00	$ -	1.00	$ 1,467.76	34.00	$ 819.40	1.00	$ 2,000.00	0.00	0.00	$ -	0.00	$ -	$ 13,135.96
070924207016 DC	CITY OF MADISON PLANNING MADISON MUNICIPAL BLDG 215 MLK JR BLVD RM LL100 MADISON, WI 53703-3352	215 Martin Luther King Jr Blvd	264.53 185.12 184.63	MLK Jr Blvd E Wilson St E Doty St	Yes	145.00	$ 217.50	143.00	$ 650.65	369.75	$ 16,461.27	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	0.00	0.00	$ -	0.00	$ -	$ 17,329.42
070924207024 DC	BLOCK 88 CDM OWNERS ASSN STE 101 1010 E WASHINGTON AVE MADISON, WI 53703	216 S Pinckney St Unit CDM	264.50 145.25 146.26	S Pinckney St E Wilson St E Doty St	Yes	265.00	$ 397.50	212.00	$ 964.60	291.51	$ 12,978.03	0.00	$ -	1.00	$ 1,467.76	0.00	$ -	0.00	$ -	0.00	0.00	$ -	0.00	$ -	$ 15,807.89
070924223012 DC	CITY OF MADISON JUDGE DOYLE SQUARE 210 MLK JR BLVD RM 401 MADISON, WI 53703	20 E Wilson St Condo	50.00%	-	-	132.50	$ 198.75	106.00	$ 482.30	145.76	$ 6,489.01	0.00	$ -	0.50	$ 733.88	0.00	$ -	0.00	$ -	-	0.00	$ -	0.00	$ -	$ 7,903.94
070924223020 DC	BLOCK 88 LLC # 101 1010 E WASHINGTON AVE MADISON, WI 53703	216 S Pinckney St Condo	49.00%	-	-	129.85	$ 194.78	103.88	$ 472.65	142.84	$ 6,359.23	0.00	$ -	0.49	$ 719.20	0.00	$ -	0.00	$ -	-	0.00	$ -	0.00	$ -	$ 7,745.86
070924223038 DC	ARNESEN, RICHARD B 216 S PINCKNEY ST # 1322 MADISON, WI 53703	216 S Pinckney St Unit 1322 Condo	1.00%	-	-	2.65	$ 3.98	2.12	$ 9.65	2.92	$ 129.78	0.00	$ -	0.01	$ 14.68	0.00	$ -	0.00	$ -	-	0.00	$ -	0.00	$ -	$ 158.08
070924213047 UMX	SUMMIT CREDIT UNION ATTN ACCOUNTING PO BOX 8046 MADISON, WI 53708	307 E Wilson St	103.00	E Wilson St	No	75.00	$ 112.50	72.00	$ 327.60	0.00	$ -	103.00	$ 1,220.55	0.00	$ -	0.00	$ -	0.00	$ -	2.00	103.00	$ 4,993.44	14,871.00	$ 5,056.14	$ 11,710.23
070924213055 PD	UNION TRANSFER CDM ASSN % APEX MANAGEMENT 1741 COMMERCIAL AVE MADISON, WI 53704	155 E Wilson St Notation Parcel - See Below	95.00	E Wilson St	No	75.00	$ 112.50	88.00	$ 400.40	0.00	$ -	95.00	$ 1,125.75	0.00	$ -	0.00	$ -	0.00	$ -	1.50	95.00	$ 3,454.20	14,686.00	$ 3,744.93	$ 8,837.78
070924214011 PD	LAUTH & THOMAS JT REV TR 155 E WILSON ST # L3 MADISON, WI 53703	155 E Wilson St Unit L3 Condo	2.798%	-	-	2.10	$ 3.15	2.46	$ 11.20	0.00	$ -	2.66	$ 31.50	0.00	$ -	0.00	$ -	0.00	$ -	-	2.66	$ 96.65	410.91	$ 104.78	$ 247.28
070924214029 PD	LONIELLO, KEVIN R & KATHERINE H PARK 155 E WILSON ST # L2 MADISON, WI 53703	155 E Wilson St Unit L2 Condo	2.422%	-	-	1.82	$ 2.72	2.13	$ 9.70	0.00	$ -	2.30	$ 27.27	0.00	$ -	0.00	$ -	0.00	$ -	-	2.30	$ 83.66	355.69	$ 90.70	$ 214.05
070924214037 PD	WILSON, JAMES D BARBARA K WILSON 155 E WILSON ST # L1 MADISON, WI 53703	155 E Wilson St Unit L1 Condo	2.700%	-	-	2.03	$ 3.04	2.38	$ 10.81	0.00	$ -	2.57	$ 30.40	0.00	$ -	0.00	$ -	0.00	$ -	-	2.57	$ 93.26	396.52	$ 101.11	$ 238.62

City of Madison Engineering Division - Final Schedule of Assessments

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Parcel Information			Frontage			Street Reconstruction Items								Sanitary Sewer Items				Storm Sewer Item		Street Lighting Construction Items**					Total Assessment
						Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Reconstruction Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Install Pedestrian Scale Lighting					
																					by Frontage @		by Area @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF or % Interest*	Frontage Streets	Multiple Frontage	$ 1.50 per SF		$ 4.55 per SF		$ 44.52 per LF		$ 11.85 per LF		$ 1,467.76 per Each		$ 24.10 per LF		$ 2,000.00 per Each		Factor	$ 24.24 per LF		$ 0.17 per SF		
						SF	Cost	SF	Cost	LF	Cost	LF	Cost	Each	Cost	LF	Cost	Each	Cost		LF	Cost	SF	Cost	
070924214045 PD	MOLOT, ROSS J KIM C SPIERING 155 E WILSON ST # 102 MADISON, WI 53703	155 E Wilson St Unit 102 Condo	5.018%	-	-	3.76	$ 5.65	4.42	$ 20.09	0.00	$ -	4.77	$ 56.49	0.00	$ -	0.00	$ -	0.00	$ -	-	4.77	$ 173.33	736.94	$ 187.92	$ 443.48
070924214053 PD	MORRISON TR, BARBARA H 155 E WILSON ST # 101 MADISON, WI 53703	155 E Wilson St Unit 101 Condo	3.452%	-	-	2.59	$ 3.88	3.04	$ 13.82	0.00	$ -	3.28	$ 38.86	0.00	$ -	0.00	$ -	0.00	$ -	-	3.28	$ 119.24	506.96	$ 129.27	$ 305.08
070924214061 PD	HIGHSMITH, DUNCAN 155 E WILSON ST # 203 MADISON, WI 53703	155 E Wilson St Unit 203 Condo	5.836%	-	-	4.38	$ 6.57	5.14	$ 23.37	0.00	$ -	5.54	$ 65.70	0.00	$ -	0.00	$ -	0.00	$ -	-	5.54	$ 201.59	857.07	$ 218.55	$ 515.77
070924214079 PD	LUTHER, KATARINA E 155 E WILSON ST # 202 MADISON, WI 53703	155 E Wilson St Unit 202 Condo	4.752%	-	-	3.56	$ 5.35	4.18	$ 19.03	0.00	$ -	4.51	$ 53.50	0.00	$ -	0.00	$ -	0.00	$ -	-	4.51	$ 164.14	697.88	$ 177.96	$ 419.97
070924214087 PD	MASANA LIVING TRUST 155 E WILSON ST # 201 MADISON, WI 53703	155 E Wilson St Unit 201 Condo	2.794%	-	-	2.10	$ 3.14	2.46	$ 11.19	0.00	$ -	2.65	$ 31.45	0.00	$ -	0.00	$ -	0.00	$ -	-	2.65	$ 96.51	410.33	$ 104.63	$ 246.93
070924214095 PD	HARDING, MARY PATRICIA BLAIR HARDING 5245 GLENWAY DR BRIGHTON, MI 48116	155 E Wilson St Unit 205 Condo	2.590%	-	-	1.94	$ 2.91	2.28	$ 10.37	0.00	$ -	2.46	$ 29.16	0.00	$ -	0.00	$ -	0.00	$ -	-	2.46	$ 89.46	380.37	$ 96.99	$ 228.90
070924214102 PD	ENGEL JR, RICHARD C JOAN ENGEL 155 E WILSON ST # 207 MADISON, WI 53703	155 E Wilson St Unit 204 Condo	2.970%	-	-	2.23	$ 3.34	2.61	$ 11.89	0.00	$ -	2.82	$ 33.43	0.00	$ -	0.00	$ -	0.00	$ -	-	2.82	$ 102.59	436.17	$ 111.22	$ 262.48
070924214136 PD	FRANK, AARON DAVID DAWN DIANE FRANK 155 E WILSON ST # 301 MADISON, WI 53703	155 E Wilson St Unit 301 Condo	2.794%	-	-	2.10	$ 3.14	2.46	$ 11.19	0.00	$ -	2.65	$ 31.45	0.00	$ -	0.00	$ -	0.00	$ -	-	2.65	$ 96.51	410.33	$ 104.63	$ 246.93
070924214144 PD	EKBERG, MICHAEL SCOTT CAROLYN ANN PETTERSSON 155 E WILSON ST UNIT 303 MADISON, WI 53703	155 E Wilson St Unit 303 Condo	2.590%	-	-	1.94	$ 2.91	2.28	$ 10.37	0.00	$ -	2.46	$ 29.16	0.00	$ -	0.00	$ -	0.00	$ -	-	2.46	$ 89.46	380.37	$ 96.99	$ 228.90
070924214152 PD	BRETT JT REVOCABLE TRUST 155 E WILSON ST # 302 MADISON, WI 53703	155 E Wilson St Unit 302 Condo	2.734%	-	-	2.05	$ 3.08	2.41	$ 10.95	0.00	$ -	2.60	$ 30.78	0.00	$ -	0.00	$ -	0.00	$ -	-	2.60	$ 94.44	401.52	$ 102.39	$ 241.62
070924214160 PD	NUMBERS, RONALD L 155 E WILSON ST # 403 MADISON, WI 53703	155 E Wilson St Unit 403 Condo	2.918%	-	-	2.19	$ 3.28	2.57	$ 11.68	0.00	$ -	2.77	$ 32.85	0.00	$ -	0.00	$ -	0.00	$ -	-	2.77	$ 100.79	428.54	$ 109.28	$ 257.89
070924214178 PD	AKHTAR, MASOOD & SHABANA SYED 155 E WILSON ST # 402 MADISON, WI 53703	155 E Wilson St Unit 402 Condo	4.752%	-	-	3.56	$ 5.35	4.18	$ 19.03	0.00	$ -	4.51	$ 53.50	0.00	$ -	0.00	$ -	0.00	$ -	-	4.51	$ 164.14	697.88	$ 177.96	$ 419.97
070924214186 PD	TATMAN, RICHARD W ELLEN K SEUFERER 155 E WILSON ST # 401 MADISON, WI 53703	155 E Wilson St Unit 401 Condo	2.794%	-	-	2.10	$ 3.14	2.46	$ 11.19	0.00	$ -	2.65	$ 31.45	0.00	$ -	0.00	$ -	0.00	$ -	-	2.65	$ 96.51	410.33	$ 104.63	$ 246.93
070924214194 PD	ZELENKOVA, RAMIE 155 E WILSON ST # 405 MADISON, WI 53703	155 E Wilson St Unit 405 Condo	2.590%	-	-	1.94	$ 2.91	2.28	$ 10.37	0.00	$ -	2.46	$ 29.16	0.00	$ -	0.00	$ -	0.00	$ -	-	2.46	$ 89.46	380.37	$ 96.99	$ 228.90
070924214201 PD	JONES & ZUPANC TRUST 155 E WILSON ST # 404 MADISON, WI 53703	155 E Wilson St Unit 404 Condo	2.734%	-	-	2.05	$ 3.08	2.41	$ 10.95	0.00	$ -	2.60	$ 30.78	0.00	$ -	0.00	$ -	0.00	$ -	-	2.60	$ 94.44	401.52	$ 102.39	$ 241.62
070924214219 PD	BREUNIG REV TRUST, KARI A PO BOX 477 LA POINTE, WI 54850	155 E Wilson St Unit 502 Condo	2.918%	-	-	2.19	$ 3.28	2.57	$ 11.68	0.00	$ -	2.77	$ 32.85	0.00	$ -	0.00	$ -	0.00	$ -	-	2.77	$ 100.79	428.54	$ 109.28	$ 257.89
070924214227 PD	KRAUS FAMILY TRUST, WILLIAM M 524 SAND BEND RD KERRVILLE, TX 78028	155 E Wilson St Unit 501 Condo	6.757%	-	-	5.07	$ 7.60	5.95	$ 27.06	0.00	$ -	6.42	$ 76.07	0.00	$ -	0.00	$ -	0.00	$ -	-	6.42	$ 233.40	992.33	$ 253.04	$ 597.17
070924214235 PD	SCHAEFFER, NORA CATE 155 E WILSON ST # 504 MADISON, WI 53703	155 E Wilson St Unit 504 Condo	2.590%	-	-	1.94	$ 2.91	2.28	$ 10.37	0.00	$ -	2.46	$ 29.16	0.00	$ -	0.00	$ -	0.00	$ -	-	2.46	$ 89.46	380.37	$ 96.99	$ 228.90

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						SF	Cost	SF	Cost	LF	Cost	LF	Cost	Each	Cost	LF	Cost	Each	Cost	Factor	LF	Cost	SF	Cost	
070924214243 PD	CAIN, RUSS C & JEANETTE L SANDERS 155 E WILSON ST # 503 MADISON, WI 53703	155 E Wilson St Unit 503 Condo	2.857%	-	-	2.14	$ 3.21	2.51	$ 11.44	0.00	$ -	2.71	$ 32.16	0.00	$ -	0.00	$ -	0.00	$ -	-	2.71	$ 98.69	419.58	$ 106.99	$ 252.50
070924214251 PD	RASHKE REV TRUST, D & P 155 E WILSON ST # 601 MADISON, WI 53703	155 E Wilson St Unit 601 Condo	4.265%	-	-	3.20	$ 4.80	3.75	$ 17.08	0.00	$ -	4.05	$ 48.01	0.00	$ -	0.00	$ -	0.00	$ -	-	4.05	$ 147.32	626.36	$ 159.72	$ 376.93
070924214277 PD	CANNARELLA, MARIA A 155 E WILSON ST # 603 MADISON, WI 53703	155 E Wilson St Unit 603 Condo	2.590%	-	-	1.94	$ 2.91	2.28	$ 10.37	0.00	$ -	2.46	$ 29.16	0.00	$ -	0.00	$ -	0.00	$ -	-	2.46	$ 89.46	380.37	$ 96.99	$ 228.90
070924214285 PD	BENDY, MARTY JOHN LONG 155 E WILSON ST # 602 MADISON, WI 53703	155 E Wilson St Unit 602 Condo	2.375%	-	-	1.78	$ 2.67	2.09	$ 9.51	0.00	$ -	2.26	$ 26.74	0.00	$ -	0.00	$ -	0.00	$ -	-	2.26	$ 82.04	348.79	$ 88.94	$ 209.90
070924214293 PD	LUBAR, SUSAN 155 E WILSON ST # 702 MADISON, WI 53703	155 E Wilson St Unit 702 Condo	4.928%	-	-	3.70	$ 5.54	4.34	$ 19.73	0.00	$ -	4.68	$ 55.48	0.00	$ -	0.00	$ -	0.00	$ -	-	4.68	$ 170.22	723.73	$ 184.55	$ 435.53
070924214300 PD	REUHL TRUST, JEAN M 155 E WILSON ST # 701 MADISON, WI 53703	155 E Wilson St Unit 701 Condo	7.528%	-	-	5.65	$ 8.47	6.62	$ 30.14	0.00	$ -	7.15	$ 84.75	0.00	$ -	0.00	$ -	0.00	$ -	-	7.15	$ 260.03	1,105.56	$ 281.92	$ 665.31
070924214318 PD	EMILY PROPERTIES LLC 155 E WILSON ST # 100 MADISON, WI 53703	155 E Wilson St Unit 100 Condo	3.954%	-	-	2.97	$ 4.45	3.48	$ 15.83	0.00	$ -	3.76	$ 44.51	0.00	$ -	0.00	$ -	0.00	$ -	-	3.76	$ 136.58	580.68	$ 148.07	$ 349.45
070924213071 PD	MARINA CDM OWNRS ASSN INC 137 E WILSON ST MADISON, WI 53703	137 E Wilson St Notation Parcel - See Below	98.00	E Wilson St	No	115.00	$ 172.50	123.00	$ 559.65	98.00	$ 4,362.96	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	1.50	98.00	$ 3,563.28	13,622.00	$ 3,473.61	$ 12,132.00
070924218013 PD	URBAN DESIGN LLC 11 CAMBRIDGE RD MADISON, WI 53704	137 E Wilson St Unit 102 Condo	1.98%	-	-	2.27	$ 3.41	2.43	$ 11.07	1.94	$ 86.29	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.94	$ 70.47	269.40	$ 68.70	$ 239.93
070924218021 PD	RICHTER REV TRUST 137 E WILSON ST # 110 MADISON, WI 53703	137 E Wilson St Unit 110 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218039 PD	Withheld pursuant to sec. 19.35(1)(am) Wis. Stats. PO BOX 333 MADISON, WI 53701-0333	137 E Wilson St Unit 111 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218047 PD	FABER, RUTHANN ZIMMER DONALD GUDMUNDUR FABER 137 E WILSON ST # 210 MADISON, WI 53703	137 E Wilson St Unit 210 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218055 PD	WALDRON REVOCABLE TRUST 137 E WILSON ST # 211 MADISON, WI 53703	137 E Wilson St Unit 211 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218063 PD	LYNCH, THOMAS M HEIDI REIFF LYNCH 137 E WILSON ST # 310 MADISON, WI 53703	137 E Wilson St Unit 310 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218071 PD	FRANK, HERBERT SUITE 311 137 E WILSON ST MADISON, WI 53703	137 E Wilson St Unit 311 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218089 PD	COSTELLO, LAUREN K LAUREN & THOMAS WINEKE 137 E WILSON ST # 312 MADISON, WI 53703	137 E Wilson St Unit 312 Condo	1.32%	-	-	1.52	$ 2.27	1.62	$ 7.37	1.29	$ 57.49	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.29	$ 46.95	179.49	$ 45.77	$ 159.86
070924218097 PD	ENGEL, PEYTON B MAUREEN HART 137 E WILSON ST UNIT 313 MADISON, WI 53703	137 E Wilson St Unit 313 Condo	1.48%	-	-	1.70	$ 2.55	1.82	$ 8.27	1.45	$ 64.47	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.45	$ 52.65	201.29	$ 51.33	$ 179.27
070924218104 PD	FINNEL, SHAWN & SHELLEY FINNEL # 527 137 E WILSON ST # 314 MADISON, WI 53703	137 E Wilson St Unit 314 Condo	1.23%	-	-	1.41	$ 2.12	1.51	$ 6.87	1.20	$ 53.56	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.20	$ 43.75	167.23	$ 42.64	$ 148.94

City of Madison Engineering Division - Final Schedule of Assessments

Date: 7/8/2026
Project ID: 11543
Project Name: E WILSON STREET AND E DOTY STREET RECONSTRUCTION ASSESSMENT DISTRICT - 2023
Project Description: E Wilson St from Martin Luther King Jr Blvd to S Franklin St and E Doty St from Martin Luther King Jr Blvd to King St

*Percent Interest is the percentage share of the common elements for each unit in a condo association as determined by the recorded condo agreement.
**Street Light assessment factor: 1.0 for single family residential; 1.5 for multi-family residential; and 2.0 for commercial.

Parcel Information			Frontage			Street Reconstruction Items								Sanitary Sewer Items				Storm Sewer Item		Street Lighting Construction Items**					Total Assessment
						Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Reconstruction Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Install Pedestrian Scale Lighting					
																					by Frontage @		by Area @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF or % Interest*	Frontage Streets	Multiple Frontage	$ 1.50 per SF		$ 4.55 per SF		$ 44.52 per LF		$ 11.85 per LF		$ 1,467.76 per Each		$ 24.10 per LF		$ 2,000.00 per Each		Factor	$ 24.24 per LF		$ 0.17 per SF		
						SF	Cost	SF	Cost	LF	Cost	LF	Cost	Each	Cost	LF	Cost	Each	Cost		LF	Cost	SF	Cost	
070924218112 PD	GARTHWAIT TRUST WILLIAM J 137 E WILSON ST # 410 MADISON, WI 53703	137 E Wilson St Unit 410 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218120 PD	SHAW REVOCABLE TRUST JAMES J & JEAN F 137 E WILSON ST # 411 MADISON, WI 53703	137 E Wilson St Unit 411 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218138 PD	SUHRE TRUST, KAREN A 137 E WILSON ST # 412 MADISON, WI 53703	137 E Wilson St Unit 412 Condo	1.32%	-	-	1.52	$ 2.27	1.62	$ 7.37	1.29	$ 57.49	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.29	$ 46.95	179.49	$ 45.77	$ 159.86
070924218146 PD	BURTON FAMILY TRUST 137 E WILSON ST # 413 MADISON, WI 53703	137 E Wilson St Unit 413 Condo	1.48%	-	-	1.70	$ 2.55	1.82	$ 8.27	1.45	$ 64.47	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.45	$ 52.65	201.29	$ 51.33	$ 179.27
070924218154 PD	ZEKA, MICHAEL D KAREN A ZEKA 137 E WILSON ST # 414 MADISON, WI 53703-4083	137 E Wilson St Unit 414 Condo	1.23%	-	-	1.41	$ 2.12	1.51	$ 6.87	1.20	$ 53.56	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.20	$ 43.75	167.23	$ 42.64	$ 148.94
070924218162 PD	MEISNER REV TR, LORRAINE 137 E WILSON ST # 510 MADISON, WI 53703	137 E Wilson St Unit 510 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218170 PD	MEISNER REV TR, LORRAINE 137 E WILSON ST # 510 MADISON, WI 53703	137 E Wilson St Unit 511 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218188 PD	CALLAN, KAREN 137 E WILSON ST # 512 MADISON, WI 53703	137 E Wilson St Unit 512 Condo	1.32%	-	-	1.52	$ 2.27	1.62	$ 7.37	1.29	$ 57.49	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.29	$ 46.95	179.49	$ 45.77	$ 159.86
070924218196 PD	TAYLOR, JILL MARK & JULIE WIDHOLM 137 E WILSON ST # 513 MADISON, WI 53703	137 E Wilson St Unit 513 Condo	1.48%	-	-	1.70	$ 2.55	1.82	$ 8.27	1.45	$ 64.47	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.45	$ 52.65	201.29	$ 51.33	$ 179.27
070924218203 PD	ZIGMUND REVOCABLE TRUST 137 E WILSON ST # 514 MADISON, WI 53703	137 E Wilson St Unit 514 Condo	1.23%	-	-	1.41	$ 2.12	1.51	$ 6.87	1.20	$ 53.56	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.20	$ 43.75	167.23	$ 42.64	$ 148.94
070924218211 PD	WIDHOLM, MARK ROBERT & JILL CHRISTINE TAYLOR 137 E WILSON ST # 610 MADISON, WI 53703	137 E Wilson St Unit 610 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218229 PD	EGGLETON FAMILY TRUST 910 LOYOLA DR LOS ALTOS, CA 94024	137 E Wilson St Unit 611 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218237 PD	SCHULTZ, AUSTIN T THOMAS & MARTHA SCHULTZ 137 E WILSON ST UNIT 612 MADISON, WI 53703	137 E Wilson St Unit 612 Condo	1.69%	-	-	1.94	$ 2.91	2.08	$ 9.45	1.65	$ 73.63	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.65	$ 60.14	229.90	$ 58.62	$ 204.75
070924218245 PD	CHRISTENSEN, LEE J & LAURA RICHARDS 137 E WILSON ST # 613 MADISON, WI 53703	137 E Wilson St Unit 613 Condo	1.65%	-	-	1.89	$ 2.84	2.03	$ 9.22	1.61	$ 71.89	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.61	$ 58.71	224.45	$ 57.23	$ 199.90
070924218253 PD	HOWELL TR, DAVID & DONNA 137 E WILSON ST # 710 MADISON, WI 53703	137 E Wilson St Unit 710 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218261 PD	JOHNSON, JONATHAN M 137 E WILSON ST # 711 MADISON, WI 53703	137 E Wilson St Unit 711 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218279 PD	LEWIS, CAREN & AMY MCWILLIAMS 137 E WILSON ST # 712 MADISON, WI 53703	137 E Wilson St Unit 712 Condo	1.69%	-	-	1.94	$ 2.91	2.08	$ 9.45	1.65	$ 73.63	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.65	$ 60.14	229.90	$ 58.62	$ 204.75
070924218287 PD	ENGEL TRUST UDT 137 E WILSON ST # 713 MADISON, WI 53703	137 E Wilson St Unit 713 Condo	1.65%	-	-	1.89	$ 2.84	2.03	$ 9.22	1.61	$ 71.89	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.61	$ 58.71	224.45	$ 57.23	$ 199.90

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Parcel Information			Frontage			Street Reconstruction Items								Sanitary Sewer Items				Storm Sewer Item		Street Lighting Construction Items**					Total Assessment
						Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Reconstruction Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		Install Pedestrian Scale Lighting					
																					by Frontage @		by Area @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF or % Interest*	Frontage Streets	Multiple Frontage	$ 1.50 per SF		$ 4.55 per SF		$ 44.52 per LF		$ 11.85 per LF		$ 1,467.76 per Each		$ 24.10 per LF		$ 2,000.00 per Each		Factor	$ 24.24 per LF		$ 0.17 per SF		
						SF	Cost	SF	Cost	LF	Cost	LF	Cost	Each	Cost	LF	Cost	Each	Cost		LF	Cost	SF	Cost	
070924218295 PD	LAIDLAW, THOMAS ROBERT JOAN MARIE FLEMING 137 E WILSON ST # 810 MADISON, WI 53703	137 E Wilson St Unit 810 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218302 PD	NELSON, TODD M LIESL A NELSON 137 E WILSON ST # 811 MADISON, WI 53703	137 E Wilson St Unit 811 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218310 PD	STUART, MICHAEL GERALD 137 E WILSON ST # 812 MADISON, WI 53703	137 E Wilson St Unit 812 Condo	1.69%	-	-	1.94	$ 2.91	2.08	$ 9.45	1.65	$ 73.63	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.65	$ 60.14	229.90	$ 58.62	$ 204.75
070924218328 PD	Withheld pursuant to sec. 19.35(1)(am) Wis. Stats. 137 E WILSON ST # 813 MADISON, WI 53703	137 E Wilson St Unit 813 Condo	1.65%	-	-	1.89	$ 2.84	2.03	$ 9.22	1.61	$ 71.89	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.61	$ 58.71	224.45	$ 57.23	$ 199.90
070924218336 PD	HUSTON LIVING TRUST, DALE R & JOAN M 2561 COFFEYTOWN RD COTTAGE GROVE, WI 53527	137 E Wilson St Unit 910 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218344 PD	WILLIAMS FAMILY TRUST 8316 CARAMARAN CIR LAKEWOOD RANCH, FL 34202	137 E Wilson St Unit 911 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218352 PD	RODZAK FAMILY REV TRUST 137 E WILSON ST UNIT 912 MADISON, WI 53703	137 E Wilson St Unit 912 Condo	1.69%	-	-	1.94	$ 2.91	2.08	$ 9.45	1.65	$ 73.63	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.65	$ 60.14	229.90	$ 58.62	$ 204.75
070924218360 PD	TAYLOR, ROBERT A 7825 FALCON CT PARK CITY, UT 84060	137 E Wilson St Unit 913 Condo	1.65%	-	-	1.89	$ 2.84	2.03	$ 9.22	1.61	$ 71.89	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.61	$ 58.71	224.45	$ 57.23	$ 199.90
070924218378 PD	PAGELOW, STEPHEN W & LORI A PAGELOW 137 E WILSON ST # 1010 MADISON, WI 53703	137 E Wilson St Unit 1010 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218386 PD	JEGLUM REV TR, VIOLET L 137 E WILSON ST # 1011 MADISON, WI 53703	137 E Wilson St Unit 1011 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218394 PD	WINKLER FAMILY TRUST 137 E WILSON ST # 1012 MADISON, WI 53703	137 E Wilson St Unit 1012 Condo	1.69%	-	-	1.94	$ 2.91	2.08	$ 9.45	1.65	$ 73.63	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.65	$ 60.14	229.90	$ 58.62	$ 204.75
070924218401 PD	KRUEGER JOINT REV TRUST, MARTY & MARY 137 E WILSON ST # 1013 MADISON, WI 53703	137 E Wilson St Unit 1013 Condo	1.65%	-	-	1.89	$ 2.84	2.03	$ 9.22	1.61	$ 71.89	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.61	$ 58.71	224.45	$ 57.23	$ 199.90
070924218419 PD	ASHEN, DAVID A UNIT 1110 137 E WILSON ST MADISON, WI 53703	137 E Wilson St Unit 1110 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218427 PD	LESGOLD, STEVEN M & JANET S LESGOLD 137 E WILSON ST UNIT 1111 MADISON, WI 53703	137 E Wilson St Unit 1111 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218435 PD	DRW REVOCABLE LIVING TR 137 E WILSON ST # 1112 MADISON, WI 53703	137 E Wilson St Unit 1112 Condo	1.69%	-	-	1.94	$ 2.91	2.08	$ 9.45	1.65	$ 73.63	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.65	$ 60.14	229.90	$ 58.62	$ 204.75
070924218443 PD	GREENBERG, JANE R & MARK A GREENBERG 6070 CREEKSIDE DR FLOURTOWN, PA 19031	137 E Wilson St Unit 1113 Condo	1.65%	-	-	1.89	$ 2.84	2.03	$ 9.22	1.61	$ 71.89	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.61	$ 58.71	224.45	$ 57.23	$ 199.90
070924218451 PD	PORTER II, JACK RAY ELIZABETH I GIVENS-PORTER 137 E WILSON ST # 1210 MADISON, WI 53703	137 E Wilson St Unit 1210 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218469 PD	SWEENEY TRUST, JOSPEH K & ELLEN SWEENEY TRUST 137 E WILSON ST # 1211 MADISON, WI 53703	137 E Wilson St Unit 1211 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36

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						Remove Concrete Driveway Apron Assessment @		Replace Concrete Driveway Apron Assessment @		10' Pavement Reconstruction Assessment @		10' Pavement Resurfacing Assessment @		Sanitary Sewer Reconnect Assessment @	Remove & Replace Sanitary Lateral Assessment @	Private Storm Sewer Connection Assessment @	Install Pedestrian Scale Lighting					
																		by Frontage @		by Area @		
Parcel No./	Owner Name/	Situs Address/	LF or %	Frontage Streets	Multiple	$ 1.50	per SF	$ 4.55	per SF	$ 44.52	per LF	$ 11.85	per LF	$ 1,467.76	per Each	$ 24.10	per LF	$ 2,000.00	per Each		$ 24.24	per LF	$ 0.17	per SF	
Zoning	Mailing Address	Parcel Location	Interest*		Frontage	SF	Cost	SF	Cost	LF	Cost	LF	Cost	Each	Cost	LF	Cost	Each	Cost	Factor	LF	Cost	SF	Cost	
070924218477 PD	OPSAL REVOCABLE TRUST 137 E WILSON ST # 1212 MADISON, WI 53703	137 E Wilson St Unit 1212 Condo	1.69%	-	-	1.94	$ 2.91	2.08	$ 9.45	1.65	$ 73.63	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.65	$ 60.14	229.90	$ 58.62	$ 204.75
070924218485 PD	RUNDE, TYLER J 137 E WILSON ST UNIT 1213 MADISON, WI 53703	137 E Wilson St Unit 1213 Condo	1.65%	-	-	1.89	$ 2.84	2.03	$ 9.22	1.61	$ 71.89	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.61	$ 58.71	224.45	$ 57.23	$ 199.90
070924218493 PD	NOWRASTEH LIVING TRUST 137 E WILSON ST # 1310 MADISON, WI 53703-4082	137 E Wilson St Unit 1310 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218500 PD	DUXSTAD, ROY ARTHUR SUSAN JEAN DUXSTAD 137 E WILSON ST # 1311 MADISON, WI 53703	137 E Wilson St Unit 1311 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218518 PD	RETTENMUND, KARA E 137 E WILSON ST # 1312 MADISON, WI 53703	137 E Wilson St Unit 1312 Condo	1.69%	-	-	1.94	$ 2.91	2.08	$ 9.45	1.65	$ 73.63	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.65	$ 60.14	229.90	$ 58.62	$ 204.75
070924218526 PD	DORTZBACH, KENNETH JENNIFER KENT 19760 BRAMPTON CT BROOFIELD, WI 53045	137 E Wilson St Unit 1313 Condo	1.65%	-	-	1.89	$ 2.84	2.03	$ 9.22	1.61	$ 71.89	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.61	$ 58.71	224.45	$ 57.23	$ 199.90
070924218534 PD	CLIFTON REVOCABLE TRUST 137 E WILSON ST # 1410 MADISON, WI 53703	137 E Wilson St Unit 1410 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218542 PD	137 E WILSON LLC 137 E WILSON ST # 1411 MADISON, WI 53703	137 E Wilson St Unit 1411 Condo	2.00%	-	-	2.30	$ 3.45	2.46	$ 11.18	1.96	$ 87.16	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.96	$ 71.18	272.12	$ 69.39	$ 242.36
070924218550 PD	JENDRISAK, MICHAEL J 137 E WILSON ST # 1412 MADISON, WI 53703	137 E Wilson St Unit 1412 Condo	1.69%	-	-	1.94	$ 2.91	2.08	$ 9.45	1.65	$ 73.63	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.65	$ 60.14	229.90	$ 58.62	$ 204.75
070924218568 PD	JENDRISAK, MICHAEL J 137 E WILSON ST # 1412 MADISON, WI 53703	137 E Wilson St Unit 1413 Condo	1.65%	-	-	1.89	$ 2.84	2.03	$ 9.22	1.61	$ 71.89	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	-	1.61	$ 58.71	224.45	$ 57.23	$ 199.90
070924213097 PD	STATE OF WISCONSIN DEPT OF ADMINISTRATION PO BOX 7864 MADISON, WI 53707	101 E Wilson St	132.00 190.00	E Wilson St S Pinckney St	Yes	0.00	$ -	0.00	$ -	132.00	$ 5,876.64	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	2	132.00	$ 3,199.68	26,200.00	$ 4,454.00	$ 13,530.32
070924213104 DC	149 EAST WILSON LLC 730 WILLIAMSON ST STE 150 MADISON, WI 53703	151 E Wilson St	97.84	E Wilson St	No	95.00	$ 142.50	92.00	$ 418.60	97.84	$ 4,355.84	0.00	$ -	0.00	$ -	0.00	$ -	1.00	$ 2,000.00	2	97.84	$ 4,743.28	16,046.00	$ 5,455.64	$ 17,115.86
070924213112 UMX	RUBIN 317 EAST WILSON LLC C/O WILSON RES INV LLC PO BOX 620994 MIDDLETON, WI 53562-0994	327 E Wilson St	132.50 91.20	E Wilson St S Hancock St	Yes	0.00	$ -	0.00	$ -	0.00	$ -	132.50	$ 1,570.13	0.00	$ -	0.00	$ -	0.00	$ -	2	132.50	$ 4,817.70	15,642.00	$ 2,659.14	$ 9,046.97
070924213120 DC	121 E WILSON INVESTORS LLC 115 DEPOT ST ANN ARBOR, MI 48104	109 E Wilson St	266.33	E Wilson St	No	0.00	$ -	0.00	$ -	266.33	$ 11,857.01	0.00	$ -	0.00	$ -	0.00	$ -	0.00	$ -	2	266.33	$ 12,911.68	47,050.00	$ 15,997.00	$ 40,765.69
		TOTALS				1,545.00	$ 2,317.50	1,489.85	$ 6,778.82	2,844.75	$ 126,648.27	990.00	$ 11,731.50	12.00	$ 17,613.12	255.00	$ 6,145.50	9.00	$ 18,000.00	-	2,040.41	$ 83,169.74	303,454.00	$ 83,181.85	$ 355,586.30

City of Madison

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

Master

File Number: 93826

File ID:	93826	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	07/02/2026
File Name:	Assessing Benefits South Pinckney Street Resurfacing Assessment District - 2024.			**Final Action:**	

Title: Assessing Benefits South Pinckney Street Resurfacing Assessment District - 2024. (District 4)

Notes: Andy Zwieg

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	11543_Pinckney_FinalAssess.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	07/02/2026	Refer	BOARD OF PUBLIC WORKS	07/08/2026	07/08/2026	
	Action Text:	This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 7/8/2026					
1	BOARD OF PUBLIC WORKS	07/08/2026	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 93826

Fiscal Note

No appropriation required.

Title

Assessing Benefits South Pinckney Street Resurfacing Assessment District - 2024. (District 4)

Body

WHEREAS, the construction of improvement(s) on South Pinckney Street Resurfacing Assessment District - 2024 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: 7/8/2026
Project ID: 11543
Project Name: South Pinckney Street Resurfacing Assessmnet District - 2024
Project Description: Resurfacing S Pinckney St (King St to E Doty St), Included with the E Wilson St & E Doty St Reconstruction Project

Parcel Information			Frontage			Street Construction: 10' Pavement Resurfacing Assessment @ $11.85 per LF		Total Assessment
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF	Frontage Streets	Multiple Frontage	LF	Cost	
070924203056 DC	SPRING PROPERTIES LLC 121 S PINCKNEY ST STE 400 MADISON, WI 53703	121 S Pinckney St	60 75.25	S Pinckney St E Doty St	Yes	60.00	$711.00	$711.00
070924203064 HIS-L	107 KING ST LLC 502 OWEN RD MONONA, WI 53716	107 King St	82.59 45.15	King St S Pinckney St	Yes	45.15	$535.03	$535.03
070924203072 PD	101 KING LLC 10 E DOTY ST STE 300 MADISON, WI 53703	101 King St	81.71 112.00	King St S Pinckney St	Yes	104.00	$1,232.40	$1,232.40
070924204012 PD	BLOCK 89 AIR RIGHTS LTD PARTNERSHIP 10 E DOTY ST # 300 MADISON, WI 53703-5120	33 E Main St	99 150.59	E Main St S Pinckney St	Yes	103.00	$1,220.55	$1,220.55
070924204161 PD	BLOCK 89 AIR RIGHTS LTD PARTNERSHIP 10 E DOTY ST STE 300 MADISON, WI 53703-5120	10 E Doty St	198.76 113.41	E Doty St S Pinckney St	Yes	113.41	$1,343.91	$1,343.91
		TOTALS				425.56	$5,042.89	$5,042.89

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 89091

File ID:	89091	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Clerk's Office
				File Created Date :	07/08/2025
File Name:				**Final Action:**	

Title: Report of Operator License Applications July 21, 2026. See attached report for list of operators.

Notes:

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	07/08/2025	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 89091

Title

Report of Operator License Applications July 21, 2026. See attached report for list of operators.

Police Review - Submit to Council

Holder Name	License
Bersch, Siena	LICOPR-2026-00451
Cranley, Joe	LICOPR-2026-00443
CRUZ, FATIMA C	LICOPR-2026-00454
CRUZ, MICHELLE	LICOPR-2026-00458
Ebersohl, Audrey Jane	LICOPR-2026-00636
Frieders, Eli James	LICOPR-2026-00447
Frye, Lexi	LICOPR-2026-00449
Frye, Lily J	LICOPR-2026-00444
Gonzalez, Natalia Lucia	LICOPR-2026-00445
gordon, avante	LICOPR-2026-00462
Grant, Daniel Patrick	LICOPR-2026-00612
Halley, Destiny	LICOPR-2026-00446
Harding, Yemi R	LICOPR-2026-00475
Hicklin, Calvin	LICOPR-2026-00427
Kaufman, Jeff	LICOPR-2026-00502
Mazhar, Sajida	LICOPR-2026-00457
MCGINNIS, STEPHEN J	LICOPR-2026-00461
MELOY, Amanda	LICOPR-2026-00460
Nelson, Zachary	LICOPR-2026-00453
Picek, Dmitry W	LICOPR-2026-00442
pregont, christy	LICOPR-2026-00404
Schreiner, Emma L	LICOPR-2026-00431
Scott, Samual Jamieson	LICOPR-2026-00397
Sheeri, Muhammad Afzal	LICOPR-2026-00450
smith, jessica k	LICOPR-2026-00386
Steensen-Howell, Anthony James	LICOPR-2026-00459
Sylvester, Robert P	LICOPR-2026-00456
Vega, Alex	LICOPR-2026-00463
Walters-Medaris, Calvin P	LICOPR-2026-00455
Ziolkowski, Jenna Nina Dentic	LICOPR-2026-00452

City of Madison

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

Master

File Number: 93985

File ID:	93985	**File Type:**	License	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Clerk's Office
				File Created Date :	07/14/2026
File Name:				**Final Action:**	

Title: Secondhand Article Dealer License
ABC Collective LLC • dba Stratus Estate Buyers
2110 Atwood Ave
Police Sector 410 (District 6)

Notes:

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jverbick@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	07/14/2026	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 93985

Title
Secondhand Article Dealer License
ABC Collective LLC • dba Stratus Estate Buyers
2110 Atwood Ave
Police Sector 410 (District 6)

City of Madison

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

Master

File Number: 93787

File ID:	93787	**File Type:**	Ordinance	**Status:**	Items Referred
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL EXECUTIVE COMMITTEE
				File Created Date :	07/01/2026
File Name:	Revisor's Ordinance July 2026			**Final Action:**	

Title: Amending various sections of the Madison General Ordinances to correct inconsistencies and improper references in the Madison General Ordinances, constituting a 2026 City Attorney Revisor's Ordinance.

Notes: 7046RevOrdJuly2026

Sponsors:	CITY ATTORNEY	**Effective Date:**	
Attachments:	93787 Body	**Enactment Number:**	
Author:	Michael Haas	**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	07/01/2026	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Common Council Executive Committee (7/21/26), Common Council (7/21/26)					
1	COMMON COUNCIL	07/07/2026	Refer	COMMON COUNCIL EXECUTIVE COMMITTEE			Pass
	Action Text:	A motion was made by Madison, seconded by Glenn, to Refer to the COMMON COUNCIL EXECUTIVE COMMITTEE. The motion passed by voice vote/other.					

Text of Legislative File 93787

Fiscal Note

No City appropriation required.

Title

Amending various sections of the Madison General Ordinances to correct inconsistencies and improper references in the Madison General Ordinances, constituting a 2026 City Attorney Revisor's Ordinance.

Body

DRAFTER'S ANALYSIS: This City Attorney Revisor's Ordinance corrects certain parts of the Madison General Ordinances (MGO), the City's code of ordinances.

The proposed changes in this ordinance are as follows:

- Section 1.08(3)(a) is amended to correct references to Sections of the Madison General Ordinances and remove repealed previously.
- Section 1.08(3)(c) is amended to update the court cost amount imposed by Wisconsin State Statute.
- Section 1.08(4) is amended to correct references to Sections of the Madison General Ordinances.
- Section 3.035(3)(j) is amended to correct an MGO reference.
- Section 3.12(8) is amended to correct an MGO reference.
- Section 3.12(10)(b)7 is amended to correct a reference to Wisconsin State Statute.
- Section 3.14(3)(a)3 is amended to correct an MGO reference.
- Section 3.14(3)(b)2 is amended to remove a responsibility repealed by ORD-23-00034, and renumber the section accordingly.
- Section 3.17(7) is amended to correct a reference to Wisconsin State Statute.
- Section 3.20(2)(a)1 is amended to correct a reference to the Code of Federal Regulations.
- Section 9.136(1)(k)2.b is amended to remove a reference to an MGO Section repealed by ORD-25-00001.
- Section 15.02(137) is amended to correct the description of Ward 137.
- Section 28.097(7)(b) is amended to correct a grammatical error.
- Section 33.10(3) is amended to correct an MGO reference.
- Section 33.15(3) is amended to correct term limits for alternate members and alders serving on the Community Development Block Grant Committee.
- Section 33.32(1) is modified to correct the number of voting and non-voting members of the Joint Campus Area Committee.
- Table 28L-2 in Section 28.181(5) is amended to remove a duplicated phrase.

****

Please see Legistar File No. 93787 Body in Attachments.

Legistar File No. 93787 Body

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- Table 28L-2 in Section 28.181(5) is amended to remove a duplicated phrase.

****

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

1. Table within Subdivison (a) of Subsection (3) entitled "Schedule of Deposits" of Section 1.08 entitled "Issuance of Citations and Complaints for Violations of Certain Ordinances and Providing a Schedule of Cash Deposits" of the Madison General Ordinances is amended by amending therein the following:

"Offense	Ord. No./Adopted Statute No.	Deposit *
Failure to pay before exiting a municipal parking facility staffed by an attendant.	8.14(2)(c)2.	$0-20, $25 $20.05-50.00, $55 $50.05 or more, $105

Failure to pay before exiting unattended municipal parking facility.	8.14(2)(c)3.	$0-20, $25 $20.05-50.00, $55 $50.05 or more, $105
Causing damage at municipal parking facility while exiting without paying.	8.14(2)(c)4.	$100, 1st $200, 2nd + sub.
Three-hour parking in parks.	8.18(1)	$30
Three-hour parking in parks.	8.18(1) ~~& (8)(b)~~(7)(b)	$60, 1st $100, 2nd +
Person under ~~19~~ 18 not to attend dances.	9.03(12)	$25
~~Time limits on public dances.~~	~~9.03(13)~~	~~$25~~
Transfer of registration symbol or registered amusement devices.	9.08~~(2)(c)~~(4)	$25
Mobile home park license required.	9.23(4)~~(g)~~(d)1.	$25
Failure to comply with driveway approach and parking facility construction requirements.	10.08(9)~~(d)~~	$50, 1st $100, 2nd $200, 3rd/more
Emergency snow regulations.	12.045(1)~~(b)~~	$20
~~No parking motor vehicle on highway without gas cap.~~	~~12.128(7)(a)~~	~~$15~~
No parking of vehicle leaking gas, oil, other fluids.	12.128(7)~~(b)~~	$40
Overtime parking—15 minute zone, 8 a.m. – ~~5~~ 6 p.m. (non-metered).	12.1338	$35
Overtime parking - 2 hour zone, ~~8 a.m. - 6 p.m.~~ misc. periods on streets.	12.139	$35
~~State St. automobile parking for purposes not allowed.~~	~~12.915(5)(a)~~	~~$45~~
~~State St. automobile permit violations.~~	~~12.915(5)(c)~~	~~$45~~
~~State St. automobiles - manner of parking.~~	~~12.915(5)(d)~~	~~$45~~
~~State St. automobile - loading zone violation.~~	~~12.915(5)(e)~~	~~$45~~
~~State St. Automobile parking more than 30 minutes.~~	~~12.915(5)(f)~~	~~$45~~
~~No stopping, standing, parking of "Motor Trucks" on State St. during restricted hours.~~	~~12.915(6)(a)~~	~~$45~~
~~State St. "Motor Truck" parking for purposes not allowed.~~	~~12.915(6)(b)~~	~~$45~~
~~State St. "Motor Truck" Loading Violation.~~	~~12.915(6)(d)~~	~~$45~~

~~State St. "Motor Truck" - manner of parking.~~	~~12.915(6)(e)~~	~~$45~~
~~No stopping, standing, parking of "Large Motor Trucks" on State St. during restricted hours.~~	~~12.915(7)(a)~~	~~$45~~
~~State St. "Large Motor Truck" Parking for purposes not allowed.~~	~~12.915(7)(b)~~	~~$45~~
~~State St. "Large Motor Truck" loading violation.~~	~~12.915(7)(d)~~	~~$45~~
~~State St. "Large Motor Truck" manner of parking.~~	~~12.915(7)(e)~~	~~$45~~
~~Type of vehicles permitted to use State St. between 10 p.m. and 4 a.m.~~	~~12.915(8)(a)~~	~~$40~~
~~Restrictions on public passenger vehicle use of State St. between 4 a.m. and 10 p.m.~~	~~12.915(8)(b)~~	~~$40~~
Habitual truancy prohibited.	23.45 ~~(Mandatory Appearance)~~	$0 (Mandatory Appearance)
Submission of petition containing fraudulent information.	24.04(9)~~(j)~~(g)2.	$375
Failure to follow notification procedure.	24.04(9)~~(j)~~(g)3.	$375
Failing to obtain dangerous animal license.	25.225	$200, 1st $300, 2nd
Maintaining or permitting a public nuisance within the City.	27.05(3)(a) ~~27.08(7)(a)~~ 27.085(2)	$200 $200
Failure to return security deposit.	32.07~~(8)~~(7)	$600
~~Sale of alcohol to Known Habitually Intoxicated Person.~~	~~38.12~~	~~$200~~

2. Subdivision (c) of Subsection (3) entitled “Schedule of Deposits” of Section 1.08 entitled “Issuance of Citations and Complaints for Violations of Certain Ordinances and Providing a Schedule of Cash Deposits” of the Madison General Ordinances is amended as follows:

“(c) In addition to the appropriate cash deposit amount as established above, all citations issued under this ordinance shall further specify and include as part of the deposit any penalty assessment that would be applicable under Wis. Stat. § 757.05, any jail assessment that would be applicable under Wis. Stat. § 302.46(1), any crime labs and drug law enforcement assessment that would be applicable under Wis. Stat. § 165.755, any consumer information assessment that would be applicable under Wis. Stat. § 100.261, any domestic abuse assessment that would be applicable under Wis. Stat. § 973.055(1), and court costs of ~~twenty-eight dollars ($28)~~ forty-eight dollars ($48) imposed by Wis. Stat. § 814.65. In the event that the State amends Wis. Stat. § 814.65, to allow for increased court costs, the maximum amount allowable by the amendment

enacted by the State shall take effect upon passage of the State's amendment, without further action by the Common Council."

3. Subsection (4) entitled "Issuance of Citations" of Section 1.08 entitled "Issuance of Citations and Complaints for Violations of Certain Ordinances and Providing a Schedule of Cash Deposits" of the Madison General Ordinances is amended by amending therein the following:

"Enforcement Official	Ordinance Chapter or Section and Title
City Engineer, Street Superintendent, and Building Inspection Division Director or their designee.	Section 7.10, Fugitive Dust; Section 8.15, Regulating Private Use of Greenways and Park Lands; Section 9.21, Scrap and Recycling Dealers; Section 19.16~~(6)~~(4)(c), Failure to Modify Electrical Service; Chapter 10, Streets, Alleys, Sidewalks, and Gutters; Section 23.24(3), Damaging a City tree; Section 23.61, Internet Solicitation of Unlicensed Regulated Businesses; Section 34.5608(5)(a) and (c)4.a., Fireworks Event Permit Lake Clean-Up Plan; Section 34.5608(5)(a) and (c)4.c., Fireworks Event Permit General Clean-Up Plan; Chapter 37, The Public Stormwater System Including Erosion Control.
Humane Officers.	Section 7.29, Keeping Fowl in Unacceptable Area or Manner; Section 7.30, Animal Slaughtering without Permit or in grounds and lakes or on exterior property area; Unacceptable Area or Manner; Section 7.32, Deposit of rubbish and refuse on streets, public grounds, or in lakes or in any manner to create any stench or nuisance; Section 7.322, Animal Defecation on Public or Private Property Prohibited; Section 7.37(8), Accumulation of Animal Waste Prohibited; Section 7.38, Keeping Horse or Cattle Manure in Unacceptable Container; Section 8.19 Animals in Prohibited Areas; Section 8.25, Animal Trapping on Public Lands Without a Permit; Section 8.40(5), Prohibited Animal in Conservation Park; Section 8.42, Feeding Birds on Public Property Prohibited; Section 9.31, Cat License and Tags Required; Section 23.07, Unlawful Trespass; Section 23.18, Abusing Animals; Section 23.185, Harassment of Police Animals; Section 23.19, Injuring or Attempting to Injure or Destroy Wild Birds; Section 23.31~~(1)~~, ~~Permitting~~ Animals ~~Other than Dogs and Cats to Run~~ Running at Large; ~~Section 23.31(2), Harboring Swine;~~ Section 23.32, Dogs or Cats Running at Large; Section 23.33, Tags Required for Animals, Failure to Quarantine; Section 23.35, Permitting Animal to Cause Injury; Section 23.39, Vaccination of Dogs and Cats Required; Section 23.49, Possession of Exotic or Wild Animals; Section

	23.495, Exhibition of Certain Animals; Section 23.50, Selling, Dispensing, Giving Away or Dealing with Certain Turtles; Section 23.52, Possession of Pigs Prohibited; Section 23.61, Internet Solicitation of Unlicensed Regulated Businesses; Section 24.04(4), Dogs Habitually Barking; Section 24.04(5), Leaving Animal in Parked Vehicle for More Than 15 Minutes; Section 25.22, Dangerous Animals Regulated~~; Section 25.225 Failure to License Dangerous Animals~~.
Superintendent of Parks or designee, and Park Rangers.	Section 7.32, Deposit of Rubbish and Refuse on Streets, Public Grounds, or in Lakes or in Any Manner to Create Any Stench or Nuisance; Section 7.321, Depositing Human Waste Products Regulated; Section 7.322, Animal Defecation on Public or Private Property Regulated; Section 8.11, Forest Hill Cemetery; Section 8.15, Regulation of Private Use of Greenways, Park Lands, and the Southwest Bike Path; Section 8.16, Unauthorized Vehicles on Public Lands; Section 8.17, Vending in Public Parks; Section 8.18, Parking Regulated in Certain Parks; Section 8.185, Watercraft and/or Other Boating Equipment Storage on City Property Regulated; Section 8.188, Anchoring and Mooring of Watercraft Regulated; Section 8.19, Animals Prohibited in Certain Areas; Section 8.21, Public Parks To Be Closed During Certain Hours; Section 8.215, Lake Access Permits; Section 8.22, Fishing in Certain Parks of Tenney Park Prohibited; Section 8.23, Use Of Public Golf Courses Restricted To Golfing Purposes; Section 8.24, Alcohol Beverage Control and Container Control on Certain Public Property; Section 8.25, Trapping On Public Lands Prohibited Except By Permit; Section 8.26, Temporary Structure Prohibited without Permit; Section 8.265, Lodging in Parks Prohibited; Section 8.27, Snow Mobile and Cross-Country Ski Regulations; Section 8.29, Public Address Systems in Parks; Section 8.30, Radio-Controlled Toys Prohibited in Parks; Section 8.31, Bicycles in Parks; Section 8.32, Disc Golf Without a Permit; Section 8.36, Play Golf on City Lands Restricted to Golf Courses; Section 8.37(1), Play of Tournament Without Permit Prohibited; Section 8.40, Preservation of Conservation Parks; Section 8.42, Feeding Birds on Public Property Prohibited; Section 9.13, License for Selling on Public Streets; Section 9.54, Equipment Placement on Sidewalks and Terraces, Permits for Information Tables and Expressive Street Vending; Section 10.056, Street Use Permit; Section 10.31, Privileges in Streets; Section 23.05(4)~~(d) and (f)~~ (c) and (e), Smoking Prohibited in Posted City Parks and Beaches and

	on Henry Vilas Zoo Property; Section 23.06, Damage to Property; Section 23.065, Scratchiti; Section 23.07(2), Unlawful Trespass; Section 23.19, Destruction of Birds Prohibited; Section 23.32, Regulation of Dogs and Cats Running at Large; Section 24.04, Prohibition of Noises Disturbing the Public Peace; Section 25.05, Sparklers Prohibited in Public Parks; Section 34.5608(5)(a) and (c)4.b., Fireworks Event Permit Park Clean-Up Plan; Section 38.07(5), Drink or Possess Alcohol Beverage in City Park after 10:00 p.m.
Director of Transportation or their designee.	Section 8.18(5), Blair Parking Lot Regulations; Section 12.138(10), Transferability - Residential. Parking Permits; Section 11.08, Adoption by Reference: State Code; Section 11.09, Payment of Taxicab and Motor Bus Fare Required; Section 11.06, Licensing and Regulating Para-Transit Services; Section 11.20, Penalty; ~~Section 12.96(1) and (3), When Lighted Lamps Required; Section 12.99(1)(a), Head Lamps on Motor Vehicles; Section 12.103(1)—(4), Tail Lamps and Registration Plate Lamps; Section 12.104(1) and (2), Stop Lamps; Section 12.105(1) and (2), Direction Signal Lamps or Devices; Section 12.108(1)—(4), Mounting and Visibility of Lamps and Reflectors; Section 12.111(4) and (5), Restrictions on Certain Optional Lighting Equipment; Section 12.114(1) and (5)(a)—(c), Brakes;~~ Wis. Stat. § 347.38, 347.39, 347.40, 347.41, 347.42 and 347.45, Other Required Equipment; Section 31.075(2), Banners. The Revised Uniform State Traffic Deposit Schedule, as amended, shall apply for Chapter 12 violations.
City-County Building Facility Manager or their designee.	Section 12.128~~(9)~~(6)(a), Parking in City-County Building Garage.

4. Subdivision (j) of Subsection (3) entitled "Recruitment, Appointment, and Confirmation of the Chief of Staff" of Section 3.035 entitled "Office of the Common Council and Common Council Chief of Staff" of the Madison General Ordinances is amended as follows:

"(j) If the preferred candidate withdraws, is disqualified due to a background check, does not agree to terms of an employment agreement, or if the appointment is not approved by the Common Council, the steps in Sec. ~~3.305~~ 3.035(3)(h) and (i), shall be repeated with regard to the next ranked candidates until the Common Council completes an appointment."

5. Subsection (8) entitled "Building Inspection Division" of Section 3.12 entitled "Department of Planning and Community and Economic Development" of the Madison General Ordinances is amended as follows:

"(8) Building Inspection Division. Under the direction of the Building Inspection Division Director, this division is responsible for building inspection, consumer protection

inspection, systematic code enforcement, zoning and sign administration, as well as those functions specified in Sec. ~~29.14~~ 29.17 of these ordinances."

6. Paragraph 7 of Subdivision (b) entitled "Definitions" of Subsection (10) entitled "Child Care Program" of Section 3.12 entitled "Department of Planning and Community and Economic Development" of the Madison General Ordinances is amended as follows:

"7. The term "parent" as used in this ordinance shall mean parent, guardian, or legal custodian as defined in Wis. Stat. ch. 48.02, or guardian of the person appointed under Wis. Stat. ch. ~~880.01~~ 54.01.

7. Paragraph 3 entitled "Crossing Guards" of Subdivision (a) entitled "Traffic Engineering Division" of Subsection (3) entitled "Divisions" of Section 3.14 entitled "Department of Transportation" of the Madison General Ordinances is amended as follows:

"3. Crossing Guards. Crossing guards, the location of which shall be determined by the Transportation Commission subject to Sec. ~~33.56(5)(c)5~~ 33.56(7)(n) of the Madison General Ordinances, after study and recommendation by the Director of Traffic Engineering, shall be under the direction of the Director of Traffic Engineering. The Transportation Commission shall adopt guidelines to be used in determining the need for crossing guards. The Director of Traffic Engineering shall consult with the Police Department and the designee of the impacted school district before making a recommendation. Crossing guards shall direct and guide children at street and railroad crossings where assigned. All crossing guards shall be furnished a standard uniform and insignia that designate them as crossing guards and shall be equipped with signals or signs to direct traffic to stop at school crossings. Training and supervision of crossing guards shall be under the direction of the Traffic Engineering Division."

8. Paragraph 2 entitled "Management" of Subdivision (b) entitled "Transit Division" of Subsection (3) entitled "Divisions" of Section 3.14 entitled "Department of Transportation" of the Madison General Ordinances is amended as follows:

"2. Management. The Transit Division shall be managed by the City Transit Manager, who shall also:

a. Serve as the executive secretary of the Transportation Commission as provided in Sec. 33.56(4);

~~b. Serve as executive secretary of the Regional Transit Subcommittee as provided in Sec. 33.55(6)(h); and~~

~~c.~~b. Under the direction of the Director of Transportation, work with the Director of Traffic Engineering and Parking Division Manager to ensure the duties outlined in sub. (2) above are fulfilled."

9. Subsection (7) entitled "Meetings; Quorum; Bylaws" of Section 3.17 entitled "Community Development Authority" of the Madison General Ordinances is amended as follows:

"(7) Meetings; Quorum; Bylaws. All meetings of the CDA shall be held in compliance with the provisions of Subchapter ~~IV~~ V of Chapter 19 of the Wisconsin Statutes and Sec. 3.71 of the Madison General Ordinances. No vacancy in the membership of the CDA shall impair the right of a quorum to exercise the powers and perform the functions of the CDA. The CDA may adopt and from time to time amend or repeal such bylaws and other rules and regulations not inconsistent with applicable law as it deems necessary in the performance of its functions."

10. Paragraph 1 of Subdivision (a) of Subsection (2) entitled "Definitions" of Section 3.20 entitled "Emergency Management" of the Madison General Ordinances is amended as follows:

"1. A select agent that is a virus, bacterium, rickettsia, fungus, or toxin that is specified under 42 CFR ~~72, Appendix A~~ 73 and all subsequent and amendments."

11. Subparagraph b of Paragraph 2 entitled "Special Approvals Process" of Subdivision (k) entitled "Vending During Street Use Events" of Subsection (1) of Section 9.136 entitled "Street Vending on the State Street Mall/Capitol Concourse" of the Madison General Ordinances is amended as follows:

"b. The Parks Division shall prepare each year, prior to the event season, one or more resolutions for the Common Council listing all known events for the calendar year seeking special approvals under this Section and the type of approval(s) requested. ~~(Events seeking approval under Sec. 9.136(1)(k)1.d. for the 700 or 800 block of State Street need not be included).~~ The resolution shall include sufficient details for the Council to consider the requested approvals, and additional details about first-time events if deemed necessary by Parks Division.."

12. Section (137) entitled "Ward 137" of Section 15.02 entitled "Wards and Ward Boundaries" of the Madison General Ordinances is amended as follows:

"(137) Ward 137. Commencing at the Southeast corner of said Section 29; thence S89°35'53"W, 411.96 feet along the South line of said SE1/4; thence N00°36'52"E, 1049.17 feet to the Northwest corner of Outlot 20, Western Addition to 1000 Oaks and the Point of Beginning; thence N00°36'52"E, 187.98 feet along the East lines of Outlot 26 and 27, Southern Addition to Birchwood Point to a point of curve; thence Northeasterly along a curve to the right which has a radius of 340.00 feet and a chord which bears N10°21'54"E, 115.16 feet; thence S27°27'52"E, 88.07 feet; thence N57°50'58"E, 1.09 feet; thence S33°48'46"E, 215.26 feet to a point of curve; thence Southeasterly along a curve to the left which has a radius of 335.00 feet and a chord which bears S38°39'50"E, 56.66 feet to a point on the existing North right-of-way line of Sugar Maple Lane and the Northwest corner of Outlot 23, Western Addition to 1000 Oaks; thence S89°50'38"W, 219.47 feet along said existing North right-of-way line and the North line of Outlot 20, Western Addition to 1000 Oaks to the Point of Beginning.

Together with:

Commencing at the ~~Southeast~~ Southwest Corner of said Section 28; thence N 00°56'27 E, 2648.52 feet to the West 1/4 Corner of said Section 28; thence N89°56'47"E, 486.13 feet along the South line of Lot 10, Silicon Prairie Business Park, to the Northwest corner

of Lot 1, 1000 Oaks; thence S00°55'38"W, 492.53 feet along the West line of said Lot 1 to the Southwest corner thereof, also being the Southeast corner of Outlot 14, Southern Addition to Birchwood Point, and said point also being on the North right-of-way line of Watts Road, and the Point of Beginning; thence S89°51'24"W, 317.76 feet along a southern line of said Southern Addition to Birchwood Point; thence Southeasterly along a curve to the left which has a radius of 490.00 feet and a chord which bears S73°32'39"E, 280.06 feet; thence N89°51'04"E, 47.88 feet; thence N00°55'38"E, 80.01 feet to the Point of Beginning. Said described area contains 18,457 square feet, 0.424 acres, and 0.0025853 square miles, more or less. Polling place at Blackhawk Church, 9620 Brader Way."

13. Subdivision (b) of Subsection (7) entitled "Final Building, Structured Parking, and Surface Parking Design Review" of Section 28.097 entitled "Campus-Institutional District" of the Madison General Ordinances is amended as follows:

"(b) In addition to undergoing the design review process in sub. (7)(a) above, and in order to minimize impact on City ~~right-of-ways~~ rights-of-way, all structured or surfaced parking facilities properly identified in a Campus Master Plan must be reviewed by the Transportation Commission and Board of Public Works and approved by the Common Council prior to construction. In approving a structured or surface parking facility under this section, the Common Council may require a Traffic Impact Analysis (TIA) prepared by the applicant, a permanent right-of-way dedication to the city, and/or city right-of-way improvements, if deemed necessary by a Traffic Impact Analysis or an analysis prepared by the Director of Traffic Engineering. Any such analysis shall consider the cumulative effect of other structured and surface parking facilities in the area when determining whether a permanent right-of-way dedication or right-of-way improvement is necessary."

	• any person registered with the ~~Department of~~ Department of Planning and Community and Economic Development to receive such notice					✓"

14. Subsection (3) of Section 33.10 entitled "Committee on Employee Relations" of the Madison General Ordinances is amended as follows:

"(3) The offices of Chair and Vice-Chair shall be filled by majority vote at the first meeting in May annually. Consistent with Sec. 33.01(7)~~(b)~~(d), MGO, alders are not eligible to serve as Chair or Vice-Chair. In the event the resident chair and vice-chair are absent from a meeting, an alder, upon consensus of the members present, may assume the chair. However, in no event shall an alder serve as chair of the Committee for more than two (2) consecutive meetings. The Committee shall adopt rules for the governance of its proceedings not inconsistent with Federal, State or local law. Such rules may include a provision for delegation of the powers and responsibilities of the Committee to subcommittees composed exclusively of Committee members."

15. Subsection (3) entitled "Terms" of Section 33.15 entitled "Community Development Block Grant (CDBG) Committee" of the Madison General Ordinances is amended as follows:

"(3) Terms. All members except ~~alternate members~~ alders shall be appointed for two (2) year terms. The terms of alderpersons shall expire on the third Tuesday of the following April pursuant to Sec. 33.01(6)(a)."

16. Subsection (1) entitled "Creation" of Section 33.32 entitled "Joint Campus Area Committee" of the Madison General Ordinances is amended as follows:

"(1) Creation. There is hereby created a Joint Campus Area Committee consisting of ~~twenty-two (22)~~ twenty (20) voting members and two (2) non-voting members."

17. Table 28L-2 entitled "Notice Requirements" of Subsection (5) entitled "Notice" of Section 28.181 entitled "In General" of the Madison General Ordinances is amended by amending therein the following:

"Table 28L-2. Notice Requirements.

Type of Notice (Responsible Party)	Requirements	Map Amendment	Text Amendment	Conditional Use	Variance	Demolition
Preapplication (Applicant)	Applicant must notify the following persons at least thirty (30) days before filing an application. Notice shall be by U.S. mail or electronic mail, with a copy to the Department Director and the Zoning Administrator.					

City of Madison

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

Master

File Number: 93492

File ID:	93492	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/04/2026
File Name:	Authorizing Madison Water Utility's General Manager to certify municipal services bills, assessments, and charges to the 2026 tax rolls of other governmental units for delinquent accounts in those jurisdictions.			**Final Action:**	

Title: Authorizing Madison Water Utility's General Manager to certify municipal services bills, assessments, and charges to the 2026 tax rolls of other governmental units for delinquent accounts in those jurisdictions.

Notes:

Sponsors:	Sabrina V. Madison And Regina M. Vidaver	**Effective Date:**	
Attachments:	Memo- 2026 Certification to the Tax Roll.pdf, Item 2 - Resolution - 2026 Certification to the Tax Roll.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jberndt@madisonwater.org	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Water Utility	06/04/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/13/26), Common Council (7/21/26)					
1	WATER UTILITY BOARD	06/24/2026	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE		07/13/2026	Pass
	Action Text:	Motion by Alder Vidaver, seconded by Callisto, to RETURN TO LEAD WITH THE RECOMMENDATION FOR APPROVAL authorizing the Madison Water Utility's General Manager to certify municipal services bills, assessments, and charges to the 2026 tax rolls of other governmental units for delinquent accounts in those jurisdictions. Motion carried by voice vote/other.					
1	COMMON COUNCIL	07/07/2026	Refer	FINANCE COMMITTEE		07/13/2026	Pass
	Action Text:	A motion was made by Madison, seconded by Glenn, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
1	FINANCE COMMITTEE	07/13/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Madison, seconded by Vidaver, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 93492

Fiscal Note

City of Madison water and sewer utilities provide service to customers outside the City of Madison to the following local jurisdictions:
Cities of Fitchburg, Middleton, and Monona
Towns of Blooming Grove, Burke, Middleton, and Verona
Villages of Maple Bluff, McFarland, and Shorewood Hills
The Madison Water Utility administers the billing service for water and sewer service to residents in these other jurisdictions. All delinquent water and sewer bills for these other local jurisdictions with due dates between September 23, 2025 thru September 21, 2026 will get transferred into the respective local jurisdiction's tax rolls for eventual collection. This resolution is one of the necessary steps to aid those jurisdictions to accomplish this. No appropriation is required.
Madison Water Utility is currently exploring options to address water affordability for all City residents subject to existing regulatory guidelines.

Title

Authorizing Madison Water Utility's General Manager to certify municipal services bills, assessments, and charges to the 2026 tax rolls of other governmental units for delinquent accounts in those jurisdictions.

Body

WHEREAS, Madison Water Utility administers the billing system for the City of Madison Municipal Services Bill, which includes water, sewer, stormwater, landfill remediation, urban forestry charges and Resource Recovery; and
WHEREAS, the City water and sewer utilities provide service to customers outside the City of Madison in accordance with Madison General Ordinances Section 13.16(2) and Section 35.02; and
WHEREAS, the City water and sewer utilities are authorized under section 66.0809(3) of Wisconsin Statutes to certify amounts owed in arrears to the utilities to the tax rolls of the appropriate town, village, or city;
NOW, THEREFORE, BE IT RESOLVED, that the Common Council authorizes Madison Water Utility's General Manager to certify the 2026 tax rolls to the towns of Blooming Grove, Burke, Middleton, and Verona, of the villages of Maple Bluff, McFarland, and Shorewood Hills, and the cities of Fitchburg, Middleton, and Monona any delinquent municipal services bills, water or sewer main assessment installations, and water and sewer lateral charges.

Madison Water Utility
www.madisonwater.org • 119 East Olin Avenue, Madison, WI 53713 • TEL 608-266-4651 • FAX 608-266-4426

MEMORANDUM

Date: June 24, 2026

To: Water Utility Board

From: Krishna Kumar, General Manager
January Vang, Finance Manager

Subject: Authorize Madison Water Utility's general manager to certify municipal services bills, assessments, and charges to the 2026 tax rolls of **other governmental units** for delinquent accounts in those jurisdictions

RECOMMENDATION:

Staff request authorization for the general manager to certify the 2026 tax rolls on behalf of the towns of Blooming Grove, Burke, Middleton, and Verona, of the villages of Maple Bluff, McFarland, and Shorewood Hills, and the cities of Fitchburg, Middleton, and Monona for any delinquent municipal services bills, water or sewer main assessment installations, and water and sewer lateral charges.

BACKGROUND

City of Madison water and sewer utilities provide service to customers outside the City of Madison to the following ten local jurisdictions:

1. Cities of Fitchburg, Middleton, and Monona (3)
2. Towns of Blooming Grove, Burke, Middleton, and Verona (4)
3. Villages of Maple Bluff, McFarland, and Shorewood Hills (3)

The Madison Water Utility administers the billing service for water and sewer service to residents in these ten other local governmental jurisdictions. These other jurisdictions desire that all delinquent water and sewer related bills, assessments, and charges with due dates between September 23, 2025 thru September 21, 2026 be transferred into their respective 2026 tax rolls for eventual collection. This resolution is one of the necessary steps to aid those ten local jurisdictions to accomplish this. No appropriation is required.

LEGISLATIVE PATH:

06/24/26 – Water Utility Board
07/07/26 – Common Council (Introduction)
07/13/26 – Finance Committee
07/21/26 – Common Council (Final Approval)

ATTACHMENT:

1. Resolution Legislation Details (File # 93492) authorizing general manager to certify the 2026 tax rolls on behalf of other governmental units.

City of Madison

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

Master

File Number: 93492

File ID:	93492	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/04/2026
File Name:	Authorizing Madison Water Utility's General Manager to certify municipal services bills, assessments, and charges to the 2026 tax rolls of other governmental units for delinquent accounts in those jurisdictions.			**Final Action:**	

Title: Authorizing Madison Water Utility's General Manager to certify municipal services bills, assessments, and charges to the 2026 tax rolls of other governmental units for delinquent accounts in those jurisdictions.

Notes:

Sponsors:	Sabrina V. Madison And Regina M. Vidaver	**Effective Date:**	
Attachments:	Memo- 2026 Certification to the Tax Roll.pdf, Item 2 - Resolution - 2026 Certification to the Tax Roll.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jberndt@madisonwater.org	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Water Utility	06/04/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/13/26), Water Utility Board (6/24/26), Common Council (7/21/26)					

Text of Legislative File 93492

Fiscal Note

City of Madison water and sewer utilities provide service to customers outside the City of Madison to the following local jurisdictions:
Cities of Fitchburg, Middleton, and Monona
Towns of Blooming Grove, Burke, Middleton, and Verona
Villages of Maple Bluff, McFarland, and Shorewood Hills
The Madison Water Utility administers the billing service for water and sewer service to residents in these other jurisdictions. All delinquent water and sewer bills for these other local jurisdictions with due dates between September 23, 2025 thru September 21, 2026 will get transferred into the respective local jurisdiction’s tax rolls for eventual collection. This resolution

is one of the necessary steps to aid those jurisdictions to accomplish this. No appropriation is required.

Madison Water Utility is currently exploring options to address water affordability for all City residents subject to existing regulatory guidelines.

Title

Authorizing Madison Water Utility's General Manager to certify municipal services bills, assessments, and charges to the 2026 tax rolls of other governmental units for delinquent accounts in those jurisdictions.

Body

WHEREAS, Madison Water Utility administers the billing system for the City of Madison Municipal Services Bill, which includes water, sewer, stormwater, landfill remediation, urban forestry charges and Resource Recovery; and

WHEREAS, the City water and sewer utilities provide service to customers outside the City of Madison in accordance with Madison General Ordinances Section 13.16(2) and Section 35.02; and

WHEREAS, the City water and sewer utilities are authorized under section 66.0809(3) of Wisconsin Statutes to certify amounts owed in arrears to the utilities to the tax rolls of the appropriate town, village, or city;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council authorizes Madison Water Utility's General Manager to certify the 2026 tax rolls to the towns of Blooming Grove, Burke, Middleton, and Verona, of the villages of Maple Bluff, McFarland, and Shorewood Hills, and the cities of Fitchburg, Middleton, and Monona any delinquent municipal services bills, water or sewer main assessment installations, and water and sewer lateral charges.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 93695

File ID:	93695	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**	89734	**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/23/2026
File Name:	2027 Budget Rules			**Final Action:**	

Title: Establishing rules and procedures for Common Council deliberations on the City of Madison's 2027 Capital and Operating Budgets.

Notes:

Sponsors:	Sabrina V. Madison And Carmella Glenn	**Effective Date:**	
Attachments:	2027 Budget Calendar.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	abannon@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	FINANCE COMMITTEE	06/23/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/13/26), Common Council (7/21/26)					
1	COMMON COUNCIL	07/07/2026	Refer	FINANCE COMMITTEE		07/13/2026	Pass
	Action Text:	A motion was made by Madison, seconded by Glenn, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
1	FINANCE COMMITTEE	07/13/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Madison, seconded by Vidaver, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 93695

Fiscal Note
No appropriation required.

Title
Establishing rules and procedures for Common Council deliberations on the City of Madison's 2027 Capital and Operating Budgets.

Body

WHEREAS, the attached 2027 Budget Calendar identifies the proposed schedule for consideration of the 2027 Budget, with Budget Adoption by the Common Council scheduled for the week of November 19th, 2026;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council hereby establishes the following rules and procedures for the deliberation of the 2027 Executive Operating and Capital Budgets as amended by the Finance Committee:

1) All proposed amendments to be reviewed and distributed in advance of the Common Council meeting must be submitted to the Finance Department by email no later than 12:00pm on Wednesday, November 4th, 2026. The Finance Department staff will prepare fiscal notes and distribute a list of the proposed amendments by Friday, November 6th, 2026, at 1:00pm

2) In the case of amendments from the floor of the Council, members may consider an amendment to a proposed amendment as well as other amendments that are written and distributed to Council members

3) Proposed amendments must have two sponsors to be considered by the Council.

BE IT FURTHER RESOLVED, that the above rules shall be in effect for the deliberation of the 2027 Capital and Operating Budgets on Tuesday, November 10th, Wednesday, November 11th, and Thursday, November 12th, if meetings are held.

BE IT FURTHER RESOLVED, that the November 10th and November 11th meetings of the Council shall recess or adjourn not later than 12:00 am (Midnight) unless the Council by a 2/3 vote agrees to extend the time of recess to a different time.

BE IT FINALLY RESOLVED, that any rules or procedures that are inconsistent with the above rules are suspended for these meetings pursuant to the provisions of Section 2.34 of the Madison General Ordinances.

Key Dates for 2027 Budget Development

Capital Budget

- Kick Off: **March 17**
- Agency Requests Due: **April 17**
- Agency Briefings: **May 13-15**
- Executive Budget Introduced: **September 8**
- FC Briefings: **September 14-15**
- FC Amendment Meeting: **September 28**
- CC Budget Meetings: **November 10-12**

Operating Budget

- Kick Off: **June 9**
- Agency Requests Due: **July 17**
- Agency Briefings: **August 12-21**
- Executive Budget Introduced: **October 6**
- FC Briefings: **October 12-13**
- FC Amendment Meeting: **October 26**
- CC Budget Meetings: **November 10-12**

*FC = Finance Committee
*CC = Common Council

Detailed Timeline for FC and CC Hearings

		Capital	Operating
1.	Mayor Introduces Executive Budget	• September 8	• October 6
2.	Finance Committee (FC) Hearings	*Agencies present budget; alders have opportunity to ask questions*	
		• September 14 & 15	• October 12 & 13
3.	FC Amendment Week	*Alders submit requests to budget analysts; analysts review and publish amendments*	
		• September 16 – 23 • Alders submit by Weds., Sept. 23 at 12pm • Finance publishes by Fri., Sept 25 at 1pm	• October 14 – 21 • Alders submit by Weds., Oct. 21 at 12pm • Finance publishes by Fri., Oct 23 at 1pm
4.	FC Vote on Amendments	• September 28	• October 26
5.	City Council Amendments	*Alders propose amendments to **capital and operating** budgets for CC deliberations* • October 27 – November 4 • Alders submit by **Weds., Nov. 4 at 12pm** • Analysts publish by **Fri., Nov. 6 at 1pm**	
6.	City Council Adoption	Up to three (3) CC meetings to vote on amendments and adopt budget • November 10, 11, 12	

City of Madison

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

Master

File Number: 93701

File ID:	93701	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/23/2026
File Name:	Authorizing a noncompetitive contract with Aro Eberle Architects, Inc. to provide professional architecture and engineering services for design and construction of Odana Hills clubhouse and Odana Hills East Park improvements.			**Final Action:**	

Title: Authorizing a noncompetitive contract with Aro Eberle Architects, Inc. to provide professional architecture and engineering services for design and construction of Odana Hills clubhouse and Odana Hills East Park improvements (District 11)

Notes: Adam Kaniewski

Sponsors:	Satya V. Rhodes-Conway And Bill Tishler	**Effective Date:**	
Attachments:	Non-Competitive Selection Request - Aro Eberle Architects Inc_.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/23/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/13/26), Board of Public Works (7/8/26), Common Council (7/21/26)					
1	COMMON COUNCIL	07/07/2026	Refer	FINANCE COMMITTEE		07/13/2026	Pass
	Action Text:	A motion was made by Madison, seconded by Glenn, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
	Notes:	Additional referral to Board of Public Works.					
1	FINANCE COMMITTEE	07/07/2026	Referred	BOARD OF PUBLIC WORKS			
	Action Text:	This Resolution was Referred to the BOARD OF PUBLIC WORKS					
1	BOARD OF PUBLIC WORKS	07/08/2026	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	07/13/2026	07/13/2026	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 7/13/2026. The motion passed by voice vote/other.					

1	FINANCE COMMITTEE	07/13/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass

Action Text: A motion was made by Madison, seconded by Vidaver, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 93701

Fiscal Note

The proposed resolution authorizes the Mayor and City Clerk to enter into a 3-year noncompetitive contract for Purchase of Services (Architect) with Aro Eberle Architects, Inc., a past consultant, to provide professional architectural and engineering consultant design services and construction administrative services for the design and construction of the Odana Hills clubhouse facility and Odana Hills East Park parking lot, driveway and stormwater improvements located at 4635 Odana Road at an estimated cost of $650,000.

Funding for the total contract cost is authorized under existing budget authority from the Parks Division Capital Budget (Munis #17421). Funding for construction is contingent on and subject to future appropriations included in the 2027 Adopted Capital Improvement Plan.

Title

Authorizing a noncompetitive contract with Aro Eberle Architects, Inc. to provide professional architecture and engineering services for design and construction of Odana Hills clubhouse and Odana Hills East Park improvements (District 11)

Body

WHEREAS in 2019, in accordance with MGO Section 4.26 of Madison General Ordinances, Aro Eberle Architects, Inc. was competitively selected through a request for proposal (RFP) process to provide professional architecture and engineering services for the Door Creek Park Shelter construction project; and,

WHEREAS, an evaluation team, administered by City Purchasing staff and consisting of relevant Parks Division and Engineering Division staff, conducted a detailed evaluation, and scored and ranked each of the proposals using criteria including cost, skill, past performance, local vendor preference, and references; and Aro Eberle Architects, Inc. was selected through this process; and,

WHEREAS Aro Eberle Architects, Inc. successfully provided design services related to the design and construction of the Door Creek Park Shelter; and,

WHEREAS the Parks Division and Golf Enterprise has an exciting opportunity to advance the recommendations from the Task Force on Municipal Golf through a generous donation in partnership with the Madison Parks Foundation for the Odana Hills Golf Course redesign project and fundraising effort being led by Michael and Jocelyn Keiser, who are Madison residents; and,

WHEREAS the project presents a unique opportunity for the City to leverage the private donation and take advantage of the course disruption in a way that would allow for public infrastructure improvements that would otherwise be delayed for years; and,

WHEREAS construction is anticipated to begin in late 2026 and conclude in early summer 2028 for the course; and,

WHEREAS in order to meet the donors' timeline, the project is moving at an expedited rate, necessitating the need for a noncompetitive contract for consultant design services to ensure the Clubhouse and Park Improvements are completed by the time the course reopens in 2028

and prevent further negative impacts to revenue for the Golf Enterprise Program during the construction of the project; and,

WHEREAS the Odana Hills Golf Course redesign project allows the Parks Division and Golf Enterprise the ability to make other site improvements including stormwater management improvements, entrance drive realignment, parking lot improvements, clubhouse replacement, and other related site enhancements; and,

WHEREAS the existing Odana Hills Golf Course clubhouse is experiencing maintenance needs that are financially infeasible to repair or address; and,

WHEREAS the existing Odana Hills East Park amenities are nearing their useful lives and require significant repairs or replacements; and,

WHEREAS Aro Eberle Architects, Inc. and consultants have been working under a contract to provide Odana Hills East Park and related park entrance and clubhouse master planning; and,

WHEREAS throughout the public engagement process for the Odana Hills Golf Course and Odana Hills East Park Master Plan, there is significant public support for a clubhouse that meets a broader community need to function as a year-round gathering space, polling location and resilience center; and,

WHEREAS the Engineering Division requires consulting services to complete the professional architecture and engineering design, construction, and warranty services for the project; and,

WHEREAS to align with the privately funded course improvements and limit closure of the golf course, and corresponding revenue losses, to the greatest extent possible the design contract must be awarded and design completed at an expedited timeline for the construction to be bid in early 2027; and,

WHEREAS City staff recommend that Aro Eberle Architects, Inc. continue to provide professional architect and engineering services for the design and construction administration phases for the proposed Odana Hills Clubhouse and Odana Hills East Park improvements project as the proposal moves from master planning into the next phases of design, construction documentation, bidding, construction administration, and warranty phases; and,

WHEREAS the project will be constructed via public works bidding and construction per state statutes; and,

WHEREAS the scope of the project shall include professional architecture and engineering services that will achieve at a minimum LEED Certification-Gold per Madison Legislative File #91102 following the U.S. Green Building Council's LEED for New Construction and Major Renovations (LEED-NC v.5) Rating System; and,

WHEREAS Aro Eberle Architects, Inc. has worked with the City previously providing all professional architecture and engineering design and construction services for Door Creek Park Shelter, a facility designed to meet LEED Silver requirements; and,

WHEREAS, under sec. 4.26(4)(b), of the Madison General Ordinances, if the aggregate amount of the fee for services will be $50,000 or more and the contract was not subject to a competitive bidding process, the contract shall meet one of the other requirements of sec. 4.26(4)(a) and be approved by the Common Council; and,

WHEREAS, for the reasons stated in the attached Noncompetitive Selection Request Form, the proposed contract with Aro Eberle Architects, Inc. meets the exception to the bidding process in section 4.26(4)(a)7. which states "A particular consultant has provided services to the City on a similar or continuing project in the recent past, and it would be economical to the City on the basis of time and money to retain the same consultant"; and,

WHEREAS the contract with Aro Eberle Architects, Inc. is contingent on the approval of the Odana Hills East Park master plan, pending review by the Board of Park Commissioners on July 8, 2026; and,

NOW THEREFORE BE IT RESOLVED that the Common Council hereby authorizes the Mayor and City Clerk to enter into a contract for Purchase of Services (Architect) in a form to be approved by the City Attorney, with Aro Eberle Architects, Inc. to provide professional architectural and engineering consultant design services and construction administrative services for the design and construction of the Odana Hills clubhouse facility and Odana Hills East Park parking lot, driveway and stormwater improvements located at 4635 Odana Road.

Finance Department
Purchasing Services
David P. Schmiedicke, Director
City-County Building, Room 406
210 Martin Luther King, Jr. Blvd.
Madison, WI 53703
Phone: (608) 266-4521 | Fax: (608) 267-5948
purchasing@cityofmadison.com
cityofmadison.com/finance/purchasing

Accounting Services Manager
Patricia A. McDermott, CPA
Budget & Program Evaluation Manager
Christine Koh
Internal Audit & Grants Manager
Kolawole Akintola
Risk Manager
Eric Veum
Treasury & Revenue Manager
Craig Franklin, CPA

Non-Competitive Selection Request

Requisition Number

Fund
1400 CAPITAL PROJECT

Major
542** Building/Facility Maintenance/Repair

Agency
Engineering

Total Purchase Amount
$ 650,000.00

Vendor Name
Aro Eberle Architects, Inc.

Product/Service Description
The City of Madison Parks Division an exciting opportunity to advance the recommendations from the Task Force on Municipal Golf through a generous donation in partnership with the Madison Parks Foundation through the Odana Hills Golf Course redesign project and fundraising effort being led by Michael and Jocelyn Keiser, who are Madison residents. The project presents a unique opportunity for the City to leverage the private donation and take advantage of the course disruption in a way that would allow for public infrastructure improvements that would otherwise be delayed for years. Construction is anticipated to begin in late 2026 and conclude in early summer 2028 for the course and the Parks Division is leading efforts to complete clubhouse and park improvements along this same timeline. In order to meet the donors' timeline, the project is moving at an expedited rate, necessitating the need for a noncompetitive contract for consultant design services to ensure the Clubhouse and Park Improvements are completed by the time the course reopens in 2028 and prevent further negative impacts to revenue for the Golf Enterprise Program during the construction of the project. Each of these improvements together will result in a more resilient and sustainable activity hub that will better serve the needs of the community and park users.

This single contract with the A/E shall be for all design phases, bidding phase, construction administration phase and warranty administration phase. It is anticipated that the contract shall take approximately

three (3) years from contract signing through the end of the warranty phase.

The A/E design services for this contract shall include plans and specifications for site planning, landscaping, architectural design of interior and exterior spaces, finishes, MEP/FP/T (mechanical, electrical, plumbing, fire protection, and technology) systems design, construction specifications, and cost estimating.

Exception Criteria
7. A particular consultant has provided services to the City on a similar or continuing project in the recent past, and it would be economical to the City on the basis of time and money to retain the same consultant.

Reason For Request
Construction is anticipated to begin in late 2026 and conclude in early summer 2028 for the course and the Parks Division is leading efforts to complete clubhouse and park improvements along this same timeline. In order to meet the donors' timeline, the project is moving at an expedited rate, necessitating the need for a noncompetitive contract for consultant design services to ensure the Clubhouse and Park Improvements are completed by the time the course reopens in 2028 and prevent further negative impacts to revenue for the Golf Enterprise Program during the construction of the project.

Aro Eberle Architects, Inc. was competitively selected in 2019 through a request for proposal (RFP) process to provide professional architecture and engineering services for the Door Creek Park Shelter construction project. Aro Eberle Architects, Inc. successfully provided design services related to the design and construction of the Door Creek Park Shelter. The Parks Division believes the Door Creek Park Shelter provides the basis for the design of the building needed at Odana Hills. In addition, Aro Eberle Architects, Inc. and consultants have been working under a separate contract to provide Odana Hills East Park and related park entrance and clubhouse master planning.

City staff recommend and request that Aro Eberle Architects, Inc. continue to provide professional architect and engineering services for the design and construction administration phases for the proposed Odana Hills Clubhouse and related park improvements project as the proposal moves from master planning into the next phases of design, construction documentation, bidding, construction administration, and warranty phases.

Requestor
Scanlon, Amy

Comments
The City of Madison has paid Aro Eberle Architects, Inc. a total of $213,008 since 2021. Of that amount, $164,999 was Competitively selected, $46,979 was Non-Competitively selected, and the remaining $1,030 was a purchase under the threshold requiring competitive selection.

City of Madison

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

Master

File Number: 93772

File ID:	93772	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/30/2026
File Name:	11199 - 3rd Amendment to Lease			**Final Action:**	

Title: Authorizing the execution of a Third Amendment to a Lease with MESC, LLC for property located at 2713 East Washington Avenue for the continued operation of storage space. (District 12).

Notes:

Sponsors:	Satya V. Rhodes-Conway And Julia Matthews	**Effective Date:**	
Attachments:	Exhibit I - 3rd Amendment to Lease.pdf	**Enactment Number:**	
Author:	Kris Koval, Real Estate Development Specialist IV	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	06/30/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/13/26), Common Council (7/21/26)					
1	COMMON COUNCIL	07/07/2026	Refer	FINANCE COMMITTEE		07/13/2026	Pass
	Action Text:	A motion was made by Madison, seconded by Glenn, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
1	FINANCE COMMITTEE	07/13/2026	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Madison, seconded by Vidaver, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 93772

Fiscal Note

The proposed resolution authorizes a 25-month extension of a lease for commercial storage space located at 2713 East Washington Ave for use by the Clerk's office. The City has been utilizing this facility, since 2016 and has previously executed two amendments to the lease. This Third Amendment would begin on December 1, 2026, and would include the space in the original lease as well as an adjacent space added in the First Amendment to the lease.

Under the terms of the Third Amendment to the Lease, the current monthly Rent will increase by ten (10) percent to $4,004 per month for thirteen (13) months and then increase by three (3) percent to $4,124 per month for the remaining twelve (12) months of the Extended Lease Term. Rent will then increase by three (3) percent per annum for each of the Extended Renewal Option Terms, if exercised by the City. These City operating costs are estimated to be $4,004 for December 2026 rent, $48,048 for calendar year 2027, and $49,488 for calendar year 2028. Total lease costs are estimated to be $101,540 from December 2026 to December 2028.

The 2026 Adopted Budget for the Clerk's Office includes funding for this lease for December 2026. Funding for 2027 and 2028 lease costs will be included in the Clerk's operating budget requests. At this time, no additional appropriation is required.

Title

Authorizing the execution of a Third Amendment to a Lease with MESC, LLC for property located at 2713 East Washington Avenue for the continued operation of storage space. (District 12).

Body

WHEREAS, MESC, LLC ("Lessor"), is the owner of the commercial building located at 2713 East Washington Avenue ("Building"); and

WHEREAS, the Lessor and the City of Madison ("City") are parties to that certain Lease dated December 1, 2016 and recorded on December 21, 2016 with the Dane County Register of Deeds as Document No. 5293840; as well as the "First Amendment" to the Lease dated September 30, 2020 and recorded on October 5, 2020 with the Dane County Register of Deeds as Document No. 5644553; as well as the "Second Amendment" to the Lease dated November 17, 2022 and recorded on November 18, 2022 with the Dane County Register of Deeds as Document No. 5874393 (collectively the "Lease"); and

WHEREAS, the Initial Term of the Lease for the "Leased Premises" of roughly 3,200 square feet expires on November 30, 2026. The City has two (2) options to renew the Lease for an additional five (5) years each ("Renewal Terms") for the Leased Premises; and

WHEREAS, per the First Amendment to the Lease, the City leased an additional 1,664 square feet of the Building which is adjacent to Leased Premises space ("Expanded Leased Premises") for storage until December 31, 2021 ("Expansion Term") that had four (4) options of three (3) months each to renew the Expansion Term. The City exercised all Expansion Renewal Terms and the Expansion Term was extended to December 31, 2022; and

WHEREAS, per the Second Amendment to the Lease, the City intended to continue its use of the Expanded Leased Premises until December 31, 2023 and said agreement provided for three (3) new Expansion Renewal Terms through November 30, 2026; and

WHEREAS, the City exercised all three of its Expansion Renewal Terms until November 30, 2026; and

WHEREAS, the City Clerk intends to continue its use of the Leased Premises and Expanded Leased Premises per the terms described in this resolution; and

WHEREAS, the Renewal Terms for the Leased Premises do not include the Expanded Leased Premises in them and the City intends to add the Expanded Leased Premises to the definition of the Leased Premises for a total of 4,864 square feet in a Third Amendment to the Lease; and

WHEREAS, the City would like to shorten the Renewal Term lengths from five (5) years each to twenty-five (25) months, and add four (4) one (1) year Renewal Option Terms in a Third Amendment to the Lease; and

WHEREAS, the City and the Lessor have agreed to the lease terms and conditions of a Third Amendment to the Lease as outlined in this resolution.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Clerk are authorized to execute on behalf of the City a Third Amendment to the Lease agreement with MESC, LLC on substantially, though not exclusively, the terms and conditions attached to this resolution as Exhibit I - Third Amendment to Lease.

BE IT FINALLY RESOLVED that the City's Common Council hereby authorizes the Mayor and City Clerk to execute, deliver and record a Third Amendment to the Lease and take any further action required to accomplish the purpose of this resolution in a form approved by the City Attorney.

Department of Planning & Community & Economic Development
Economic Development Division
Matthew Mikolajewski, Director
Madison Municipal Building, Suite 312
215 Martin Luther King, Jr. Boulevard
P.O. Box 2983
Madison, Wisconsin 53701-2983
Phone: (608) 266-4222
Fax: (608) 261-6126
www.cityofmadison.com
Office of Real Estate Services

VIA EMAIL

June 30, 2026

John Brigham, Greg Rice and Jason Rice
MESC, LLC
2701 International Lane, Suite 100
Madison, WI 53704

RE: City of Madison Letter of Intent for a Third Amendment to Lease
2713 E Washington Avenue, Madison, Wisconsin
Project 11199

Dear EMI Team:

The City proposes the following terms and conditions to MESC, LLC (the "**Lessor**"), for the purpose of preparing a third amendment to the **Lease** between the parties, at your property subject to the approvals and terms set forth herein.

The purpose of this letter of intent ("**LOI**") is to memorialize the terms and conditions so the City can submit a resolution to the Common Council for its approval of a third amendment to the Lease (the "**Third Amendment**") No liability or obligation, legal or otherwise, shall be created by this LOI.

The respective sections and/or paragraphs in the Lease shall be amended and restated in a Third Amendment, substantially but not exclusively, on the following terms and conditions in a form approved by the City Attorney:

Lease:	Lease dated December 1, 2016 and recorded December 21, 2016 with the Dane County Register of Deeds as Document No. 5293840; as well as the First Amendment dated September 30, 2020 and recorded October 5, 2020 with the Dane County Register of Deeds as Document No. 5644553; as well as the Second Amendment dated November 17, 2022 and recorded November 18, 2022 with the Dane County Register of Deeds as Document No. 5874393 (collectively the "**Lease**")
Lessee (City):	City of Madison
Lessor:	MESC, LLC

Leased Premises (Section 1):	4864 Total SF (3200 SF main storage area and 1664 SF Expanded Leased Premises (collectively the "**Leased Premises**") located at 2713 E. Washington Avenue , Madison, Wisconsin. **Exhibit B** will be amended and restated per the attachment hereto. Exhibit C to the Lease, which shows the former Expanded Leased Premises, is no longer valid since this space is incorporated into the new definition of Leased Premises as shown in the amended and restated Exhibit B.
Property (Section 2):	Amend and restate the current legal description of the Property in Exhibit A as follows: Lot 2, Dane County Certified Survey Map No. 14618, recorded in Volume 101 of Certified Surveys, pages 155-164 as Document No. 5360538, Dane County Register of Deeds, in the City of Madison, Dane County, Wisconsin.
Extended Lease Term (Section 4):	Twenty-five (25) months commencing on December 1, 2026
Rent (Section 5 b):	$9.88 per square foot with 3% annual escalations. See the attached **Exhibit 1- Extended Lease Term Rent Schedule.** Extended Lease Term Rent shall commence December 1, 2026.
Extended Lease Term Renewal Options (Section 6):	The existing Section 6 of the Lease shall be amended and restated to include (4) Four (1) One year options to renew the Extended Lease Term at the continued 3% annual escalations for the Rent rate as outlined in **Exhibit 2- Extended Renewal Option Term Rent Schedule.**
Use (Section 7) :	Revise the first sentence of this section to read: City will occupy and use the Leased Premises for the storage of voting and election equipment and activities related thereto, storage of any other City personal property. and for no other purposes without the prior written consent of Lessor, which consent shall not be unreasonably withheld, delayed or conditioned.
Insurance and Indemnification by Lessor (Section 16):	Amend and restate the first sentence therein to include the Extended Lease Term and any Extended Renewal Option Terms exercised.

All other provisions of the Lease will remain unchanged and will be in full force and effect.

This proposal is not intended to be a contract but is only an expression of those basic terms and conditions which will be incorporated into a final Third Amendment agreement, which will be on City's standard renewal form and will contain such content as may be mutually acceptable to Lessor and City, in the sole discretion of each. The Third Amendment is subject to the approval of City Finance and the City of Madison Common Council. Further, any binding agreement must be evidenced by such final Third Amendment lease agreement executed by both Lessor and City.

Please indicate your acceptance of the above terms and conditions by signing on the page below and returning a copy to us at your earliest convenience.

Regards,

Kris Koval

Kris Koval
Real Estate Development Specialist IV

Cc: Claire MacLachlan
Matt Mikolajewski
Lydia McComas
Grant Roeming
Dan Rolfs

SIGNATURES FOLLOW ON THE NEXT PAGE

RE: City of Madison Letter of Intent for a Third Amendment to Lease
2713 E Washington Avenue, Madison, Wisconsin

Agreed to and accepted this 30th day of June, 2026 by:

City:

By: Matthew B. Mikolajewski
Matt Mikolajewski

Its: _____
Director Economic Development Division

Date: 6/30/26

Lessor:

By: _____
Jason Rice

Title President

Date: 6-30-2026

Exhibit 1- Extended Lease Term Rent Schedule.

Proposed Third Amendment-Rent Schedule 5.28.26

Size (SF)-Premises		
Main Storage	3200	
Expansion Space	1664	
Total Sq. Ft.	4864	SF

Exhibit 1- Extended Lease Term Rent Schedule Section 5 b)

City Proposed Options to Renew and Annual Rent Amounts	Ending Date	New Annual Rent for Main Storage AND Expansion Space (4864 SF)	Monthly Rent	Annual Rent Amount/SF
Extended Lease Term				
12.1.2026	12.30.2027	$48,046.59	$4,003.88	$9.88
1.1.2028	12.30.2028	$49,487.99	$4,124.00	$10.17

Exhibit 2- Extended Renewal Option Term Rent Schedule

Exhibit 2- Extended Renewal Option Term Rent Schedule Section 6

City Proposed Options to Renew and Annual Rent Amounts	Ending Date	New Annual Rent for Main Storage AND Expansion Space (4864 SF)	Monthly Rent	Annual Rent Amount/SF
First Extended Renewal Option Term				
12.1.2029	12.30.2029	$50,972.63	$4,247.72	$10.48
Second Extended Renewal Option Term				
12.1.2030	12.30.2030	$52,501.81	$4,375.15	$10.79
Third Extended Renewal Option Term				
12.1.2031	12.30.2031	$54,076.86	$4,506.41	$11.12
Fourth Extended Renewal Option Term				
12.1.2032	12.30.2032	$55,699.17	$4,641.60	$11.45

AMENDED AND RESTATED EXHIBIT A

LEGAL DESCRIPTION

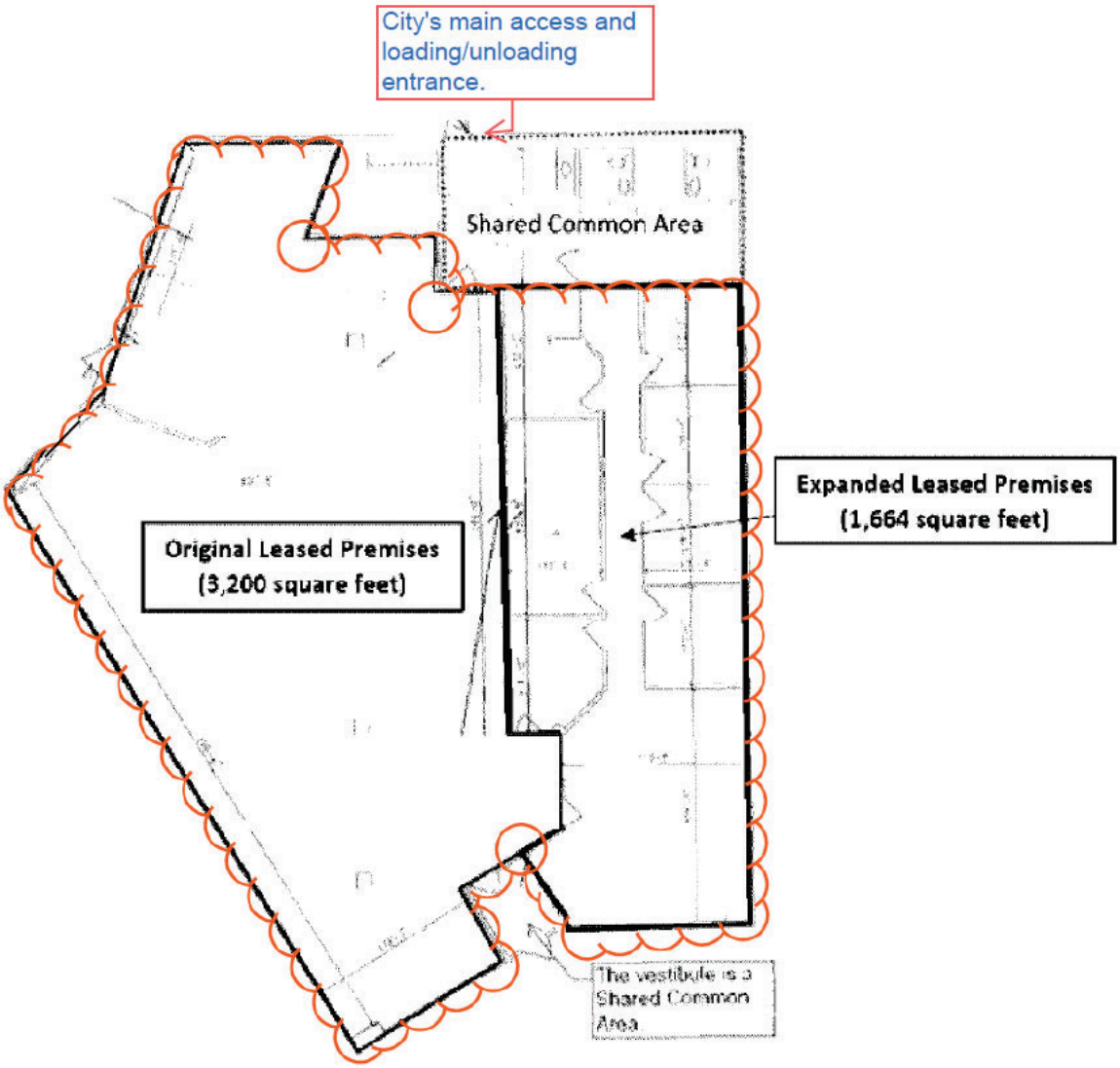
Lot 2, Dane County Certified Survey Map No. 14618, recorded in Volume 101 of Certified Surveys, pages 155-164 as Document No. 5360538, Dane County Register of Deeds, in the City of Madison, Dane County, Wisconsin.

Tax Parcel No. 251-0710-061-2936-8

AMENDED AND RESTATED EXHIBIT B

LEASED PREMISES FLOOR PLAN

The Leased Premises is the total area below within the bubbled outline that includes the Original Leased Premises and the Expanded Leased Premises.



City of Madison

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

Master

File Number: 93775

File ID:	93775	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	2	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	06/30/2026
File Name:	Amending the 2026 Sanitary Sewer Utility Capital Budget and awarding Public Works contract 9807 Fordem Avenue- First Street Relief Sanitary Sewer.			**Final Action:**	

Title: SUBSTITUTE: Amending the 2026 Sanitary Sewer Utility Capital Budget and awarding Public Works contract 9807 Fordem Avenue- First Street Relief Sanitary Sewer. (District 12).

Notes: Mark Moder

Sponsors:	John P. Guequierre And Badri Lankella	**Effective Date:**	
Attachments:	PROJECT MAP.pdf, 9807.pdf, 9807 award.pdf, 93775 version 1.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/30/2026	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction **Notes:** Finance Committee (7/13/26), Board of Public Works (7/8/26), Common Council (7/21/26)						
1	COMMON COUNCIL	07/07/2026	Refer	FINANCE COMMITTEE		07/13/2026	Pass
	Action Text: A motion was made by Madison, seconded by Glenn, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other. **Notes:** Additional referral to Board of Public Works.						
1	FINANCE COMMITTEE	07/07/2026	Referred	BOARD OF PUBLIC WORKS			
	Action Text: This Resolution was Referred to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	07/08/2026	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	07/13/2026	07/13/2026	Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Ald. Lankella, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE and should be returned by 7/13/2026. The motion passed by voice vote/other.						

1	FINANCE COMMITTEE	07/13/2026	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER	Pass

Action Text: A motion was made by Madison, seconded by Vidaver, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 93775

Fiscal Note

The proposed resolution authorizes the award of Public Works Contract 9807 Fordem Avenue - First Street Relief Sanitary Sewer in the estimated amount of $2,600,000 and amends the 2026 Adopted Sewer Utility Capital Budget. The budget amendment authorizes a net-neutral transfer of $1,200,000 existing Sewer Revenue Bond and $400,000 Sewer Reserves budget from the Cannonball Path Phase 6 project (Munis #10153), and $100,000 Sewer Reserves budget from the Government Rd Sewer Access project (Munis #16155) to the Fordem Ave First St Sanitary Upgrade project (Munis #14922) for total budget transfers of $1,700,000. Upon transferring this budget, funding for the award of the contract will be available in the Sewer Reconstruction program in the Sewer Utility Capital Budget. No additional appropriation is required.

Title

SUBSTITUTE: Amending the 2026 Sanitary Sewer Utility Capital Budget and awarding Public Works contract 9807 Fordem Avenue- First Street Relief Sanitary Sewer. (District 12).

Body

WHEREAS, The City of Madison advertised and received bids for the Public Works Contract 9807 Fordem Avenue- First Street Relief Sanitary Sewer. The City Engineer is proposing to utilize a transfer of budget authorization from Government Rd Sewer Access project (Munis #16155) and the recently bid project Cannonball Path Phase 6 (Munis #10153) project to cover costs of the relief sewer project.

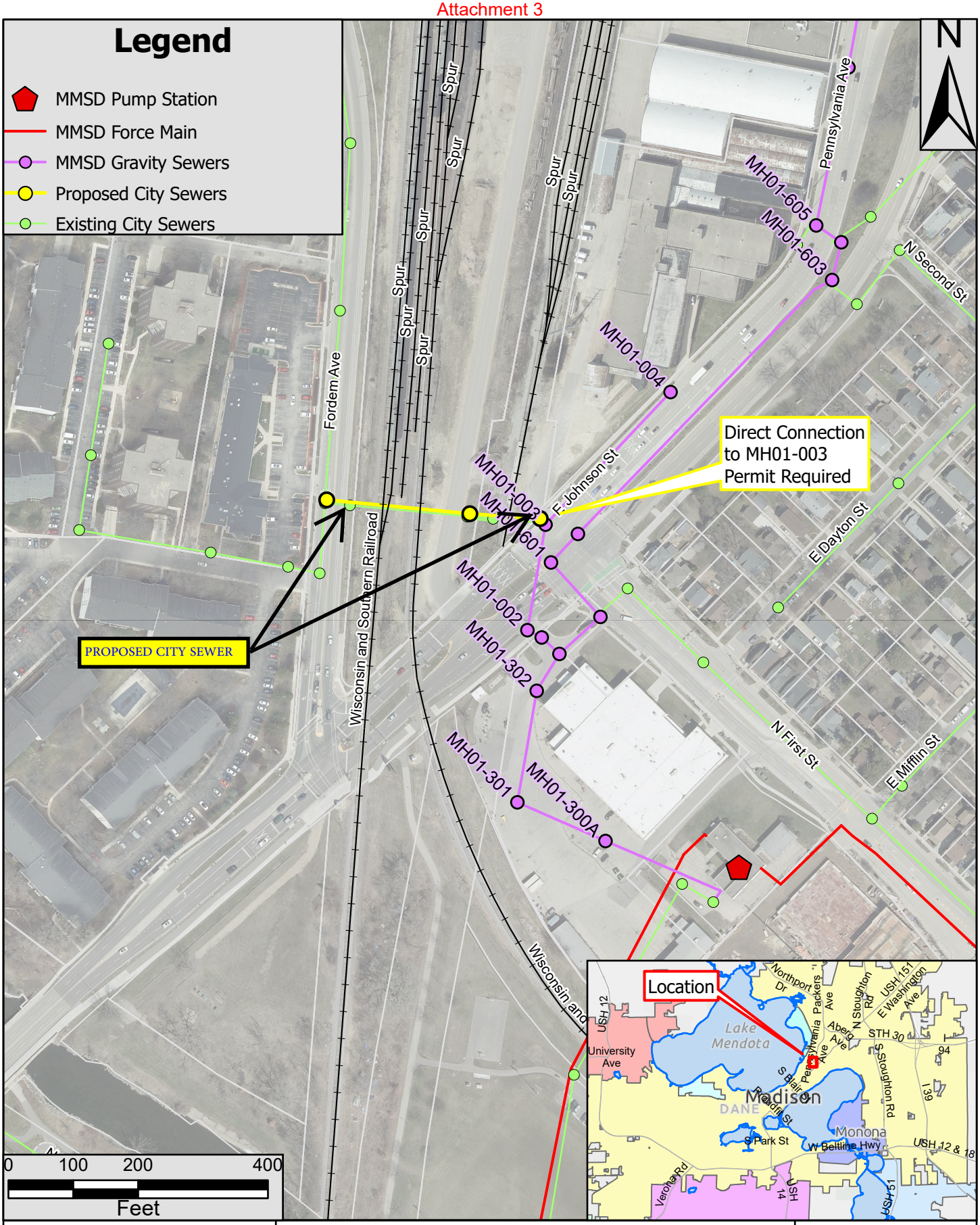
NOW, THEREFORE, BE IT RESOLVED, that the following low bid for improvements be accepted and that the Mayor and City Clerk be and are hereby authorized and directed to enter into a contract with the low bidder contained herein, subject to the Contractor's compliance with Section 39.02 of the Madison General 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; and,

BE IT FURTHER RESOLVED, that the 2026 Sewer Utility Capital Budget be amended to transfer ~~$1,700,000~~ $1,200,000 of existing Sewer Revenue Bond~~s~~ and $400,000 Sewer Reserves budget from the Cannonball Path Phase 6 Project (Munis #10153) and $100,000 ~~Cash~~ Sewer Reserves budget ~~authority~~ from the Government Rd Sewer Access project (Munis #16155) ~~and Cannonball Path Phase 6 (Munis #10153)~~ to the Fordem Avenue- First Street Relief Sanitary Sewer project (MUNIS 14922); and,

BE IT FINALLY RESOLVED that the funds be encumbered to cover the costs of the projects contained herein.

See attached document (Contract No. 9807) for itemization of bids.

Attachment 3



Madison Metropolitan Sewerage District

Fordem Ave - First Street Relief Sewer
City of Madison
MMSD Plan No. 2026-011

User Name: curts
Date: 1/25/2026

Fordem Avenue - First Street Relief Sanitary Sewer
CONTRACT NO. 9807
DATE: 6/25/2026
PREQUALIFICATION: 210,275

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
Engineering Estimate	$1,661,828.50	
Speedway Sand & Gravel, Inc.	$2,082,004.86	OK
R. G. Huston Co., Inc.	$2,713,000.00	OK

CONTRACT NO. 9807
FORDEM AVE - FIRST STREET RELIEF SEWER

SPEEDWAY SAND & GRAVEL, INC

CONTRACT AWARD	**$ 2,082,004.86**
MAX CONTINGENCY (8%)	*$ 166,560.39*
SEWER: 14922-83-173: 54445	2,082,004.86
ACCT. CONTINGENCY 8%	166,560.39
ACCT. SUBTOTAL	2,248,565.25
GRAND TOTAL INCL. CONTINGENCY	**$ 2,248,565.25**

City of Madison

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

Master

File Number: 93775

File ID:	93775	**File Type:**	Resolution	**Status:**	ATS Review
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
Lead Referral:	FINANCE COMMITTEE	**Cost:**		**File Created Date :**	06/30/2026
File Name:	Amending the 2026 Sanitary Sewer Utility Capital Budget and awarding Public Works contract 9807 Fordem Avenue- First Street Relief Sanitary Sewer.			**Final Action:**	

Title: Amending the 2026 Sanitary Sewer Utility Capital Budget and awarding Public Works contract 9807 Fordem Avenue- First Street Relief Sanitary Sewer. (District 12).

Notes: Mark Moder

Code Sections:		**CC Agenda Date:**	07/07/2026
Indexes:		**Agenda Number:**	8.
Sponsors:	John P. Guequierre And Badri Lankella	**Effective Date:**	
Attachments:	PROJECT MAP.pdf, 9807.pdf, 9807 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	7/1/2026	Robert Mulcahy	Approve	7/1/2026
2	1	7/9/2026	Ryan Pennington	Delegated	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	06/30/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/13/26), Board of Public Works (7/8/26), Common Council (7/21/26)					
1	COMMON COUNCIL	07/07/2026	Refer	FINANCE COMMITTEE			Pass
	Action Text:	A motion was made by Madison, seconded by Glenn, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
	Notes:	Additional referral to Board of Public Works.					

1	FINANCE COMMITTEE	07/07/2026 Referred	BOARD OF PUBLIC WORKS

Action Text: This Resolution was Referred to the BOARD OF PUBLIC WORKS

Text of Legislative File 93775

Fiscal Note

The proposed resolution authorizes the award of Public Works Contract 9807 Fordem Avenue - First Street Relief Sanitary Sewer in the estimated amount of $2,600,000 and amends the 2026 Adopted Sewer Utility Capital Budget. The budget amendment authorizes a net-neutral transfer of $1,200,000 existing Sewer Revenue Bond and $400,000 Sewer Reserves budget from the Cannonball Path Phase 6 project (Munis #10153), and $100,000 Sewer Reserves budget from the Government Rd Sewer Access project (Munis #16155) to the Fordem Ave First St Sanitary Upgrade project (Munis #14922) for total budget transfers of $1,700,000. Upon transferring this budget, funding for the award of the contract will be available in the Sewer Reconstruction program in the Sewer Utility Capital Budget. No additional appropriation is required.

Title

Amending the 2026 Sanitary Sewer Utility Capital Budget and awarding Public Works contract 9807 Fordem Avenue- First Street Relief Sanitary Sewer. (District 12).

Body

WHEREAS, The City of Madison advertised and received bids for the Public Works Contract 9807 Fordem Avenue- First Street Relief Sanitary Sewer. The City Engineer is proposing to utilize a transfer of budget authorization from Government Rd Sewer Access project (Munis #16155) and the recently bid project Cannonball Path Phase 6 (Munis #10153) project to cover costs of the relief sewer project.

NOW, THEREFORE, BE IT RESOLVED, that the following low bid for 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; and,

BE IT FURTHER RESOLVED, that the 2026 Sewer Utility Capital Budget be amended to transfer $1,700,000 of existing Sewer Revenue Bonds and Cash Reserves budget authority from Government Rd Sewer Access project (Munis #16155) and Cannonball Path Phase 6 (Munis #10153) to the Fordem Avenue- First Street Relief Sanitary Sewer project (MUNIS 14922); and,

BE IT FINALLY RESOLVED that the funds be encumbered to cover the costs of the projects contained herein.

See attached document (Contract No. 9807) for itemization of bids.

City of Madison

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

Master

File Number: 93777

File ID:	93777	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	2	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	07/01/2026
File Name:	Authorizing a jurisdictional transfer agreement between the Wisconsin Department of Transportation and the City of Madison for portions of S. Park Street, W. Washington Avenue, Proudfit Street, North Shore Drive, John Nolen Drive, and S. Blair Street; and			**Final Action:**	

Title: SUBSTITUTE. Authorizing a jurisdictional transfer agreement between the Wisconsin Department of Transportation and the City of Madison for portions of S. Park Street, W. Washington Avenue, Proudfit Street, North Shore Drive, John Nolen Drive, and S. Blair Street; establishing a special revenue fund for transportation-related revenues and expenditures; and amending the budget for the North-South Bus Rapid Transit project to appropriate $15 million from the special revenue fund. (District 4, District 6, District 13, District 14)

Notes: Chris Petykowski

Sponsors:	Noah L. Lieberman, Davy Mayer, Derek Field, Michael E. Verveer, Sean O'Brien And Sabrina V. Madison	**Effective Date:**	
Attachments:	Park Street Jurisdictional Transfer Common Council.pdf, CH330_STHX151_EastWash_Draft.pdf, 070726_CC_public_comment.pdf, CH329_STHX151.pdf, RegistrantsReport 7.pdf, Public comment BPW meeting item 7.pdf, 93777 v1.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	07/01/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/13/26), Transportation Commission (7/15/26), Board of Public Works (7/8/26), Common Council (7/21/26)					
1	COMMON COUNCIL	07/07/2026	Refer	FINANCE COMMITTEE		07/13/2026	Pass

Action Text: A motion was made by Madison, seconded by Glenn, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.
Notes: Additional referrals to Transportation Commission, Board of Public Works.

1	FINANCE COMMITTEE	07/07/2026	Referred	TRANSPORTATI ON COMMISSION		07/15/2026	

Action Text: This Resolution was Referred to the TRANSPORTATION COMMISSION

1	FINANCE COMMITTEE	07/07/2026	Referred	BOARD OF PUBLIC WORKS			

Action Text: This Resolution was Referred to the BOARD OF PUBLIC WORKS

1	BOARD OF PUBLIC WORKS	07/08/2026	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	07/13/2026	07/13/2026	Pass

Action Text: A motion was made by Ald. Guequierre, seconded by Williams, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE and should be returned by 7/13/2026. The motion passed by voice vote/other.

2	FINANCE COMMITTEE	07/13/2026	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER				Pass

Action Text: A motion was made by Madison, seconded by Vidaver, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.

2	TRANSPORTATION COMMISSION	07/15/2026	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE			Pass

Action Text: Director of Transportation Christof Spieler provided verbal reports and was available for questions.

Registrants as follows: Support, wish to speak; Nicholas Davies, Richard St; Gabriel Hill, Presidential Ln;
Oppose, wish to speak; Siddiqua DeShazer, Forest Run Ct;

Kliems moved to Return to Lead with the Recommendation for Approval, seconded by O'Brien. The motion passed by voice vote/other.

Text of Legislative File 93777

Fiscal Note

This resolution authorizes a jurisdictional transfer agreement between the City of Madison and the State of Wisconsin Department of Transportation. Under the agreement, the City will assume full responsibility for sections of US Highway 151 from the Beltline to Blair/ East Washington. The specific roadway segments subject to jurisdictional transfer are detailed in the body of the resolution and attachments.

Currently, the City and State share responsibility for these roadways. The City performs regular maintenance (e.g. snowplowing, patching potholes), the City and the State share responsibility for future reconstruction, and the State has authority for approval of any roadway changes under its policies. The City receives an annual state aid payment (Connecting Highway Aid) of approximately $300,000 to offset maintenance costs.

Under the jurisdictional transfer agreement, the City will assume full responsibility for these roadways. The State would pay $37 million to the City by September 30, 2026. This sum was calculated by WisDOT based on procedures dictated by the Wisconsin Department of

Transportation Facility Development Manual chapter 4, section 5 and represents the costs of future pavement replacement between 2026 and 2035. These funds would be deposited in a new transportation special revenue fund for the purpose of transportation-related operating costs and capital improvements. The City would no longer receive the annual Connecting Highway aid for these roadways or receive state funding for future reconstruction projects for these roadways. Expenses that were previously supported with State contributions would be paid with City funds, including the funds provided through this up-front payment.

Additionally, the resolution amends the budget for the North South Bus Rapid Transit (BRT) capital project in the Transportation budget (Munis #13665) to appropriate $15 million of the funds received through the payment from the jurisdictional transfer.

Title

SUBSTITUTE. Authorizing a jurisdictional transfer agreement between the Wisconsin Department of Transportation and the City of Madison for portions of S. Park Street, W. Washington Avenue, Proudfit Street, North Shore Drive, John Nolen Drive, and S. Blair Street; establishing a special revenue fund for transportation-related revenues and expenditures; and amending the budget for the North-South Bus Rapid Transit project to appropriate $15 million from the special revenue fund. (District 4, District 6, District 13, District 14)

Body

EDITOR'S NOTE: The title of this legislative file has been modified as follows.

Title: SUBSTITUTE. Authorizing a jurisdictional transfer agreement between the Wisconsin Department of Transportation and the City of Madison for portions of S. Park Street, W. Washington Avenue, Proudfit Street, North Shore Drive, John Nolen Drive, and S. Blair Street; ~~and~~ establishing a special revenue fund for transportation-related revenues and expenditures; and amending the budget for the North-South Bus Rapid Transit project to appropriate $15 million from the special revenue fund. (District 4, District 6, District 13, District 14)

WHEREAS, S. Park Street from W. Badger Road to W. Washington Avenue, W. Washington Avenue from S. Park Street to Proudfit Street, Proudfit Street, North Shore Drive, John Nolen Drive from North Shore Drive to S. Blair Street, and S. Blair Street from John Nolen Drive to E. Washington Avenue currently have the status of State Connecting Highways and the designation of US 151, and;

WHEREAS, these roadways are an integral part of the city, playing an important role in moving people and goods, supporting environmental sustainability, fostering economic activity and facilitating a wide array of uses and activities, and;

WHEREAS, the responsibility for these roadways is currently shared between the Wisconsin Department of Transportation and the City of Madison, with the city performing regular maintenance, the city and the state sharing responsibility for future reconstruction, and the state having authority for approval of any roadway changes under its policies, and;

WHEREAS, the Wisconsin Department of Transportation currently pays the city Connecting Highway Aids and would provide funding for a portion of future roadway reconstruction, and;

WHEREAS, the Wisconsin Department of Transportation has found that the public good will best be served by removing these roadways from the state highway system and rerouting US 151, and;

WHEREAS, the City of Madison has concluded that its residents will benefit from the city having complete control of these roadways, and;

WHEREAS, the Wisconsin Department of Transportation and the City of Madison have reached an agreement to transfer jurisdiction of these roadways, resulting in them being city-controlled streets, and;

WHEREAS, the agreement would transfer all reconstruction, design, operational, and permitting responsibilities to the city, with the city retaining maintenance and rehabilitation responsibilities, and;

WHEREAS, investment in transportation infrastructure, including roadways, bicycle and pedestrian facilities, and transit equipment and facilities, along with the costs to operate and maintain that infrastructure, is critical to the City's economy and the well-being of its residents, and;

WHEREAS, allocating revenues toward our transportation needs will help with planning for prudent and effective investments now and in the future, and;

WHEREAS, the agreement includes a Cost to Cure payment to the city of $37,000,000., to help defray the one-time, initial capital and operating costs to maintain these additional system miles and;

WHEREAS, the North-South Bus Rapid Transit Project (N-S BRT) (Munis Project #13665) includes improvements along the Park St. corridor, and the 2025 adopted budget included up to $40 million in additional unsecured federal funds, for a total of $159.1 million in federal funds. These funds were not expended in prior years and the budget authority carried forward into 2026; and,

WHEREAS, the City must demonstrate its available budget for the N-S BRT project to the Federal Transit Administration (FTA) to receive federal funding; and,

WHEREAS, the Wisconsin Department of Transportation previously committed $10 million for the N-S BRT project, which was not reflected as a funding source in the N-S BRT project in the city budget, but which is replaced by the funding in the Jurisdictional Transfer; and,

WHEREAS, the North-South BRT project budget has been refined based on further design and risk analysis, reducing the total project cost relative to the adopted 2025 budget;

WHEREAS, the total federal contribution is expected to be $119.1 million; and,

WHEREAS, $15 million in funding from the jurisdictional transfer agreement could be used for improvements on the Park St. corridor that would advance the N-S BRT project, therefore it would be appropriate to apply these revenues to the existing capital project.

NOW, THEREFORE, BE IT RESOLVED, the Common Council authorizes the Mayor to sign a jurisdictional transfer agreement between the Wisconsin Department of Transportation and the City of Madison for portions of S. Park Street, West Washington Avenue, Proudfit Street, North

Shore Drive, John Nolen Drive, and S. Blair Street, and;

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the payment received from the Wisconsin Department of Transportation related to this Jurisdictional Transfer will be deposited to a transportation special revenue fund for the purpose of transportation-related operating costs and Capital improvements.

NOW, THEREFORE, BE IT FINALLY RESOLVED that the North South BRT project (Munis #13665) in the 2026 budget is here by amended to ~~replace the $10,000,000 of WisDOT funding with~~ appropriate $15,000,000 of funding from the jurisdictional transfer revenues to the N-S BRT project and to cancel carryforward budget authority of $40,000,000 in federal funds. ~~of Other Government Payment for Services~~.

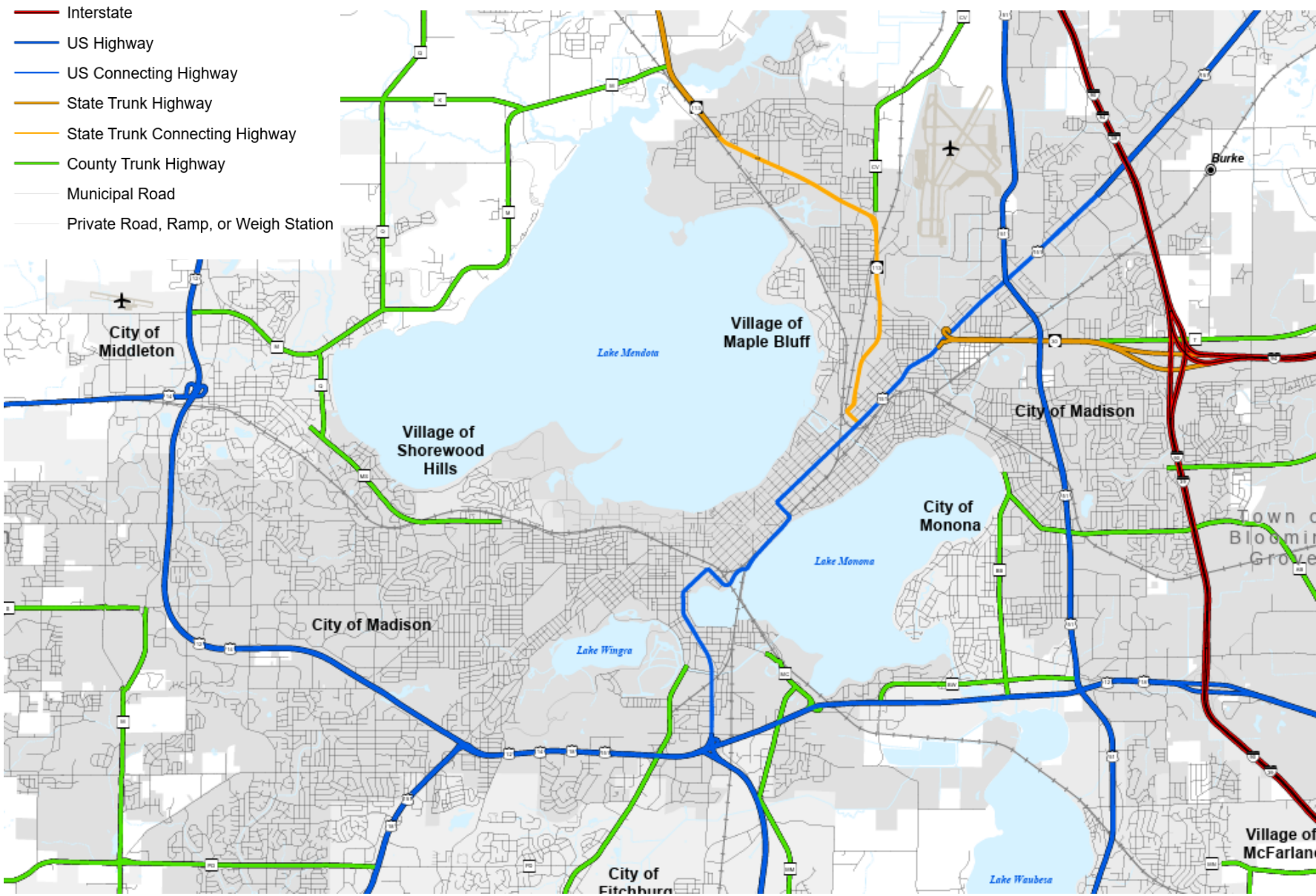
WisDOT Jurisdictional Transfer

Common Council

July 1, 2026

Street and Highway Jurisdiction:

Who's in Charge of a Road?



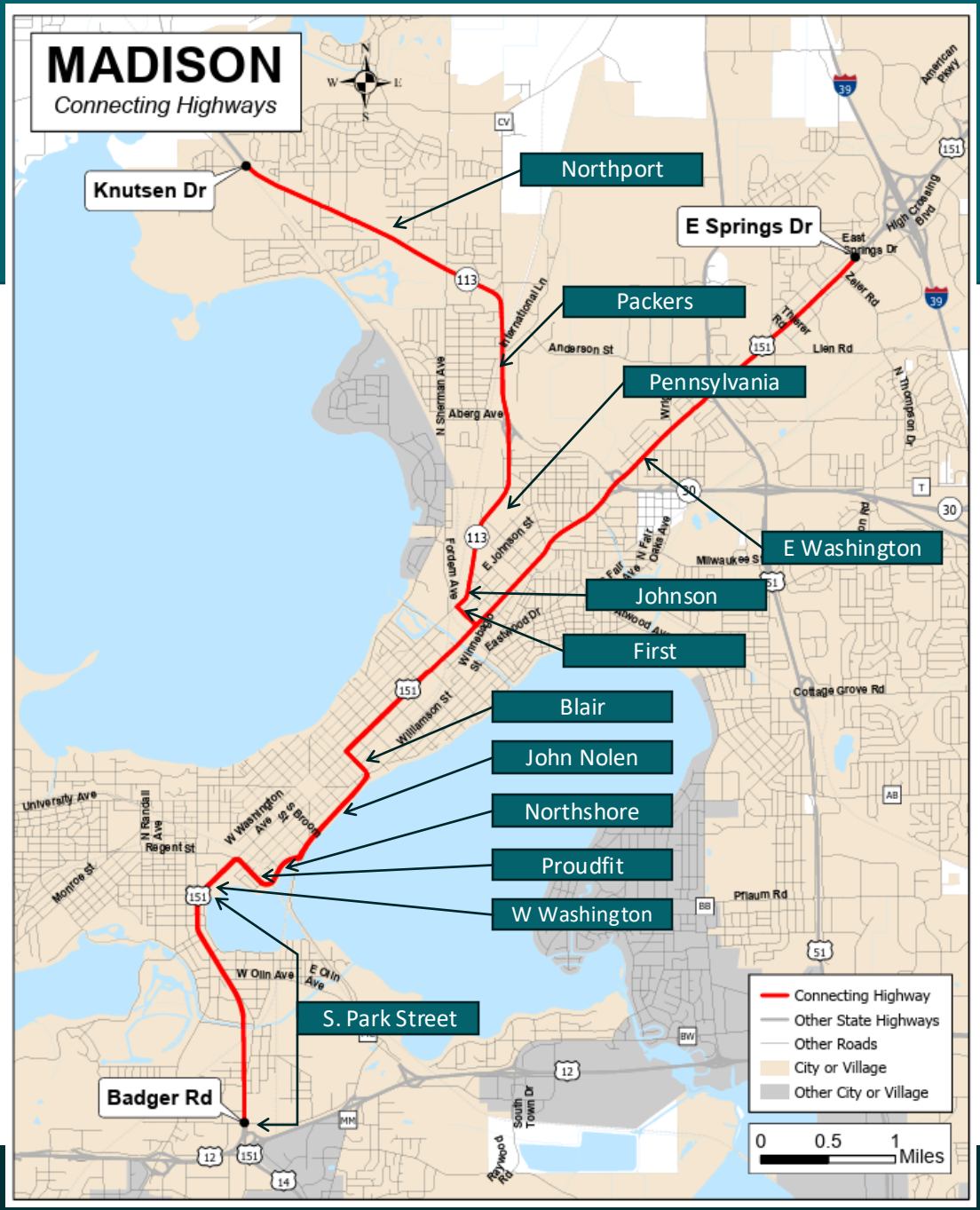
Street and Highway Jurisdiction

Street / Highway Type	Who is responsible for maintenance? (snow plowing, potholes, etc.)	Who designs it? (including signals, # of lanes, etc.)
Interstate	WisDOT	WisDOT (subject to Federal approvals)
US Highway	WisDOT	WisDOT (subject to Federal approvals)
US Connecting Highway	City of Madison (with WisDOT maintenance payments)	WisDOT w/City input or City of Madison w/ WisDOT approval
State Trunk Highway	WisDOT	WisDOT
State Trunk Connecting Highway	City of Madison (with WisDOT maintenance payments) •	WisDOT w/City input or City of Madison w/ WisDOT approval
County Trunk Highway	Dane County (unless City has agreement)	Dane County or City
Municipal Road (City Street)	City of Madison	City of Madison
Private Road	Private owner	Private owner (subject to City approvals)

What are Connecting Highways?

Local streets that carry state highways through cities and villages

- The **City maintains and operates** them
- WisDOT **reviews and approves** major maintenance and traffic control changes
- The City receives annual **Connecting Highway Aids** to help maintain them to state standards
- Reconstruction projects are a **state–local partnership** (state funding + local cost share)
  - *State generally fully funds reconstruction of two thru lanes and related typical street infrastructure*

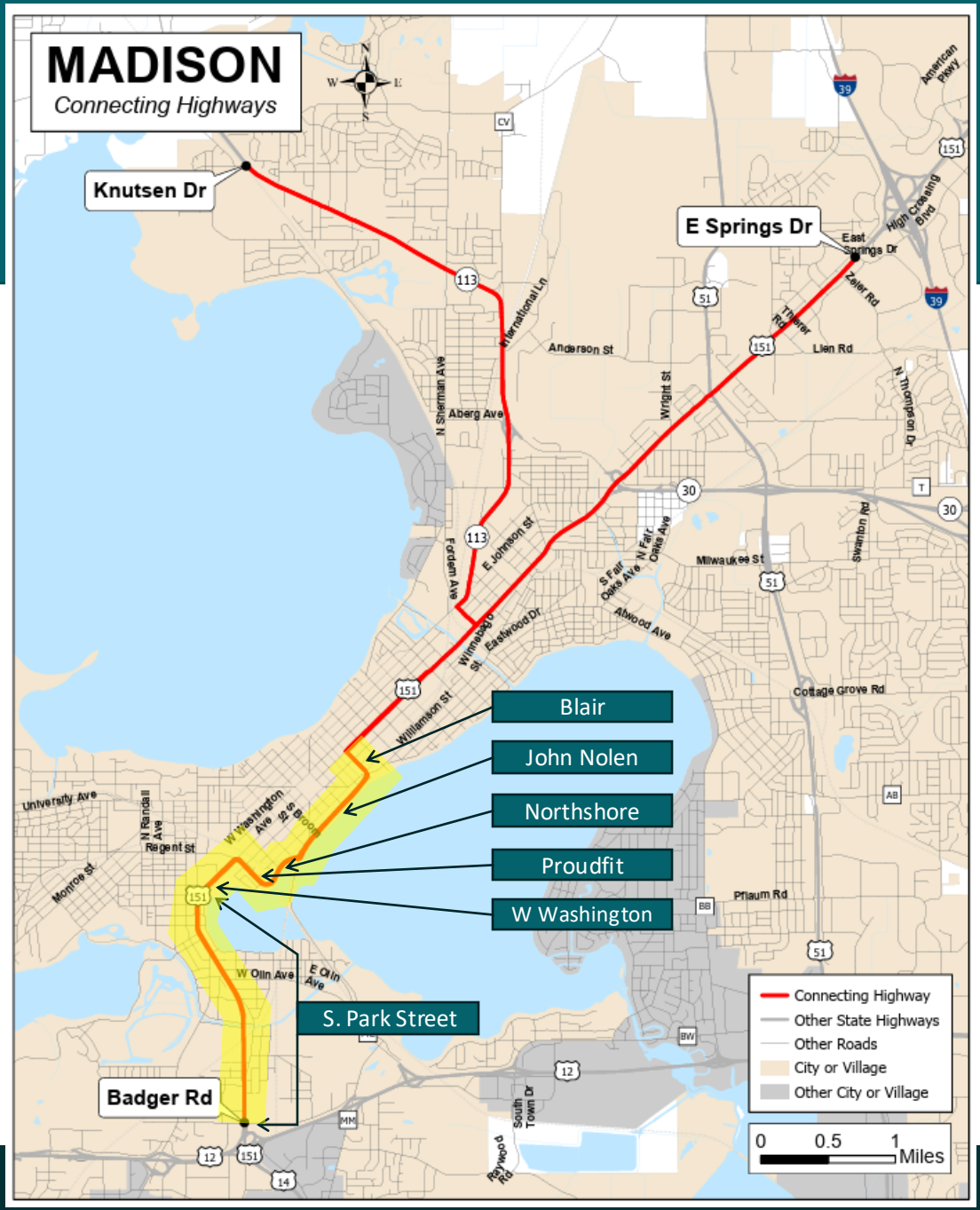


https://wisconsindot.gov/Pages/projects/data-plan/plan-res/connecting.aspx

Jurisdictional transfer

Current US 151 from the Beltline to Blair/East Washington is fully transferred from WisDOT to the city

- Park from Beltline to West Washington
- West Washington from Park to Proudfit
- Proudfit
- North Shore Drive
- John Nolen from North Shore Drive to Blair
- Blair from John Nolen to East Washington



Redesignation of 151

The US 151 designation is rerouted

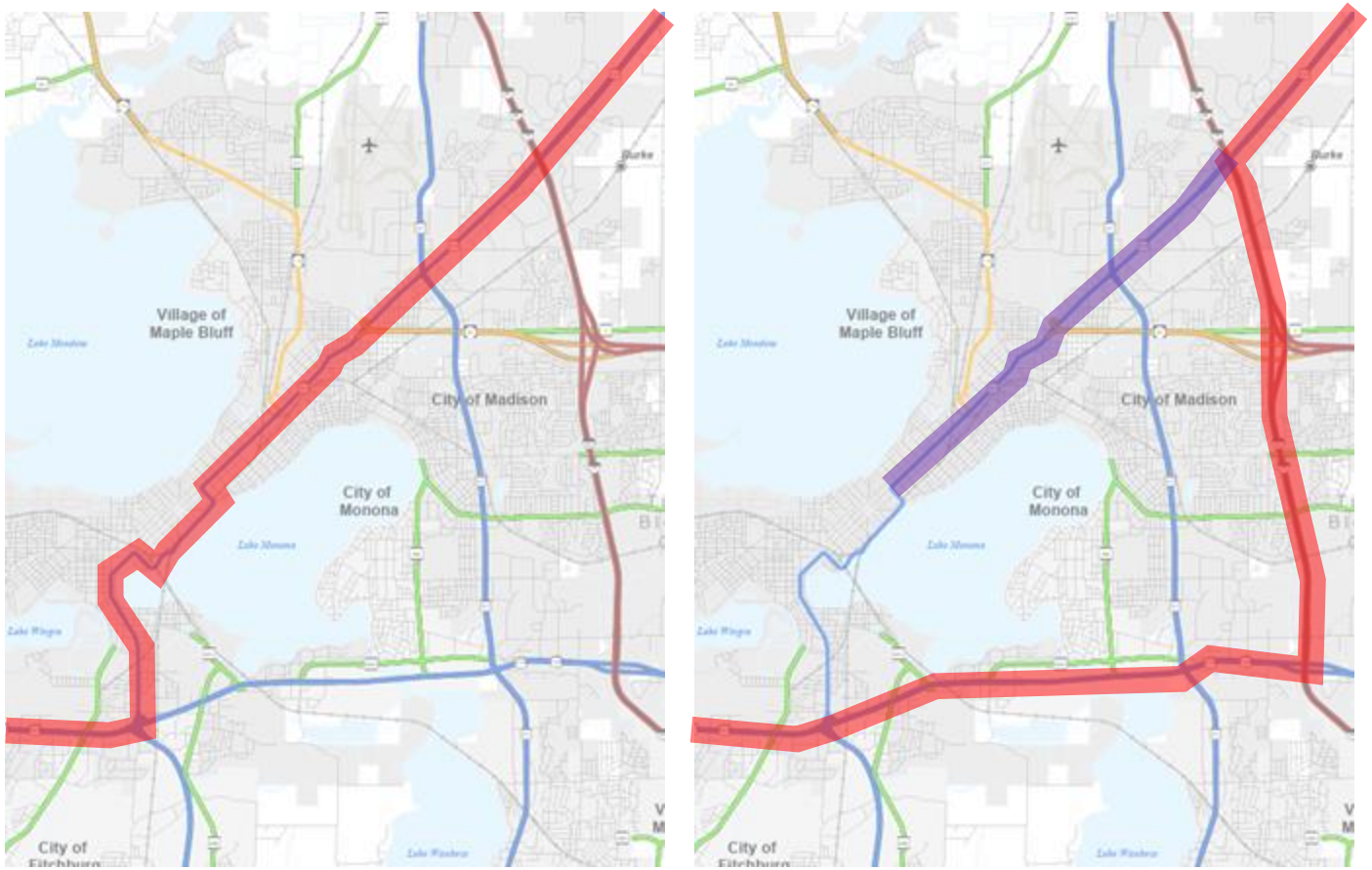
- US 151 extends from near Cedar Rapids, IA to Mantiowoc, WI
- New path follows Beltline, Interstate
- For through traffic: 0.8 miles longer but 8 minutes faster

New designation for East Washington

- Spur route from Interstate/East Washington to Interstate/Blair
- Will not be a posted highway number

Roadways remain part of the National Highway System

- Eligible for some federal funds
- Some design standards apply



Agreement structure

- First agreement
  - Rescinds state connecting highway status from Badger to East Springs
  - Reverts West Washington, Proudfit, Lakeshore, John Nolen, Blair to city
  - Jurisdictionally transfers Park Street to city
  - Adds East Washington back as connecting highway
  - Reroutes 151
  - Transfers maintenance responsibilities
  - Pays $37m to city by Sept 30, 2026
  - Prohibits use of STP-Urban funds on roadways for 10 years

- Second agreement
  - Adds a connecting highway designation to East Washington

segment	roadway	Rescind connecting highway (sec 3)	Revert to local (sec 4)	Revert to state trunk (sec 4)	transfer to city (sec 5)	Add to state turnk (sec 6)	Reoute highway designation (sec 7)	Add connecting highway (second agreement)	Cost to cure	result	City access rights	City permitting	No state maintenance	City daily maintenance	
1	Park Street	x		x	x				$9.5m 1-A $5m 1-B $8m 1-C	City roadway	x	x	x	x	Park/Badger signal ops unchanged
2	West Washington	x	x						none	City roadway	x	x	x	x	
3	Proudfit, Lakeshore	x	x						$2m	City roadway	x	x	x	x	
4	John Nolen	x	x						$12.5m	City roadway	x	x	x	x	
5	Blair	x	x						none	City roadway	x	x	x	x	E Wash /Blair signal ops unchanged
6	East Washington (Blair to East Springs)	x		x				x		Connecting Highway	x	x		x	
7 (overlaps 6)	East Washington (Blair to interchange)					x				New highway number					
8	Beltline/Interstate									New route for 151					

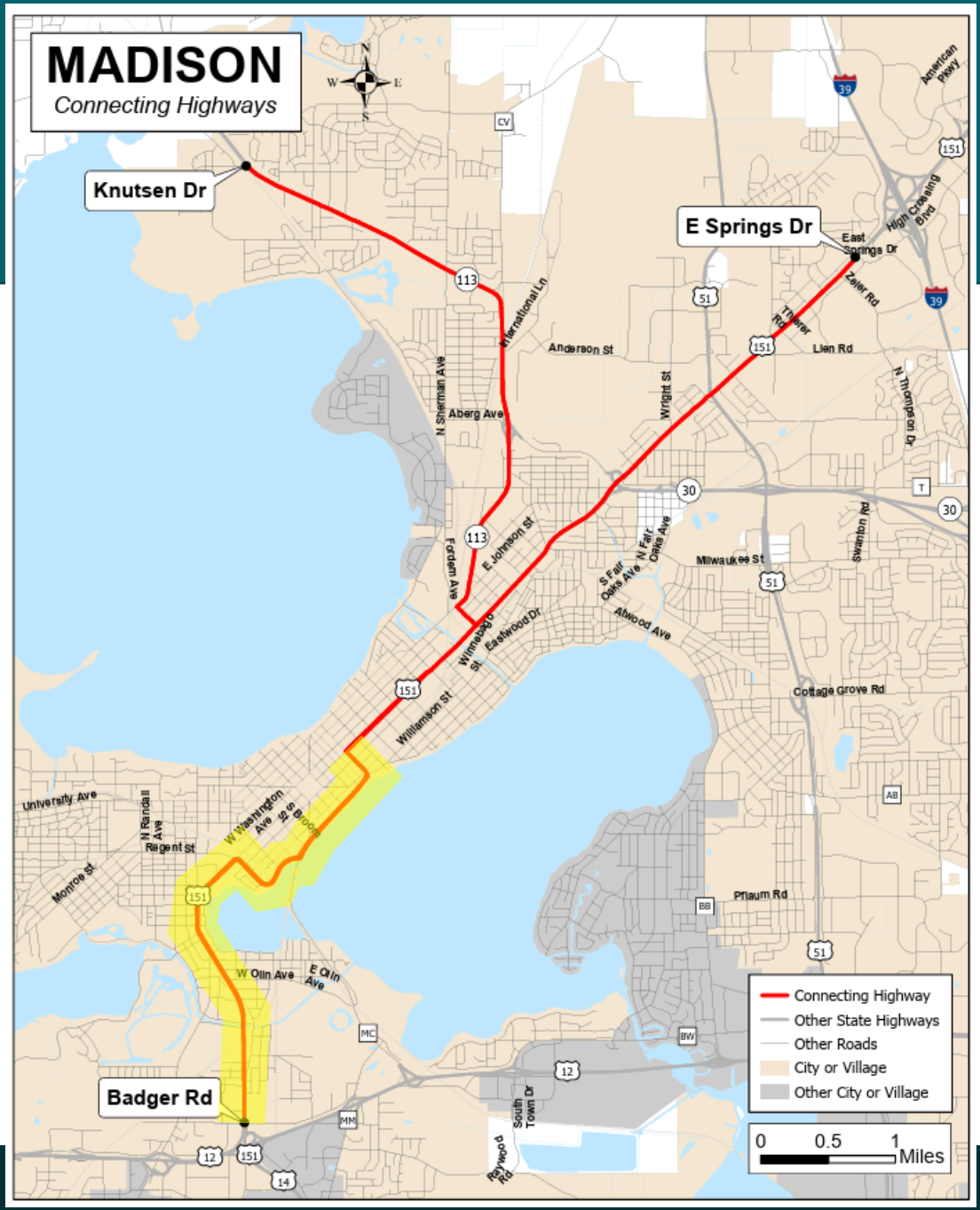
Financial considerations

City of Madison no longer receives state connecting highway funding for portion transferred

- No **Connecting Highway Aids** (~$300K per year)
- No state funding for future reconstruction

City of Madison receives one time transfer

- $37 million from WisDOT to City of Madison
- Will be placed in a new fund for transportation projects
- Up to $15 million of that allocated to Park Street reconstruction (replacing $10 million in WisDOT reconstruction funding)
- Future reconstruction needs have been identified for the streets in the corridor.



Why do this?

Benefits

- More logical route for 151 that matches travel patterns
- Full design control for City of Madison
- Up front payment for reconstruction

Costs

- No state connecting highway aids
- No state funding for future reconstruction

Does not change

- No change in roadway connectivity
- No change in maintenance responsibility

Actions going forward

Approval by City of Madison

- Common Council and committees
- Signature by mayor

Approval by WisDOT

- Signature by secretary
- Application to the AASHTO Special Committee on U.S. Route Numbering for final approval

Questions?

AGREEMENT FOR
CONNECTING HIGHWAY CHANGE NUMBER 330
PERTAINING TO
STATE TRUNK HIGHWAY X151
BLAIR STREET TO EAST SPRINGS DRIVE
CITY OF MADISON
DANE COUNTY

1. Introduction

The Wisconsin Department of Transportation (DEPARTMENT) has proposed a Connecting Highway Change in the city of Madison (CITY) in Dane County, whereby:

- A portion of STH X151 will be designated as a Connecting Highway.

2. Statutory Authority of State Highway Change

All determinations and decisions herein and hereafter described are made in accordance with Section 86.32(1) of the Wisconsin State Statutes whereby the DEPARTMENT is proposing Connecting Highway Change Number 330 to add a segment of Connecting Highway in the CITY.

3. Determination and Description of Highway Segment To Be Designated A Connecting Highway

The DEPARTMENT hereby finds, determines and makes this decision that the public good will best be served by designating as a Connecting Highway, the highway described as:

Segment 1- STH X151

Beginning at a point on STH X151 at intersection of Blair Street to East Springs Drive. Said segment is depicted on **Attachment** 1 as **Segment** 1.

The segment length of this addition is 5.56 miles.

4. Physical and Effective Date of Change

The physical and effective date for the determination action for the Connecting Highway designation described in Section 3 is the signature date shown on the bottom of this document.

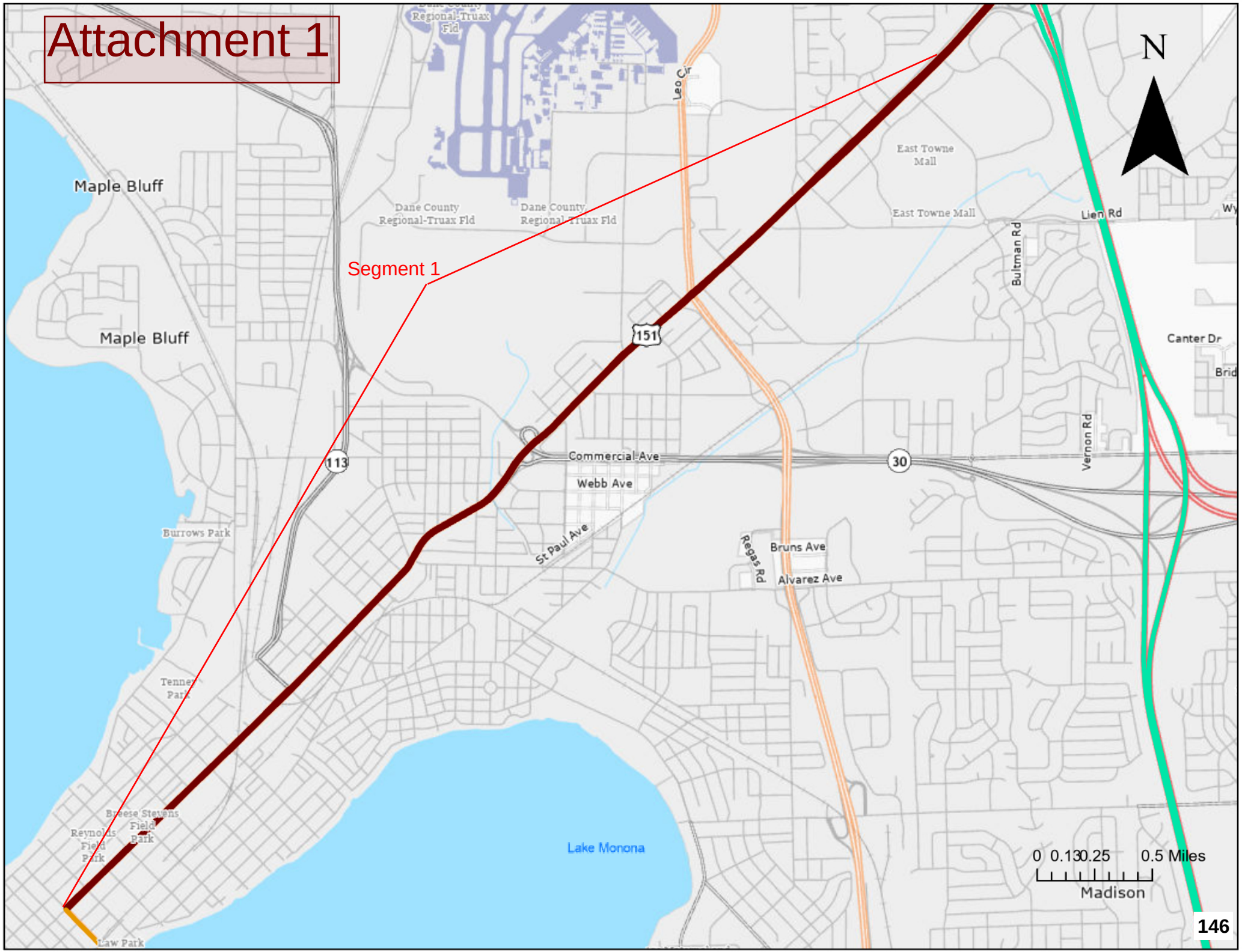
DRAFT

Approved for the Wisconsin Department of Transportation by:

_____	_____
Rebecca Burkel Administrator Division of Transportation System Development Wisconsin Department of Transportation	Date
_____	_____
Local	Date

DRAFT

Attachment 1



Fields, Debbie

From: Siddiqua DeShazer <siddiqpd@gmail.com>
Sent: Tuesday, July 7, 2026 2:11 PM
To: Madison, Sabrina; All Alders; Mayor; Board of Public Works; Finance Committee; swr.dtsd@dot.wi.gov; Vision Zero; cityclerk@cityofmadison.com
Subject: OPPOSITION: Jurisdictional Transfer (Park St/John Nolen) — Beltline Hazards, Regressive Enforcement, & Budget Deficits 7/8/26 Board of Public Works

Some people who received this message don't often get email from siddiqpd@gmail.com. Learn why this is important

Caution: This email was sent from an external source. Avoid unknown links and attachments.

To Alder Madison, the Common Council, City Clerk, and Mayor Rhodes-Conway:

I am writing as a resident of District 17 (3346 Forest Run) to formally put my opposition to the jurisdictional transfer of S. Park Street, W. Washington Avenue, and John Nolen Drive on the official written record. The current proposal represents a contradiction in the city's fiscal prioritization, traffic flow logic, and approach to equitable justice.

1. The Mechanical Failure: Displacing Hazards onto the Beltline

As a daily commuter on the Beltline, I observe the severe congestion at the US-151/Park Street exit, which routinely backs up past Fish Hatchery Road. Because the exit acts as a constricted valve, any Vision Zero lane reduction on Park Street will drastically reduce the volume of vehicles that can exit the highway per minute. This will mathematically push the dead-stop traffic line further back onto the high-speed interstate, creating a lethal rear-end collision zone. The city's proposal does not eliminate traffic violence; it displaces it onto WisDOT's high-speed corridor.

2. The Restorative Justice Void & Un-Audited Enforcement

The city relies on the tragic death of Sasha Rosen to justify this transfer. However, MPD records confirm the intersection already had a 25 mph limit and active flashing warning beacons. The driver ignored them while traveling 62 mph. Passive engineering cannot fix active non-compliance. Furthermore, relying on physical policing defaults to a regressive financial citation system. Financial fines punish our lowest-income neighbors the hardest while acting as a mere "cost of speeding" for the wealthy. If the city truly wants a progressive Vision Zero, it must advocate for automated enforcement (cameras) paired with restorative justice diversion programs (community volunteering/education). Instead of absorbing road debt, Madison should pool its resources with Milwaukee to lobby the state legislature to repeal the ban on automated enforcement.

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Proponents of this transfer frequently state that federal Safe Streets grants or Capital funds will pay for the road redesign, indicating it does not affect our operating budget for social services. This overlooks a critical structural liability. While Capital grants may pay for the initial paint, taking jurisdiction of a state highway transfers the long-term Operating liabilities to the city.

Currently, WisDOT pays the daily costs for plowing, winter salting, and heavy base-patching on these corridors. If Madison takes ownership, the cost of that daily maintenance permanently shifts onto the city's General Operating Fund. This is the exact same bucket of money that is currently facing a $3.3 million deficit to provide 24/7 staffing at the new Bartillon men's shelter.

Furthermore, in November 2024, Madison taxpayers passed a historic $22 million operating referendum purely to keep basic city services running, concurrent with a massive $550 million MMSD school referendum. Taxpayers are already stretched to their absolute limits funding our schools and keeping the city's lights on. We cannot claim operating budget austerity when evaluating a $3.3 million gap for unhoused residents, while simultaneously volunteering to permanently absorb WisDOT's operating liabilities for regional highways. Every mile of state highway we absorb mathematically drains the exact same General Fund we need for community care. You cannot separate the road from the ledger.

I urge you to vote against this transfer. Keep the physical and fiscal liability of state highways with the state.

One love,
Siddiqua DeShazer
3346 Forest Run CT
Madison, WI 53704

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION
CONNECTING HIGHWAY CHANGE NUMBER 329
And
STATE TRUNK HIGHWAY JURISDICTIONAL TRANSFER NUMBER 389
And
STATE TRUNK HIGHWAY SYSTEM CHANGE NUMBER 880
PERTAINING TO
UNITED STATES HIGHWAY 151 (USH 151) AND
STATE HIGHWAY X151 (STH X151)
DANE COUNTY

DRAFT

1. Introduction

The Wisconsin Department of Transportation (DEPARTMENT) has proposed a change to a segment of the State Trunk Highway System in the city of Madison, city of Monona and town of Burke, in Dane County, whereby a segment of USH 151 will be rerouted to run concurrent with USH 12, USH 18, Interstate Highway 39 (IH 39), IH 90 and IH 94. Additionally, the DEPARTMENT has proposed a change to the State Trunk Highway System in the city of Madison, in Dane County, whereby the new highway numbered STH X151 will be established over existing local road system. These actions require the recission of the existing Connecting Highway of USH 151 within the city of Madison (CITY) in addition to a jurisdictional transfer of a portion of USH 151 predating Connecting Highway and Connecting Street legislation. These actions require no new construction or the acquisition of real property to accommodate the relocation of USH 151.

2. Statutory Authority

All determinations and decisions herein and hereafter described are made in accordance with Section 86.32(1) of the Wisconsin State Statutes whereby the DEPARTMENT is proposing Connecting Highway Change Number 329 to rescind a segment of Connecting Highway in the CITY.

All determinations and decisions herein and hereafter described are made in accordance with Section 84.02(8)(a)(b)(c) of the Wisconsin State Statutes whereby the DEPARTMENT may make additions and deletions to the state trunk highway system by entering into a jurisdictional transfer agreement with any local unit of government, and may contain any terms and conditions that the department and the local unit of government may deem necessary regarding maintenance or rehabilitation of any highway transferred.

All determinations and decisions herein and hereafter described are made in accordance with Section 84.02(1) and (3) (a) of the Wisconsin State Statutes whereby the DEPARTMENT is proposing to lay out and establish a segment of state trunk highway by way of a new location and having a distance along the deviation from the existing location of greater than 5 miles.

3. Determination and Description of Highway Segment Where Connecting Highway Designation Is To Be Rescinded

The DEPARTMENT rescinds the Connecting Highway designation from the following segment of highway described as:

Segment 1 - USH 151

Beginning at the intersection of West Badger Road to the intersection of West Washington Avenue, depicted on **Attachment 1** as **Segment 1**.

Segment 1 is approximately 1.79 miles.

Segment 2 - USH 151

Beginning at a point on USH 151 starting at the intersection of West Washington and Park Street to the intersection of Regent Street, depicted on **Attachment 1** as **Segment 2**.

Segment 2 is approximately 0.4 miles.

Segment 3 - USH 151

Beginning at the intersection of West Washington Avenue to the intersection of John Nolen Drive, depicted on **Attachment 1** as **Segment 3**.

Segment 3 is approximately 0.63 miles

Segment 4 - USH 151

Beginning at the intersection of John Nolen Drive to the intersection of Blair Street, depicted on **Attachment 1** as **Segment 4**.

Segment 4 is approximately 0.83 miles

Segment 5 - USH 151

Beginning at the intersection of Blair Street to the intersection of East Washington Avenue, depicted on **Attachment 1** as **Segment 5**.

Segment 5 is approximately 0.21 miles

Segment 6 - USH 151

Beginning at a point on USH 151 starting at the intersection of Blair Street to the intersection of East Springs Drive, depicted on **Attachment** 1 as **Segment** 6.

Segment 6 is approximately 5.30 miles.

4. <u>Disposition of Highway Segment Where Connecting Highway Designation Was Rescinded</u>

The Department has determined that upon rescission of the connecting highway designation the underlying highway of Segment 1 will revert to a state trunk highway under the sole jurisdictional authority of the Department. This action is executed concurrently with Jurisdictional Transfer Agreement 389.

The Department has determined that upon rescission of the connecting highway designation the underlying highway will revert to local jurisdiction as a city roadway for Segments 2, 3, 4, 5.

The Department has determined that upon rescission of the connecting highway designation the underlying highway of Segment 6 will revert to a state trunk highway under the sole jurisdictional authority of the Department. This action is executed concurrently with Connecting Highway Agreement 330 and State Highway Change 880.

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5. **Determination and Description of State Highway Segment To Be Jurisdictionally Transferred by the Department to Local Jurisdiction**

The DEPARTMENT hereby finds that the public good will best be served by removing from the State Trunk Highway System, by jurisdictional transfer, the highway described as Segment 1.

6. **Determination and Description of State Highway Segment To Be Added To State Trunk Highway System**

The DEPARTMENT hereby finds that the public good will best be served by adding to the State Trunk Highway System the highway described as:

Segment 7- STH X151

> Beginning at a point at the intersection of USH 151 and Blair Street, easterly through the interchange of IH 39/90/94 and East Washington Avenue depicted on **Attachment 2 as Segment 7**.

Segment 7 is approximately 6.1 miles.

7. **Determination and Description of State Highway Segment To Be Rerouted Over The Existing State Trunk Highway System**

The DEPARTMENT hereby finds that the public good will best be served by adding to the State Trunk Highway System, the highway described as:

Segment 8 – USH 151

> Beginning at a point at the interchange of USH 12/18 and USH 14 in the city of Madison, easterly to the interchange of IH 39 and IH 90 and USH 12/18. Then northly through the interchange of IH 39/90 and IH 94 in the town of Burke, continuing northerly to the interchange of IH39/90/94 and East Washington Avenue in the city of Madison depicted as **Segment 8** on **Attachment 3**.

Segment 8 is 12.9 miles.

8. **Physical and Effective Date of Change**

The physical date for the removal from the State Trunk Highway of the highway segments noted in Section 3 and 5 shall be the date ####

The effective date for the determination action for the removal from the State Trunk Highway system of the highway segments noted in Section 3 and 5, is the signature date shown on the bottom of this document.

The physical date for the addition to the State Trunk Highway of the highway segments noted in Section 6 and 7 shall be the date ####

The effective date for the determination action for the addition to the State Trunk Highway system of the highway segments noted in Section 6 and 7, is the signature date shown on the bottom of this document.

DRAFT

9. Other Considerations

The Department has determined that Other Considerations should be included with the state highway changes herein identified:

RIGHT-OF-WAY

- The DEPARTMENT will retain ownership of all highway right-of-way acquired by fee.

ACCESS

- The DEPARTMENT will convey access rights to the City along Segments 1, 2, 3, 4, and 5 except where the DEPARTMENT has access rights by fee.

UTILITIES AND OTHER NON-ACCESS PERMITS

- The City will be the permitting authority on Segments 1, 2, 3, 4, and 5.

HIGHWAY MAINTENANCE AGREEMTNS

- This Agreement relieves the DEPARTMENT from all maintenance responsibilities or other preexisting obligations on Segments 1, 2, 3, 4, and 5 of highway transferred to the City except those noted in Wisconsin Statute section 84.10255. WisDOT shall transfer maintenance responsibilities for Segment 6 under Connecting Highway Agreement 330.

DAILY MAINTENANCE RESONSIBILTY

- The City will continue to perform daily maintenance on segments 1, 2, 3, 4, and 5.

FACILITIES TO BE JURISDICTIONALLY RETAINED BY THE DEPARTMENT

- No facilities will be retained by the Department on Segments 1, 2, 3,4, and 5.

CAPITALIZATION OF MAINTENANCE COSTS FOR ADDITIONAL NET MILES ASSIGNED

- WisDOT shall make no payment for the Capitalization of Maintenance costs to the City.

SYSTEM ROUTING AND NAMING CONVENTIONS

- The following Segments will revert to their local names.
    - Segment 1 will be named “Park Street.”
    - Segment 2 will be named “West Washington Avenue.”
    - Segment 3 will be named “Proudfit Street” from the intersection of West Washington Ave to West Brittingham Place.
    - Segment 3 will be named “North Shore Drive” from West Brittingham Place to John Nolen Drive.
    - Segment 4 will be named “John Nolen Drive.”
    - Segment 5 will be named “Blair Street.”

TRAFFIC OPERATIONS

- Signal operations at West Badger and Park St will continue to follow the existing “Traffic Signal and Lighting Maintenance Agreement” between the DEPARTMENT and the City.
- Signal operations at the intersection of East Washington and Blair Street will continue to follow the “Cooperative Agreement for the East-West Bus Rapid Transit Project” signed by the City on May 24th 2022.

SYNCHRONIZING GENERAL TRANSPORATION AID PAYMENTS

- No synchronization of General Transportation Aid will be done for this transfer.

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HISTORICAL PRESERVATION

- Significant work for this transfer will be the removal of USH 151 highway signs by the DEPARTMENT on the segments transferred to the City. Any impacts to historical properties will be avoided for the work to complete the jurisdictional transfer.

REHABILITATION/RECONSTRUCTION TREATMENTS

Segment Designation

- Segment 1 is subdivided into three parts for the cost to cure payment.
    - Segment 1-A begins at the intersection of West Badger Road northerly to the Wisconsin & Southern Railroad crossing depicted as Segment 1-A in Attachment 4.
    - Segment 1-B begins at the Wisconsin & Southern Railroad crossing northerly to the intersection with Olin Avenue depicted as Segment 1-B in Attachment 4.
    - Segment 1-C begins at the intersection of Olin Avenue northerly to the intersection of West Washington Avenue depicted as Segment 1-C in Attachment 4.
- Segments 2 ,3 ,4 , and 5 are previously described in section 3.

Roadway Rehabilitation

Payment for each segment follows procedures dictated by the Wisconsin Department of Transportation Facility Development Manual chapter 4, section 5:

- The DEPARTMENT will provide a cost to cure payment in fiscal year 2027 for Segment 1-A of $9,500,000. This payment is intended to represent pavement replacement scheduled between 2026 to 2035.
- The DEPARTMENT will provide a cost to cure payment in fiscal year 2027 for Segment 1-B of $5,000,000. This payment is intended to represent pavement replacement.
- The DEPARTMENT will provide a cost to cure payment in fiscal year 2027 for Segment 1-C of $8,000,000. This payment is intended to represent pavement replacement scheduled between 2026 and 2035.
- The DEPARTMENT will not provide a cost to cure payment for Segment 2
- The DEPARTMENT will provide a cost to cure payment in fiscal year 2027 for Segment 3 of $2,000,000. This payment is intended to represent a 3.5” mill and overlay between 2026 and 2035
- The DEPARTMENT will provide a cost to cure payment in fiscal year 2027 for Segment 4 of $12,500,000. This payment is intended to represent pavement replacement between 2028 and 2035.
- The DEPARTMENT will not provide a cost to cure payment for Segment 5.

The sum of payments to the CITY will be $37,000,000.00 to be paid by September 30, 2026 (“Cost to Cure Payment”).

Miscellaneous Items

- The City and its representatives of the Madison MPO may not apply for or use STP-Urban funds on segments transferred from the DEPARTMENT in this Agreement for a period of 10 years after WisDOT completes the Cost to Cure Payment to the CITY.

DRAFT

10. <u>Signatures and Identification of Final Acceptance and Agreement to All Terms</u>

Signatures in the places noted below hereby constitute final agreement to, and acceptance of, all items contained in this Agreement by the CITY and DEPARTMENT.

Approved for the Wisconsin Department of Transportation by:

_____ _____

Rebecca Burkel Administrator Date
Division of Transportation System Development
Wisconsin Department of Transportation

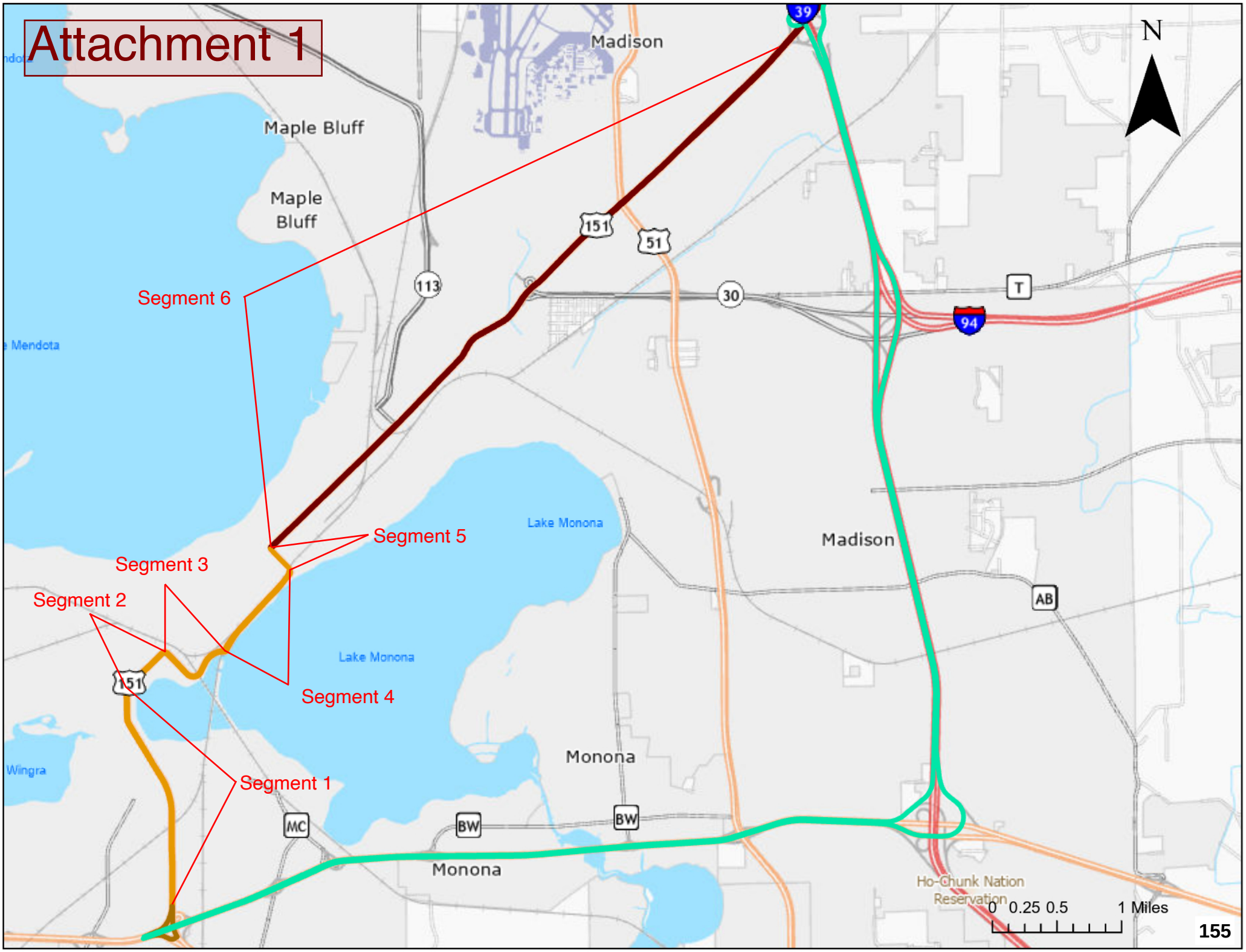
Approved for the City

_____ _____

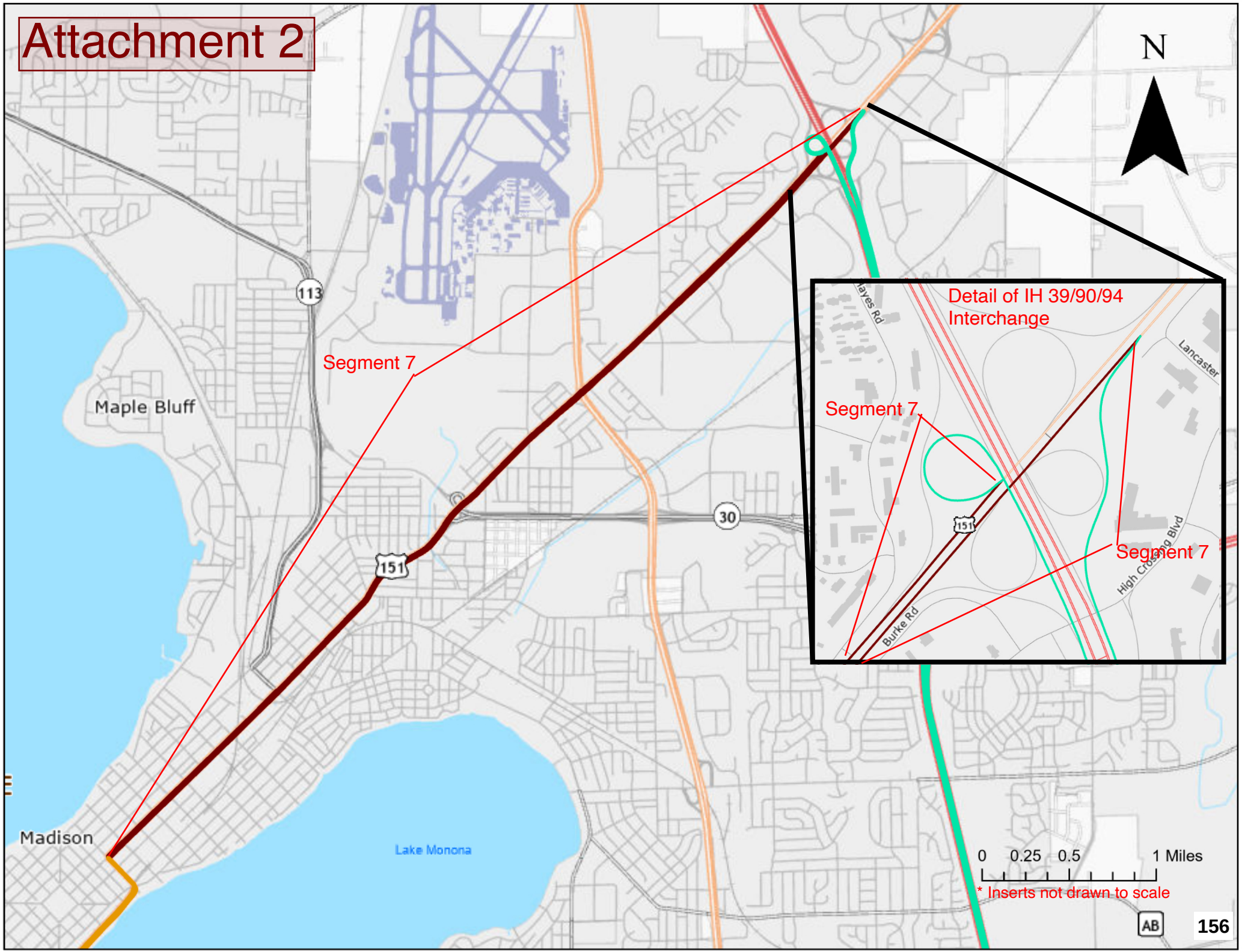
Local

DRAFT

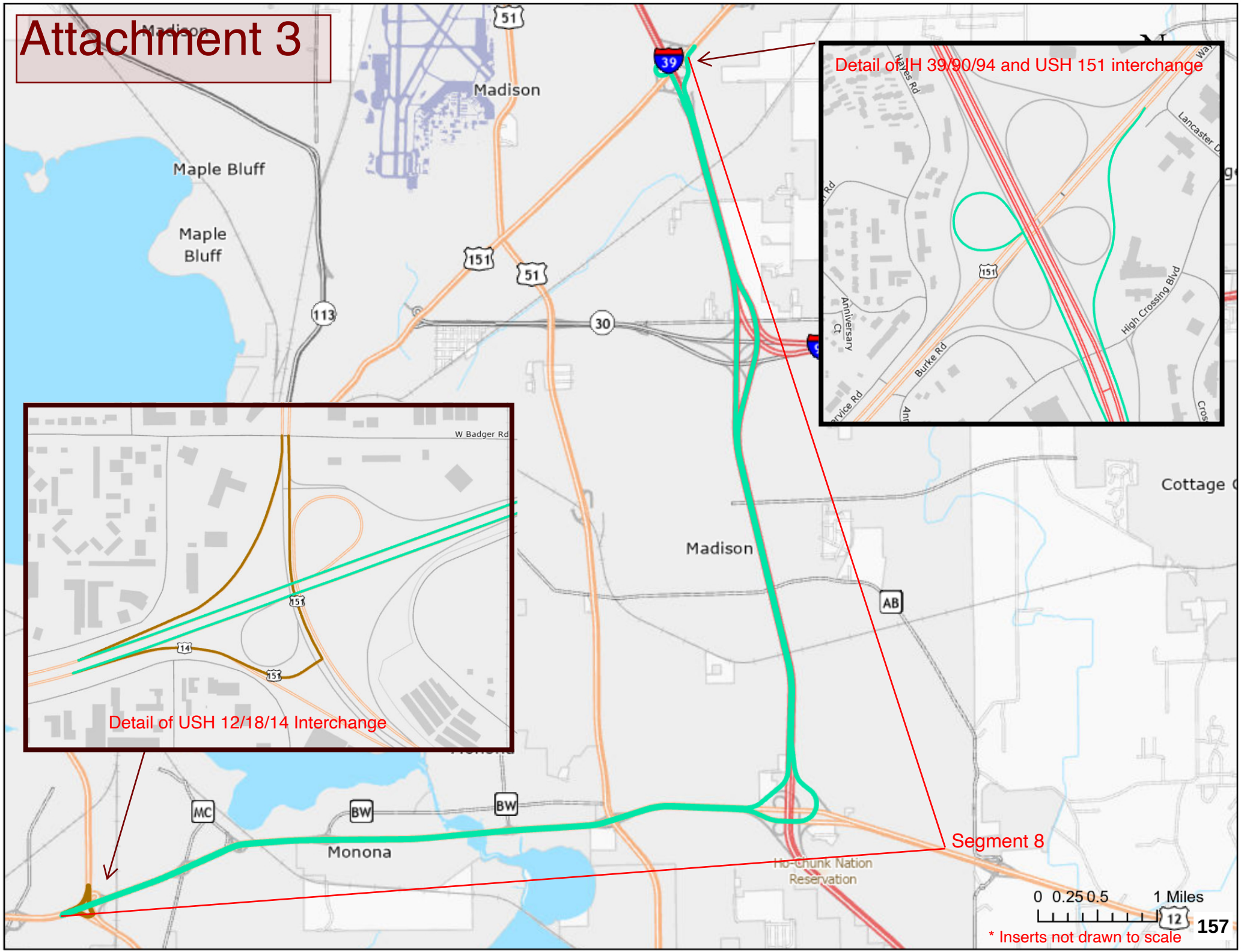
Attachment 1



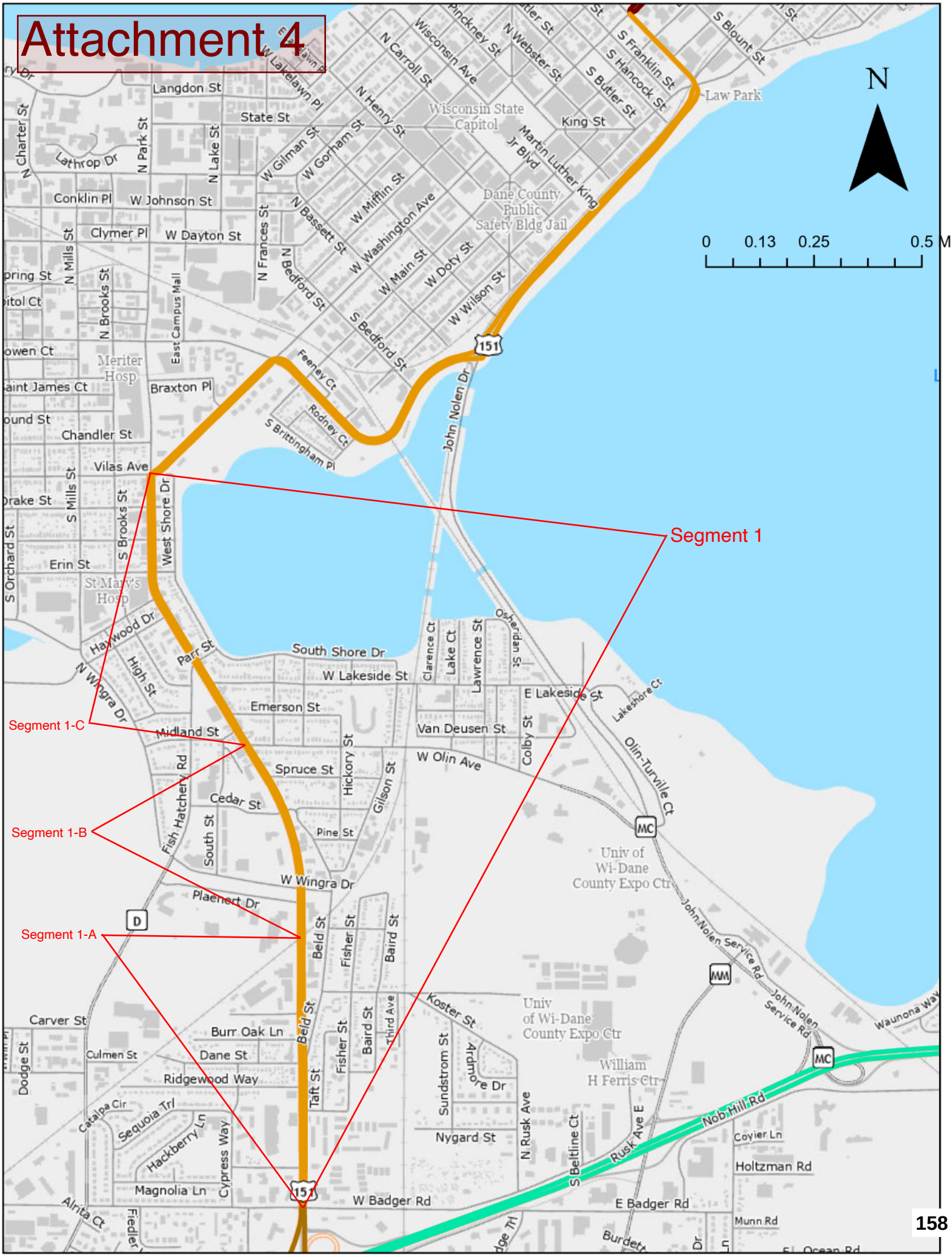
Attachment 2



Attachment 3



Attachment 4



Public Customer Registration Report

07/08/2022 10:32 PM - Board of Public Works

Registration Date	Name	Gender	Date of Birth	Registration Transaction			Fee Waiver
				Date	Transaction	Fee	
Applicant Address: 1 Test Street Test Test Applicant Email: Test@Test.com Applicant Phone: 1 Test Applicant Employer: Test Applicant Occupation: Test Applicant Date of Birth: 1/1/1 Applicant Driver's License: Test Applicant Ssn: Test Applicant Veteran: Test Applicant Disabled: Test Applicant Student: Test Applicant Senior: Test Applicant Low Income: Test Applicant Ethnicity: Test Applicant Gender: Test Applicant Race: Test Applicant Spouse Name: Test Applicant Spouse Phone: Test Applicant Spouse Email: Test Applicant Spouse Employer: Test Applicant Spouse Occupation: Test Applicant Spouse Date of Birth: 1/1/1 Applicant Spouse Driver's License: Test Applicant Spouse Ssn: Test Applicant Spouse Veteran: Test Applicant Spouse Disabled: Test Applicant Spouse Student: Test Applicant Spouse Senior: Test Applicant Spouse Low Income: Test Applicant Spouse Ethnicity: Test Applicant Spouse Gender: Test Applicant Spouse Race: Test							
07/08/22 10:32 PM	Test, Test	Male	1/1/1	07/08/22 10:32 PM Waiting Approval			
07/08/22 10:32 PM	Test, Test	Male	1/1/1	07/08/22 10:32 PM Waiting Approval	Test	Test	
				Approve / Approved - Verified - 1			
				Total Registrations: 1			
				Waiting Reviews: 1			

Waiting Reviews: 1

Transaction Date	Transaction Type
07/08/22 10:32 PM	Waiting Approval
07/08/22 10:32 PM	Waiting Approval
07/08/22 10:32 PM	Waiting Approval
07/08/22 10:32 PM	Waiting Approval

From:	Siddiqua DeShazer
To:	Madison, Sabrina; All Alders; Mayor; Board of Public Works; Finance Committee; swr.dtsd@dot.wi.gov; Vision Zero; cityclerk@cityofmadison.com
Subject:	OPPOSITION: Jurisdictional Transfer (Park St/John Nolen) — Beltline Hazards, Regressive Enforcement, & Budget Deficits 7/8/26 Board of Public Works
Date:	Tuesday, July 7, 2026 2:10:55 PM

You don't often get email from siddiqpd@gmail.com. Learn why this is important

Caution: This email was sent from an external source. Avoid unknown links and attachments.

To Alder Madison, the Common Council, City Clerk, and Mayor Rhodes-Conway:

I am writing as a resident of District 17 (3346 Forest Run) to formally put my opposition to the jurisdictional transfer of S. Park Street, W. Washington Avenue, and John Nolen Drive on the official written record. The current proposal represents a contradiction in the city's fiscal prioritization, traffic flow logic, and approach to equitable justice.

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As a daily commuter on the Beltline, I observe the severe congestion at the US-151/Park Street exit, which routinely backs up past Fish Hatchery Road. Because the exit acts as a constricted valve, any Vision Zero lane reduction on Park Street will drastically reduce the volume of vehicles that can exit the highway per minute. This will mathematically push the dead-stop traffic line further back onto the high-speed interstate, creating a lethal rear-end collision zone. The city's proposal does not eliminate traffic violence; it displaces it onto WisDOT's high-speed corridor.

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money that is currently facing a $3.3 million deficit to provide 24/7 staffing at the new Bartillon men's shelter.

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I urge you to vote against this transfer. Keep the physical and fiscal liability of state highways with the state.

One love,
Siddiqua DeShazer
3346 Forest Run CT
Madison, WI 53704

City of Madison

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

Master

File Number: 93777

File ID:	93777	**File Type:**	Resolution	**Status:**	Items Referred
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	07/01/2026
File Name:	Authorizing a jurisdictional transfer agreement between the Wisconsin Department of Transportation and the City of Madison for portions of S. Park Street, W. Washington Avenue, Proudfit Street, North Shore Drive, John Nolen Drive, and S. Blair Street; and			**Final Action:**	

Title: Authorizing a jurisdictional transfer agreement between the Wisconsin Department of Transportation and the City of Madison for portions of S. Park Street, W. Washington Avenue, Proudfit Street, North Shore Drive, John Nolen Drive, and S. Blair Street; and establishing a special revenue fund for transportation-related revenues and expenditures. (District 4, District 6, District 13, District 14)

Notes: Chris Petykowski

Sponsors:	Noah L. Lieberman, Davy Mayer, Derek Field, Michael E. Verveer And Sean O'Brien	**Effective Date:**	
Attachments:	Park Street Jurisdictional Transfer Common Council.pdf, CH330_STHX151_EastWash_Draft.pdf, 070726_CC_public_comment.pdf, CH329_STHX151.pdf, RegistrantsReport 7.pdf, Public comment BPW meeting item 7.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	07/01/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/13/26), Transportation Commission (7/15/26), Board of Public Works (7/8/26), Common Council (7/21/26)					
1	COMMON COUNCIL	07/07/2026	Refer	FINANCE COMMITTEE			Pass
	Action Text:	A motion was made by Madison, seconded by Glenn, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
	Notes:	Additional referrals to Transportation Commission, Board of Public Works.					

1	FINANCE COMMITTEE	07/07/2026	Referred	TRANSPORTATI ON COMMISSION		
	Action Text:	This Resolution was Referred to the TRANSPORTATION COMMISSION				
1	FINANCE COMMITTEE	07/07/2026	Referred	BOARD OF PUBLIC WORKS		
	Action Text:	This Resolution was Referred to the BOARD OF PUBLIC WORKS				
1	BOARD OF PUBLIC WORKS	07/08/2026	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	07/13/2026	Pass
	Action Text:	A motion was made by Ald. Guequierre, seconded by Williams, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE and should be returned by 7/13/2026. The motion passed by voice vote/other.				

Text of Legislative File 93777

Fiscal Note

This resolution authorizes a jurisdictional transfer agreement between the City of Madison and the State of Wisconsin Department of Transportation. Under the agreement, the City will assume full responsibility for sections of US Highway 151 from the Beltline to Blair/ East Washington. The specific roadway segments subject to jurisdictional transfer are detailed in the body of the resolution and attachments.

Currently, the City and State share responsibility for these roadways. The City performs regular maintenance (e.g. snowplowing, patching potholes), the City and the State share responsibility for future reconstruction, and the State has authority for approval of any roadway changes under its policies. The City receives an annual state aid payment (Connecting Highway Aid) of approximately $300,000 to offset maintenance costs.

Under the jurisdictional transfer agreement, the City will assume full responsibility for these roadways. The State would pay $37 million to the City by September 30, 2026. These funds would be deposited in a new transportation special revenue fund for the purpose of transportation-related operating costs and capital improvements. The City would no longer receive the annual Connecting Highway aid or receive state funding for future reconstruction projects for these roadways. Expenses that were previously supported with State contributions would be paid with City funds, including the funds provided through this up-front payment.

Additionally, the resolution amends the budget for the North South Bus Rapid Transit (BRT) capital project in the Transportation budget (Munis #13665) to appropriate $15 million of the funds received through the payment from the jurisdictional transfer.

Title

Authorizing a jurisdictional transfer agreement between the Wisconsin Department of Transportation and the City of Madison for portions of S. Park Street, W. Washington Avenue, Proudfit Street, North Shore Drive, John Nolen Drive, and S. Blair Street; and establishing a special revenue fund for transportation-related revenues and expenditures. (District 4, District 6, District 13, District 14)

Body

WHEREAS, S. Park Street from W. Badger Road to W. Washington Avenue, W. Washington Avenue from S. Park Street to Proudfit Street, Proudfit Street, North Shore Drive, John Nolen Drive from North Shore Drive to S. Blair Street, and S. Blair Street from John Nolen Drive to E. Washington Avenue currently have the status of State Connecting Highways and the designation of US 151, and;

WHEREAS, these roadways are an integral part of the city, playing an important role in moving people and goods, supporting environmental sustainability, fostering economic activity and facilitating a wide array of uses and activities, and;

WHEREAS, the responsibility for these roadways is currently shared between the Wisconsin Department of Transportation and the City of Madison, with the city performing regular maintenance, the city and the state sharing responsibility for future reconstruction, and the state having authority for approval of any roadway changes under its policies, and;

WHEREAS, the Wisconsin Department of Transportation currently pays the city Connecting Highway Aids and would provide funding for a portion of future roadway reconstruction, and;

WHEREAS, the Wisconsin Department of Transportation has found that the public good will best be served by removing these roadways from the state highway system and rerouting US 151, and;

WHEREAS, the City of Madison has concluded that its residents will benefit from the city having complete control of these roadways, and;

WHEREAS, the Wisconsin Department of Transportation and the City of Madison have reached an agreement to transfer jurisdiction of these roadways, resulting in them being city-controlled streets, and;

WHEREAS, the agreement would transfer all reconstruction, design, operational, and permitting responsibilities to the city, with the city retaining maintenance and rehabilitation responsibilities, and;

WHEREAS, investment in transportation infrastructure, including roadways, bicycle and pedestrian facilities, and transit equipment and facilities, along with the costs to operate and maintain that infrastructure, is critical to the City's economy and the well-being of its residents, and;

WHEREAS, allocating revenues toward our transportation needs will help with planning for prudent and effective investments now and in the future, and;

WHEREAS, the agreement includes a Cost to Cure payment to the city of $37,000,000., to help defray the one-time, initial capital and operating costs to maintain these additional system miles and;

NOW, THEREFORE, BE IT RESOLVED, the Common Council authorizes the Mayor to sign a jurisdictional transfer agreement between the Wisconsin Department of Transportation and the City of Madison for portions of S. Park Street, West Washington Avenue, Proudfit Street, North Shore Drive, John Nolen Drive, and S. Blair Street, and;

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the payment received from the Wisconsin Department of Transportation related to this Jurisdictional Transfer will be deposited to a transportation special revenue fund for the purpose of transportation-related operating costs and Capital improvements.

NOW, THEREFORE, BE IT FINALLY RESOLVED that the North South BRT project (Munis #13665) in the 2026 budget is here by amended to replace the $10,000,000 of WisDOT funding with $15,000,000 of Other Government Payment for Services.

City of Madison

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

Master

File Number: 92602

File ID:	92602	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				File Created Date :	04/02/2026
File Name:	CSM - 1910 Roth St & 1201 Huxley St			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by OM Land, LLC located at 1910 Roth Street and 1201 Huxley Street (District 12).

Notes:

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Locator Maps.pdf, CSM Application.pdf, Letter of Intent.pdf, Proposed CSM.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	04/02/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Plan Commission (6/1/26), Common Council (6/9/26)					
1	COMMON COUNCIL	04/21/2026	Refer	PLAN COMMISSION		07/13/2026	Pass
	Action Text:	A motion was made by Madison, seconded by Glenn, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.					
1	PLAN COMMISSION	06/01/2026	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER		07/13/2026		Pass
	Action Text:	A motion was made by Wasniewski, seconded by Solheim, to RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER. The motion passed by voice vote/other.					
	Notes:	On a motion by Wasniewski, seconded by Solheim, the Commission recommended that the Common Council re-refer the certified survey map to the July 13, 2026, Plan Commission meeting (July 21, 2026 Common Council meeting). The motion passed by voice vote/other.					
1	COMMON COUNCIL	06/09/2026	Re-refer	PLAN COMMISSION		07/13/2026	Pass
	Action Text:	A motion was made by Madison, seconded by Glenn, to Re-refer to the PLAN COMMISSION. The motion passed by voice vote/other.					

1	PLAN COMMISSION	07/13/2026	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER	Pass

Action Text: A motion was made by Guequierre, 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. Guequierre, seconded by Ald. Field, the Plan Commission found the standards met and forwarded the Certified Survey Map to the Common Council with a recommendation to approve subject to the comments and conditions in the Plan Commission materials. The motion passed by voice vote/ other.

Text of Legislative File 92602

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 OM Land, LLC located at 1910 Roth Street and 1201 Huxley Street (District 12).

Body
WHEREAS a Certified Survey Map of property owned by OM Land, LLC located at 1910 Roth Street and 1201 Huxley 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.

City of Madison

Rezoning, Conditional Use and Certified Survey Map Referral

Location

1910 Roth Street and 1201 Huxley Street

Applicant

Nick Storlie and Melanie Davies, DevCo Preservation, LLC
OM Land, LLC
Dave Knaeble, Civil Site Group

Requests

- Rezone part of 1201 Huxley from TR-U1 to TR-U2
- Combine underlying parcels into one lot by CSM
- Construct residential building complex containing two four-story multi-family dwellings with 163 total units

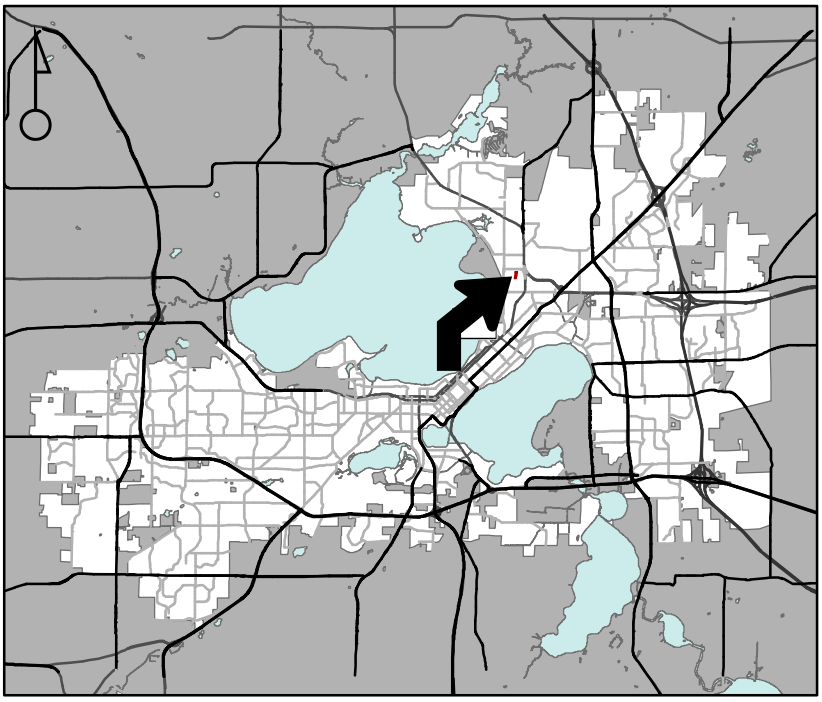
Public Hearing Dates

Plan Commission

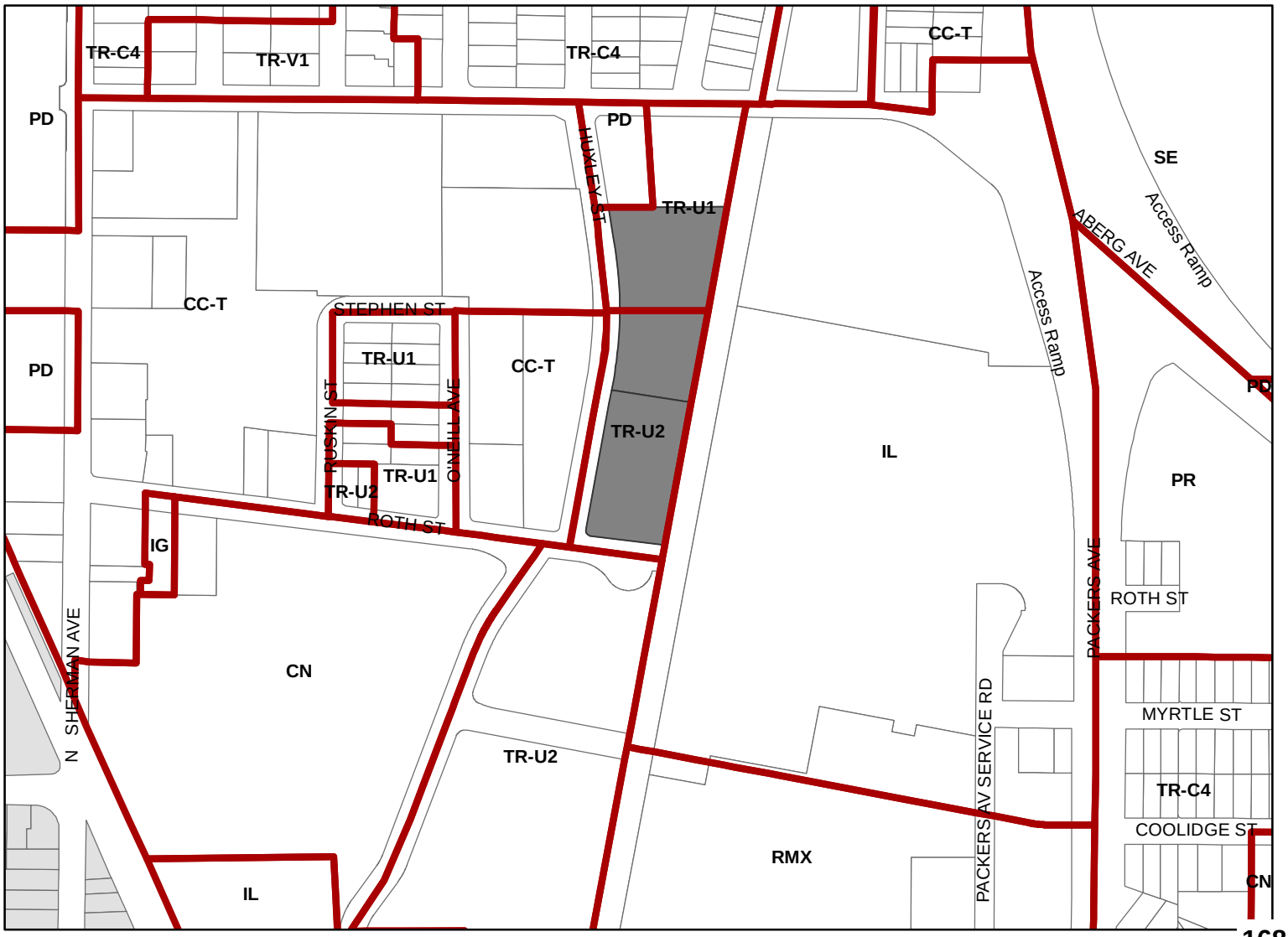
July 13, 2026

Common Council

July 21, 2026



For Questions Contact: Colin Punt at: 243-0455 or cpunt@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : TP : Date : 7-7-

City of Madison

1910 Roth Street/ 1201 Huxley Street

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
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: OM Land, LLC
Representative, if any: _____
Street address: 172 S Broadway
City/State/Zip: White Plains, NY 10605
Telephone: 914-293-4412
Email: [redacted]

Firm Preparing Survey: Civil Site Group
Contact: Dave Knaeble
Street address: 5000 Glenwood Avenue
City/State/Zip: Golden Valley, MN 55422
Telephone: 763-234-7523
[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: 1910 Roth Street, Madison, WI 53704 & 1201 Huxley St, Madison, WI 53704

Tax Parcel Number(s): 0810-313-0404-1 & 0810-313-0403-3

Zoning District(s) of Proposed Lots: TR-U1 & TR-U2 School District: Madison Metropolitan School District

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____

Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	1		4.2
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: Nick Storlie Signature: Nick Storlie

Date: 3/26/2026 Interest In Property On This Date: Option to Purchase the Property.

March 27, 2026

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
Madison, WI 53701-2985

RE: Huxley Street Apartments, 1201 Huxley Street & 1910 Roth St., Madison, WI 53704
Parcel Numbers: 0810-313-0403-3, 0810-313-0404-1

DevCo Residential Group is pleased to submit our proposal to develop a 163-unit affordable multifamily residential community at 1201 Huxley Street, the former transit hub site located in District 12 in the City of Madison. The project will transform an underutilized property into a vibrant residential community that provides high-quality, long-term affordable housing for working families and individuals.

The proposed development will consist of 163 affordable rental apartments serving households earning between 50% and 70% of Area Median Income (AMI). The community will include a mix of one-, two-, and three-bedroom units designed to accommodate a variety of household types and support the City's efforts to expand access to stable, workforce housing.

Existing Site Conditions
The project site is located at 1201 Huxley Street and 1901 Roth Street is the location of a former transit hub facility. The property currently consists primarily of paved surfaces and infrastructure associated with its prior transit use. The site's size, location, and proximity to public transportation, neighborhood services, and employment centers make it well suited for residential redevelopment.

Redevelopment of the property will involve removal of remaining transit infrastructure, site grading, installation of utilities, and construction of new residential buildings and site improvements. The project will incorporate landscaped open spaces, pedestrian connections, and site amenities that contribute to the surrounding neighborhood fabric while creating a welcoming residential environment.

Land Use and Entitlements
To facilitate the proposed development, the project team intends to pursue the following approvals from the City of Madison:

- Land Use Approval to rezone one parcel from TR-U1 to TR-U2 so that both parcels are zone TR-U2
- Conditional Use approval for the proposed residential building complex and density

In addition, the development team will submit a Certified Survey Map (CSM) to combine the two existing parcels that currently comprise the project site into a single development lot. The proposed subdivision will result in one consolidated lot that will accommodate the entire residential development.

There are no additional development lots are proposed as part of the subdivision application. The intent of the CSM is to create a single lot configuration that supports efficient site planning, building placement, circulation, and utility infrastructure for the multifamily residential community.

The Subdivision application for the CSM will be submitted concurrently with the Land Use application, allowing the City to review the lot consolidation and land use approvals in parallel as part of the overall development proposal.

These approvals will allow for an appropriate residential density and building configuration that supports the creation of meaningful affordable housing while remaining consistent with the surrounding neighborhood context.

Proposed Development Program
The proposed development will include approximately 165,443 gross square feet of residential and amenity space. The community will consist of 163 multifamily apartment units designed to provide comfortable, durable, and energy-efficient homes for residents.

The preliminary unit mix will include a combination of one-, two-, and three-bedroom apartments, providing housing options suitable for individuals, couples, and families.
Resident amenities are expected to include:

- A community room and shared gathering spaces
- On-site property management offices
- Landscaped outdoor spaces and common areas
- Bicycle storage and resident parking

The buildings will be designed to promote long-term operational sustainability while providing high-quality living environments for residents.

Operations and Staffing
The property will operate as a residential community. On-site property management staff will maintain regular office hours for leasing, resident services, and property operations.
Anticipated staffing for the development includes:

- 1 Property Manager
- 2 Leasing and administrative staff

- 2 Maintenance personnel

This staffing structure will ensure professional property management, responsive maintenance, and consistent oversight of building operations.

Project Schedule and Phasing
The proposed development is anticipated to be constructed in a single phase, allowing for coordinated construction and efficient project delivery.
The current projected schedule is as follows:

- **Entitlements and Approvals:** June 2026
- **Site Plan & Building Plan Approvals:** October 2026
- **Project Closing:** November 2026
- **Construction Start:** Shortly after closing in late 2026
- **Construction Duration:** Approximately 16 months
- **Projected Completion:** April 2028

Delivering the development in a single phase will allow all residential units and community amenities to be completed concurrently and available to residents upon project completion.

Project Team
The proposed development will be delivered by an experienced team with expertise in affordable housing development, architecture, and civil engineering.

- **Developer**: DevCo Residential Group
  Trevor Martinez, Development Manager, Nick Storlie, Senior Development Associate, Melanie Davies, Senior Planning Manager, & Corban Lawlor, Assistant Project Manager.
- **Architect**: Kaas Wilson Architects
  Nick Conniff, Vice President of Operations, Amy Caran, Architectural Designer 3, & Esau Rodriguez, Architect 2.
  Civil Engineer & Surveyor: Civil Site Group
  Matt Pavek, Civil Engineer, David Knaeble PE, Project Manager, Will Bruestle EIT, Project Engineer & Jazmin Hernandez, Landscape Designer, Rory Synstelien, Director of Land Surveying

The team brings extensive experience designing and delivering multifamily residential developments that are responsive to community needs and aligned with local planning objectives.

Community Impact
Redevelopment of the former transit hub site represents an important opportunity to increase the supply of high-quality affordable housing in Madison. The project will provide 163 new affordable homes for households earning between 50% and 70% of AMI, helping address the city's growing demand for workforce housing.

By converting an underutilized property into a well-designed residential community, the development will enhance land use efficiency, support transit accessibility, and contribute positively to the continued vitality of District 12.

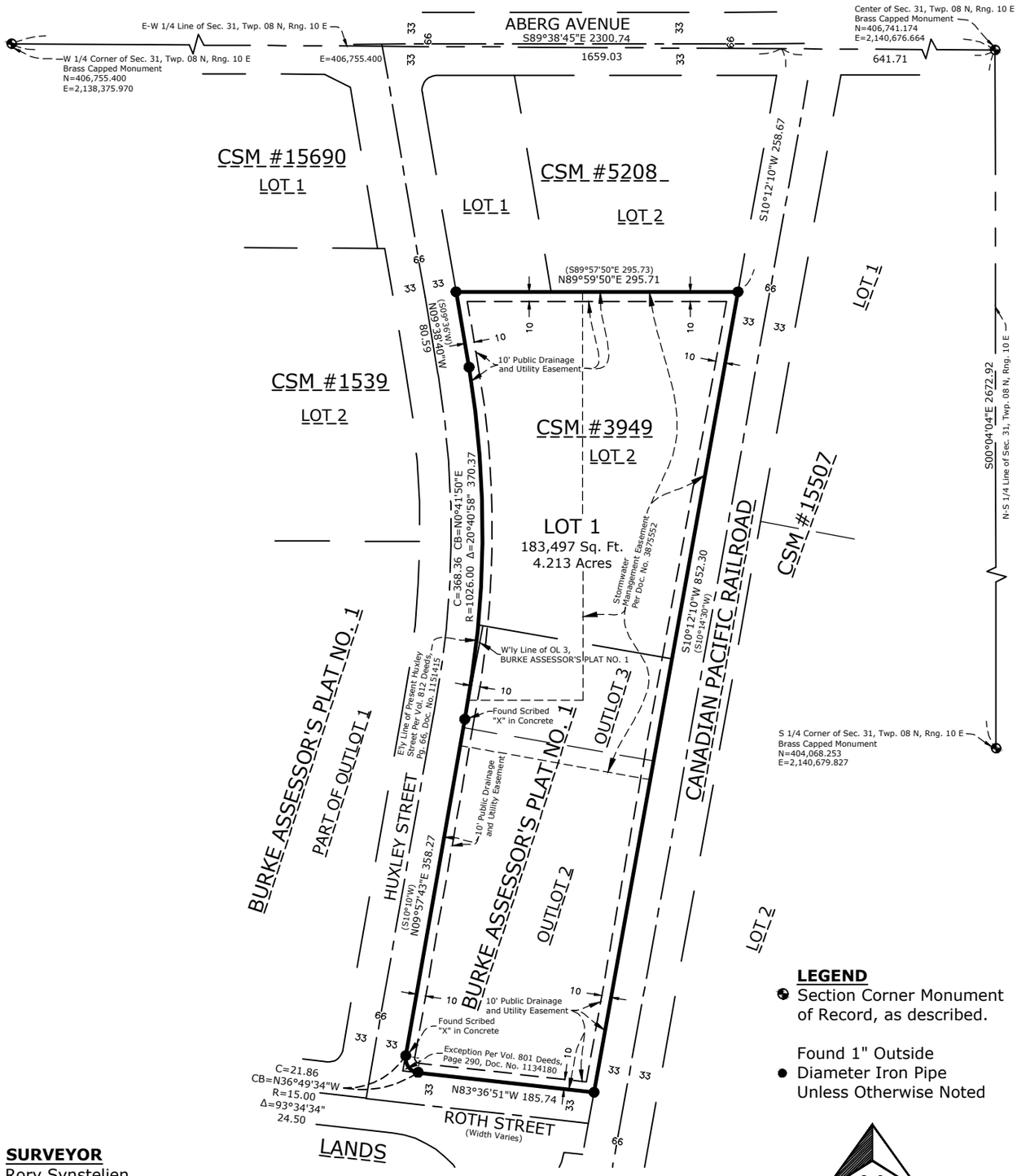
Conclusion

DevCo Residential Group is committed to working collaboratively with the City of Madison and community stakeholders to deliver a thoughtful, high-quality affordable housing development at 1201 Huxley Street. We appreciate the opportunity to present this proposal and look forward to continuing discussions as the project advances through the City's review process.

CERTIFIED SURVEY MAP NO._____

Lot 2, Certified Survey May No. 3949, recorded in Volume 16 of Certified Survey Maps, Page 213, as Document No. 1747445, Dane County Registry, and part of Outlot 2, and Outlot 3, BURKE ASSESSOR'S PLAT NO. 1, and part of Huxley Street all being located in the NE 1/4 of the SW1/4 of Section 31, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin.

Bearing are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone NAD83(1991). The East-West Quarter Line of the Southwest Quarter of Section 31, Township 08 N, Range 10 East and are assumed to bear South 89 degrees 38 minutes 45 seconds East.



LEGEND

- Section Corner Monument of Record, as described.
- Found 1" Outside Diameter Iron Pipe Unless Otherwise Noted

N

0 150 300

SCALE IN FEET
1 inch = 150 ft.

SURVEYOR
Rory Synstelien
Civil Site Group
5000 Glenwood Avenue
Golden Valley, MN 55422
612-802-3222

PREPARED FOR
DevCo Preservation, LLC.
10900 NE 8th Street, #1200
Bellevue, WA 98004

Professional Wisconsin Land Surveyor

WISCONSIN
Rory Synstelien
3194-8
Wayzata, MN
LAND SURVEYOR

_____ Date:_____
Rory Synstelien, 3194-8

CivilSite GROUP
5000 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CivilSiteGroup.com
Project No. 25341 SHEET 1 OF 3

CERTIFIED SURVEY MAP NO._____

Lot 2, Certified Survey May No. 3949, recorded in Volume 16 of Certified Survey Maps, Page 213, as Document No. 1747445, Dane County Registry, and part of Outlot 2, and Outlot 3, BURKE ASSESSOR'S PLAT NO. 1, and part of Huxley Street all being located in the NE 1/4 of the SW1/4 of Section 31, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin.

LEGAL DESCRIPTION
(Per First American Title Company Commitment No. NCS-1269345-WA1)

PARCEL 1A:

LOT TWO (2), CERTIFIED SURVEY MAP NO. 3949, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON AUGUST 2, 1982, VOLUME 16 OF CERTIFIED SURVEYS, PAGE 213 AS DOCUMENT NO. 1747445, SAID CERTIFIED SURVEY MAP BEING A DIVISION OF PARCEL "A" OF CERTIFIED SURVEY MAP NO. 325 FORMERLY PART OF O.L. 1, BURKE ASSESSOR'S PLAT NO. 1 LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL 1B:

OUTLOT THREE (3), BURKE ASSESSOR'S PLAT NO. 1, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL 1C:

THAT PART OF HUXLEY STREET LYING WESTERLY OF THE WESTERLY LINE OF OUTLOT THREE (3), BURKE ASSESSOR'S PLAT NO. 1, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, AND THE EASTERLY LINE OF THE PRESENT HUXLEY STREET AS DESCRIBED IN VOLUME 812 OF DEEDS, PAGE 66, DOCUMENT NO. 1151415.

PARCEL 2:

OUTLOT TWO (2) BURKE ASSESSOR'S PLAT NO. 1, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, EXCEPT THAT PART CONVEYED TO CITY OF MADISON AS SET FORTH IN VOLUME 801 OF DEEDS, PAGE 290, DOCUMENT NO. 1134180.

LEGAL DESCRIPTION
(As surveyed for this CSM)

Lot 2, Certified Survey May No. 3949, recorded in Volume 16 of Certified Survey Maps, Page 213, as Document No. 1747445, Dane County Registry, and part of Outlot 2, and Outlot 3, BURKE ASSESSOR'S PLAT NO. 1, and part of Huxley Street all being located in the NE 1/4 of the SW1/4 of Section 31, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin.

More particularly described as follows:

Commencing at the west quarter corner of said Section 31; thence on an assumed bearing of South 89 degrees 38 minutes 45 seconds East along the East West Quarter line of said Section 31, a distance of 1659.03 feet to the westerly right-of-way line of the Canadian Pacific Railroad; thence South 10 degrees 12 minutes 10 seconds West along said westerly right-of-way line, a distance of 258.67 feet to the northeast corner of said Lot 2, Certified Survey Map No. 3949 and the point of beginning of the land to be described; thence continuing South 10 degrees 12 minutes 10 seconds West, along said westerly right-of-way line and easterly line of said Lot 2, a distance of 852.30 feet to the southeast corner of said Outlot 2, BURKE ASSESSOR'S PLAT NO. 1; thence North 83 degrees 36 minutes 51 seconds West along the southerly line of said Outlot 2, a distance of 185.74 feet; thence northwesterly 24.50 feet along a tangential curve concave to the northeast having a radius of 15.00 feet and a central angle of 93 degrees 34 minutes 34 seconds; thence North 09 degrees 57 minutes 43 seconds East, tangent to said curve, along the easterly line of Huxley Street, a distance of 358.27 feet; thence northerly 370.37 feet along a non tangent curve concave to the west, said curve has a radius of 1026.00 feet a central angle of 20 degrees 40 minutes 58 seconds, the chord of said curve bears North 00 degrees 41 minutes 50 seconds East; thence North 09 degrees 38 minutes 40 seconds West, a distance of 80.59 feet to the northwest corner of said Lot 2; thence North 89 degrees 59 minutes 50 seconds East along the north line of said Lot 2, a distance of 295.71 feet to the point of beginning.

Said parcel contains 183,497 square feet +/- or 4.213 acres +/-.

SURVEYOR'S CERTIFICATE
I Rory L. Synstellien, Professional Wisconsin Land Surveyor, No. 3194-8, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein under the direction of DevCo Preservation, LLC, and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

WISCONSIN
Rory Synstelien
3194-8
Wayzata, MN
LAND SURVEYOR

_____ Date:_____
Rory Synstlien, 3194-8

CivilSite GROUP
5000 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CivilSiteGroup.com
Project No. 25341 SHEET 2 OF 3

CERTIFIED SURVEY MAP NO._____

Lot 2, Certified Survey May No. 3949, recorded in Volume 16 of Certified Survey Maps, Page 213, as Document No. 1747445, Dane County Registry, and part of Outlot 2, and Outlot 3, BURKE ASSESSOR'S PLAT NO. 1, and part of Huxley Street all being located in the NE 1/4 of the SW1/4 of Section 31, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin.

Professional Wisconsin Land Surveyor

WISCONSIN
Rory Synstelien
3194-8
Wayzata, MN
LAND SURVEYOR

_____ Date:_____
Rory Synstelien, 3194-8

OWNER'S CERTIFICATE

OM LAND LLC, as owner, does hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented hereon. OM LAND LLC, does further certify that this Certified Survey Map is required by S.236.34 of the State Statutes to be submitted to the Common Council, City of Madison for approval.

Witness the hand and seal of said owner this _____ day of _____, 20____.

_____ Date:_____
Adam Reich
Authorized Signatory, OM LAND LLC

STATE OF _____)

_____ COUNTY) ss

Personally came before me this _____ day of _____, 20____, the above named Authorized Signatory for OM LAND LLC, Adam Reich to me known to be the person who executed the foregoing instrument, and acknowledged the same.

_____ Notary Public, _____ County, _____

My commission expires _____

CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____,

File ID Number _____, adopted on this ____ day of _____, 20____.

Dated this ____ day of _____, 20____.

_____
Maribeth Witzel-Behl, City Clerk, City of Madison

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the secretary of the City of Madison Plan Commission.

By: _____for____ Date:_____
Matthew Wachter, Secretary of the
City of Madison Plan Commission

REGISTER OF DEEDS CERTIFICATE

Recieved for recording this ____ day of _____, 20____, at ____ o'clock ____.m. and recorded in

Volume ____ of Certified Survey Maps on pages _____, as Doc. No. _____.

_____
Kristi Chlebowski,
Dane County Register of Deeds

CivilSite GROUP
5000 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CivilSiteGroup.com

Project No. 25341 SHEET 3 OF 3

City of Madison

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

Master

File Number: 93539

File ID:	93539	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/09/2026
File Name:	CLAIM: P. Falk - Property Damage - $500.00			**Final Action:**	

Title: P. Falk - Property Damage - $500.00

Notes: EVL007742

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	06/23/2026	Referred	Risk Manager		07/14/2026	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	07/14/2026	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 93539

Title

P. Falk - Property Damage - $500.00

Body

Claim received 6/5/2026.

City of Madison

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

Master

File Number: 93684

File ID:	93684	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/22/2026
File Name:	CLAIM: S. Busalacchi - Property Damage - $176.00			**Final Action:**	

Title: S. Busalacchi - Property Damage - $176.00

Notes: EVL007785

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	07/07/2026	Referred	Risk Manager		07/14/2026	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	07/14/2026	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 93684

Title

S. Busalacchi - Property Damage - $176.00

Body

Claim received 6/15/2026.

City of Madison

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

Master

File Number: 93691

File ID:	93691	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/23/2026
File Name:	CLAIM: A. Alejandre-Lara - Property Damage - $500.00			**Final Action:**	

Title: A. Alejandre-Lara - Property Damage - $500.00

Notes: EVL007788

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	07/07/2026	Referred	Risk Manager		07/14/2026	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	07/14/2026	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 93691

Title

A. Alejandre-Lara - Property Damage - $500.00

Body

Claim received 6/18/2026.

City of Madison

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

Master

File Number: 93698

File ID:	93698	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/23/2026
File Name:	CLAIM: T. McAloon - Property Damage - $6,696.80			**Final Action:**	

Title: T. McAloon - Property Damage - $6,696.80

Notes: EVL007790

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	07/07/2026	Referred	Risk Manager		07/14/2026	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	07/14/2026	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 93698

Title

T. McAloon - Property Damage - $6,696.80

Body

Claim received 6/18/2026.

City of Madison

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

Master

File Number: 93756

File ID:	93756	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/29/2026
File Name:	CLAIM: D. Van Natta - Property Damage - $149,910.31			**Final Action:**	

Title: D. Van Natta - Property Damage - $149,910.31

Notes: EVL007819

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	07/07/2026	Referred	Risk Manager		07/14/2026	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	07/14/2026	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 93756

Title

D. Van Natta - Property Damage - $149,910.31

Body

Claim received 6/21/2026.

City of Madison

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

Master

File Number: 93760

File ID:	93760	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/29/2026
File Name:	CLAIM: D. Kiefer - Property Damage - $341.55			**Final Action:**	

Title: D. Kiefer - Property Damage - $341.55

Notes: EVL007820

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	07/07/2026	Referred	Risk Manager		07/14/2026	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	07/14/2026	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 93760

Title

D. Kiefer - Property Damage - $341.55

Body

Claim received 6/22/2026.

City of Madison

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

Master

File Number: 93765

File ID:	93765	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/29/2026
File Name:	CLAIM: S. Slover - Vehicle Damage - $5,000.92			**Final Action:**	

Title: S. Slover - Vehicle Damage - $5,000.92

Notes: EVL007825

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	07/07/2026	Referred	Risk Manager		07/14/2026	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	07/14/2026	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 93765

Title

S. Slover - Vehicle Damage - $5,000.92

Body

Claim received 6/25/2026.

City of Madison

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

Master

File Number: 93766

File ID:	93766	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/29/2026
File Name:	CLAIM: T. Fulmer - Property Damage - $4,000.00			**Final Action:**	

Title: T. Fulmer - Property Damage - $4,000.00

Notes: EVL007828

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	07/07/2026	Referred	Risk Manager		07/14/2026	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	07/14/2026	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 93766

Title

T. Fulmer - Property Damage - $4,000.00

Body

Claim received 6/25/2026.

City of Madison

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

Master

File Number: 93770

File ID:	93770	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	06/30/2026
File Name:	CLAIM: K. Munoz-Dones - Property Damage - $5,000.00			**Final Action:**	

Title: K. Munoz-Dones - Property Damage - $5,000.00

Notes: EVL007831

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	07/07/2026	Referred	Risk Manager		07/14/2026	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	07/14/2026	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 93770

Title

K. Munoz-Dones - Property Damage - $5,000.00

Body

Claim received 6/22/2026.

City of Madison

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

Master

File Number: 93786

File ID:	93786	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	07/01/2026
File Name:	CLAIM: A. Pimentel - Personal Injury - $1,000.00			**Final Action:**	
Title:	A. Pimentel - Personal Injury - $1,000.00				
Notes:	EVL007844				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	07/07/2026	Referred	Risk Manager		07/14/2026	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	07/14/2026	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 93786

Title

A. Pimentel - Personal Injury - $1,000.00

Body

Claim received 6/25/2026.

City of Madison

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

Master

File Number: 93878

File ID:	93878	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	07/07/2026
File Name:	CLAIM: L. Goodwin - Personal Injury - $10,000.00			**Final Action:**	
Title:	L. Goodwin - Personal Injury - $10,000.00				
Notes:	EVL007878				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Risk Manager	07/14/2026	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 93878

Title

L. Goodwin - Personal Injury - $10,000.00

Body

Claim received 6/30/2026.

City of Madison

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

Master

File Number: 93733

File ID:	93733	**File Type:**	Resolution	**Status:**	Unfinished Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/25/2026
File Name:	Calling on UW-Health and Children's Hospital of Wisconsin to Resume Providing Gender-Affirming Health Care to Transgender Youth			**Final Action:**	

Title: Calling on UW-Health and Children's Hospital of Wisconsin to Resume Providing Gender-Affirming Health Care to Transgender Youth

Notes:

Sponsors:	Dina Nina Martinez-Rutherford, Sabrina V. Madison, Sean O'Brien, Michael E. Verveer And Noah L. Lieberman	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Ald. Dina Nina Martinez-Rutherford	**Hearing Date:**	
Entered by:	imatthias@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	06/25/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Common Council (7/21/26)					
1	COMMON COUNCIL	07/07/2026	Refer to a future Meeting to Adopt	COMMON COUNCIL			Pass
	Action Text:	A motion was made by Madison, seconded by Glenn, to Refer to a future Meeting to Adopt to the COMMON COUNCIL. The motion passed by voice vote/other with Alders Evers and Tishler abstaining.					
	Notes:	Adopt (7/21/26)					

Text of Legislative File 93733

Fiscal Note

No City appropriation is required.

Title

Calling on UW-Health and Children's Hospital of Wisconsin to Resume Providing Gender-Affirming Health Care to Transgender Youth

Body

WHEREAS, in January of 2026, both UW-Health and Children's Hospital of Wisconsin

announced that they would pause the prescription of puberty blockers and hormone therapy for patients under the age of 18 as a part of gender-affirming care; and,

WHEREAS, these announcements cited federal directives from December of 2025, which threatened Medicaid and Medicare reimbursement through the United States Department of Health and Human Services; and,

WHEREAS, since then, in April of 2026, a federal district court vacated the federal statements used to justify these restrictions and limited the reintroduction of similar directives; and,

WHEREAS, on May 19, 2026, the Wisconsin Trans & Gender Diverse Elected Official Delegation released a statement that called on UW-Health and Children's Hospital of Wisconsin to reverse their decisions, reaffirm their commitment to evidence-based care, and rebuild trust with the transgender and gender diverse community; and,

WHEREAS, on Tuesday, June 4, 2026, the Dane County Board of Supervisors passed a resolution calling on UW-Health and Children's Hospital of Wisconsin to resume providing gender-affirming health care to transgender and gender diverse youth; and,

WHEREAS, these decisions to pause gender-affirming health care has immediately negatively impacted many patients, many of whom have been forced to seek care elsewhere, which raises costs and increases the difficulty in receiving care; and,

WHEREAS, this disruption of care can result in adverse physical and mental health outcomes for patients; and,

WHEREAS, research has shown substantially higher rates of depression, anxiety, and suicide attempts among transgender and gender diverse youth who are unable to access desired treatment; and,

WHEREAS, while being transgender is not contingent upon medical transition, access to gender-affirming medical care is, for many individuals, a critical component of living safely and authentically; and,

WHEREAS, receiving health care is a critical aspect of everyone's lives, including transgender and gender diverse individuals;

NOW, THEREFORE, BE IT RESOLVED that the Madison Common Council calls on UW-Health and Children's Hospital of Wisconsin to resume providing gender-affirming health care to transgender youth.

BE IT FURTHER RESOLVED that the Madison Common Council joins the Dane County Board of Supervisors in making this request of UW-Health and Children's Hospital of Wisconsin.

BE IT FINALLY RESOLVED that the Madison Common Council reaffirms its commitment to

making the City of Madison a safe place for transgender children.

City of Madison

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

Master

File Number: 93763

File ID:	93763	**File Type:**	Resolution	**Status:**	Unfinished Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	06/29/2026
File Name:	BY TITLE ONLY: Authorizing the Mayor to sign a Torch Relay Agreement with the Los Angeles Organizing Committee for the Olympic Games 2028.			**Final Action:**	

Title: BY TITLE ONLY: Authorizing the Mayor to sign a Torch Relay Agreement with the Los Angeles Organizing Committee for the Olympic Games 2028.

Notes: Introduced BY TITLE ONLY on 7/7/26

Sponsors:	Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Lara Mainella	**Hearing Date:**	
Entered by:	dducini@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	06/29/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Common Council (7/21/26)					
1	COMMON COUNCIL	07/07/2026	Refer to a future Meeting to Adopt	COMMON COUNCIL			Pass
	Action Text:	A motion was made by Madison, seconded by Glenn, to Refer to a future Meeting to Adopt to the COMMON COUNCIL. The motion passed by voice vote/other.					
	Notes:	Adopt (7/21/26)					

Text of Legislative File 93763

Fiscal Note

[]

Title

BY TITLE ONLY: Authorizing the Mayor to sign a Torch Relay Agreement with the Los Angeles Organizing Committee for the Olympic Games 2028.

City of Madison

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

Master

File Number: 93984

File ID:	93984	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/14/2026
File Name:	Oakwood Village University Woods Rezoning			**Final Action:**	

Title: Creating Section 28.022-00755 of the Madison General Ordinances to change the zoning of property located at 6145-6301 Mineral Point Road and 510 Genomic Drive from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00756 to approve a Specific Implementation Plan. (District 19)

Notes: OakwoodVillageGDPSIP

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	6145-6301 Mineral Point Rd (2026).pdf	**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	07/14/2026	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Plan Commission Public Hearing (8/10/26), Common Council (9/8/26)					

Text of Legislative File 93984

Fiscal Note

No City appropriation required.

Title

Creating Section 28.022-00755 of the Madison General Ordinances to change the zoning of property located at 6145-6301 Mineral Point Road and 510 Genomic Drive from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00756 to approve a Specific Implementation Plan. (District 19)

Body

DRAFTER'S ANALYSIS: This ordinance amends the General Development Plan and a Specific Implementation Plan for the Oakwood Village University Woods campus located at 6145-6301 Mineral Point Road and 510 Genomic Drive to construct a six-story, 92-unit

multi-family dwelling and restore portions of the site following demolition of five buildings on the campus. .

****

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

1. Map Amendment 00755 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00755. The following described property is hereby rezoned to Amended PD (Planned Development) District.

All of Lots 1 and 3 and Part of Lot 2, Certified Survey Map 1616, and Lots 1 and 2, Certified Survey Map 15851, City of Madison, Dane County, Wisconsin. Said described area contains 34.8 acres, more or less."

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

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

Map Amendment 00756 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00756. A Planned Development District Specific Implementation Plan is hereby approved for the following described property:

All of Lots 1 and 3 and Part of Lot 2, Certified Survey Map 1616, and Lots 1 and 2, Certified Survey Map 15851, City of Madison, Dane County, Wisconsin. Said described area contains 34.8 acres, more or less."

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

FROM: Tim Parks, Planning Division

Amendment: X
Repeal: _____
Creation: _____

Please draft the following ordinance:

X This ordinance exempt from the provisions of Section 2.05(6).

_____ The signature of the Mayor or the Alder who will sponsor this ordinance is provided below.

See Attachment(s): ____

Date to be Presented: 21 July 2026

Referral(s): Plan Commission: 10 August 2026; Common Council: 8 September 2026

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 6145-6301 Mineral Point Road and 510 Genomic Drive Alder District 19

From PD District To Amended PD(GDP-SIP) District

Proposed Use: Amend Oakwood Village University Woods General Development Plan and approve a Specific Implementation Plan to construct a six-story, 92-unit multi-family dwelling and to restore portions of the site following demolition of five buildings on the campus

By Direction Of: _____ Date: 13 July 2026

Meagan Tuttle, Director Planning Division

City of Madison

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

Master

File Number: 93831

File ID:	93831	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/03/2026
File Name:	Prelim & Final Plat - Hawks Nest - 8302 McDowell Dr			**Final Action:**	

Title: Approving the preliminary plat and final plat of *Hawks Nest* on land generally addressed as 8302 McDowell Drive and located at the northeastern corner of Mid Town Road and S Pleasant View Road (District 1).

Notes:

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Subdivision Application.pdf, Letter of Intent.pdf, Proposed Zoning Map.pdf, Preliminary Plat.pdf, Final Plat.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	07/03/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Plan Commission (8/31/26), Common Council (9/8/26)					

Text of Legislative File 93831

Fiscal Note
No City appropriation is required with the approval of this preliminary and final plat. City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

Title
Approving the preliminary plat and final plat of *Hawks Nest* on land generally addressed as 8302 McDowell Drive and located at the northeastern corner of Mid Town Road and S Pleasant View Road (District 1).

Body
WHEREAS JDM Properties, LLC has duly filed a preliminary plat and final plat known as

Hawks Nest on land generally addressed as 8302 McDowell Drive, City of Madison, Dane County, Wisconsin for approval by the Madison Common Council; and

NOW THEREFORE BE IT RESOLVED that said plat is hereby approved subject to all conditions as required by the reviewing City departments as required by Section 16.23 of Madison General Ordinances, subject to the conditions noted in the Plan Commission files, and that same shall be recorded with the Dane County Register of Deeds.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the plat, bond and subdivision contract, subsequent affidavits of corrections, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approved plat.

BE IT FURTHER RESOLVED that the said plat is hereby added to the official map and the street grades for said plat on file in the City Engineer's Office are hereby approved.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded subdivision in the Comprehensive Plan and any applicable neighborhood and sub-area plans.

BE IT FURTHER RESOLVED that all dedications included in this plat or required as a condition of approval of this plat be and are hereby accepted by the City of Madison.

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.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

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

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

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

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

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of $10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (M.G.O. Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

☑ Preliminary Subdivision Plat ☑ Final Subdivision Plat ☐ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: HAWKS NEST

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: JDM Properties, LLC Representative, if any: Colin Smith
Street address: 101 N Mills Street City/State/Zip: Madison, WI 53715
Telephone: 720-560-3640 Ema[redacted]

Firm Preparing Survey: Vierbicher Associates Contact: Zach Dressler / Mike Ziehr
Street address: 525 Junction Road, Suite 3200 City/State/Zip: Madison, WI 53717
Telephone: 608-821-3953 Emai[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: 8302 McDowell Drive
Tax Parcel Number(s): 0708-344-0096-6
Zoning District(s) of Proposed Lots: CC-T & TR-U2 School District: Madison

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): N/A
Date of Approval by Dane County: N/A Date of Approval by Town: N/A

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	9		28.07
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		1	3.28
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS			

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as *individual PDF files* in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that *an individual email cannot exceed 20MB* and it is the *responsibility of the applicant* to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are *not* allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats..
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent**: One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* *The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.*

** *A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.*

☐ **Report of Title and Supporting Documents**: One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- *The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable* (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- *Do not email these files to the City's Office of Real Estate Services*. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits**: One copy of the approval letters from the town where the property is located *and* Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Michael J. Ziehr Signature: _____

Date: June 29, 2026 Interest In Property On This Date: Land Surveyor

Jule 29. 2026

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

Midtown and Pleasant View
KBA Project #2515

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:
Joe McCormick Properties
101 N. Mills Street
Madison, WI 53715
(608) 819 -6500
Contact: Joe McCormick
joe@jdmccormick.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 Associates, Inc.
999 Fourier Dr.
Madison, WI 53717
(608) 826-0532
Contact: Zach Dressler
zdre@vierbicher.com

Introduction:
This proposed multi-family development involves the development of approximately 31 acres of land in the northeastern quadrant of S Pleasant View Road (CTH M) and Mid Town Road. This submission is to create the new plat and establish the zoning classifications for each lot.

Project Description:
The existing tax parcels that were attached (0708-344-8885-0 and 0708-344-9003-0) currently have no improvements on the site. The attachment to the City of Madison was recorded on September 25, 2025.

The new parcels will contain a variety of mixed-use buildings and multifamily structures with various amenities and will also include the necessary stormwater management facilities. New public streets and right-of-way extensions will be developed that will have pedestrian and bicycle facilities to provide interconnectivities for all the lots and integration into the City fabric of this area.

Please see the attached zoning exhibit for the requested zoning classifications for each lot.

City and Neighborhood Input:

We have met with the City on several occasions for this proposed development including DAT meetings on June 12, 2025, and March 26, 2026, as well as a meeting to discuss the well placement on the property, the attachment of this property to the City of Madison, and meetings with the Planning Department to review the initial layouts and subdivision of the lots for this development.

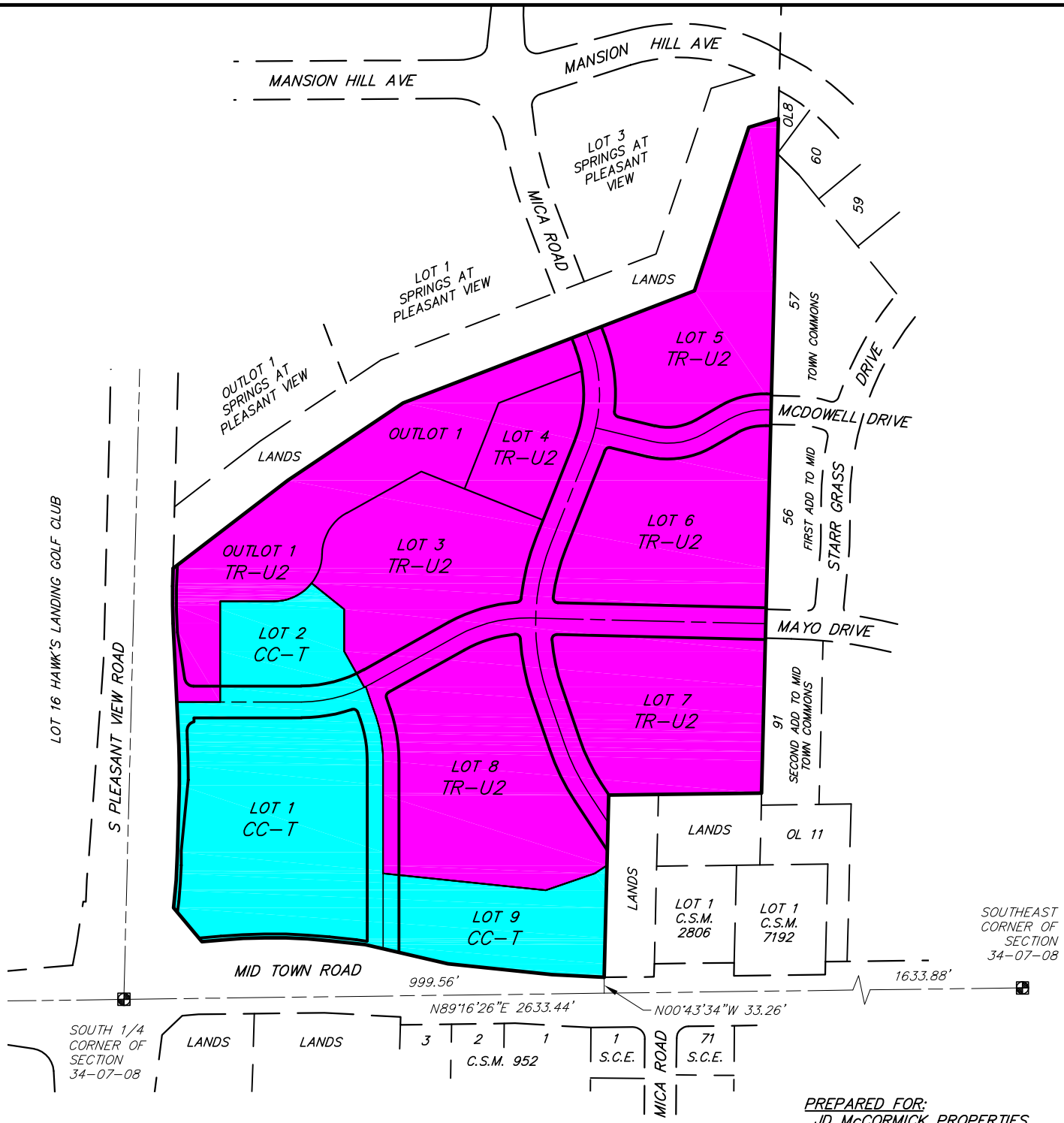
Project Schedule:

It is anticipated that construction of the initial infrastructure will start in 2027 with the development of the lots to follow in the subsequent years.

Thank you for your time and consideration of our proposal.

Sincerely,

Kevin Burow, AIA, NCARB, LEED AP
Managing Member



PREPARED FOR:
JD McCORMICK PROPERTIES
101 N MILLS STREET
SUITE 206
MADISON, WI 53715

PREPARED BY:
VIERBICHER ASSOCIATES, INC.
BY: MICHAEL J. ZIEHR
525 JUNCTION ROAD,
SUITE 7000
MADISON, WI 53717
(608)–821–3962
mzie@vierbicher.com

25 Jun 2026 - 9:48p M:\JD McCormick LLC\240226_Midtown Road\CADD\240226 - Zoning Exhibit.dwg by: mzie

vierbicher
advisors / engineers / surveyors

ZONING MAP
MID TOWN ROAD DEVELOPMENT
CITY OF MADISON, DANE COUNTY, WI

SCALE	1"=300'
CHECKED	MZIE
DRAFTER	MZIE
DATE	06/29/2026
JOB NO.	240226

SHEET 1 OF 1

© Vierbicher Associates, Inc.

DESCRIPTION FURNISHED:

A parcel of land located in the West 1/2 of the Southeast 1/4 of Section 34, Township 7 North, Range 8 East, in the Town of Middleton, Dane County, Wisconsin, to wit: Commencing at the South 1/4 corner of said Section 34; thence along the South line of said Southeast 1/4, North 88° 52' 55" East, 150.00 feet to the point of beginning: thence North 45° 02' 01" West, 138.67 feet to a point on the East line of County Trunk Highway "M"; thence along said East line North 01° 03' 03" East, 1231.14 feet; thence North 88° 56' 57" West, 5.00 feet; thence North 01° 03' 03" East, 360.00 feet; thence South 88° 56' 57" East, 25.00 feet; thence North 01° 03' 03" East, 955.6 feet to the end of said East line; thence North 88° 47' 10" East, 1245.74feet; thence South 01° 01' 41" West, 2235.50 feet; thence South 88° 52' 55" West, 318.26 feet; thence South 01° 41" West, 412.50 feet to the South line of said Southeast 1/4; thence along said South line South 88° 52' 55" West, 848.50 feet to the point of beginning; EXCEPT Highway described in Conveyance of Lands for Highway Purposes recorded in Vol. 311 of Misc., page 577, as #948180; EXCEPT as conveyed to City of Madison in Warranty Deed recorded as #3127793; EXCEPT land decribed in Award of Damages recorded as #5335457; EXCEPT plat of Springs at Pleasant View recorded in Vol. 61–0388 of Plats, page 218, as #5658440.

GENERAL NOTES:

1. *This survey is based upon field survey work performed in August through December of 2024. Any changes in site conditions after December 2024 are not reflected on this survey.*
2. *This survey is referenced to the Wisconsin County Coordinate System–Dane Zone, NAD 83 (2011). Elevations are referenced to NAVD 88 (2012) datum. Field data was obtained using Robotic Total Station and GPS. Benchmarks shall be field verified prior to construction.*
3. *All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline tickets numbers 20243108980, 20243108983, 20243108987 and 20243108991. No private locate request was made. Verbicher does not warrant the locations marked or mapped by others.*
4. *Sewer and water structures were surveyed, unless otherwise noted. Sewer pipes are shown per the City of Madison utilities website.*
5. *No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.*
6. *Surveyor has made not investigation or independent search for easement of record, encumbrances, restrictive covenants, or ownership title evidence.*

SURVEYED FOR:
JD McCormick Properties
101 N Mills Street
Suite 206
Madison, WI 53715

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
525 Junction Road,
Suite 7000,
Madison, WI 53717
(608) 821–3962
mzie@vierbicher.com

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE 1/4 OF SECTION 34–07–08 MEASURED AS BEARING N89°16'26"E

0 60 120
SCALE: ONE INCH = SIXTY FEET

SURVEY LEGEND

- *FOUND 1" # IRON PIPE*
- *FOUND 1–1/4" # SOLID IRON RE–ROD*
- *FOUND 3/4" # SOLID IRON RE–ROD*
- *FOUND CHISELED "X"*
- *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*

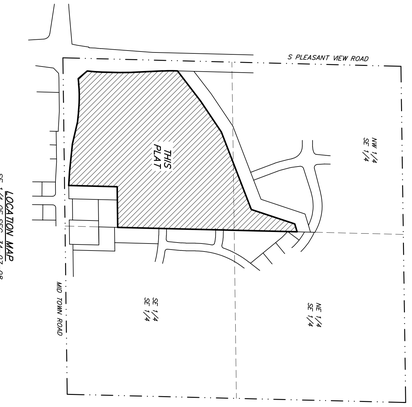
BENCHMARK TABLE:

BENCHMARK #1 – ELEV. 1041.71: TOP NUT OF FIRE HYDRANT LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF SOUTH PLEASANT VIEW ROAD AND MID TOWN ROAD.

BENCHMARK #2 – ELEV. 1061.91: TOP NUT OF FIRE HYDRANT LOCATED APPROX. 675' EAST OF MID TOWN ROAD ON SOUTH SIDE OR ROAD.

BENCHMARK #3 – ELEV. 1059.61: TOP NUT OF FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF MANSION HILL AVENUE AND MICA ROAD.

BENCHMARK #4 – ELEV. 1079.59: TOP NUT OF FIRE HYDRANT LOCATED AT THE END OF McDOWELL DRIVE ON THE NORTH SIDE OF ROAD.



TOPOGRAPHIC LINEWORK LEGEND

- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING RIP RAP
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING MAILBOX
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING TRAFFIC SIGNAL
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING ADA DETECTABLE WARNING FIELD

CURVE DATA

NUMBER	ARC	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	22.19'	306.00'	4°09'20"	22.19'	N81° 58' 31"W
C2	226.29'	1171.00'	11°04'19"	225.93'	N89° 35' 20"W
C3	75.20'	1113.56'	3°52'09"	75.19'	N04° 03' 39"E
C4	84.68'	1327.39'	3°39'18"	84.66'	N01° 02' 34"W
C5	26.02'	18.50'	80°34'42"	23.93'	S37° 36' 16"W
C6	106.96'	333.00'	18°24'12"	106.50'	N80° 47' 54"E
C7	15.62'	10.00'	89°29'42"	14.08'	N63° 39' 21"W
C8	88.11'	267.00'	18°54'30"	87.71'	N09° 27' 15"W
C9	139.71'	1174.00'	6°49'06"	139.62'	S00° 04' 13"E
C10	26.17'	18.50'	81°02'22"	24.04'	S49° 28' 49"E
C11	135.95'	267.00'	29°10'28"	134.49'	N75° 24' 46"E
C12	118.74'	267.00'	25°28'47"	117.76'	N77° 15' 36"E
C13	17.22'	267.00'	3°41'41"	17.21'	N62° 40' 22"E
C14	148.36'	333.00'	25°31'39"	147.14'	S73° 35' 22"W
C15	13.98'	10.00'	80°05'39"	12.87'	N46° 18' 22"E
C16	130.61'	483.00'	15°29'36"	130.21'	S14° 00' 20"W
C17	198.05'	267.00'	42°29'57"	193.54'	N00° 30' 10"E
C18	148.18'	267.00'	31°47'50"	146.28'	N05° 51' 13"E
C19	49.87'	267.00'	10°42'07"	49.80'	N15° 23' 45"W
C20	155.38'	100.00'	89°01'39"	140.22'	N45° 29' 11"E
C21	89.65'	100.00'	51°22'04"	86.68'	N64° 18' 58"E
C22	65.73'	100.00'	37°39'35"	64.55'	N19° 48' 09"E
C23	104.46'	100.00'	59°51'11"	99.78'	S30° 53' 57"W
C24	158.40'	333.00'	27°15'12"	156.91'	N07° 07' 13"W
C25	14.45'	10.00'	82°47'54"	13.23'	S34° 53' 33"E
C26	89.19'	117.00'	43°40'31"	87.04'	N81° 52' 14"E
C27	100.26'	183.00'	31°23'21"	99.01'	S75° 43' 39"W
C28	64.10'	117.00'	31°23'21"	63.30'	S75° 43' 39"W
C29	139.50'	183.00'	43°40'31"	136.14'	N81° 52' 14"E
C30	14.45'	10.00'	82°47'54"	13.23'	S62° 18' 33"W
C31	4.89'	333.00'	0°50'32"	4.89'	N21° 19' 52"E
C32	103.92'	417.00'	14°16'41"	103.65'	S14° 36' 48"W
C33	16.76'	10.00'	96°03'08"	14.87'	S40° 33' 07"E
C34	16.77'	10.00'	96°04'38"	14.87'	S43° 23' 00"W
C35	103.73'	417.00'	14°15'11"	103.47'	S11° 46' 54"E
C36	104.50'	417.00'	14°21'28"	104.22'	S26° 05' 14"E
C37	121.04'	483.00'	14°21'28"	120.72'	S26° 05' 14"E
C38	127.38'	483.00'	15°06'39"	127.02'	S11° 21' 10"E
C39	15.97'	10.00'	91°29'17"	14.32'	N49° 32' 29"W
C40	111.32'	267.00'	23°53'21"	110.52'	S72° 46' 13"W
C41	13.92'	10.00'	79°44'02"	12.82'	S20° 57' 31"W
C42	109.89'	333.00'	18°54'30"	109.40'	N09° 27' 15"W

TOTAL PLAT AREA = 1,366,009 SQ. FT. (31.3592 AC.)

SURVEYOR'S CERTIFICATE

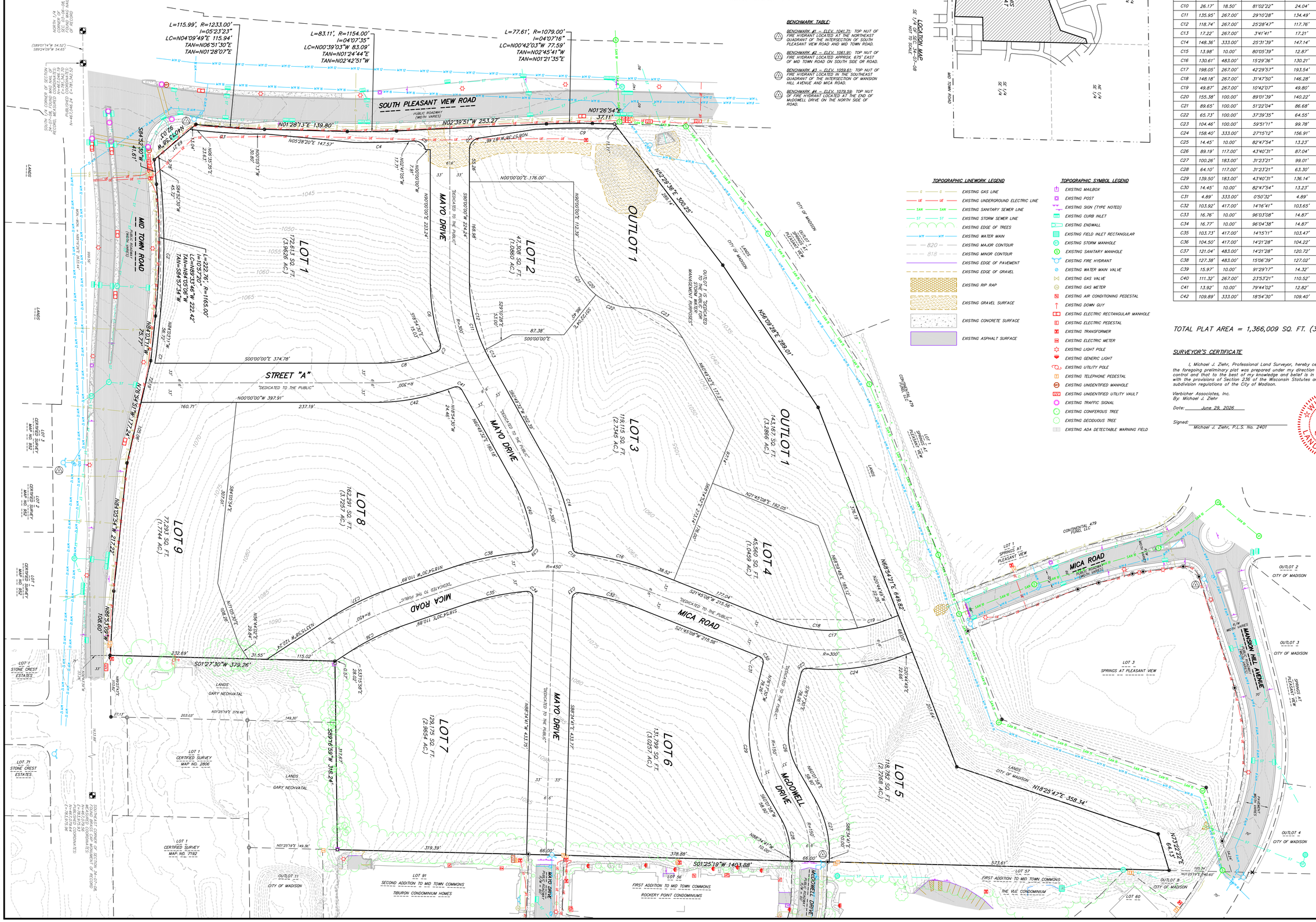
I, Michael J. Ziehr, Professional Land Surveyor, hereby certify that the foregoing preliminary plat was prepared under my direction and control and that to the best of my knowledge and belief is in compliance with the provisions of Section 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Date: June 29, 2026

Signed:
Michael J. Ziehr, P.L.S. No. 2401

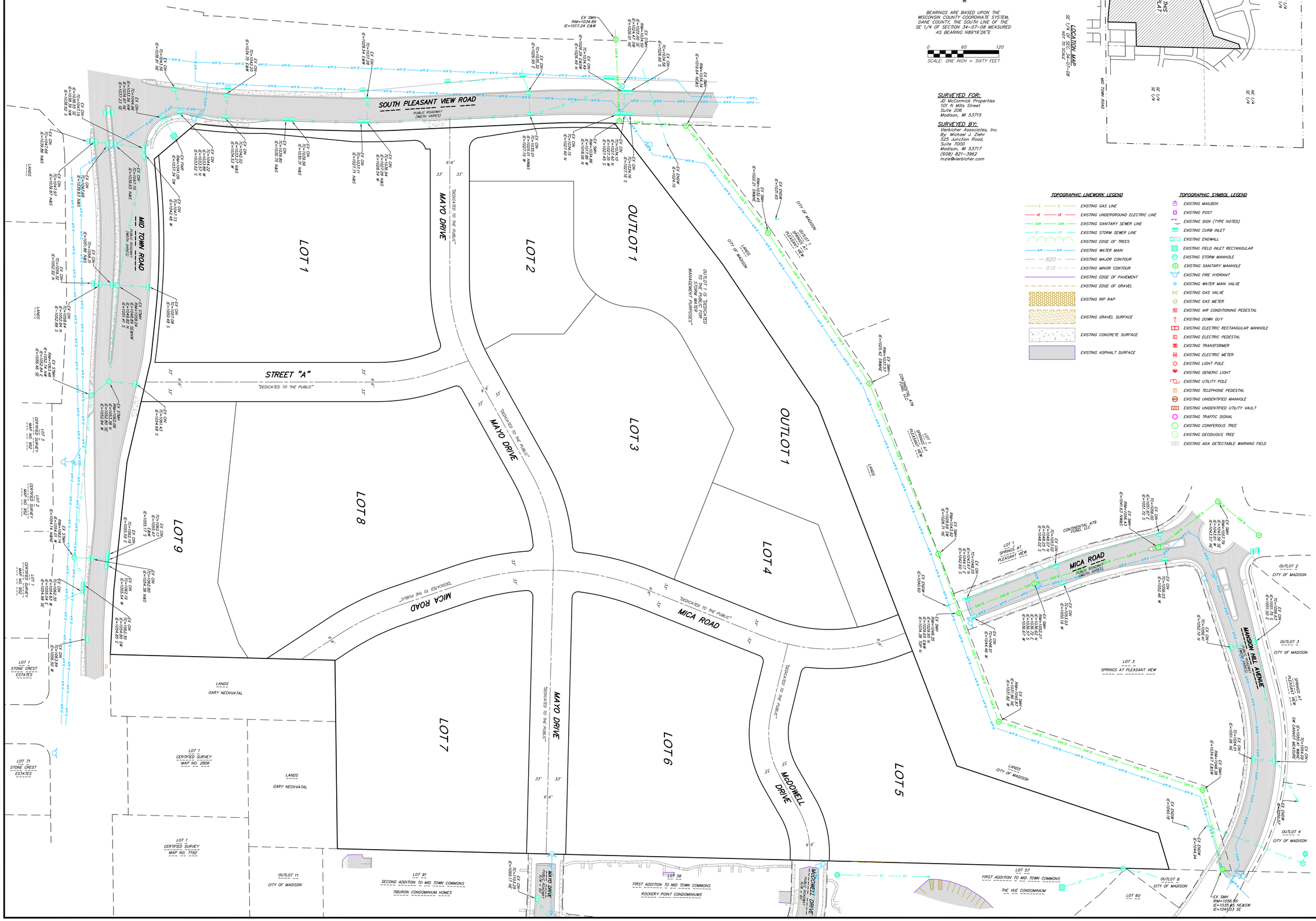
WISCONSIN MICHAEL J. ZIEHR S-2401 McFARLAND WIS. LAND SURVEYOR

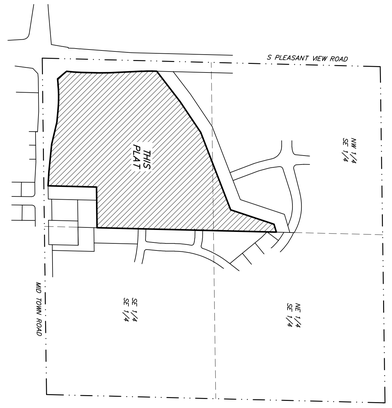

SOUTH PLEASANT VIEW ROAD
PUBLIC ROADWAY (WIDTH VARIES)
MID TOWN ROAD
PUBLIC ROADWAY (WIDTH VARIES)
MAYO DRIVE
"DEDICATED TO THE PUBLIC"
STREET "A"
"DEDICATED TO THE PUBLIC"
MICA ROAD
"DEDICATED TO THE PUBLIC"
McDOWELL DRIVE
"DEDICATED TO THE PUBLIC"
MANSION HILL AVENUE
PUBLIC ROADWAY (WIDTH VARIES)
LOT 1
172,613 SQ. FT. (3.9626 AC.)
LOT 2
47,308 SQ. FT. (1.0860 AC.)
LOT 3
119,115 SQ. FT. (2.7345 AC.)
LOT 4
45,580 SQ. FT. (1.0463 AC.)
LOT 5
118,782 SQ. FT. (2.7268 AC.)
LOT 6
131,799 SQ. FT. (3.0257 AC.)
LOT 7
129,775 SQ. FT. (2.9654 AC.)
LOT 8
162,291 SQ. FT. (3.7259 AC.)
LOT 9
77,393 SQ. FT. (1.1744 AC.)
OUTLOT 1
143,167 SQ. FT. (3.2865 AC.)
OUTLOT 1 IS DEDICATED TO THE PUBLIC FOR STORM WATER MANAGEMENT PURPOSES
LOT 3
SPRINGS AT PLEASANT VIEW
LOT 1
CERTIFIED SURVEY MAP NO. 2806
LOT 1
CERTIFIED SURVEY MAP NO. 7192
LOT 1
STONE CREST ESTATES
LOT 71
STONE CREST ESTATES
LANDS
GARY NECHVATAL
LANDS
CITY OF MADISON
CONTINENTAL 479 FUND, LLC
OUTLOT 2
CITY OF MADISON
OUTLOT 3
CITY OF MADISON
OUTLOT 4
CITY OF MADISON
OUTLOT 8
CITY OF MADISON
OUTLOT 11
CITY OF MADISON
LOT 91
SECOND ADDITION TO MID TOWN COMMONS
TIBURON CONDOMINIUM HOMES
LOT 56
FIRST ADDITION TO MID TOWN COMMONS
ROCKERY POINT CONDOMINIUMS
LOT 57
FIRST ADDITION TO MID TOWN COMMONS
THE VUE CONDOMINIUM
LOT 60
S01°27'30"W 379.26'
S01°25'19"W 1403.88'
N18°25'47"E 358.34'
N68°52'47"E 649.82'
N68°29'36"E 300.25'
N58°09'28"E 289.01'
N01°26'54"E 37.11'
N02°39'51"W 253.27'
N01°28'13"E 139.80'
S84°52'30"W 41.61'
N18°23'11"W 42.77'
N18°03'34"W 227.22'
N18°54'30"W 177.24'
N68°55'09"W 106.60'
S89°16'26"W 318.24'
N00°00'00"W 397.91'
S00°00'00"E 374.78'
N00°00'00"E 176.00'
N01°25'19"E 149.56'
N01°25'19"E 379.46'
319.39'
378.88'
573.61'
66.00'
66.00'
203.03'
149.30'
232.69'
115.02'
237.19'
160.71'
L=115.99', R=1233.00', l=05°23'23", LC=N04°09'49"E 115.94', TAN=N06°51'30"E TAN=N01°28'07"E
L=83.11', R=1154.00', l=04°07'35", LC=N00°39'03"W 83.09', TAN=N01°24'44"E TAN=N02°42'51"W
L=77.61', R=1079.00', l=04°07'16", LC=N00°42'03"W 77.59', TAN=N02°45'41"W TAN=N01°21'35"E
L=222.76', R=1165.00', l=10°57'20", LC=N89°33'46"W 222.42', TAN=N84°05'06"W TAN=S85°57'34"W
R=450'
R=300'
R=150'
R=450'
R=300'
R=150'
R=300'
R=450'
R=300'
R=150

© Vierbicher Associates, Inc.

GENERAL NOTES:

1. This survey is based upon field survey work performed in August through December of 2024. Any changes in site conditions after December 2024 are not reflected on this survey.
2. This survey is referenced to the Wisconsin County Coordinate System–Dane Zone, NAD 83 (2011). Elevations are referenced to NAVD 88 (2012) datum. Field data was obtained using Robotic Total Station and GPS. Benchmarks shall be field verified prior to construction.
3. All underground utilities have been located per markings placed on the ground or maps provided by the utilities (owners) and/or their authorized representatives. Markings are per Digger's Hotline tickets numbers 20243108980, 20243108983, 20243108987 and 20243108991. No private locate request was made. Vierbicher does not warrant the locations marked or mapped by others.
4. Sewer and water structures were surveyed, unless otherwise noted. Sewer pipes are shown per the City of Madison utilities website.
5. No attempt has been made as a part of this survey to obtain or show data concerning condition, or capacity of any utility or municipal/public service facility. For information regarding these utilities contact the appropriate agencies.
6. Surveyor has made not investigation or independent search for easement of record, encumbrances, restrictive covenants, or ownership title evidence.





LOCATION MAP
SE 1/4 OF SEC. 34-07-08
NOT TO SCALE

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE 1/4 OF SECTION 34-07-08 MEASURED AS BEARING N89°16'26"E

0 60 120
SCALE: ONE INCH = SIXTY FEET

SURVEYED FOR:
JD McCormick Properties
101 N Mills Street
Suite 206
Madison, WI 53715

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 821-3962
mze@vierbicher.com

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING RIP RAP
- EXISTING GRAVEL SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING MAILBOX
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN VALVE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING TRAFFIC SIGNAL
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING ADA DETECTABLE WARNING FIELD

vierbicher
advisors / engineers / surveyors

PRELIMINARY PLAT OF HAWKS NEST

LOCATED IN THE NW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 07 NORTH, RANGE 08 EAST,
CITY OF MADISON, DANE COUNTY, WISCONSIN

REVISIONS			
NO.	DATE	REMARKS	

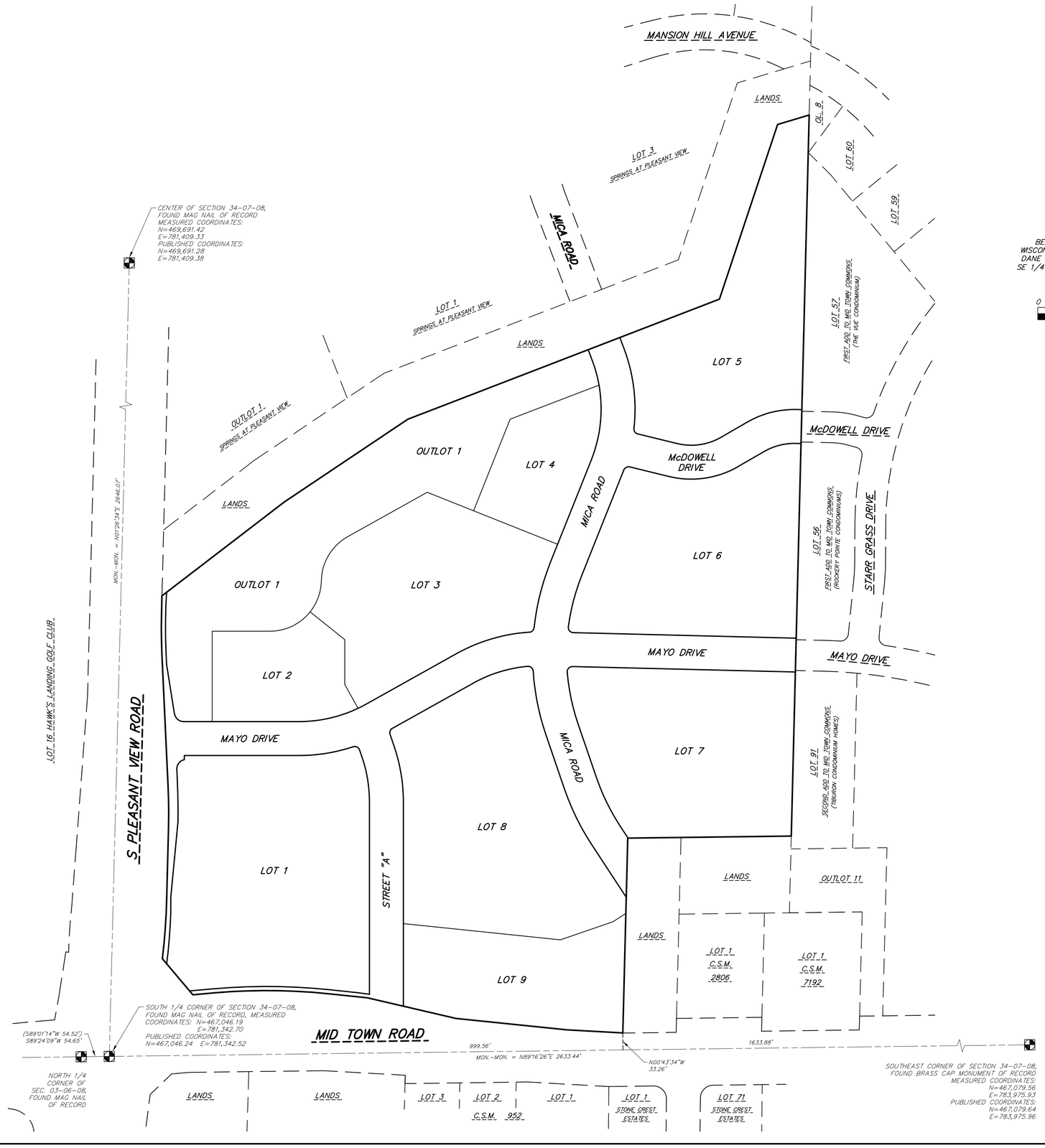
REVISIONS			
NO.	DATE	REMARKS	

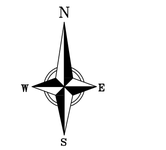
DATE	06/29/2026
DRAFTER	MZIE
CHECKED	ZDRE
PROJECT NO.	240226
SHEET	2 OF 2

29 Jun 2026 - 10:26a M:\JD McCormick LLC\240226_Midtown Road\CADD\240226 - PrelimPlat.dwg by: mzie

HAWKS NEST

LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHOP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

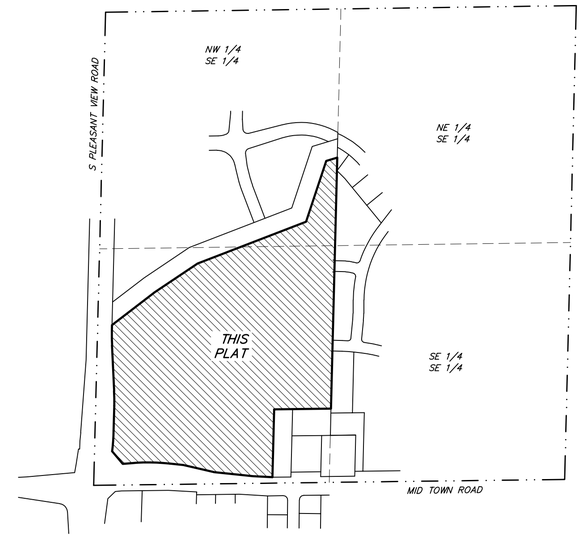




BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE 1/4 OF SECTION 34-07-08 MEASURED AS BEARING N89°16'26"E

0 120 240

SCALE: 1" = 120'



LOCATION MAP
SE 1/4 OF SEC. 34-07-08
NOT TO SCALE

OVERALL PLAT LAYOUT

TOTAL PLAT AREA = 1,366,009 SQ. FT. (31.3592 AC.)

NOTE: SEE SHEET 4 FOR THE CURVE DATA

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

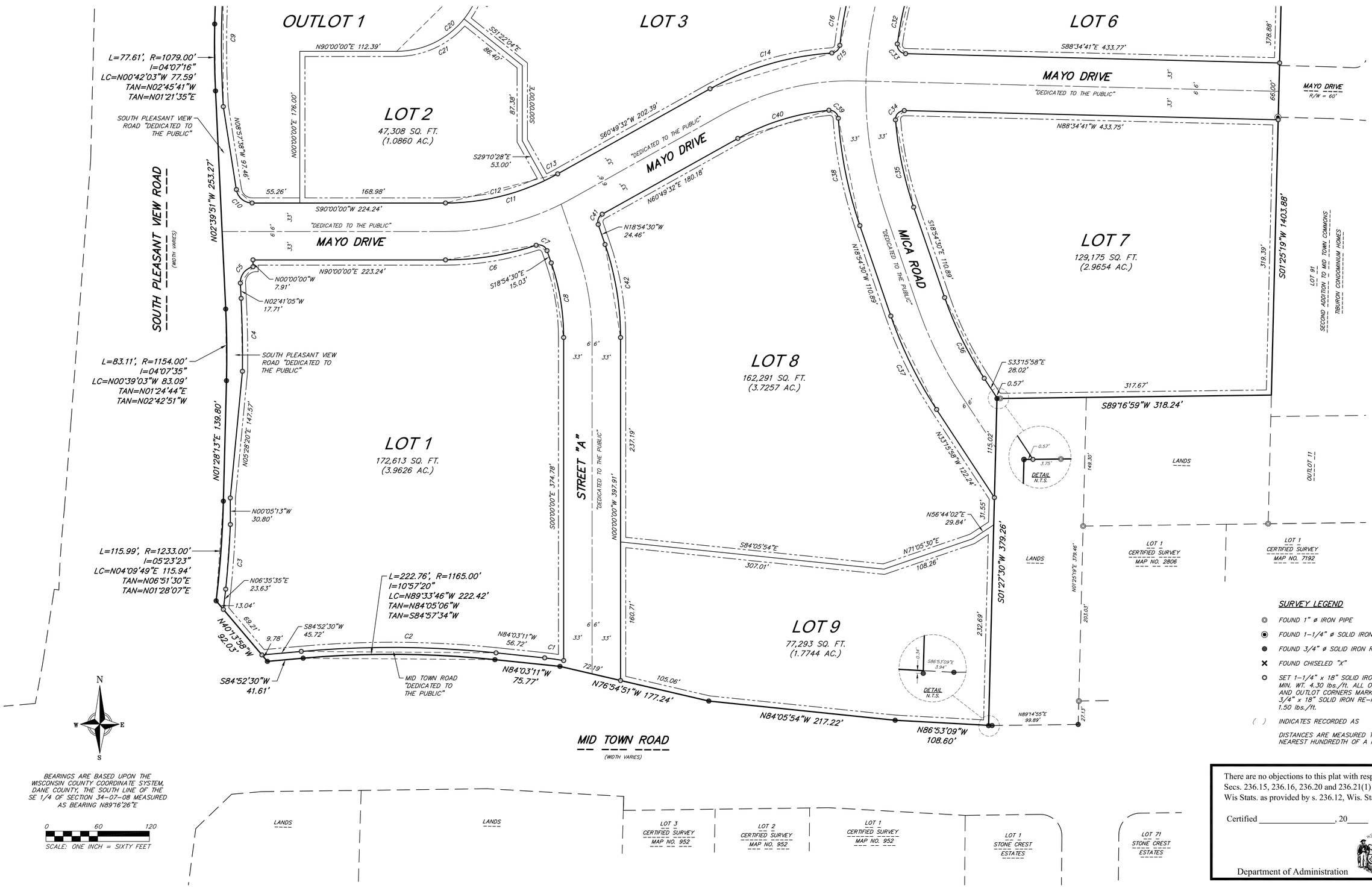
vierbicher
advisors / engineers / surveyors

Drafted by: MZIE Checked by: ZDRE FN: 240226 Date: 06/29/2026 Rev: Rev: Rev:	SURVEYED BY: Vierbicher Associates, Inc. By: Michael J. Ziehr 525 Junction Road, Suite 7000 Madison, WI 53717 (608) 821-3962 mzie@vierbicher.com	SURVEYED FOR: JD McCormick Properties 101 N Mills Street Suite 206 Madison, WI 53715	SHEET 1 OF 4

29 Jun 2026 - 10:32a M:\JD McCormick LLC\240226_Midtown Road\CADD\240226 - Final Plat.dwg by: mzie

HAWKS NEST

LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHOP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE 1/4 OF SECTION 34-07-08 MEASURED AS BEARING N89°16'26"E

0 60 120

SCALE: ONE INCH = SIXTY FEET

NOTE: SEE SHEET 4 FOR THE CURVE DATA

SURVEY LEGEND

- FOUND 1" ø IRON PIPE
- FOUND 1-1/4" ø SOLID IRON RE-ROD
- FOUND 3/4" ø SOLID IRON RE-ROD
- FOUND CHISELED "X"
- 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

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
advisors / engineers / surveyors

Drafted by: MZIE	
Checked by: ZDRE	
FN: 240226	
Date: 06/29/2026	
Rev:	
Rev:	
Rev:	

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
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Suite 7000
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SHEET 2 OF 4

29 Jun 2026 - 10:33a M:\JD McCormick LLC\240226_Midtown Road\CADD\240226 - Final Plat.dwg by: mzie

HAWKS NEST

LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHOP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

*6'
*12'

PUBLIC UTILITY EASEMENT (P.U.E.) NOTE:
PUBLIC UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA. 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.

*UNLESS OTHERWISE NOTED ON THE PLAT.

NOTE: THE FINAL GRADE ESTABLISHED BY THE SUBDIVIDER ON THE UTILITY EASEMENTS SHALL NOT BE ALTERED BY MORE THAN SIX (6) INCHES BY THE SUBDIVIDER, THEIR AGENT, OR BY SUBSEQUENT OWNERS OF THE LOTS ON WHICH SUCH UTILITY EASEMENTS ARE LOCATED, EXCEPT WITH WRITTEN CONSENT OF THE UTILITY OR UTILITIES INVOLVED.

SURVEY LEGEND

- FOUND 1" ø IRON PIPE
- FOUND 1-1/4" ø SOLID IRON RE-ROD
- FOUND 3/4" ø SOLID IRON RE-ROD
- FOUND CHISELED "X"
- 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

N
W E
S

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE 1/4 OF SECTION 34-07-08 MEASURED AS BEARING N89°16'26"E

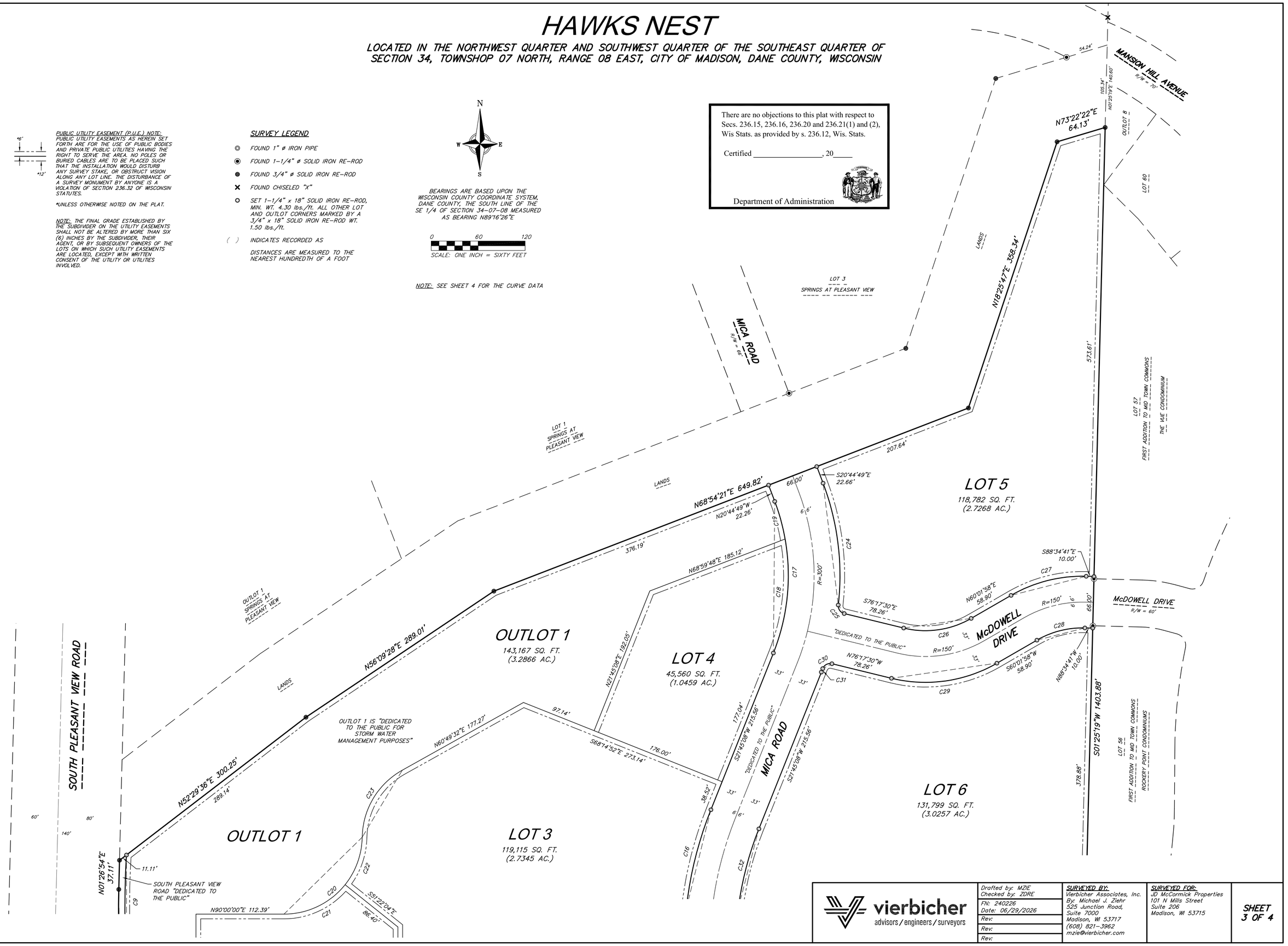
0 60 120
SCALE: ONE INCH = SIXTY FEET

NOTE: SEE SHEET 4 FOR THE CURVE DATA

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
advisors / engineers / surveyors

Drafted by: MZIE	
Checked by: ZDRE	
FN: 240226	
Date: 06/29/2026	
Rev:	
Rev:	
Rev:	

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
525 Junction Road,
Suite 7000
Madison, WI 53717
(608) 821-3962
mzie@vierbicher.com

SURVEYED FOR:
JD McCormick Properties
101 N Mills Street
Suite 206
Madison, WI 53715

SHEET 3 OF 4

29 Jun 2026 - 10:33a M:\JD McCormick LLC\240226_Midtown Road\CADD\240226 - Final Plat.dwg by: mzie

HAWKS NEST

LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHOP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

surveyor's certificate

I, Michael J. Ziehr, Professional Land Surveyor No. 2401 hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Madison and under the direction of the owner(s) of said land, I have surveyed, divided, and mapped HAWKS NEST; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is part of the Northwest Quarter and Southwest Quarter of the Southeast Quarter of Section 34, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the South 1/4 corner of said Section 34; thence along the South line of said Southeast 1/4, North 88° 52' 55" East, 150.00 feet to the point of beginning; thence North 45° 02' 01" West, 138.67 feet to a point on the East line of County Trunk Highway "M"; thence along said East line North 01° 03' 03" East, 1231.14 feet; thence North 88° 56' 57" West, 5.00 feet; thence North 01° 03' 03" East, 360.00 feet; thence South 88° 56' 57" East, 25.00 feet; thence North 01° 03' 03" East, 955.6 feet to the end of said East line; thence North 88° 47' 10" East, 1245.74feet; thence South 01° 01' 41" West, 2235.50 feet; thence South 88° 52' 55" West, 318.26 feet; thence South 01° 01' 41" West, 412.50 feet to the South line of said Southeast 1/4; thence along said South line South 88° 52' 55" West, 848.50 feet to the point of beginning; EXCEPT Highway described in Conveyance of Lands for Highway Purposes recorded in Vol. 311 of Misc., page 577, as Doc. No. 948180; EXCEPT as conveyed to City of Madison in Warranty Deed recorded as Doc. No. 3127793; EXCEPT land described in Award of Damages recorded as Doc. No. 5335457; EXCEPT plat of Springs at Pleasant View recorded in Vol. 61-038B of Plats, page 218, as Doc. No. 5658440.

Said description contains 1,366,009 square feet or 31.3592 acres, more or less.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Dated this 29th day of JUNE, 2026.

Signed: _____
Michael J. Ziehr, P.L.S. No. S-2401

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved, that the plat of HAWKS NEST, located in part of the Northwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 34, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin, was hereby approved by Enactment Number _____, file I.D. 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 plat of HAWKS NEST to the City of Madison for public use.

Dated this _____ day of _____, 2026.

_____
Lydia A. McComas, City Clerk,
City of Madison, Dane County, Wisconsin

OWNER'S CERTIFICATE

JDM Properties, LLC, as owner(s), we hereby certify that they we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. We further certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

Department of Administration
Common Council, City of Madison

WITNESS the hand and seal of said owner(s) this _____ day of _____, 20_____.

JDM Properties, LLC

By: _____

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

The Greenwood's State 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 Plat and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said The Greenwood's State Bank, has caused these presents to be signed by _____ its _____, at Lake Mills, Wisconsin, on this _____ day of_____, 20_____.

The Greenwood's State Bank

By: _____

State of Wisconsin)
)ss.
County of Jefferson)

Personally came before me this _____ day of _____, 20_____, _____ and _____, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said banking association, and acknowledged that they executed the foregoing instrument as such officers as the deed of said banking association, by its authority.

My Commission expires: _____

_____
Notary Public, State of Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

I, Craig Franklin, being the duly appointed, qualified and acting Treasury and Revenue Manager of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2026 on any of the lands included in the plat of HAWKS NEST.

_____
Craig Franklin, Treasury and Revenue Manager
City of Madison, Dane County, Wisconsin

CITY OF MADISON PLAN COMMISSION APPROVAL

Approved for recording per the Secretary of the City of Madison Plan Commission.

Dated this _____ day of _____, 20_____.

_____
Matthew Wachter, Secretary of Plan Commission

DANE COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plat of HAWKS NEST, as of this _____ day of _____, 20_____.

_____
Adam Gallagher, Dane County Treasurer

CURVE DATA					
NUMBER	ARC	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	22.19'	306.00'	4°09'20"	22.19'	N81° 58' 31"W
C2	226.29'	1171.00'	11°04'19"	225.93'	N89° 35' 20"W
C3	75.20'	1113.56'	3°52'09"	75.19'	N04° 03' 39"E
C4	84.68'	1327.39'	3°39'18"	84.66'	N01° 02' 34"W
C5	26.02'	18.50'	80°34'42"	23.93'	S37° 36' 16"W
C6	106.96'	333.00'	18°24'12"	106.50'	N80° 47' 54"E
C7	15.62'	10.00'	89°29'42"	14.08'	N63° 39' 21"W
C8	88.11'	267.00'	18°54'30"	87.71'	N09° 27' 15"W
C9	139.71'	1174.00'	6°49'06"	139.62'	S00° 04' 13"E
C10	26.17'	18.50'	81°02'22"	24.04'	S49° 28' 49"E
C11	135.95'	267.00'	29°10'28"	134.49'	N75° 24' 46"E
C12	118.74'	267.00'	25°28'47"	117.76'	N77° 15' 36"E
C13	17.22'	267.00'	3°41'41"	17.21'	N62° 40' 22"E
C14	148.36'	333.00'	25°31'39"	147.14'	S73° 35' 22"W
C15	13.98'	10.00'	80°05'39"	12.87'	N46° 18' 22"E
C16	130.61'	483.00'	15°29'36"	130.21'	S14° 00' 20"W
C17	198.05'	267.00'	42°29'57"	193.54'	N00° 30' 10"E
C18	148.18'	267.00'	31°47'50"	146.28'	N05° 51' 13"E
C19	49.87'	267.00'	10°42'07"	49.80'	N15° 23' 45"W
C20	155.38'	100.00'	89°01'39"	140.22'	N45° 29' 11"E
C21	89.65'	100.00'	51°22'04"	86.68'	N64° 18' 58"E
C22	65.73'	100.00'	37°39'35"	64.55'	N19° 48' 09"E
C23	104.46'	100.00'	59°51'11"	99.78'	S30° 53' 57"W
C24	158.40'	333.00'	27°15'12"	156.91'	N07° 07' 13"W
C25	14.45'	10.00'	82°47'54"	13.23'	S34° 53' 33"E
C26	89.19'	117.00'	43°40'31"	87.04'	N81° 52' 14"E
C27	100.26'	183.00'	31°23'21"	99.01'	S75° 43' 39"W
C28	64.10'	117.00'	31°23'21"	63.30'	S75° 43' 39"W
C29	139.50'	183.00'	43°40'31"	136.14'	N81° 52' 14"E
C30	14.45'	10.00'	82°47'54"	13.23'	S62° 18' 33"W
C31	4.89'	333.00'	0°50'32"	4.89'	N21° 19' 52"E
C32	103.92'	417.00'	14°16'41"	103.65'	S14° 36' 48"W
C33	16.76'	10.00'	96°03'08"	14.87'	S40° 33' 07"E
C34	16.77'	10.00'	96°04'38"	14.87'	S43° 23' 00"W
C35	103.73'	417.00'	14°15'11"	103.47'	S11° 46' 54"E
C36	104.50'	417.00'	14°21'28"	104.22'	S26° 05' 14"E
C37	121.04'	483.00'	14°21'28"	120.72'	S26° 05' 14"E
C38	127.38'	483.00'	15°06'39"	127.02'	S11° 21' 10"E
C39	15.97'	10.00'	91°29'17"	14.32'	N49° 32' 29"W
C40	111.32'	267.00'	23°53'21"	110.52'	S72° 46' 13"W
C41	13.92'	10.00'	79°44'02"	12.82'	S20° 57' 31"W
C42	109.89'	333.00'	18°54'30"	109.40'	N09° 27' 15"W

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

RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this _____ day of _____, 20____, at _____ o'clock ___.M. and recorded in Volume _____ of Plats, on pages _____ as Document Number _____.

_____
Kristi Chlebowski
Dane County Register of Deeds

vierbicher
advisors / engineers / surveyors

Drafted by: MZIE Checked by: ZDRE	SURVEYED BY: Vierbicher Associates, Inc. By: Michael J. Ziehr 525 Junction Road, Suite 7000 Madison, WI 53717 (608) 821-3962 mzie@vierbicher.com	SURVEYED FOR: JD McCormick Properties 101 N Mills Street Suite 206 Madison, WI 53715	SHEET 4 OF 4
FN: 240226 Date: 06/29/2026			
Rev:			
Rev:			
Rev:			

29 Jun 2026 - 10:33a M:\JD McCormick LLC\240226_Midtown Road\CADD\240226 - Final Plat.dwg by: mzie

City of Madison

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

Master

File Number: 93832

File ID:	93832	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/03/2026
File Name:	CSM - 979 Jonathon Dr			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by Joe Daniels Construction Co., Inc. located at 979 Jonathon Drive (District 14).

Notes:

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Application.pdf, Letter of Intent.pdf, Proposed CSM.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	07/03/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Common Council (9/8/26)					

Text of Legislative File 93832

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 Joe Daniels Construction Co., Inc. located at 979 Jonathon Drive (District 14).

Body
WHEREAS a Certified Survey Map of property owned by Joe Daniels Construction Co., Inc. located at 979 Jonathon 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.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

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

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

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

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

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of $10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (M.G.O. Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

☐ Preliminary Subdivision Plat ☐ Final Subdivision Plat ☒ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of $250, plus $50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of $250 plus $200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: Sam Daniels Representative, if any: _____
Street address: 919 Applegate Rd City/State/Zip: Madison, WI,53713-3215
Telephone: _____ Email: _____

Firm Preparing Survey: JT-Engineering Contact: Brett Karns
Street address: 281 W. Netherwood City/State/Zip: Oregon, WI 53575
Telephone: 608.620.9120 Email: brettk@jt-engineering.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: 979 Jonathon Dr
Tax Parcel Number(s): 251/0709-353-0606-3
Zoning District(s) of Proposed Lots: 1 School District: Madison Metro

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____
Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description.

Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office			
Industrial	1		2.61

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	1		2.61

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: SAMUEL J DANIELS Signature: [signature]

Date: 6/11/26 Interest In Property On This Date: _____

June 23, 2026

City of Madison Building Inspection
PO Box 2984
Madison, WI 53701-2984

RE: 979 Jonathon Dr CSM
City of Madison
Dane County

SUBJECT: CSM to combine lots for the property at 979 Jonathon Dr.

The land owner for the site address of 979 Jonathon Dr will be constructing a new building. The new building will cross over the existing parcel line and requires a CSM to combine the existing lots into one. Attached is the Preliminary CSM, Subdivision Application, and the required check. The documents required to submit electronically for a preliminary CSM shall be sent this week.

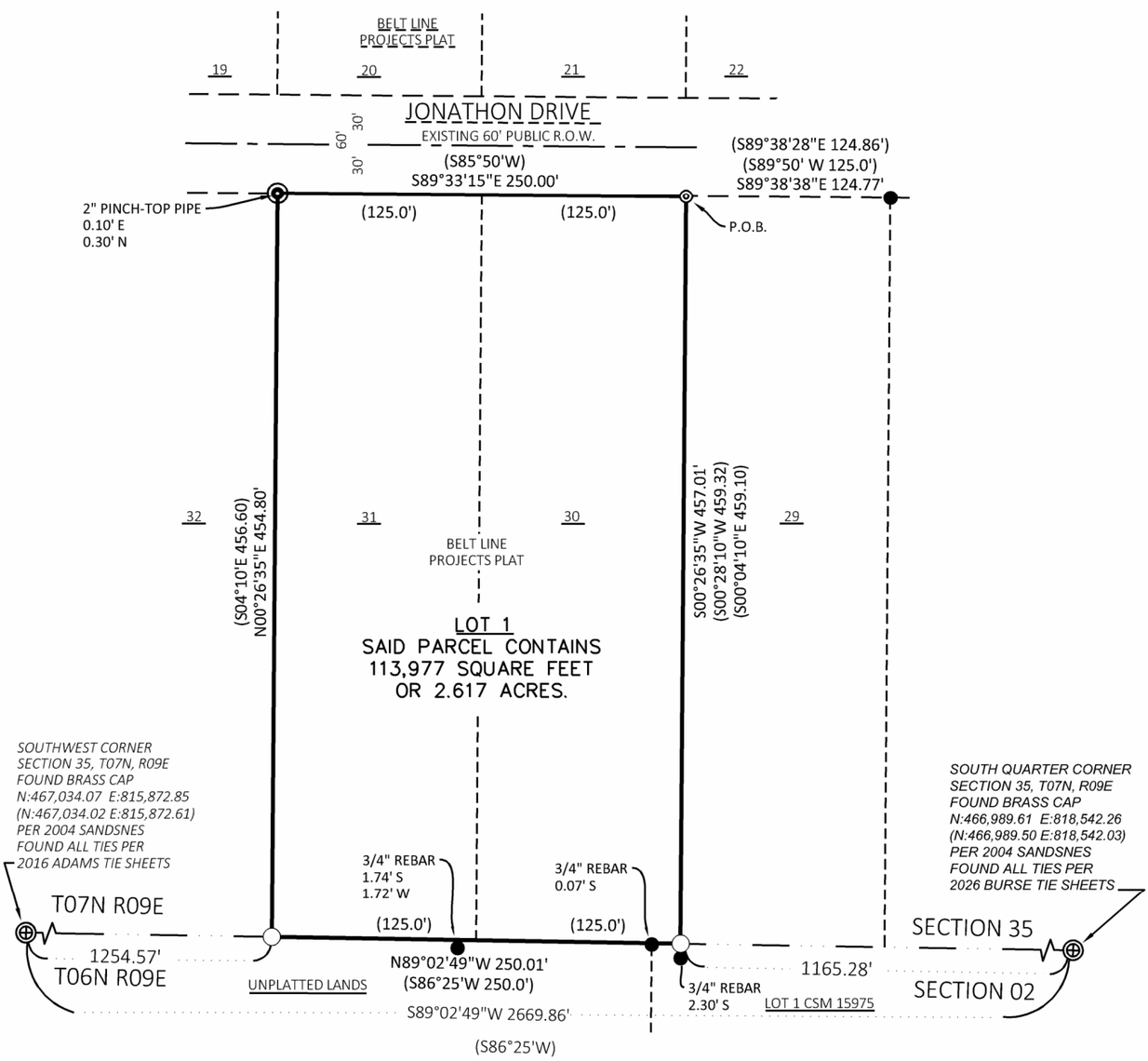
We appreciate your cooperation and assistance in our project development efforts. If you have any questions relating to the design of this project, please contact me.

Sincerely,

Brett Karns, PLS S-2874
Professional Land Surveyor
JT Engineering, Inc.
Phone: 608-620-9120
Email: brettk@jt-engineering.com

DANE COUNTY CERTIFIED SURVEY MAP NO._____

CONSOLIDATION OF LOTS 30 AND 31 OF BELT LINE PROJECT PLAT, RECORDED IN VOLUME 16, ON PAGE 27 AS DOCUMENT NUMBER 874258 BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, T07N, R09E, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN.



LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" I.P. FOUND
- 2" I.P. FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- ( ) INDICATES RECORDED AS
- CSM BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE

N

0 50 100 Feet

SCALE 1"=100'

NOTES

1. FIELD WORK PERFORMED ON JAN 29, 2026.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, WISCRS DANE, NAD 83 (2011)GRID NORTH. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35-07-09, BEARS S89°02'49"W.
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

WISCONSIN
BRETT KARNS
S-2874
ALBANY, WI
LAND SURVEYOR

SIGNED:
XX/XX/2025

jt ENGINEERING REAL. TRUSTED. PROVEN.	281 W Netherwood Road Suite 1 Oregon, WI 53575 www.JT-Engineering.com	SURVEY PREPARED FOR: ANGUS-YOUNG ARCHITETS/ENGINEERS 316 W WASHINGTON AVE #800 MADISON, WI 53703	FIELD WORK DATE: JAN 29TH, 2026 DRAFTED BY: BCK CHECKED BY: JRC PROJECT NO: 26003 SHEET 1 OF 5 SHEETS	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

DANE COUNTY CERTIFIED SURVEY MAP NO._____

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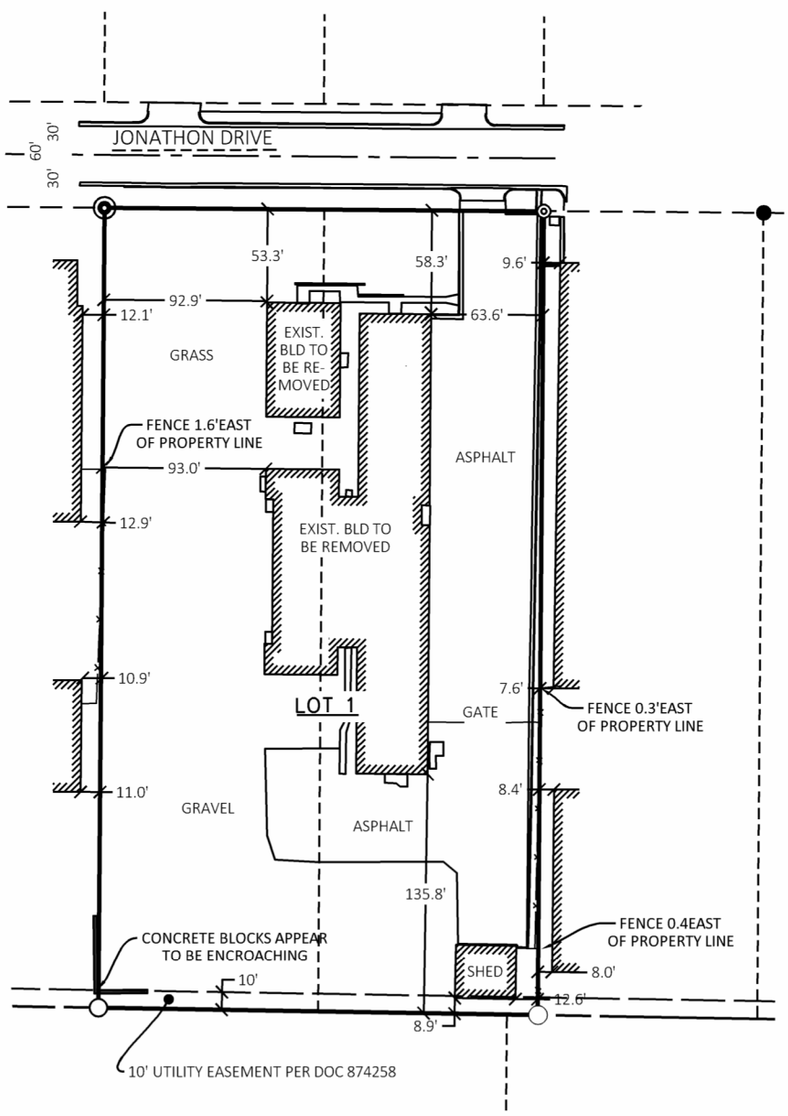

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" I.P. FOUND
- 2" I.P. FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- ( ) INDICATES RECORDED AS
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- CONCRETE CURB & GUTTER
- BUILDING

N

0 50 100 Feet

SCALE 1"=100'

NOTES

1. FIELD WORK PERFORMED ON JAN 29, 2026.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, WISCRS DANE, NAD 83 (2011)GRID NORTH. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35-07-09, BEARS S89°02'49"W.
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WISCONSIN
BRETT KARNS
S-2874
ALBANY, WI
LAND SURVEYOR

SIGNED:
XX/XX/2025

JT ENGINEERING
REAL. TRUSTED. PROVEN.
281 W Netherwood Road
Suite 1
Oregon, WI 53575
www.JT-Engineering.com

SURVEY PREPARED FOR:
ANGUS-YOUNG ARCHITETS/ENGINEERS
316 W WASHINGTON AVE #800
MADISON, WI 53703

FIELD WORK DATE:	JAN 29TH, 2026
DRAFTED BY:	BCK
CHECKED BY:	JRC
PROJECT NO:	26003

SHEET 2 OF 5 SHEETS

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

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LEGAL DESCRIPTION AS SURVEYED

LOTS 30 AND 31 OF BELT LINE PROJECT PLAT, RECORDED IN VOLUME 16, ON PAGE 27 AS DOCUMENT NUMBER 874258 BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, T07N, R09E, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN.

DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 30 ALSO KNOWN AS THE POINT OF BEGINNING;
THENCE S 00°26'35" W, 457.01 FEET;
THENCE N 89°02'49" W, 250.01 FEET;
THENCE N 00°26'35" E, 454.80 FEET;
THENCE S 89°33'15" E, 250.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS: 2.617 ACRES (113,977 S.F.)

SURVEYOR'S CERTIFICATE

I, BRETT KARNS, PROFESSIONAL LAND SURVEYOR S-2874, DO HEREBY CERTIFY THAT BY DIRECTION OF ANGUS-YOUNG ARCHITECTS, I HAVE SURVEYED, DIVIDED, MAPPED AND DEDICATED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, 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, DANE COUNTY, WISCONSIN.

_____ _____
BRETT KARNS, S-2874 DATE
PROFESSIONAL LAND SURVEYOR

JT ENGINEERING REAL. TRUSTED. PROVEN.	281 W Netherwood Road Suite 1 Oregon, WI 53575 www.JT-Engineering.com	SURVEY PREPARED FOR: ANGUS-YOUNG ARCHITETS/ENGINEERS 316 W WASHINGTON AVE #800 MADISON, WI 53703	FIELD WORK DATE: JAN 29TH, 2026 DRAFTED BY: BCK CHECKED BY: JRC PROJECT NO: 26003 SHEET 3 OF 5 SHEETS	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

DANE COUNTY CERTIFIED SURVEY MAP NO._____

CONSOLIDATION OF LOTS 30 AND 31 OF BELT LINE PROJECT PLAT, RECORDED IN VOLUME 16, ON PAGE 27 AS DOCUMENT NUMBER 874258 BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, T07N, R09E, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN.

CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF_____,2026.

_____ _____

MATTHEW WACHTER, DATE
SECRETARY,
CITY OF MADISON PLAN COMMISSION

CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF MADISON COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF MADISON.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF MADISON ON THIS
_____DAY OF_____, 2026.

_____

LYDIA A. McCOMAS, CLERK
CITY OF MADISON

WISCONSIN
BRETT
KARNS
S-2874
ALBANY,
WI
LAND SURVEYOR

jt ENGINEERING REAL. TRUSTED. PROVEN.	281 W Netherwood Road Suite 1 Oregon, WI 53575 www.JT-Engineering.com	SURVEY PREPARED FOR: ANGUS-YOUNG ARCHITETS/ENGINEERS 316 W WASHINGTON AVE #800 MADISON, WI 53703	FIELD WORK DATE: JAN 29TH, 2026 DRAFTED BY: BCK CHECKED BY: JRC PROJECT NO: 26003 SHEET 4 OF 5 SHEETS

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

DANE COUNTY CERTIFIED SURVEY MAP NO._____

CONSOLIDATION OF LOTS 30 AND 31 OF BELT LINE PROJECT PLAT, RECORDED IN VOLUME 16, ON PAGE 27 AS DOCUMENT NUMBER 874258 BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, T07N, R09E, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

JOE DANIELS CONSTRUCTION Co., INC, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID JOE DANIELS CONSTRUCTION Co., INC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____DAY OF _____, 2026.

BY: _____

STATE OF WISCONSIN) SS
_____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2026, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED _____ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, [_____] COUNTY, WISCONSIN MY COMMISSION EXPIRES

CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DO HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

WITNESS THE HAND AND SEAL OF_____ , MORTGAGEE, THIS__DAY OF_____, 2026.

_____
_____, VICE PRESIDENT

STATE OF WISCONSIN) SS
[_____] COUNTY) SS

PERSONALLY CAME BEFORE ME THIS____DAY OF_____, 2026, THE ABOVE NAMED REPRESENTATIVES OF _____, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, [____] COUNTY, WISCONSIN MY COMMISSION EXPIRES

OFFICE OF THE REGISTER OF DEEDS
DANE COUNTY, WISCONSIN

RECEIVED FOR RECORDING ON _____, 2026

AT _____O'CLOCK ___M, AND RECORDED IN VOLUME _____ OF CSMs

ON PAGE(S) _____, DOCUMENT NO. _____.

_____
KRISTI CHLEBOWSKI, REGISTER OF DEEDS

WISCONSIN
BRETT KARNS S-2874 ALBANY, WI
LAND SURVEYOR

JT ENGINEERING REAL. TRUSTED. PROVEN.	281 W Netherwood Road Suite 1 Oregon, WI 53575 www.JT-Engineering.com	SURVEY PREPARED FOR: ANGUS-YOUNG ARCHITETS/ENGINEERS 316 W WASHINGTON AVE #800 MADISON, WI 53703	FIELD WORK DATE: JAN 29TH, 2026 DRAFTED BY: BCK CHECKED BY: JRC PROJECT NO: 26003 SHEET 5 OF 5 SHEETS

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

City of Madison

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

Master

File Number: 93842

File ID:	93842	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/06/2026
File Name:	Authorizing the City of Madison to apply for and if awarded, accept a private grant of up to $10,000 from the Alliant Energy Foundation...			**Final Action:**	

Title: Authorizing the City of Madison to accept, if awarded, a private grant of up to $10,000 from the Alliant Energy Foundation, and authorizing the Water Utility General Manager to enter into a grant agreement and sign related document(s) authorizing acceptance of the grant and the transfer of funds.

Notes:

Sponsors:	Regina M. Vidaver	**Effective Date:**	
Attachments:	Memo - Authorizing the City of Madison Water Utility to accept a grant if awarded of up to $10000 for the Alliant Energy Foundation.pdf, Resolution No. 93842 Authorizing the City of Madison Water Utility to accept a grant from the Alliant Energy Foundation.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jberndt@madisonwater.org	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Water Utility	07/06/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/27/26), Water Utility Board (7/28/26), Common Council (8/4/26)					

Text of Legislative File 93842

Fiscal Note

The proposed resolution authorizes the City of Madison to accept if awarded, private grant funding of up to $10,000 from the Alliant Energy Foundation. The grant will fund a portion of the costs of fabrication and build out of the interior of the Water Utility's Water on Wheels (WU-WOW) educational outreach vehicle. If the grant is awarded, the Water Utility's 2026 Adopted Capital Budget will be amended to appropriate the private grant funding in the Water

Utility Vehicle Major Program (Munis #12339).

Title

Authorizing the City of Madison to accept, if awarded, a private grant of up to $10,000 from the Alliant Energy Foundation, and authorizing the Water Utility General Manager to enter into a grant agreement and sign related document(s) authorizing acceptance of the grant and the transfer of funds.

Body

WHEREAS, The Madison Water Utility is seeking support to create the WU-WOW, an interactive mobile education center that will bring hands-on water science, conservation, and workforce education directly into neighborhoods, schools, community centers, and public events throughout Madison.

WHEREAS, Developed in partnership with the Madison Children's Museum, the WU-WOW will transform a utility box truck into a traveling learning laboratory featuring interactive exhibits, tap water access, and educational experiences focused on groundwater protection, drinking water quality, conservation, and careers in the water industry.

WHEREAS, By meeting residents where they live, learn, and gather, WU-WOW will help build trust in public drinking water, increase awareness of environmental stewardship, engage historically underserved communities, and inspire the next generation of water professionals.

WHEREAS, This investment will create a long-term community asset capable of reaching thousands of residents annually while advancing public education, environmental sustainability, and workforce development goals across Madison.

WHEREAS The Madison Children’s Museum (MCM) is one of the few children’s museums nationwide with an on-site fabrication shop. Consulting with the MCM to fabricate the interior exhibit space for the WU-WOW provides access to an award-winning, in-house team specializing in sustainable, durable, and highly interactive designs.

WHEREAS, The MCM has estimated costs of fabrication from the interior buildout of the WU-WOW to be no greater than $31,800, the Madison Water Utility has written a private grant request to the Alliant Energy Foundation for $10,000 to help offset these costs,

NOW THEREFORE BE IT RESOLVED, that the City of Madison is authorized to accept a private grant, if awarded, for up to $10,000 from the Alliant Energy Foundation for fabrication and buildout of the WU-WOW educational outreach vehicle, and

BE IT FURTHER RESOLVED, that, if the private grant is awarded, the City of Madison Water Utility 2026 Captial Budget will be amended to appropriate the grant revenue and expenses for the WU-WOW up to $31,800, into the Water Utility Vehicle and Equipment major #12339, and

BE IT FINALLY RESOLVED, that the Water Utility General Manager, or their designee, is authorized to sign a private grant agreement with the Alliant Energy Foundation in a format approved by the City Attorney, and any other necessary documents to comply with the grant

requirements and to secure the grant funding.

Madison Water Utility
www.madisonwater.org • 119 East Olin Avenue, Madison, WI 53713 • TEL 608-266-4651 • FAX 608-266-4426

MEMORANDUM

Date: July 21, 2026

To: Mayor Satya-Rhodes Conway

City of Madison Common Council

City of Madison Finance Committee

City of Madison Water Utility Board

From: Jody Berndt, Community Outreach Specialist

Marcus Pearson, Public Information Officer
January Vang, Interim General Manager

Subject: Authorizing the City of Madison to accept, if awarded, a private grant of up to $10,000 from the Alliant Energy Foundation, and authorizing the Water Utility General Manager to enter into a grant agreement and sign related document(s) authorizing acceptance of the grant and the transfer of funds.

RECOMMENDATION

Staff is recommending acceptance of an Alliant Energy Foundation grant, if awarded, for up to $10,000 for fabrication and buildout of the Madison Water Utility Water on Wheels (WU-WOW) mobile educational outreach vehicle.

BACKGROUND

Madison Water Utility (MWU) is seeking support to create the WU-WOW, an interactive mobile education center that will bring hands-on water science, conservation, and workforce education directly into neighborhoods, schools, community centers, and public events throughout Madison.

Developed in partnership with the Madison Children's Museum, the WU-WOW will transform a utility box truck into a traveling learning laboratory featuring interactive exhibits, tap water access, and educational experiences focused on groundwater protection, drinking water quality, conservation, and careers in the water industry.

The Madison Children’s Museum has estimated costs of fabrication from the interior buildout of the WU-WOW to be no greater than $31,800. MWU has written a private grant request to the

Alliant Energy Foundation for $10,000 to help offset these costs. The grant decision is scheduled to be announced by 8/15/2026.

FISCAL IMPACT

The City of Madison Water Utility 2026 Capital Budget will be amended to appropriate the grant revenue and expenses for fabrication and buildout of the WU-WOW to up to $10,000.

LEGISLATIVE PATH

7/21/26 – Common Council (Introduction)
7/27/26 – Finance Committee
7/28/26 – Water Utility Board
8/04/26 – Common Council (Final Approval)

City of Madison

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

Master

File Number: 93842

File ID:	93842	**File Type:**	Resolution	**Status:**	ATS Review
Version:	1	**Reference:**		**Controlling Body:**	Water Utility
				File Created Date :	07/06/2026
File Name:	Authorizing the City of Madison to apply for and if awarded, accept a private grant of up to $10,000 from the Alliant Energy Foundation...			**Final Action:**	

Title: Authorizing the City of Madison to accept, if awarded, a private grant of up to $10,000 from the Alliant Energy Foundation, and authorizing the Water Utility General Manager to enter into a grant agreement and sign related document(s) authorizing acceptance of the grant and the transfer of funds.

Notes:

Sponsors:	Regina M. Vidaver	**Effective Date:**	
Attachments:	Memo - Authorizing the City of Madison Water Utility to accept a grant if awarded of up to $10000 for the Alliant Energy Foundation.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jberndt@madisonwater.org	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Water Utility	07/06/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/27/26), Water Utility Board (7/28/26), Common Council (8/04/26)					

Text of Legislative File 93842

Fiscal Note

The proposed resolution authorizes the City of Madison to accept, if awarded, private grant funding of up to $10,000 from the Alliant Energy Foundation. The grant will fund a portion of the costs of fabrication and build out of the interior of the Water Utility's Water on Wheels (WU-WOW) educational outreach vehicle. If the grant is awarded, the Water Utility's 2026 Adopted Capital Budget will be amended to appropriate the private grant funding

Title

Authorizing the City of Madison to accept, if awarded, a private grant of up to $10,000 from the

Alliant Energy Foundation, and authorizing the Water Utility General Manager to enter into a grant agreement and sign related document(s) authorizing acceptance of the grant and the transfer of funds.

Body

WHEREAS, The Madison Water Utility is seeking support to create the WU-WOW, an interactive mobile education center that will bring hands-on water science, conservation, and workforce education directly into neighborhoods, schools, community centers, and public events throughout Madison.

WHEREAS, Developed in partnership with the Madison Children's Museum, the WU-WOW will transform a utility box truck into a traveling learning laboratory featuring interactive exhibits, tap water access, and educational experiences focused on groundwater protection, drinking water quality, conservation, and careers in the water industry.

WHEREAS, By meeting residents where they live, learn, and gather, WU-WOW will help build trust in public drinking water, increase awareness of environmental stewardship, engage historically underserved communities, and inspire the next generation of water professionals.

WHEREAS, This investment will create a long-term community asset capable of reaching thousands of residents annually while advancing public education, environmental sustainability, and workforce development goals across Madison.

WHEREAS The Madison Children’s Museum (MCM) is one of the few children’s museums nationwide with an on-site fabrication shop. Consulting with the MCM to fabricate the interior exhibit space for the WU-WOW provides access to an award-winning, in-house team specializing in sustainable, durable, and highly interactive designs.

WHEREAS, The MCM has estimated costs of fabrication from the interior buildout of the WU-WOW to be no greater than $31,800, the Madison Water Utility has written a private grant request to the Alliant Energy Foundation for $10,000 to help offset these costs,

NOW THEREFORE BE IT RESOLVED, that the City of Madison is authorized to accept a private grant, if awarded, for up to $10,000 from the Alliant Energy Foundation for fabrication and buildout of the WU-WOW educational outreach vehicle, and

BE IT FURTHER RESOLVED, that, if the private grant is awarded, the City of Madison Water Utility 2026 Captial Budget will be amended to appropriate the grant revenue and expenses for the WU-WOW up to $31,800, into the Water Utility Vehicle and Equipment major #12339, and

BE IT FINALLY RESOLVED, that the Water Utility General Manager, or their designee, is authorized to sign a private grant agreement with the Alliant Energy Foundation in a format approved by the City Attorney, and any other necessary documents to comply with the grant requirements and to secure the grant funding.

City of Madison

City of Madison
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Master

File Number: 93842

City of Madison

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Master

File Number: 93894

File ID:	93894	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/07/2026
File Name:	Landmarks Nomination-222 E Olin Ave			**Final Action:**	

Title: Approving a landmark nomination of the property located at 222 E Olin Avenue as the Wonder Bar (District 14).

Notes:

Sponsors:	Planning Division	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jcleveland@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	07/07/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Landmarks Commission (8/3/26), Common Council (9/8/26)					

Text of Legislative File 93894

Fiscal Note
No City appropriation is required with the approval of this landmark designation.

Title
Approving a landmark nomination of the property located at 222 E Olin Avenue as the Wonder Bar (District 14).

Body
WHEREAS, a landmark nomination of the property located at 222 E Olin Avenue, City of Madison, Dane County, Wisconsin has been duly filed for review by the Landmarks Commission and approval by the Common Council, as provided for in Section 41.07 of Madison General Ordinances; and

WHEREAS, Chapter 62, Wisconsin Statutes requires that the City must hold a public hearing to designate a landmark, which the City fulfills with public hearings at the Landmarks

Commission and Common Council.

NOW, THEREFORE BE IT RESOLVED, that the Wonder Bar is significant for its association with the Prohibition Era and the criminal organizations that establishes outposts on the outskirts of cities for illegal gambling and other criminal activity, in this instance by the Touhy family, as part of Madison's social history, and that said landmark nomination is hereby approved by the Madison Common Council; and

BE IT FURTHER RESOLVED, that the City Clerk of the City of Madison is hereby authorized to record the designation with the Dane County Register of Deeds; and

BE IT FURTHER RESOLVED, that the City Clerk shall notify the Building Inspector and the City Assessor of this landmark designation; and

BE IT FURTHER RESOLVED, that following adoption of this resolution, the Landmarks Commission shall affix a plaque identifying the property as a landmark to the landmark or landmark site consistent with the requirements in Section 41.07(8), Madison General Ordinances.

BE IT FINALLY RESOLVED, that Madison is the site of long-term human habitation, and is located on Indigenous land, which is the Ho-Chunk Nation ancestral homeland.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 93925

File ID:	93925	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/08/2026
File Name:	Submitting the appointment of Charles J. Romines for confirmation of a five-year term as Director of Public Works.			**Final Action:**	

Title: Submitting the appointment of Charles J. Romines for confirmation of a five-year term as Director of Public Works.

Notes:

Sponsors:	Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:	Romines Draft Contract.pdf	**Enactment Number:**	
Author:	Erin Hillson, Director of Human Resources	**Hearing Date:**	
Entered by:	kklafka@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	07/08/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/27/26), Common Council (8/4/26)					

Text of Legislative File 93925

Fiscal Note

The proposed resolution authorizes the appointment of Charles J. Romines as Director of Public Works for a 5-year term. The 5-year term shall take effect on September 8, 2026. As stated in the draft Employment Agreement between the City of Madison and Charles J. Romines, the Director's salary will be based on an annualized rate of $208,600. The new compensation rate will cost approximately $1,600 in 2026. The cost will be absorbed within the Public Works agencies 2026 adopted budgets. The annual cost is approximately $5,700. No additional appropriation is required with approval of this appointment.

Title

Submitting the appointment of Charles J. Romines for confirmation of a five-year term as Director of Public Works.

Body

WHEREAS, the Mayor has appointed Charles J. Romines to the position of Director of Public

Works has recommended to the Common Council that their appointment be confirmed; and,

WHEREAS, the parties have reached an accord on the terms and conditions of an Employment Agreement between the City and Charles J. Romines;

NOW THEREFORE, be resolved that Charles J. Romines's appointment to the position of Director of Public Works is hereby confirmed, and the Mayor and the City Clerk's Office are authorized to execute an Employment Agreement between the City and Charles J. Romines.

EMPLOYMENT AGREEMENT BETWEEN
THE CITY OF MADISON
AND
CHARLES J. ROMINES

This Agreement made this September 8, 2026, by and between the City of Madison, a municipal corporation of Dane County, Wisconsin (hereafter, the "City") and Charles Romines (hereafter, the "Director" or "Employee").

WITNESSETH;

WHEREAS, the City desires to hire the Director as an employee of the City of Madison to perform the services described herein on its sole behalf as the Director of Public Works, and

WHEREAS, the Director possesses the necessary knowledge, skill, abilities, and experience to perform such services and is willing to perform such services as the Director of Public Works; and

WHEREAS, the Director has been duly selected and has been confirmed for appointment to the position of Director of Public Works by the Common Council of the City of Madison on September 8, 2026; and

WHEREAS, the Common Council of the City has authorized the execution of the Agreement by Resolution No. RES_____.

NOW, THEREFORE, in consideration of the mutual covenants, terms, and agreements contained in this document, the receipt and sufficiency of which is mutually acknowledged, the parties agree as follows:

I. DIRECTOR OF PUBLIC WORKS HIRED

Charles Romines is hired as a non-civil service employee of the City, holding the position of Director of Public Works pursuant to the terms, conditions, and provisions of this Agreement. The Director shall have and exercise full authority and discretion as a Department Head within the City's organizational structure and act as Appointing Authority for employees of the Public Works Department in accordance with all appropriate City Ordinances and Mayor's Administrative Procedure Memoranda.

II. FUNCTIONS, DUTIES AND RESPONSIBILITIES OF THE TITLE

A. General Responsibilities:

This is professional executive management and administrative work involving primary responsibility for the Department of Public Works (including the Divisions of: Streets, Parks, Engineering, Fleet Service, and Water Utility). This position reports directly to the Mayor and is part of the Mayor's Management Team. The work involves performing departmental administrative, budget, and strategic oversight, advising the Mayor on public works issues and programs, and serving as a member of numerous other City committees and projects. The work is characterized by the exercise of independent managerial direction within broad City policy guidelines.

B. Examples of Duties and Responsibilities:

Review, monitor, and coordinate operations and infrastructure maintenance activities across all Public Works agencies with a focus on sustainability and coordination of resources across the Department to the greatest extent possible. Ensure plans are developed, understood, and executed by subordinate staff for weather-related and other emergency situations that occur.

Play a key role in logistics for citywide emergency management within City Incident Command System, as needed.

Review, monitor, and coordinate the development of operating and capital budgets for the Public Works divisions and the Department as a whole. Prepare and present a variety of operational and budgetary reports and recommendations.

Develop, monitor, and manage Department/Division strategic planning, work planning, project planning, goal setting, resource utilization, and organizational performance management.

Chair and direct staff meetings involving Division Heads and others. Respond and address internal issues between Divisions and external issues with other City and non-City agencies, and the general public.

Promote a positive work culture that values continuous learning and is committed to the City’s mission and vision, including a commitment to ongoing initiatives involving performance excellence systems.

Advise the Board of Public Works and other boards and committees as needed on various public works issues.

Engage with the public, including elected officials, including but not limited to serving on and/or providing leadership to a wide variety of committees, commissions, task forces, project teams, etc., related to the public works area and as assigned by the Mayor.

Evaluate, control, and administer the Public Works construction programs adopted by the Common Council.

Evaluate current work methods, procedures, and policies within the department. Set service level expectations, goals, and priorities. Bring forth new methods or strategies for improvement or to resolve issues.

Provide leadership and guidance to the Department on issues of equity in the workplace and in service provision.

Act as advisor to the Mayor and other Department and Division Heads on areas of expertise and in regard to assigned projects.

Direct, evaluate, mentor, and recruit Division/Department leadership staff. Collaborate, develop, and implement workforce development plans aimed at ensuring a talented, skilled, and diverse workforce. Support Division leadership in addressing personnel matters. Develop and deploy initiatives and structural changes to increase organizational efficiency and improve customer service. Identify and anticipate future needs and opportunities, and other related operational and administrative matters.

Participate in and/or lead various projects, as assigned.

Perform related work as required.

C. The Director agrees to perform such functions and duties at a professional level of competence and efficiency. The Director shall abide by all requirements of the laws of the State of Wisconsin, and of the ordinances, resolutions, regulations, rules, and practices of the City, which exist at the time of execution of this Agreement or which may, hereafter, be enacted or amended by the State of Wisconsin or the City in the exercise of their lawful authority. In the event a provision of this Agreement conflicts with any City ordinance, resolution, regulation, rule, or policy, the provision of the Agreement shall control, except that nothing herein shall be interpreted as modifying the obligations or terms Madison General Ordinance §3.35 (the Ethics Code).

D. The Director shall devote full time to the duties and responsibilities provided herein and shall engage in no pursuit that interferes with them. The Mayor, however, may approve the Director's reasonable time away from the regular duties and responsibilities provided such time is approved in advance and taken as vacation leave or absence without pay. Further, the Mayor may authorize other limited outside professional activities on City time provided that they are determined to be of benefit to the City and the Director is not compensated for such activities. Nothing herein limits the Director from performing outside services for compensation provided such outside services have been approved by the Mayor, are not done on City time, and otherwise comply with City ordinances and rules.

E. The standard City workweek is 38.75 hours. However, the Director shall have reasonable flexibility from this standard to accommodate additional time expended outside regular working hours required by attendance at meetings and the like. Such flexibility is not intended to provide or be used as additional vacation or other paid leave.

F. The Director shall have no right to make contracts or commitments for or on behalf of the City except as preauthorized by statute, ordinance, or express written consent of the City.

G. The Director shall continue to reside within the City of Madison for the duration of this contract. As a condition of accepting this contract, the Director agrees to waive any right to challenge this residency requirement, by court action or otherwise.

III. COMPENSATION AND BENEFITS

A. The Director's salary shall be based on an annualized rate of $208,600 and shall be paid in approximately equal biweekly payments according to regular City payroll practices. Annual salary adjustments during the term of this agreement may be made at the Mayor's discretion, subject to approval of the Common Council, as provided in the City's established managerial pay plan. The Director shall not be entitled to receive any additional overtime compensation, compensatory time off, or bonuses.

B. The Director shall, in addition to the compensation provided in Paragraph A above, and except as otherwise set forth in the Agreement, be entitled to the following benefits:

1. The Director shall receive the same benefits as all other non-represented professional employees in Compensation Group 18 as

may be provided and/or modified by the Madison General Ordinances, Resolution of the Common Council, Administrative Procedure Memoranda, or other official City action throughout the duration of this agreement subject to paragraph II. (G) above.

2. The Director shall be entitled to twenty-seven (27) days of vacation in each year of this Agreement. Credited but unused vacation in excess of ten (10) days may be carried forward to the succeeding year with the approval of the Human Resources Director. At the start of this contract, the Director of Public Works will retain all currently held vacation without proration, and will have new a new annual allotment added. This allotment will be provided annually on September 8 of each year. Except as otherwise provided, the Director shall be paid in full for credited but unused vacation existing at the expiration of this Agreement or upon the Director's retirement, when qualified for receipt of Wisconsin Retirement System (WRS) benefits. The Director may elect to convert up to twenty (20) days of their annual vacation to an amount of cash equivalent, calculated on their regular earnings. The Director shall apply for such conversion option in accordance with City procedures, and such amount shall be paid in a manner determined by the City.

3. Sick Leave: If the Director leaves the position before the end of the contract period, the Director shall be entitled to payment in full (100%) of any earned but unused sick leave accumulated during each of the fully completed contract period(s). The Director shall be entitled to one-half (50%) of any earned but unused sick leave accumulated to the day the Director terminated City employment during the contract period. If the City terminates the Director's contract before the end of the contract period or the Director leaves the position at the end of the contract period or the Director retires and qualifies for WRS benefits, they shall be entitled to payment in full (100%) of any sick leave the Director would have earned through the end of that year.

4. The Director shall be eligible to participate at City expense in professional seminars, conferences, workshops, and related meetings consistent with the role as Director and in accordance with applicable Administrative Procedure Memoranda.

5. The Director shall be reimbursed for relevant professional association and/or licensure dues.

6. The Director shall continue to have an assigned vehicle pursuant to the responsibilities of the Director of Public Work and in accordance with all related policies.

7. The Director shall be eligible for smart phone with data plan reimbursement up to seventy-five (75) dollars per month for City usage.

IV. TERM: RENEWAL OPPORTUNITY; NON-RENEWAL

A. This Agreement shall take effect on September 8, 2026, and shall expire on September 7, 2031, unless terminated sooner as provided herein. All salary and benefit changes shall apply the pay period following September 8, 2026.

B. The Mayor, in their sole discretion, may offer renewal of this Agreement to the Director. The Mayor shall notify the Director of the intent to renew the Agreement at least ninety (90) calendar days before the expiration of this Agreement. Failure to so notify the Director shall extend the term of this Agreement by the time of the delay in actual notification (but in no event for more than ninety (90) days) without change in the Director's anniversary date, and shall not act as a full renewal of the Agreement. Renewal of the agreement and of its provisions shall be subject to the approval of the Common Council. In the event the Common Council does not renew this Agreement, this Agreement will remain in effect for ninety (90) days following the non-renewal action by the Common Council or five (5) years from the date of this Agreement, whichever is later.

C. The Mayor, in their sole discretion, may elect not to offer renewal of this Agreement to the Director. In such event, the Mayor shall notify the Director of the intent not to renew the contract at least ninety (90) calendar days before the expiration of this Agreement. Failure to so notify shall extend the term of this Agreement by the time of the delay in actual notification (but in no event for more than ninety (90) days) and shall not act as a renewal of the Agreement. At the expiration of the Agreement, the parties' rights, duties, responsibilities, and obligations shall end. However, the Director will, at the sole discretion of the Mayor, be eligible to take a voluntary demotion into any vacant or newly created position for which the Director is qualified.

D. In the event of non-renewal of this Agreement, under either this or Paragraph C above, the Mayor may, in their sole discretion, terminate this Agreement at any earlier date within ninety (90) days of the expiration of

this Agreement, as determined by the Mayor. The early termination is to be accomplished by (a) notifying the Director of the date of early termination, and (b) committing to buy out the balance of this Agreement by paying the Director the balance due under this Agreement in a lump sum, including salary and leave benefits (vacation, floating holiday, paid leave, sick leave) earned or to be earned through the original term of this Agreement, together with payment of the City's share of any health insurance premiums or the provision for such payment through the original term of this Agreement. The buy-out may be for the full period left on this Agreement, or any portion of the final ninety (90) days thereof. If this Agreement is terminated early through the provisions of this buy-out clause, the Director's employment with the City ends as of the date of early termination.

V. PERSONNEL ACTIONS

The Director is subject to the Mayor's supervision and is, during the term of this Agreement, subject to the Mayor's authority to impose discipline on or to discharge the Director as is provided in Sec. 9 of the City of Madison Personnel Rules, or as may be renumbered or amended hereafter. The Director shall be entitled to the procedural appeal and provisions contained in such subsection or as may be provided other non-represented employees at the time of imposition of suspension or discharge.

VI. CITY OBLIGATIONS AND RIGHTS

The City shall provide staff, equipment, supplies and space that it deems reasonable, in its sole discretion, for the conduct of the work of the Director. The City retains the sole right to determine the organizational structure and overall functioning of the Public Works Department.

VII. REOPENING THE AGREEMENT

Either party may request that the Agreement be reopened for renegotiation if or when the Director's duties or responsibilities change significantly. A "significant" change in the Director's duties is defined as that degree of change in duties and responsibilities that would qualify a civil service position for reclassification pursuant to standard City personnel practices.

Factors which may be considered include the addition or deletion of duties, changes in Department services, or the addition or deletion of programs. If there is no agreement, the original Agreement shall control and shall not be reopened. Agreement changes, if any, and any resulting reclassification of the position shall

not be deemed the creation of a new position so as to require competition.

VIII. LIABILITY PROTECTION

The City shall defend and indemnify the Director against and for any and all demands, claims, suits, actions, and legal proceedings brought against them in their official capacity or personally for acts performed within the scope of their employment to the extent and only to the extent authorized by the Wisconsin Statutes in effect at the time of the act complained of and as may be provided by any City insurance coverage for employees at such time.

IX. STATEMENT OF ECONOMIC INTERESTS

Pursuant to Madison General Ordinance §3.35 (the Ethics Code), the Director shall file a Statement of Economic Interests with the City Clerk within fourteen (14) days of their appointment. Each person required to file a Statement of Economic Interests shall annually file with the Clerk an updated Statement no later than April 30 of each year.

X. DOCUMENTS AND MATERIALS PROPERTY OF THE CITY

All of the documents, materials, files, reports, data and the like which the Director prepares or receives while this Agreement is in effect are the sole property of the City of Madison. The Director will not publish any such materials or use them for any research or publication without attribution to the City other than as work performed pursuant to the terms of this Agreement.

XI. APPEARANCE BEFORE ANY CITY ENTITY FOLLOWING SEPARATION FROM EMPLOYMENT

The Director shall be subject to the provisions of Madison General Ordinance §3.35 (the Ethics Code).

XII. TERMINATION OF AGREEMENT

A. The Director may elect to terminate this Agreement before the expiration of the contract period. If the Director provides less than forty-five (45) calendar days' notice in writing to the Mayor, the Director forfeits all rights to the cash equivalent of any of the benefits enumerated in Section III. B. of the Agreement. If the Director provides forty-five (45) calendar days' notice, or greater, in writing to the Mayor, the benefits enumerated in Section III. B. of the Agreement will be paid according to the terms of the Director leaving during the contract period. These forfeiture provisions do not apply if the

Director retires from this position and qualifies for benefits under the Wisconsin Retirement System.

B. The Director's discharge (as provided for in section 9 of the City of Madison Personnel Rules) during the term of this Agreement shall be deemed a breach of material provision of the Agreement. In the event of a discharge or other breach of a material provision of the Agreement by the Director, the Director shall forfeit all compensation and benefits from the date of notification of the breach by the City. This action shall not impact the receipt of benefits earned during the total period of employment. In the event of an alleged breach of a material provision of this Agreement by either party, the concerned party shall notify the other party in writing within thirty (30) working days, which shall be followed by a meeting of the parties to resolve the alleged breach. In the event the issue is not resolved, the Director or the City may pursue contract remedies.

C. The City retains the right, in its sole discretion, to abolish the position of Director of Public Works or to reorganize as it deems in the best interest of the City. In the event the City abolishes the position of Director of Public Works or reorganizes the Department to the extent that the position of Director is no longer required, this Agreement shall terminate and all rights, duties and obligations of the parties shall mutually end without recourse ninety (90) calendar days after final approval of such abolishment of position or reorganization by the Common Council, except as provided in Madison General Ordinance §3.35 (the Ethics Code). In such case, all benefits provided in renewal or non-renewal of the agreement apply.

XIII. NO ASSIGNMENT OR SUBCONTRACT

The Director shall not assign or subcontract any interest or obligation under this Agreement.

XIV. AMENDMENT

This Agreement shall be amended only by written Addendum to Agreement of the parties approved and authorized for execution in the same fashion as this original Agreement.

XV. NO WAIVER

No failure to exercise and no delay in exercising any right, power or remedy on either party's part shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or remedy preclude any other or further exercise

thereof, or the exercise of any other right, power, or remedy.

XVI. ENTIRE AGREEMENT

No agreements, oral or written, express or implied, have been made by either party hereto, except as expressly provided herein. All prior agreements and negotiations are superseded hereby. This Agreement and any duly executed addenda or amendments thereto constitute the entire Agreement between the parties hereto.

XVII. SEVERABILITY

In the event any provisions of this Agreement are determined by any court of law to be unconstitutional, illegal, or unenforceable, it is the intention of the parties that all other provisions of this Agreement shall remain in full force and effect.

XVIII. GOVERNING INTENT AND LAW

This Agreement shall be interpreted in the first instance in accordance with the spirit and intent of the Substitute Report of the Human Resources Committee Report approved by the Common Council on August 2, 1988 and shall be controlled, construed, and enforced in accordance with the laws of the State of Wisconsin.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the day and year contained herein.

EMPLOYEE:

_____
Charles J. Romines

CITY OF MADISON
A Wisconsin Municipal Corporation

_____
Satya Rhodes-Conway, Mayor

_____
Lydia McComas, City Clerk

APPROVED:

_____
David Schmiedicke, Finance Director

APPROVED AS TO FORM:

_____
Patricia Lauten, Deputy City Attorney

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 93940

File ID:	93940	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/10/2026
File Name:	WEDC Community Development Investment Grant for MTZ Charitable Organization Inc			**Final Action:**	

Title: Authorizing the acceptance of a grant for $250,000 from the Wisconsin Economic Development Corporation (WEDC) Community Development Investment Grant program, and authorizing contracts with WEDC and the MTZ Charitable Organization, Inc. for the use of the funds and amending the 2026 Adopted Operating Budget for Economic Development Division-Office of Business Resources' purchased services. (District 14)

Notes:

Sponsors:	Noah L. Lieberman	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Tom Otto, Economic Development Specialist	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	07/10/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/27/26), Common Council (8/4/26)					

Text of Legislative File 93940

Fiscal Note

The proposed resolution authorizes acceptance of a $250,000 grant from the Wisconsin Economic Development Corporation (WEDC) to fund a portion of the Owner's (MTZ Charitable Organization, Inc.) costs of building renovation, demolition, and new construction located at 2019 Fisher St. The Economic Development Division's 2026 Adopted Operating Budget is amended in the amount of the grant award and the award will be deposited into and disbursed through the City's Other Grants fund.

Title

Authorizing the acceptance of a grant for $250,000 from the Wisconsin Economic Development

Corporation (WEDC) Community Development Investment Grant program, and authorizing contracts with WEDC and the MTZ Charitable Organization, Inc. for the use of the funds and amending the 2026 Adopted Operating Budget for Economic Development Division-Office of Business Resources' purchased services. (District 14)

Body

WHEREAS, City of Madison staff is working with the MTZ Charitable Organization, Inc., the owners (the "Owners") of the site located at 2019 Fisher St, (the "Property") on plans for the reuse of the Property; and,

WHEREAS, one of the barriers to reusing the Property is the need to fund building renovation, demolition, and new construction costs on the site; and,

WHEREAS, the Wisconsin Economic Development Corporation's ("WEDC") Community Development Investment (CDI) Grant program provides funding to Wisconsin municipalities to fund costs needed to facilitate downtown community development, increased job opportunities, increased property values and/or leveraged private investment; and

WHEREAS, WEDC has awarded a CDI Grant in the amount of $250,000 to fund a portion of the Owner's costs of building renovation, demolition, and new construction costs on the Property.

NOW THEREFORE, BE IT RESOLVED, that the City of Madison is authorized to accept a grant for $250,000 from WEDC's Community Development Investment Grant Program ("Grant") to fund a portion of the owner's costs of building renovation, demolition, and new construction costs on the Property and take the following actions related to the Grant:

1. Enter into a contract with WEDC to accept the Grant (the "Grant Contract").
2. Enter into a Memorandum of Understanding with the MTZ Charitable Organization, Inc (the "Owner") describing how the City will transfer the funds to the Owner at the request of WEDC.
3. Enter into a contract with the Owner to establish the terms for how the Grant funds will be transferred to Owner, and assign the obligations in the Grant Contract to Owner.

BE IT FURTHER RESOLVED, that the 2026 Adopted Operating Budget for Economic Development Division-Office of Business Resources' grant revenue and purchased services is authorized to be amended in the amount of the grant funds awarded;

BE IT FINALLY RESOLVED, that the Mayor and Clerk are hereby authorized to execute and record any documents related to this transaction in a form to be approved by the City Attorney.

City of Madison

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

Master

File Number: 93941

File ID:	93941	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/10/2026
File Name:	Approving a Revised Rate for the 2026 Resource Recovery Special Charge and Amending the 2026 Streets Division Operating Budget			**Final Action:**	

Title: Approving a Revised Rate for the 2026 Resource Recovery Special Charge and Amending the 2026 Streets Division Operating Budget

Notes:

Sponsors:	Satya V. Rhodes-Conway, John P. Guequierre, Sabrina V. Madison And Badri Lankella	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Bryan Johnson	**Hearing Date:**	
Entered by:	bjohnson2@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Streets Division	07/10/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/27/26), Common Council (8/4/26)					

Text of Legislative File 93941

Fiscal Note

The proposed resolution approves a revised 2026 Resource Recovery Special Charge rate of $5.40 per month (increasing from the current rate of $3.50 per month), beginning September 1, 2026, and continuing through the remainder of 2026. The rate adjustment is needed to cover an anticipated funding shortfall of $545,000. The proposed resolution also authorizes the 2026 Streets Division Operating Budget to be amended, for both revenues and expenses, in the amount of the anticipated shortfall. No additional appropriation is required.

Title

Approving a Revised Rate for the 2026 Resource Recovery Special Charge and Amending the 2026 Streets Division Operating Budget

Body
PREAMBLE

On April 19, 2022, Section 4.097 of the Madison General Ordinance was created to establish a Resource Recovery Special Charge (File No. 70344). The ordinance created the Resource Recovery Special Charge in the City based upon the authority granted to the City by Wis. Stat 66.0627, pursuant to Sec. 4.09(13) MGO. This special charge allows the City to recover some of the costs of the Street Division to provide curbside recycling services to certain properties in the City. The special charge will only recover the cost for services actually performed by the City, and the amount imposed may be adjusted throughout the year to account for greater or lesser expenditures. The special charges approved by this resolution are being apportioned consistent with the Resource Recovery Special Charge Policy (Legislative File ID No. 71186).

WHEREAS, on April 19, 2022, the Common Council adopted Ordinance ORD-22-00029, File 70344, creating Section 4.097 of the Madison General Ordinances, which ordinance established the Resource Recovery Special Charge in the City of Madison; and,

WHEREAS, the Resource Recovery Special Charge is administered pursuant to the Recourse Recovery Special Charge Policy (Legislative File ID No. 71186); and,

WHEREAS, the intent of the Resource Recovery Special Charge (RRSC) is to recover the costs to the City for recycling services as part of its recycling program that provides service to mostly residential, and some commercial properties in the City; and,

WHEREAS, the RRSC rate for 2026 had been set at $3.50 per month per dwelling unit for residential properties, and $3.50 per month per dwelling unit equivalent for commercial properties receiving recycling collection; and,

WHEREAS, the annual RRSC cost per dwelling unit and dwelling unit equivalent is $42.00; and,

WHEREAS, the 2026 RRSC rate was determined in 2025 by calculating anticipated costs for Streets Division operations and realizing revenue generated from recyclable materials; and,

WHEREAS, lower values of recyclable materials resulting in lost revenue, increased

diesel fuel costs, and an inability to reach anticipated salary savings have changed the expected expenditures for the recycling program for the remainder of 2026; and,

WHEREAS, the previously established RRSC rate for 2026 for residential and commercial service users will not generate adequate funding to pay for recycling services expenditures; and,

WHEREAS, the anticipated shortfall in funding would be $545,000; and,

WHEREAS, in order to prevent the shortfall, the RRSC rate needs to be amended; and,

WHEREAS, each unit residential and commercial unit receiving recycling collecting from the City of Madison Streets Division, and therefore paying the monthly RRSC, will see a rate increase starting on September 1, 2026 and continuing through the remainder of 2026; and,

WHEREAS, the new RRSC rate for each residential dwelling unit will be $5.40 per month (increasing from the current rate of $3.50 per month), and the new rate for dwelling unit equivalents of commercial properties receiving recycling collection will also be $5.40 per month (also increasing from $3.50 per month); and,

WHEREAS, the new annual cost for 2026 per dwelling unit and dwelling unit equivalent following the rate increase will be $49.60 (increasing from $42.00); and,

WHEREAS, the rate adjustment is expected to generate $545,000, which will sufficiently address the anticipated shortfall; and,

WHEREAS, the 2026 Streets Division operating budget will be amended to reflect the corresponding increases in revenues and expenditures; and,

NOW, THEREFORE, BE IT RESOLVED:
1. That the 2026 Resource Recovery Special Charge annual cost shall be amended to $49.60 per dwelling unit (or its equivalent) with a new per month rate of $5.40 per dwelling unit equivalent starting on September 1, 2026, which rate is adopted in accordance with Section 4.097 of the Madison General Ordinances, the Resource Recovery Special Charge Policy, and the 2026 Adopted Operating Budget; and,

2. That this approved monthly Resource Recovery Special Charge rate shall continue until a new schedule is approved by the Common Council; and,

3. That the Streets Division amends the adopted operating budget for 2026 to increase revenues by $545,000 in charges for services and expenses for the following: $250,000 for purchased services, $170,000 for salaries, and $125,000 for lost revenue.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 93979

File ID:	93979	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/13/2026
File Name:	Granting additional Special Vending Approvals under MGO 9.136(1)(k) for additional 2026 Special Events as detailed on the accompanying special event resolution table.			**Final Action:**	

Title: Granting additional Special Vending Approvals under MGO 9.136(1)(k) for additional 2026 Special Events as detailed on the accompanying special event resolution table.

Notes:

Sponsors:	Michael E. Verveer	**Effective Date:**	
Attachments:	2026 SE Resolution - table - additional events.pdf	**Enactment Number:**	
Author:	Kelly Post	**Hearing Date:**	
Entered by:	nmiller@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	07/14/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Common Council (8/4/26)					

Text of Legislative File 93979

Fiscal Note

The proposed resolution authorizes Special Vending Approvals for 2026 special events that occur anywhere in the City where an ordinance restricts vending to certain types of food or articles, or only from assigned sites. There are 5 special events requesting special vending approvals with this resolution. For previously approved 2026 Special Vending Approvals, refer to RES-26-00228 (Legistar #92362), adopted on April 24, 2026.

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 & TEM permits - licensees with assigned sites and TEM permit holders inside the event perimeter cannot operate from the assigned site during the event, unless specifically exempted.
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 $1,600 in City revenue from Special Event Vending Licenses and is included in the 2026 Adopted Parks Division Operating Budget. Other actions authorized in this resolution do not result in a fiscal impact. No additional appropriation is required.

Title

Granting additional Special Vending Approvals under MGO 9.136(1)(k) for additional 2026 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 regulate street vending on the State Street Mall/Capitol Concourse, which includes food carts, arts and crafts vendors, sidewalk cafes and merchant vendors ("Street vending"); and Section 9.54 creates permits and sites for the use of tables, expressive vending and mobile vending for certain protected first amendment activities ("TEM permits"); and
WHEREAS, Section 9.136(1)(k) creates procedures to temporarily change the rules for street vending and TEM permits during special events, with permission of the Common Council; and
WHEREAS, Section 9.136(1)(k)1.a. allows street vending licenses and TEM permits to be invalidated within the perimeter of a special event for up to ten (10) times per year in any one location; and
WHEREAS, Section 9.136(1)(k)1.b. authorizes the Common Council to allow the sponsor of a special event to select alternate vendors, salespersons, and vending sites within the event perimeter for the duration of a special event; and
WHEREAS, Section 9.136(1)(k)1.c. allows the Common Council to suspend specifically enumerated vending ordinances and regulations and establish alternate rules during special events, which allows the event organizer to sell food and merchandise otherwise not allowed in the mall/concourse vending area; and
WHEREAS, some or all of the sponsors of the events shown in the attached table request suspension of MGO Sec. 9.136(1)(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 street vending licensees and TEM permit holder within the perimeter of their event, or relocation of those sites, as indicated on the attached table; and
WHEREAS the event sponsors shall comply with the procedures in sec. 9.136(1)(k)2.c. to provide written notice of proposed rules, regulations, fees for their event and areas affected; and at least one (1) week advance written notice of the Common Council meeting when this Resolution will be considered for adoption to the Street Vending Coordinator, and all licensed street vendors and TEM permit holders within the perimeter of their 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.

2026
SPECIAL EVENT RESOLUTION

EVENT/ORGANIZATION	DATE(S)	LOCATION	NOTES
Ride the Drive City of Madison Parks Division	Sunday, August 9, 2026	Capitol Square, 100-300 King St, 300-500 E Wilson, 600-1000 Williamson St, & 200-300 Ingersoll	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City Mall Food licensed vendors will be relocated outside of the event perimeter unless they are invited to participate in the event and are approved through the vending license. Art & Craft vendors and TEM permits are invalidated within the event perimeter. (Licensed sidewalk & roadway cafes, & merchant vending are exempt.)
Black on State Black on State	Saturday, August 22, 2026	100 State Street	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed street vendors are relocated outside the event perimeter. Food Carts, Art & Craft vendors and TEM permits are invalidated within the event perimeter. (Licensed sidewalk & roadway cafes, & merchant vending are exempt.)
Amazon Prime Concert UW Madison – Wisconsin Union	Saturday, September 5, 2026	700-800 Langdon St, 800 State Street, & 400 Park Street	Suspend vending restrictions and authorize sponsor to select event vendors and performers. City licensed food cart vendors and merchant vendors are not invalidated. Art & Craft vendors and TEM permits are invalidated within the event perimeter.
TBD August and Milwaukee Brewers	Sunday, September 20, 2026	400 State Street	Suspend vending restrictions and authorize sponsor to select event vendors and performers. Art & Craft vendors and TEM permits are invalidated within the event perimeter. (Licensed sidewalk cafes & merchant vendors are exempt.)
Red Bull Chariot Race UW Madison – Wisconsin Union	Saturday, October 17, 2026	700-800 Langdon Street	Suspend vending restrictions and authorize sponsor to select event vendors and performers.

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 – street vending licensees and T and E permit holders with assigned sites inside the event perimeter cannot operate from the assigned site during the event, unless specifically exempted, and M permit holders cannot use their M permit inside the event perimeter.

RESOLUTION TIMELINE 2026

- **Common Council Meeting / Special Event Resolution introduction:**
    - Tuesday, July 21, 2026, 6:30pm
    - Hybrid (Virtual or 210 Martin Luther King Jr. Blvd, Room 201)
- **Common Council Meeting / Special Event Resolution adoption:**
    - Tuesday, August 4, 2026, 6:30pm
    - Hybrid (Virtual or 210 Martin Luther King Jr. Blvd, Room 201)

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

City of Madison

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

Master

File Number: 93980

File ID:	93980	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	Finance Department
				File Created Date :	07/13/2026
File Name:	Authorizing the City to purchase a Taxable General Obligation Promissory note issued by the Community Development Authority of the City of Madison.			**Final Action:**	

Title: BY TITLE ONLY: Authorizing the City to purchase a Taxable General Obligation Promissory note issued by the Community Development Authority of the City of Madison.

Notes:

Sponsors:	Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	abannon@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Department	07/13/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/27/26), Common Council (8/4/26)					

Text of Legislative File 93980

Fiscal Note

Title
BY TITLE ONLY: Authorizing the City to purchase a Taxable General Obligation Promissory note issued by the Community Development Authority of the City of Madison.

Body

City of Madison

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

Master

File Number: 93981

File ID:	93981	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/13/2026
File Name:	General Obligation Promissory Notes 2026			**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: 2026GenObNotes

Introduced BY TITLE ONLY on 7/21/2026

Sponsors:	Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Matthew Robles	**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	07/13/2026	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Finance Committee (7/27/26), Common Council (8/4/26)					

Text of Legislative File 93981

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

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 93982

File ID:	93982	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/14/2026
File Name:	A RESOLUTION Authorizing a noncompetitive contract with Strand Associates, Inc., for professional engineering services for the Reservoirs 126 and 225 Recoating and Maintenance project (Districts 1 and 3).			**Final Action:**	

Title: Authorizing a noncompetitive contract with Strand Associates, Inc., for professional engineering services for the Reservoirs 126 and 225 Recoating and Maintenance project (Districts 1 and District 3).

Notes:

Sponsors:	Derek Field And Regina M. Vidaver	**Effective Date:**	
Attachments:	Attachment 1 - Memo.pdf, Attachment 2 - Non-Competitive Selection Request - Strand Associates, Inc..pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jberndt@madisonwater.org	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Water Utility	07/14/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/27/26), Water Utility Board (7/28/26), Common Council (8/4/26)					

Text of Legislative File 93982

Fiscal Note

The proposed resolution authorizes a noncompetitive contract with Strand Associates, Inc., for professional engineering services for the Reservoirs 126 and 225 Recoating and Maintenance project at a total estimated cost not to exceed $112,000. Funding is available in the Madison Water Utility's 2026 Adopted Operating Budget. No additional appropriation is required.

Title

Authorizing a noncompetitive contract with Strand Associates, Inc., for professional engineering services for the Reservoirs 126 and 225 Recoating and Maintenance project (Districts 1 and

District 3).

Body

WHEREAS, Madison Water Utility (MWU) owns and maintains multiple water storage reservoirs throughout its distribution system. These facilities require periodic maintenance, inspections, and recoatings to preserve their condition, extend their useful life, and maintain reliable water system operations; and

WHEREAS, Reservoir 126 (910 South High Point Road) is scheduled for recoating and maintenance work as part of MWU's ongoing reservoir maintenance program; and

WHEREAS, Reservoir 225 (435 Milky Way) has similarly approached the typical milestones for recoating and maintenance and was previously included in the 2026 reservoir recoating and maintenance plans; and

WHEREAS, Strand Associates, Inc. (Strand) was competitively selected as the consulting engineer to complete design work for Reservoir 225 in 2025; however, MWU ultimately elected not to award the Reservoir 225 scope of work as the alternate bid scope; and

WHEREAS, MWU now intends to move forward with a new reservoir recoating and maintenance project for 2027 construction, with planning and design to begin in 2026. The project is anticipated to include Reservoir 126 as the base bid, and Reservoir 225 again as an alternate bid based on the overall facility needs from the respective reservoir inspections; and

WHEREAS, Strand has submitted a proposal to provide professional engineering services for the project. The proposed scope includes preliminary design, final design documents, WDNR permitting, bidding-related services, construction administration, part-time construction observation, substantial completion walkthroughs, project closeout, and WDNR tank inspection reports for both reservoirs; and

WHEREAS, continuing to use Strand is in the best interest of MWU because this is a similar and continuing project from work that they have already completed for Reservoir 225. Strand is already familiar with the project background, design approach, and bidding documents, and their continued involvement will provide consistency between the Reservoir 126 base bid documents, and the Reservoir 225 alternate bid documents which Strand has already prepared; and

WHEREAS, professional design continuity is economical to MWU on the basis of time and money. Selecting a new consultant would require that firm to review, recreate, and redesign much of the prior Reservoir 225 documents, resulting in unnecessary duplication of effort, additional cost, and potential schedule delays; and

Whereas, under MGO 4.26(4), service contracts of $50,000 or more that are not competitively selected must meet one of the exceptions listed in MGO 4.26(4)(a) and must be approved by the Common Council; and

WHEREAS, the proposed contract meets the exception in MGO 4.26(4)(a)7. for the use of a consultant who has provided services to the City on a similar or continuing project in the recent past, and where it would be economical to the City on the basis of time and money to retain that same consultant; and

WHEREAS, **for the reasons stated in the attached Noncompetitive Selection Request Form**, the proposed contract with Strand Associates, Inc. meets the exception in MGO 4.26(4)

(a)7., which allows a noncompetitive contract when a particular consultant has provided services to the City on a similar or continuing project in the recent past, and it would be economical to the City on the basis of time and money to retain the same consultant;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Clerk are authorized to execute a professional services contract with Strand Associates, Inc., for engineering services for the Reservoirs 126 and 225 Recoating and Maintenance project, at a cost not to exceed $112,000.

BE IT FURTHER RESOLVED, that contract amendments that do not exceed Madison Water Utility's approved operating budget or the scope of the design and construction of the Reservoirs 126 and 225 Recoating and Maintenance project as authorized by the Common Council may be executed by the Water Utility General Manager and City Finance Director and/or designee, and counter executed by Strand Associates, Inc. in a form approved by the City Attorney.

Madison
Water Utility

www.madisonwater.org • 119 E Olin Ave, Madison, WI 53713 • TEL 608-266-4651 • FAX 608-266-4426

MEMORANDUM

Date:	July 21, 2026
To:	Mayor Satya Rhodes-Conway City of Madison Common Council Finance Committee Water Utility Board
From:	Pete Holmgren, PE – Chief Engineer January Vang – Interim General Manager
Subject:	Authorizing a non-competitive service contract with Strand Associates, Inc. for professional engineering services related to the Reservoirs 126 and 225 Painting project

RECOMMENDATION:

Staff recommend authorizing a non-competitive service contract with Strand Associates, Inc. (Strand) for professional engineering services related to the recoating and maintenance of Reservoirs 126 and 225.

BACKGROUND:

Madison Water Utility (MWU) owns and maintains multiple water storage reservoirs throughout its distribution system. These facilities require periodic maintenance, inspection, and recoating to preserve their condition, extend their useful life, and maintain reliable water system operations.

Reservoir 126 (910 South High Point Road) is scheduled for recoating and maintenance work as part of MWU's ongoing reservoir maintenance program – findings that the Department of Natural Resources agrees with in their recent MWU Sanitary Survey inspection and report. Reservoir 225 (435 Milky Way) has similarly approached the typical milestones for recoating and maintenance; it was previously included in the 2026 reservoir recoating and maintenance plans, albeit as an alternate bid item alongside Reservoir 20 (2829 Prairie Road), which is currently undergoing said recoating and maintenance. Strand was competitively selected as the consulting engineer to complete design work for Reservoirs 20 and 225 in 2025 as part of that project; however, MWU ultimately elected not to award the Reservoir 225 scope of work as the alternate bid scope.

MWU now intends to move forward with a new reservoir recoating and maintenance project for 2027 construction, with planning and design to begin in 2026. The project is anticipated to include Reservoir 126 as the base bid, and Reservoir 225 again as an alternate bid based on the overall facility needs from the respective reservoir inspections. This approach allows MWU to proceed with the highest priority work at Reservoir 126, while preserving the option to complete work at Reservoir 225 if bids and available funding allow.

Strand has submitted a proposal to provide professional engineering services for the project. The proposed scope includes preliminary design, final design documents, WDNR permitting, bidding-related services, construction administration, part-time construction observation, substantial completion walkthroughs, project closeout, and WDNR tank inspection reports for both reservoirs.

BASIS FOR NON-COMPETITIVE SELECTION:

Continuing to use Strand is in the best interest of MWU because this is a similar and continuing project from work that they have already completed for Reservoir 225. Strand is already familiar with the project background, design approach, and bidding documents, and their continued involvement will provide consistency between the Reservoir 126 base bid documents, and the Reservoir 225 alternate bid documents which Strand has already prepared.

Professional design continuity is economical to MWU on the basis of time and money. Selecting a new consultant would require that firm to review, recreate, and redesign much of the prior Reservoir 225 documents, resulting in unnecessary duplication of effort, additional cost, and potential schedule delays. Other design professional firms will not certify another such firm's documents in a situation like this and instead would essentially be re-designing these documents from scratch again. That scenario introduces significant inefficiencies to the City for the project timeline and expenses, on top of rendering nearly all past work a sunk cost.

The proposed contract meets the exception in MGO 4.26(4)(a)7. for the use of a consultant who has provided services to the City on a similar or continuing project in the recent past, and where it would be economical to the City on the basis of time and money to retain that same consultant.

FISCAL IMPACTS:

The proposed professional services contract with Strand will be written to not exceed $112,000. Funding for this work is available in MWU's current (2026) operating budget.

LEGISLATIVE PATH:

1. 7/21/2026 Common Council (Introduction)
2. 7/27/2026 Finance Committee
3. 7/28/2026 Water Board
4. 8/4/2026 Common Council (Final Action)

ATTACHMENTS:

1. Memo (this document)
2. Noncompetitive Selection Request Form

Finance Department
Purchasing Services
David P. Schmiedicke, Director
City-County Building, Room 406
210 Martin Luther King, Jr. Blvd.
Madison, WI 53703
Phone: (608) 266-4521 | Fax: (608) 267-5948
purchasing@cityofmadison.com
cityofmadison.com/finance/purchasing

Accounting Services Manager
Patricia A. McDermott, CPA
Budget & Program Evaluation Manager
Christine Koh
Internal Audit & Grants Manager
Kolawole Akintola
Risk Manager
Eric Veum
Treasury & Revenue Manager
Craig Franklin, CPA

Non-Competitive Selection Request

Requisition Number

Fund
2100 WATER UTILITY

Major
546** Consulting/Professional Services

Agency
Water Utility

Total Purchase Amount
$ 112,000.00

Vendor Name
Strand Associates, Inc.

Product/Service Description
Professional engineering services for Reservoirs 126 and 225 Painting project
- Preliminary and final design documents
- WDNR construction permit application
- Bidding support and bid review
- Construction administration and construction observation
- Project closeout and WDNR tank inspection reports

Exception Criteria
7. A particular consultant has provided services to the City on a similar or continuing project in the recent past, and it would be economical to the City on the basis of time and money to retain the same consultant.

Reason For Request
This request is a continuation of prior design and analysis work completed by Strand Associates for Reservoir 225 in 2025 as part of the 2026 reservoir maintenance project. Reservoir 225 was included as an alternate bid item and was not awarded for construction at that time. The current project will include Reservoir 126 as the base bid and Reservoir 225 as an alternate bid, with the intent to complete design, bidding, and construction-related services for a 2027 construction project. Strand has already completed

project-specific design work for Reservoir 225 and is familiar with the existing project background, design approach, and bidding documents. Having Strand continue with the design for Reservoir 126 and update/assist with Reservoir 225 will provide consistency between the two reservoirs, avoid unnecessary duplication of work, and create bidding efficiencies for prospective contractors. Other design professional firms will not certify another's work in a situation like this and instead would essentially be re-designing any Reservoir 225 plans and specifications from scratch again. That scenario introduces inefficiencies to the City for the project timeline and expenses, on top of rendering nearly all past work a sunk cost.

Requestor
Mendez, Nathan G Holmgren, Peter

Comments
The City of Madison has paid Strand Associates, Inc. a total of $5,246,023 since 2015. Of that amount, $4,976,468 was Competitively selected, $137,704 was Non-Competitively selected, and the remaining $131,851 was made up of small purchases each under the threshold requiring competitive selection.

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 93983

File ID:	93983	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/14/2026
File Name:				**Final Action:**	

Title: Authorizing the Parks Division to submit, and if awarded, accept a grant of up to $1,505,000 from Dane County Conservation Fund Grant Program for acquisition of park land acquired from Madison Crushing & Excavating, Inc. and authorizing the Mayor and City Clerk to enter into a contract with Dane County to accept the grant award.

Notes:

Sponsors:	Sabrina V. Madison, Derek Field And Noah L. Lieberman	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Lisa Laschinger	**Hearing Date:**	
Entered by:	kpost@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	07/14/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/27/26), Common Council (8/4/26)					

Text of Legislative File 93983

Fiscal Note

The proposed resolution authorizes the Parks Division to apply for and accept if awarded, grant funding of up to $1,505,000 from the Dane County Conservation Fund Grant Program. The grant will reimburse up to 25 percent of the costs of the acquisition of the Madison Crushing Property, authorized via RES-26-00370 (Legistar #93444) on June 23, 2026 for a total price of $6,058,275. Match funding for the grant is available within the Parks Division's Adopted Capital Budget within Park Land Acquisition Program (Munis #17128). If the grant is awarded, the Parks Division 2026 Adopted Capital Budget will be amended to appropriate the grant funding. No additional appropriation is required.

Title

Authorizing the Parks Division to submit, and if awarded, accept a grant of up to $1,505,000 from Dane County Conservation Fund Grant Program for acquisition of park land acquired from Madison Crushing & Excavating, Inc. and authorizing the Mayor and City Clerk to enter into a contract with Dane County to accept the grant award.

Body

WHEREAS, the Madison Crushing and Excavating, Inc, first approached Dane County about purchasing property located within four unaddressed tax parcels, one tax parcel addressed as 3328 Nelson Rd and a portion of two tax parcels both listed as 5185 Reiner Rd, which contain 199 acres of land and all improvements thereon ("Property"); and,

WHEREAS, the County approached the City of Madison Parks Division about its interest in pursuing acquisition of the Property for future park purposes, together both parties determined that the acquisition to conserve significant acreages of quality natural areas is in the best interest of the public; and,

WHEREAS, the Dane County 2025-2030 and previous Park and Open Space Plan identify the Property as being within the Glacial Drumlin Natural Resource Area and identify the potential for collaboration with the City Parks Division to plan for a future recreation park in the Northeast quadrant of the county; and,

WHEREAS, the 2018 adopted Comprehensive Plan for the City of Madison recommends that the City "Acquire parkland and upgrade park facilities to accommodate more diverse activities and gatherings and improve and preserve urban biodiversity through an interconnected greenway and habitat system;" and,

WHEREAS, the 2023 adopted City of Madison's Reiner Neighborhood Development Plan recognizes a portion of the Property as a future recommended park that will help connect to the larger natural resource area and recognizes that an "approximately 200-acre area located north of Nelson Road is recommended as a Regional Natural and Recreation Area;" and,

WHEREAS, the City of Madison Northeast Area Plan adopted in 2024 includes a recommendation that the Parks Division "[i]mprove access to publicly-owned natural areas to provide passive recreation opportunities;" and,

WHEREAS, the 2024 City of Madison Sustainability Plan includes recommendations that the City prioritize preservation and restoration of urban natural areas and jointly plan preservation of open spaces and woodlands with neighboring communities and Dane County; and,

WHEREAS, the 2025-2030 Park and Open Space Plan recommends that the Parks Division, "[i]mprove public access to lakes and waterways; [p]rotect and enhance natural resources; and [p]ursue regional solutions to regional issues;" and,

WHEREAS, on June 23, 2026, the City of Madison's Common Council authorized the City's execution of a Purchase and Sale Agreement for the purchase of the Property with a purchase price of $6,000,000 for the land and additional costs due at closing of $58,275 for land survey and fence installation work subject to certain prorations and closing costs; and,

WHEREAS, the Parks Division's Adopted Capital Budget allocates sufficient matching funds to acquire the Property; and,

WHEREAS, upon closing, the City of Madison, through the Board of Park Commissioners and

Parks Division will be responsible for management, development and oversight of the Property; and,

WHEREAS, the Common Council hereby recognizes and acknowledges the long-term operations and maintenance responsibilities associated with the acquisition, and will adhere to all obligations under the grant award contract for the Property if awarded the grant; and,

NOW, THEREFORE, BE IT RESOLVED the Parks Division is hereby authorized to act on behalf of the City of Madison as follows:

- Submit an application to Dane County Conservation Fund Grant Program for grant funds that may be available.
- Submit reimbursement claims along with necessary supporting documentation for the acquisition of the Property and related eligible costs.
- Submit Signed Documents; and,
- Take necessary action to undertake, direct and complete the approved project.

BE IT FURTHER RESOLVED that if awarded, the Parks Division's Adopted Capital Budget will be amended to accept grant funding of up to $1,505,000 from the Dane County Conservation Fund Grant Program; and,

BE IT FURTHER RESOLVED that the Parks Division will comply with Dane County rules for the program; and will obtain approval in writing before any change is made in the use of the project site; and,

BE IT FINALLY RESOLVED that, if awarded the grant, the Mayor and City Clerk are authorized to sign a grant agreement with Dane County, in a format approved by the City Attorney, and any other documents necessary to comply with the grant requirements and to secure the grant funding.

City of Madison

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

Master

File Number: 94044

File ID:	94044	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/14/2026
File Name:	Approving the design of a site-specific public artwork for the South Point Public Works Facility (402 S Point Road) and authorizing the Mayor and City Clerk to enter into a competitively selected agreement with The Milligan Studio, LLC.			**Final Action:**	

Title: Approving the design of a site-specific public artwork for the South Point Public Works Facility (402 S Point Road) and authorizing the Mayor and City Clerk to enter into a competitively selected agreement with The Milligan Studio, LLC. for fabrication, delivery, and installation. (District 1)

Notes:

Sponsors:	Ellen Zhang And John W. Duncan	**Effective Date:**	
Attachments:	The Miligan Studio Sky Plow - South Point Public Works Facility.pdf	**Enactment Number:**	
Author:	Karin Wolf	**Hearing Date:**	
Entered by:	kwolf@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	07/14/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/27/26), Common Council (8/4/26)					

Text of Legislative File 94044

Fiscal Note

Fiscal note pending.

Title

Approving the design of a site-specific public artwork for the South Point Public Works Facility (402 S Point Road) and authorizing the Mayor and City Clerk to enter into a competitively selected agreement with The Milligan Studio, LLC. for fabrication, delivery, and installation. (District 1)

Body

WHEREAS, on January 7, 2025, the City issued a Request for Proposals (RFP) for the new South Point Public Works Facility for consulting and design services with a single Architectural/Engineer (A/E) design firm and multiple sub-consultants as indicated in the supporting exhibits for all design phases, bidding phase, construction administration phase, and warranty administration phase; and

WHEREAS, the new facility, now being called the South Point Public Works Facility, will provide a location on the far west side of Madison for fleet vehicle parking and maintenance service bays for waste and recycling vehicles, snow removal equipment, forestry vehicles, other Streets Division related equipment and personnel space, and a portion of Parks Division and Fleet Division operations and personnel; and

WHEREAS, the RFP explained that the winning A/E would be required to include an artist on the design team from initial planning through final design and construction and warranty phases, and that the artist would help identify public areas where art could be incorporated into the site as architectural features or as permanent public art installations; and

WHEREAS, Purchasing led a selection process to review the proposals to the RFP and the committee chose Sketchworks Architecture, LLC with The Milligan Studio, LLC, as part of their design team to receive the contract; and

WHEREAS, on June 3, 2025, the Common Council approved RES-25-00341, File # 87864 Authorizing the Mayor and City Clerk to enter a 4-year, competitively selected service contract with Sketchworks Architecture, LLC for professional architectural and engineering design consulting services; and

WHEREAS, The Milligan Studio was tasked with designing public art components that would be integrated into the project, visually accessible to the public; and

WHEREAS, The Milligan Studio engaged stakeholders to understand what the people wanted to see in the finished artwork including hosting their own community gathering on August 21, 2025, and attending the Streets Division-Sycamore Staff Picnic on August 22, 2025, among other research, including consideration of responses to a community survey put forth by arts staff; and

WHEREAS, The Milligan Studio presented their initial designs to the Madison Arts Commission on Wednesday, October 15, 2025, and received input from the commissioners; and

WHEREAS, on March 17, 2026, the Madison Arts Commission approved the modified proposed designs for “Sky Plow” by The Milligan Studio, LLC for the South Point Public Works Facility; and

WHEREAS, the design phase is now complete, staff would like to execute an agreement for fabrication, delivery, and installation directly with The Milligan Studio, LLC.

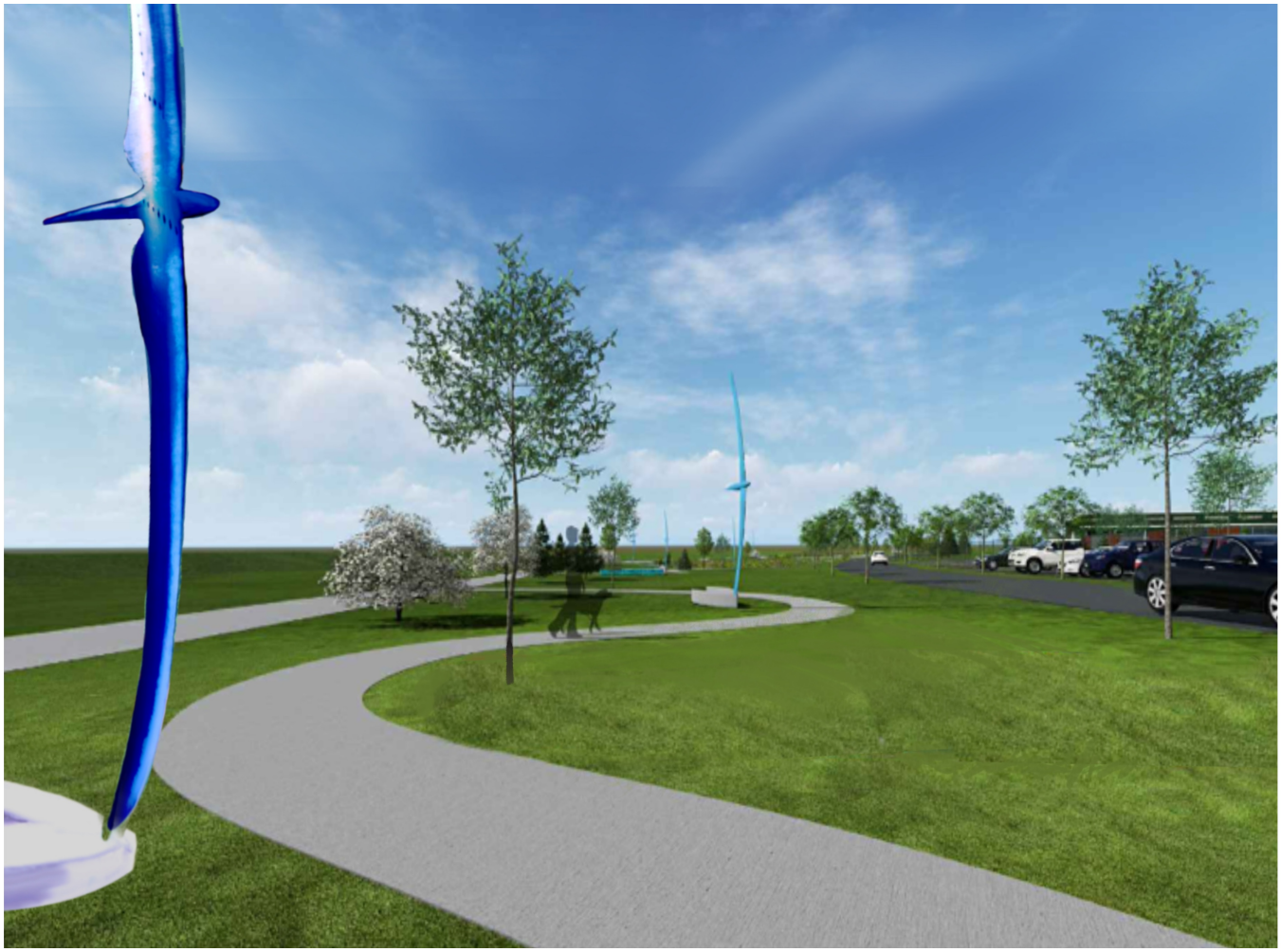
NOW, THEREFORE, BE IT RESOLVED, that the Common Council hereby approves the proposal for “Sky/Plow” as the site-specific public artwork as the South Point Public Works Facility Percent for Art Project, and

BE IT FINALLY RESOLVED that the Mayor and City Clerk are authorized to execute an agreement with The Milligan Studio, LLC for up to $337,920 for all costs associated with fabrication, installation and delivery of the proposed artwork.

the milligan studio

EXECUTIVE SUMMARY: PLOW/SKY

A CELEBRATION OF THE WORKERS OF WEST MADISON



Shown here with shatter-resistant architectural art glass, blue patinated bronze and stainless steel. Five birds ranging in height from 24ft to 16ft.

Sky/Plow

DEPTH BLUE BRONZE WITH ART GLASS AND INTERNAL LIGHTING

DESIGN INFLUENCE IS THE GESTURE OF BIRDS SKIMMING THE WATER AND HOW THE BEAUTY OF THEIR MOVEMENT IS LIKE THE PLOWS CUTTING THROUGH THE BANKS OF SNOW.

BACKGROUND

In Spring 2025, The Milligan Studio surveyed the West Madison community who prioritized an art fence, sculpture, and benches for Public Art. Due to budget limits which impacted building redesigns, available space for art was reconfigured. By January 2026, a public area next to the building—with walking paths and bike lanes—was designated for Public Art.

SKY/PLOW

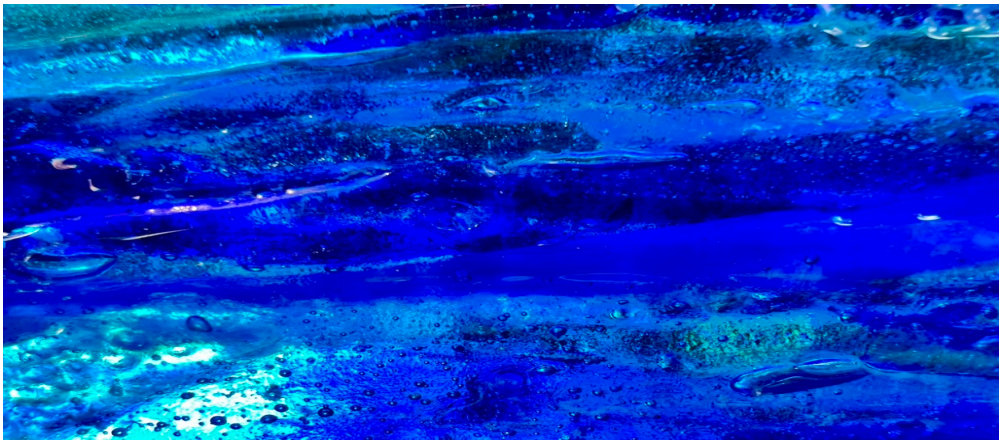
Responding to the evolved design, and **the need for lighting for public safety,** The Milligan Studio created "Sky/Plow," an installation that spans the entire site. This series of sculptures celebrates community, honoring the snowplow fleet maintained in the Far West Operations building. Each winter before sunrise, their plows clear the roads, helping the community move forward with their day, together.

SKY/PLOW is a unique public art installation featuring numerous bird/plow illuminated sculptures intended for visitors to walk amidst day or night. The arrangement represents the concept of community; the scale and quantity of the figures serve to energize the site and recognize the collective efforts of individuals striving for a better future.

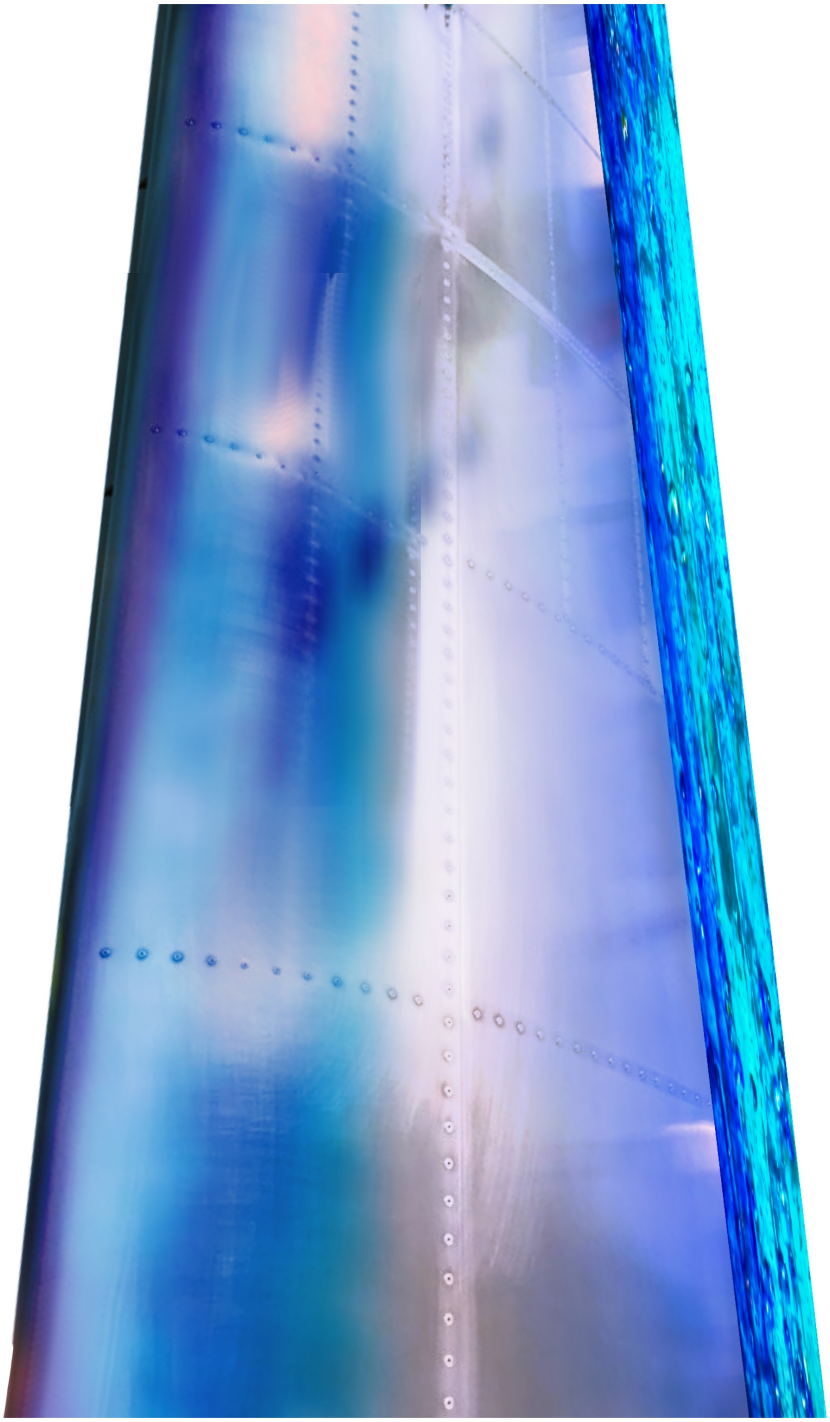
The composition's scale matches the building, guiding the gaze upward and across to highlight the harmony between landscape and architecture.

Drawing inspiration from Wisconsin's Driftless region, the Milligan Studio envisions the installation as a series of stylized ancient bird forms crafted from art glass set into blue patinated bronze surfaces.

The integration of industrial elements, such as rivets, references the aesthetic of plows, while the use of shatter-resistant glass alludes to the presence of water. The iridescent glass components are designed to be self-illuminating in natural daylight and, when backlit inside, emit a soothing light during nighttime hours, which keeps the community safe.



SAMPLE OF ACTUAL GLASS



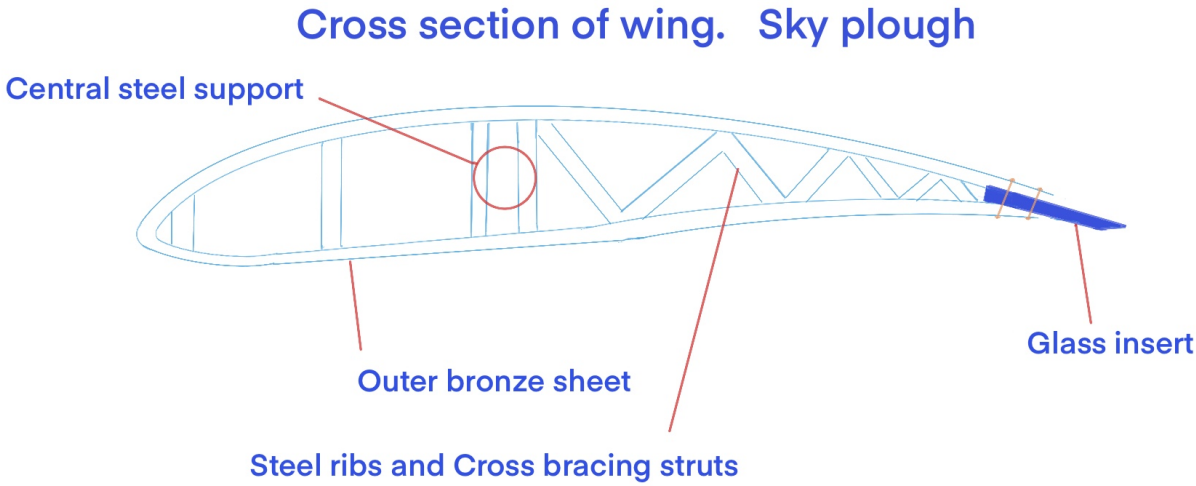
Detail of construction
Rivets on bronze with glass installed into the rear edge.

SKY/PLOW
WITH SOURCE LIGHTS HIGHLIGHTED

The Milligan Studio prefers interior lights with art glass inserts in water shades, outlined on the form. (As seen below)

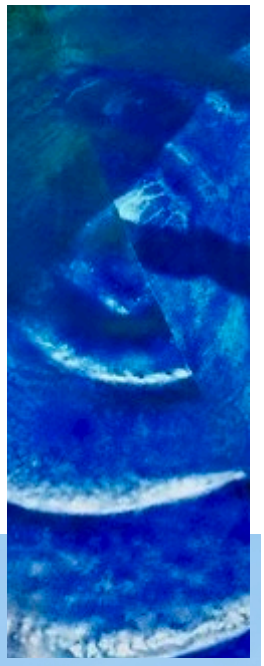
Timed lighting transforms the sculptures into safety feature

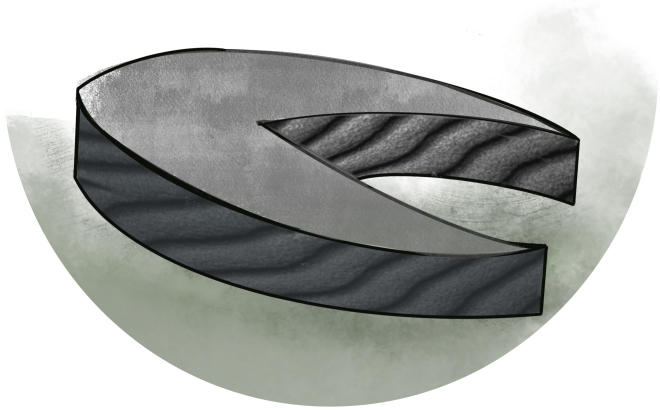
by gently illuminating the park each evening.



EXAMPLE OF DEPTH BLUE PATINATED BRONZE
(SAMPLE FROM MILLIGAN STUDIO'S GRAND RAPIDS' TRIPTYCH
"THE MEMORY OF WATER")

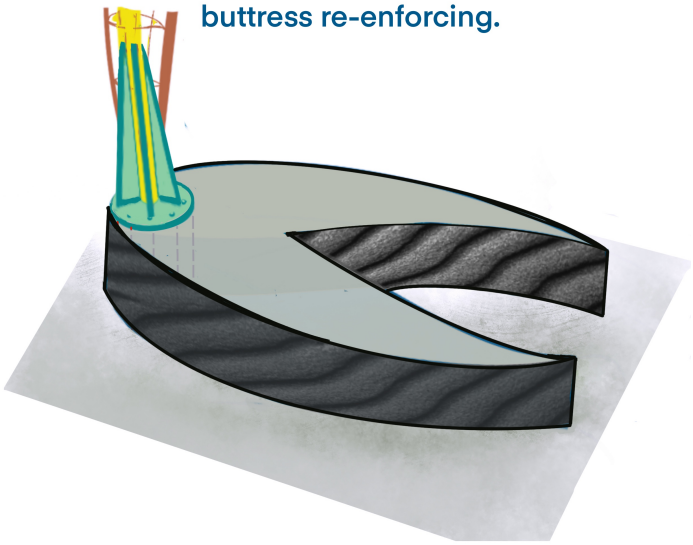
RENDERING OF *PSKY/PLOW* IN DEPTH BLUE PATINATED BRONZE (DETAIL R) WHICH WOULD BE FABRICATED WITH BACKLIT ART GLASS INSERTS





WATER DETAIL OF CONCRETE FOR SIDE OF SEATING BENCH.

Detail of bolted base plate with buttress re-enforcing.



Ripple form bench and foundation

FABRICATION AND INSTALLATION PROCESS

Each phase of the project, from conception to installation, is meticulously documented online, enabling the community to track progress in real time and gain insights into contributors, thereby fostering a sense of ownership and engagement. Further information is available at www.themilliganstudio.com.

The fabrication process is scheduled to span approximately one year.

METHODOLOGY

We will start both structure construction and kiln-formed glass fabrication at the same time.

When complete, each glass segment will be affixed to the frame with a rounded rivet encased in acrylic washers that won't yellow and can endure temperatures from 115°F to -50°F.

Our method has proven effective with shatter-resistant glass sculptures in locations with extreme temperatures, including Minnesota, Washington (State), and North Dakota.

Bronze bolt in acrylic shock absorber (center) set into metallic capped glass.

BESPOKE GLASS

Collaborating with artisans at Paul Wissmach Glass Company, an American art glass company since 1904, we will create a series of water panels to be sealed and riveted in place.

The glass will be laminated with an organic shatter protection coating that is UV resistant and produced without heavy metals.

This type of glass has been utilized in other major projects located in extreme climates. It offers durability, safety, and maintains its color over time.

Recent studies indicate that glass has an atomic decay rate equivalent to two universes.

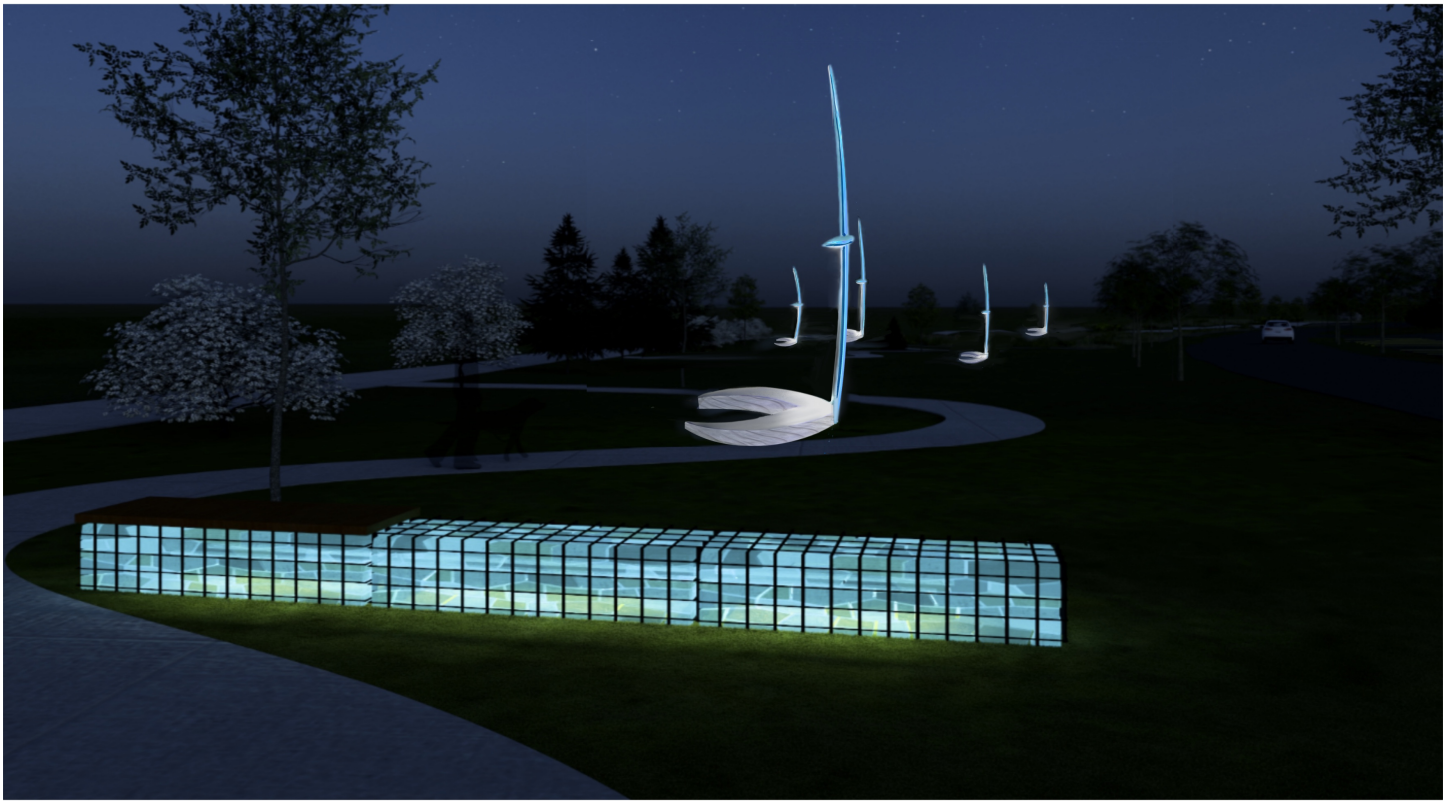
INSTALLATION

We will deliver the work in segments in flatbed trucks. Using a crane, we will install each wing and then add the glass. We estimate the installation process to take a week to 10 days, weather permitting.

MAINTENANCE PLAN

SKY/PLOW is a public artwork that requires minimal maintenance.

Do not power wash or use abrasive cleaners.
Keep salt away and avoid piling snow at the sculpture's base, as salt can cause rusting.
Wash the sculpture with cool water once a year in Spring to remove debris.
The Dark Sky lighting system should be placed on a sunset/sunrise timer to extend the life of its bulbs.
As this will be a municipal lighting system, bulbs should last about 5 years.



About The Milligan Studio

"Do continue the great impactful work."
Jai Winston, Director, Knight Foundation

"Your aesthetic is sophisticated and accessible, and your fabrication plan and budget are sound. You put beauty in the world. We are proud to be your partners."
—Dakota County Public Art (Minnesota), 2020

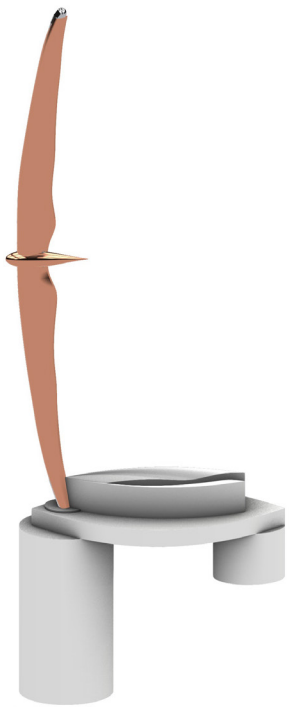
"Altitude is a beacon of hope and a symbol of the resiliency of St. Paul as we move forward through some pretty difficult times in our history." —YWCA

"We Defy Gravity With Joy"

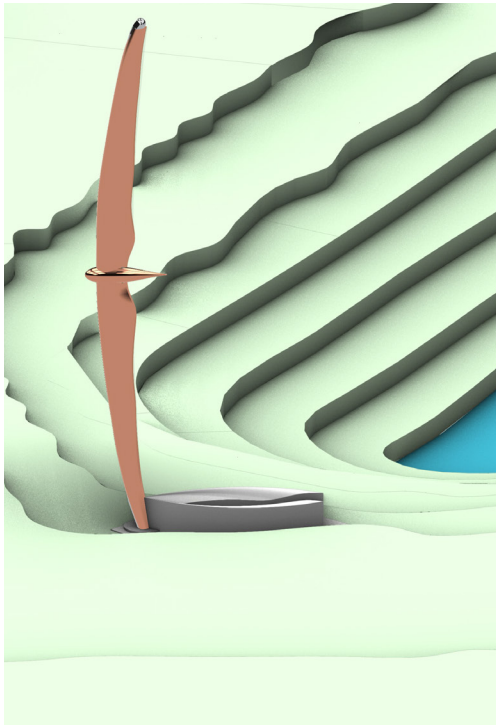
The award-winning Milligan Studio has created Public Art in collaboration with communities in the United States, United Kingdom, and EU, specifically Ireland and Paris, for more than a decade.

Samples of their work in glass can be found in The Corning Museum of Glass.

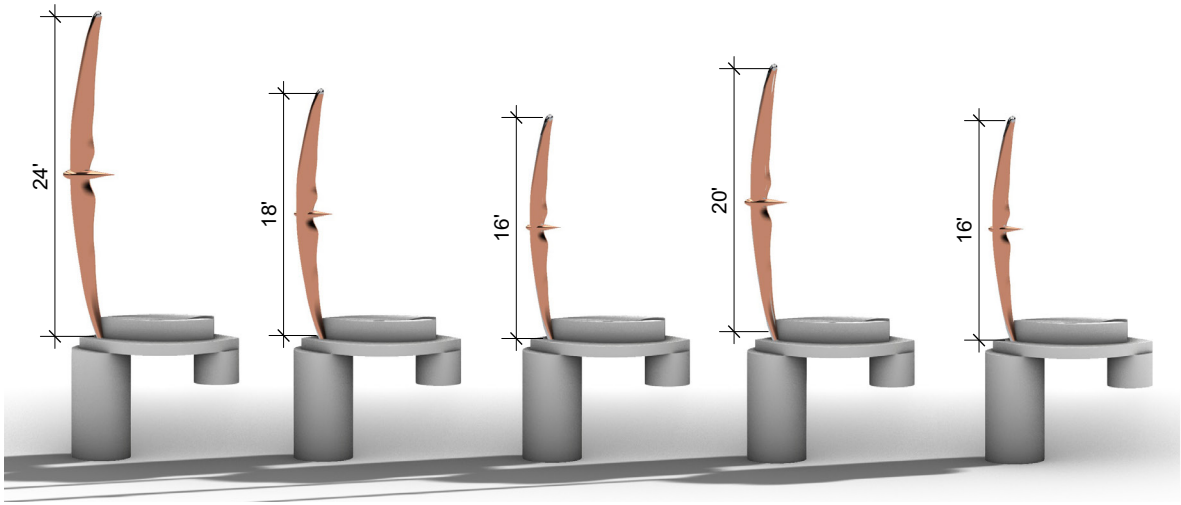
The two have received grants from the National Endowment for the Arts, Bush Foundation, PEN America, Jerome Foundation, and both the Florida and Minnesota State Arts Board.



Perspective View Below Ground



Perspective View Above Ground



Size Variation

the milligan studio

Office Location:
459 Selby Ave St.
Paul, MN 55102

(651) 756-7683

Project:

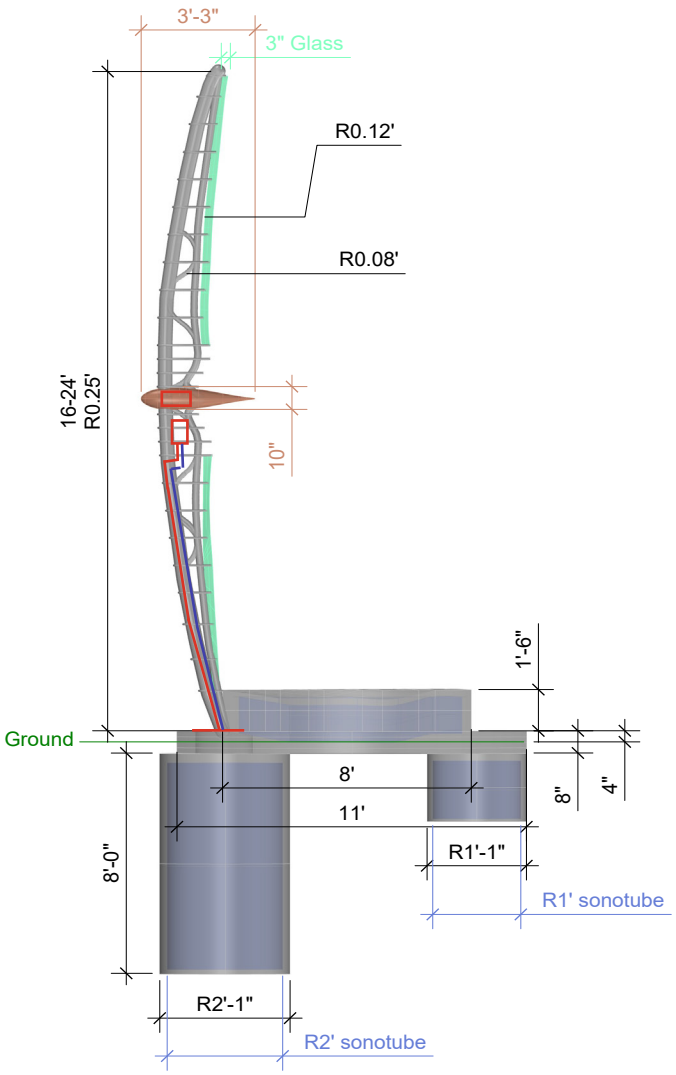
Sky Plough: Madison, Wisconsin

Date: 04/06/2026.

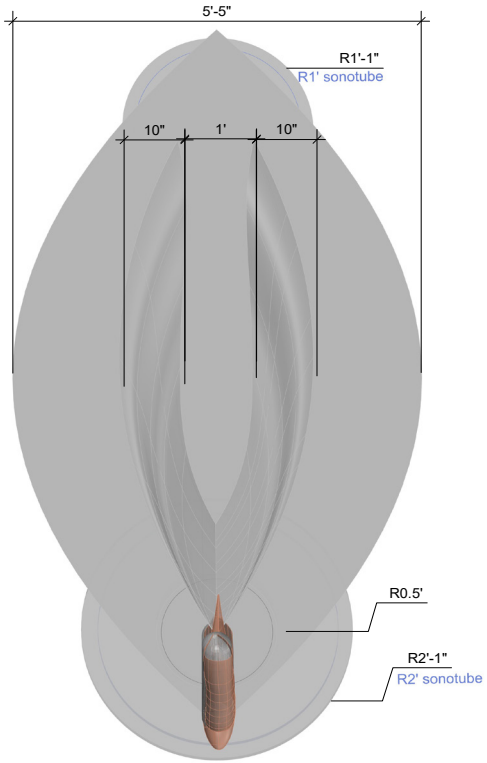
3D Renders.

Notes:

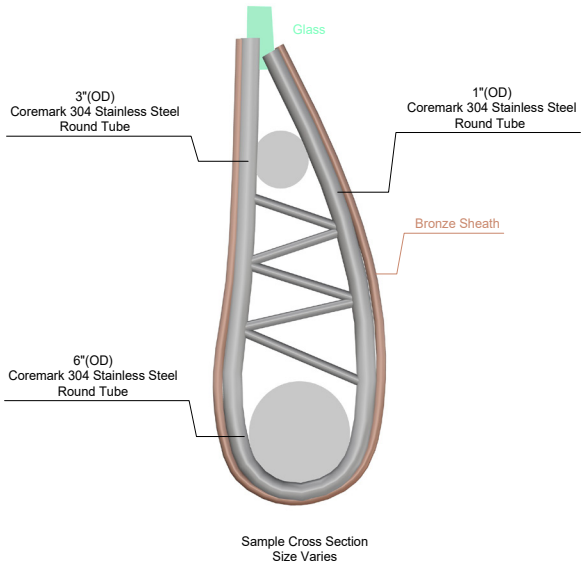
Proposed art subject to city council approval.



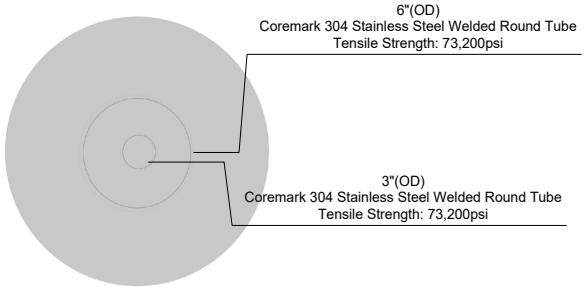
Structural Frame and Fondation Section View



Concrete and Foundation Plan View

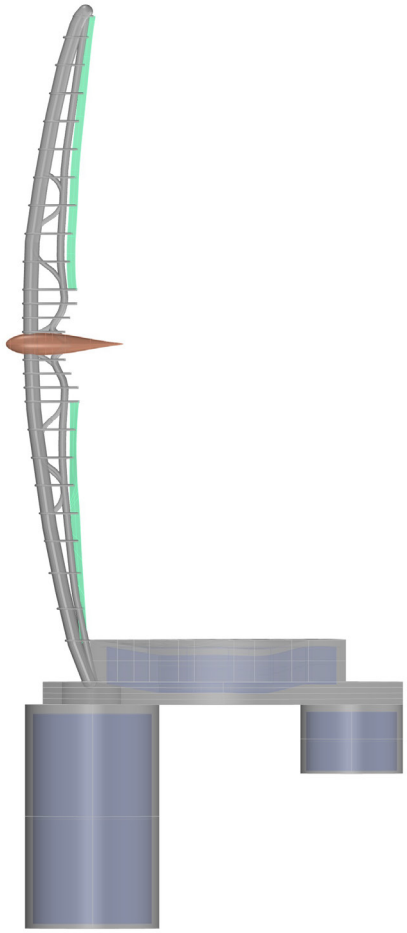


Cross Section Detail

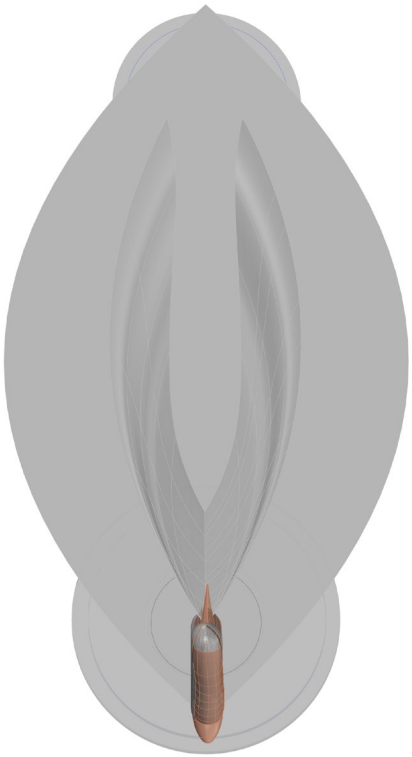


Foundation Detail

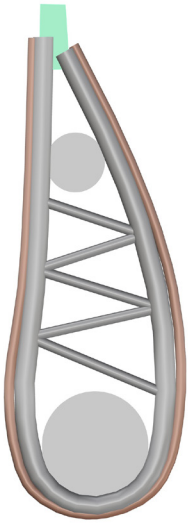
the milligan studio	Office Location: 459 Selby Ave St. Paul, MN 55102 (651) 756-7683	Project: Sky Plough: Madison, Wisconsin	Date: 04/06/2026. 3D Renders.	Notes: Proposed art subject to city council approval.



Structural Frame and Fondation Section View



Concrete and Foundation Plan View



Cross Section Detail

Foundation Detail

the milligan studio

Office Location:
459 Selby Ave St.
Paul, MN 55102

(651) 756-7683

Project:

Sky Plough: Madison, Wisconsin

Date: 04/06/2026.

3D Renders.

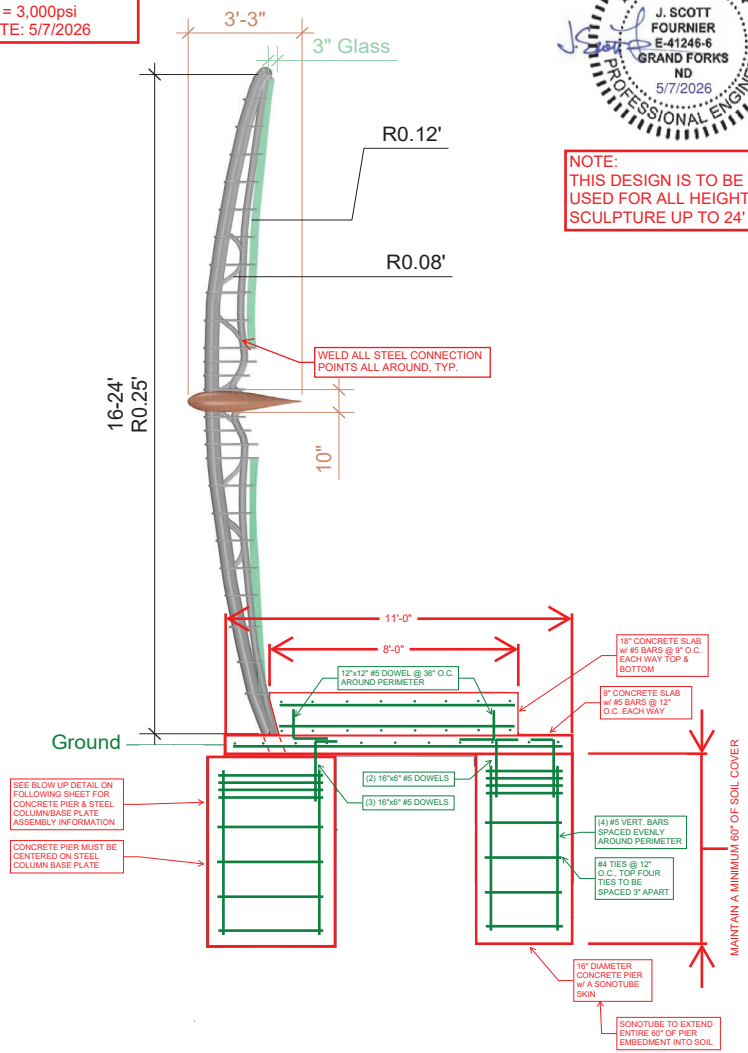
Notes:

Proposed art subject to city council approval.

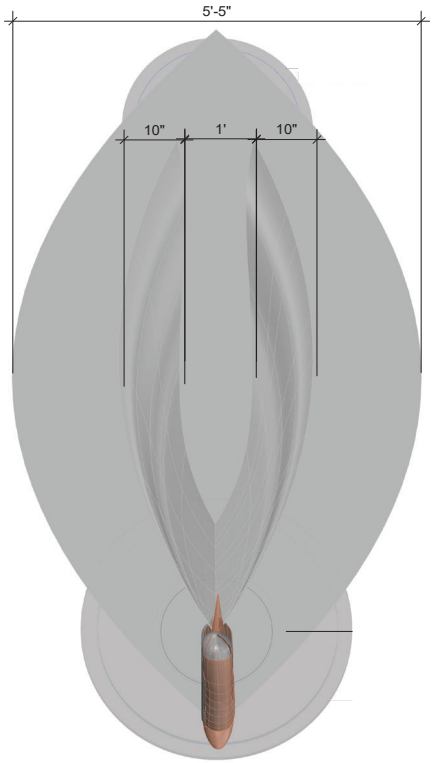
IBC 2021
WIND V = 100MPH
EXPOSURE = C
RISK CATEGORY = I
F'c = 3,000psi
DATE: 5/7/2026

WISCONSIN
J. SCOTT FOURNIER
E-41246-6
GRAND FORKS
ND
5/7/2026
PROFESSIONAL ENGINEER

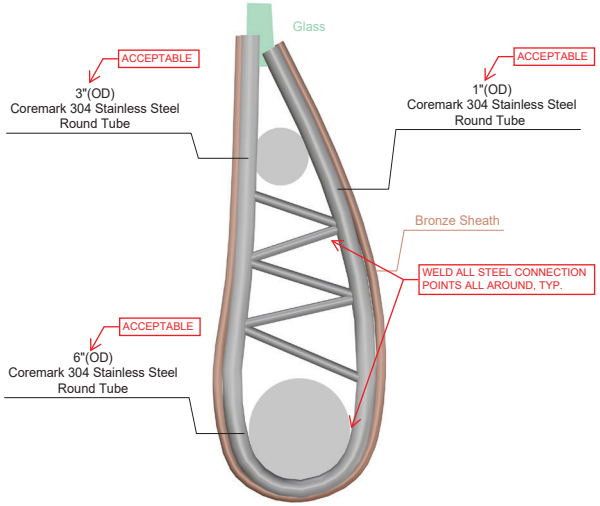
NOTE:
THIS DESIGN IS TO BE USED FOR ALL HEIGHTS OF SCULPTURE UP TO 24' TALL



Structural Frame and Fondation Section View

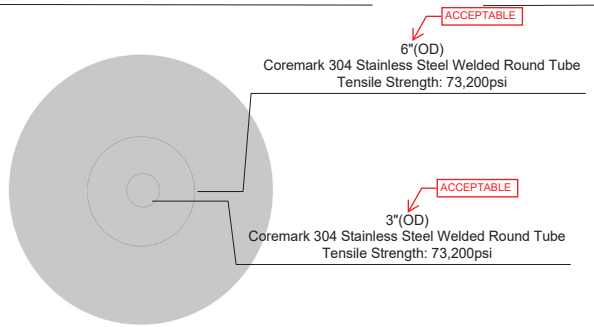


Concrete and Foundation Plan View



Sample Cross Section
Size Varies

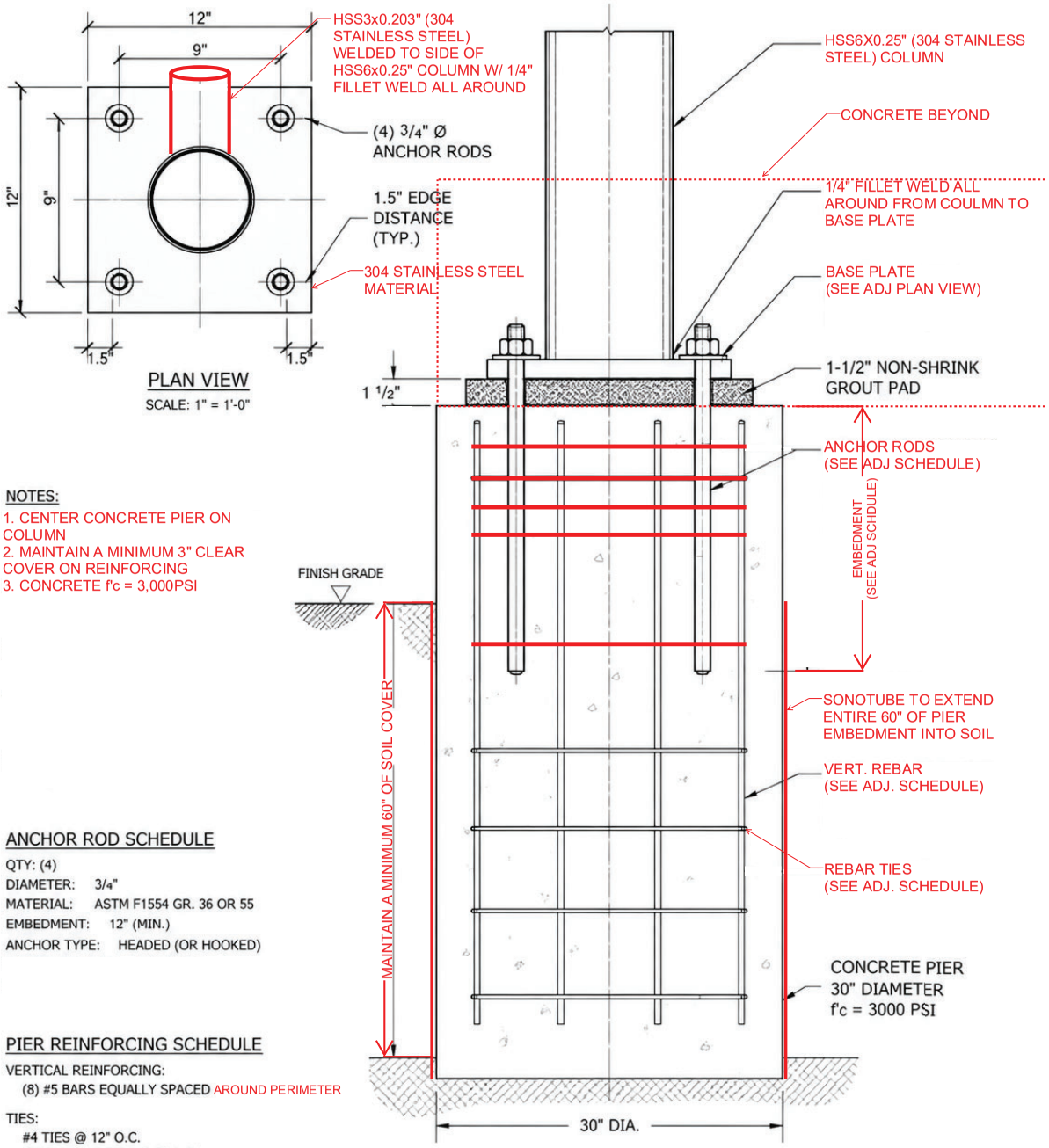
Cross Section Detail



Foundation Detail

the milligan studio	Office Location: 459 Selby Ave St. Paul, MN 55102 (651) 756-7683	Project: Sky Plough: Madison, Wisconsin	Date: 04/06/2026. 3D Renders.	Notes: Proposed art subject to city council approval.

WISCONSIN
J. SCOTT FOURNIER
E-41246-6
GRAND FORKS ND
5/7/2026
PROFESSIONAL ENGINEER



NOTES:

1. CENTER CONCRETE PIER ON COLUMN
2. MAINTAIN A MINIMUM 3" CLEAR COVER ON REINFORCING
3. CONCRETE f'c = 3,000PSI

ANCHOR ROD SCHEDULE

QTY: (4)
DIAMETER: 3/4"
MATERIAL: ASTM F1554 GR. 36 OR 55
EMBEDMENT: 12" (MIN.)
ANCHOR TYPE: HEADED (OR HOOKED)

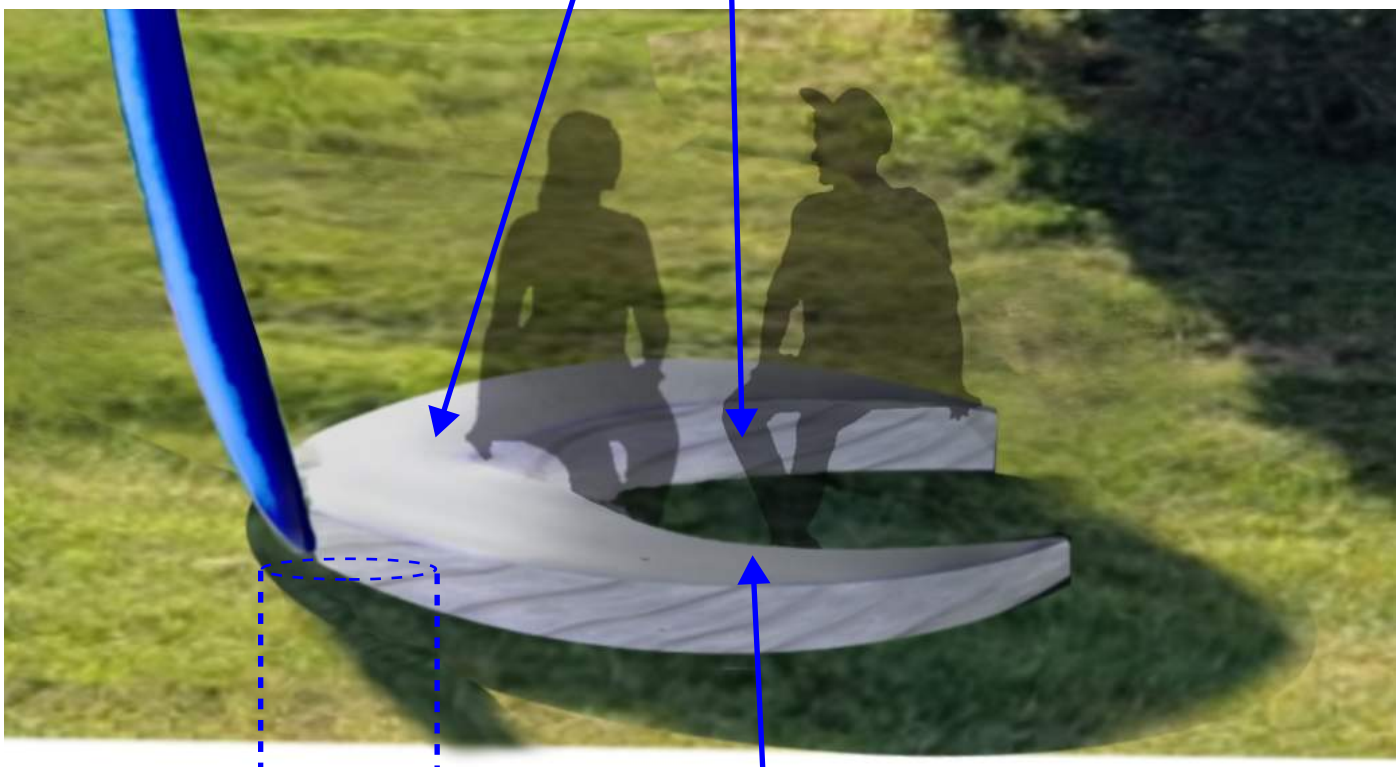
PIER REINFORCING SCHEDULE

VERTICAL REINFORCING:
(8) #5 BARS EQUALLY SPACED AROUND PERIMETER

TIES:
#4 TIES @ 12" O.C.
(TOP FOUR TIES TO BE SPACED 3" APART)

From "Presentation with Estimate" PDF.

Enlargement of the bench area

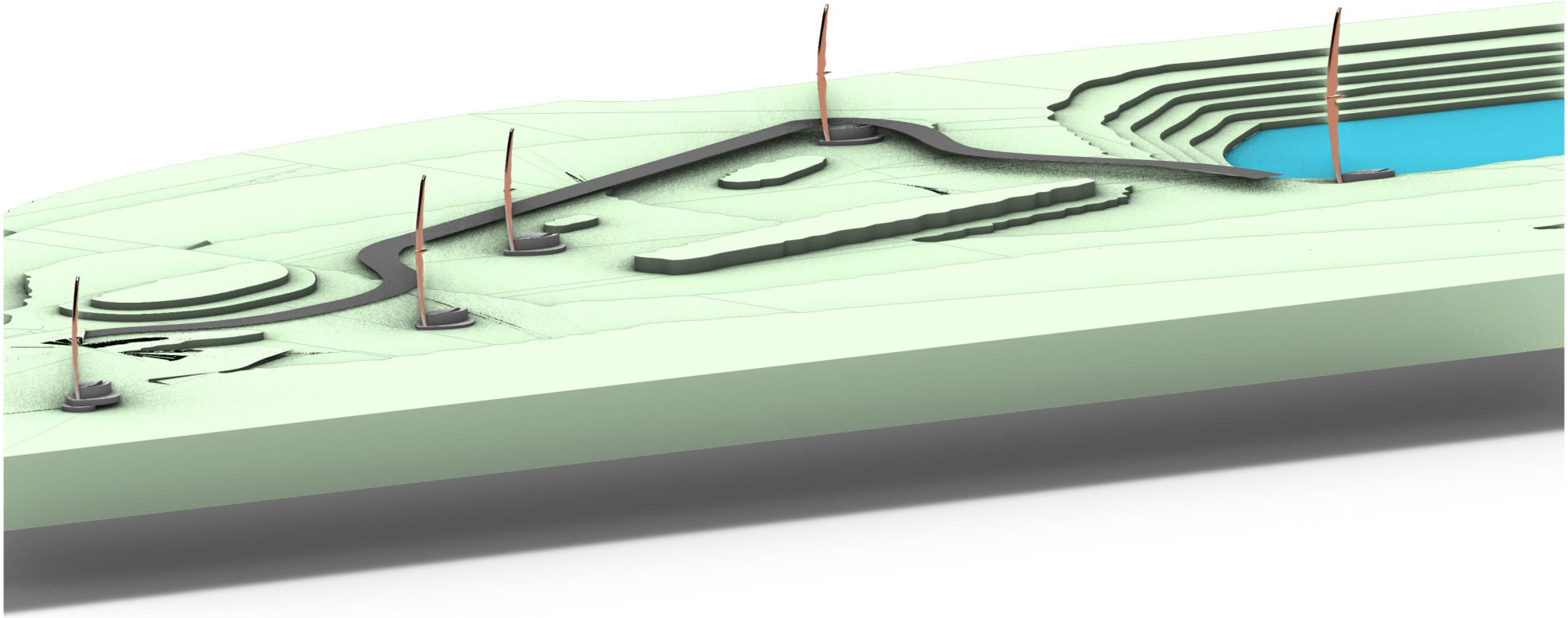


The bench is the 18" slab?

Where is the 8" slab?

Where does second bas go to support the 8" slab?

Main front base for support and where electrical will come in



ITEMIZED BUDGET ESTIMATE

Note: The budget covers installation of five sculptures in patinated blue bronze with custom shatter-resistant glass panels and interior lighting. Prices are valid for 45 days due to current tariff volatility.

MATERIALS

GLASS & METAL

Paul Wissmach Glass Co (including discount and shipping) Smooth 3mm 240case 224.00 ft² @ 3 @ 14 per foot		$9,408
50 lb bags 96-01 crystal clear coarse frit 8 @ $434		$3,474
Custom findings in stainless steel and acrylic:		$575
Bronze sheet 20 sheets 2 x 10 @ $18.00/lb		$18,563
Round Tube 304 Stainless Steel 6 inch 11-gauge 20 ft	7 @ $2126 each	$14,885
Round Tube 304 Stainless Steel 3 inch 14-gauge 20 ft	13 @ $553.53 each	$7,196
Round Tube 304 Stainless Steel 1 inch 11-gauge 20 ft	8 @ $165.92 each	$1,327
Round Tube 304 Stainless Steel 3/4 inch 14-gauge 20 ft	7 @ $201.77 each	$1,412
Flat Bar 304 Stainless Steel 1 inch x 1/8 inch x 12 ft	26 @ $31.16 each	$810
10,000 Stainless Steel Rivets	8 @ $250 per package	$2,000
Rubber modelling materials for concrete wave patterns		$1,000

LIGHTING SYSTEM $20,000

Milligan Studio will install the interior lighting system during fabrication, while the project electrician is responsible for connecting it to the site's electrical supply.

Materials Sub Total: $80,650

CONSUMABLES

Kiln Shelf paper 2 @ $350 per roll	$700
Cutting blades hand & disk (diamond for glass)	$250
Welding rods 7 @ $100	$700
Spools 2 @ $100	$200
Drill bits	$150
Cutting disks	$400
Saw blades	$200
Tri-mix gas $300 @ 5 bottles	$1,500
Patination chemicals 5 gal. Blue Patinas Cupric Nitrate / 5 gal. & Green patinas & Clear Guard 10 gallons (Plus Delivery)	$2,500

Consumables Sub Total: $6,600

LABOUR

Fabrication (including Fabrication/mould design & shuttering for benches and plinth)	
$75 lead metal/concrete artist x $30 assistant @ 1,260 hours x $105	$132,300
$75 lead glass artist x 500 hours x $30 assistant @ 250 hours	$45,000

DESIGN FEES Already paid through contract with A/E Sketchworks, LLC $52,080

This scope of services for the project contract between The Milligan Studio and Sketchworks, specifically covers the Design Fee portion of the overall project. Included in this contract: The Studio will make itself available for all meetings, including weekly design team meetings and community meetings at the site. Throughout the design process, The Milligan Studio provided structural drawings & renderings.

INSTALLATION

$50 x 3 artist/assistants x 40 hours (including travel time)	$6,000
Structural Engineer/Safety Review	$6,000
Metal & Glass (2) Studios & the Portable Studio for installation (Artstream/Airstream) chargeback for dedicated studio space, misc elements related to practice such as disposal buckets & brushes and paint thinner, electricity, water, insurance, storage) 14 months @ $3,800 per month	$53,200
Transportation of work to Installation site (290 miles one way x 2) 580 miles total @ $0.75 per mile x 3 Studio members	$1,305
Installation per diem for one week for 3 Studio members @ $65.00	$1,365
Hotel (Two rooms)	$1,600
Rental of Trucks for installation	$1,500
Crane @ $300 8 hours	$2,400
Labor Costs:	**$302,750**

Project Total $390,000*

Paid via contract with Sketchworks LLC $52,080

Contract with City of Madison $337,920

ELD Series

24VDC Plug-In LED Driver

ELD Series

24VDC Plug-In LED Driver

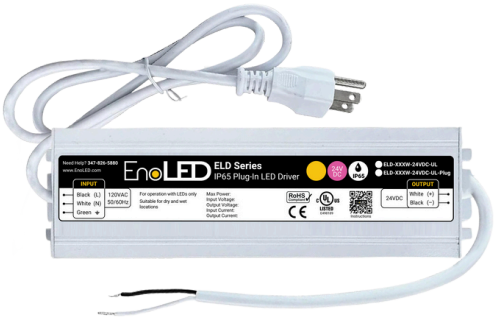
Features

- Plug-and-Play Option: Available with an input plug-in version
- 12V/24VDC Models: 100W to 300W options available
- Ultra-Slim: 100W model under 0.8" for tight spaces
- Ideal for Controllers: Powers any low-voltage system
- UL Certified & IP65 Rated: Safe for wet or dry use
- High Efficiency: Up to 90% at full load

Applications

- LED strip
- LED tape
- Cove lights
- Linear lights
- Puck lights

Ordering info



Direct Wire Version

Ordering Code	Max Load	Vin	Vout
ELD-100W-24VDC-UL	100W	120VAC	24VDC
ELD-200W-24VDC-UL	200W	120VAC	24VDC
ELD-300W-24VDC-UL	300W	120VAC	24VDC

Plug-In Version

Ordering Code	Max Load	Vin	Vout
ELD-100W-24VDC-UL-Plug	100W	120VAC	24VDC
ELD-200W-24VDC-UL-Plug	200W	120VAC	24VDC
ELD-300W-24VDC-UL-Plug	300W	120VAC	24VDC

Wiring Diagram

ELD Series

24VDC Plug-In LED Driver

IP65 24V DC

Specifications

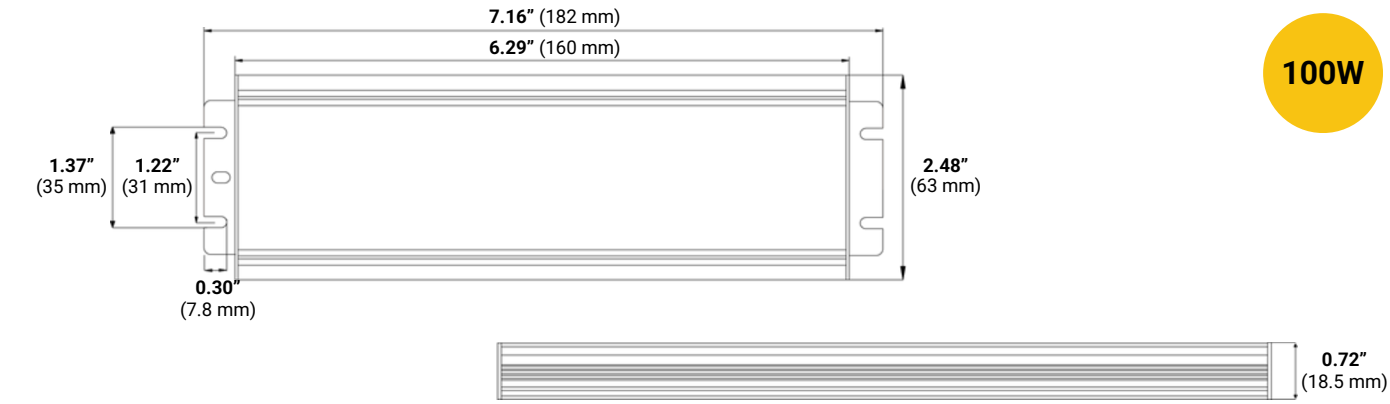
Input Ordering Code:	ELD-100W-24VDC-UL	ELD-200W-24VDC-UL	ELD-300W-24VDC-UL
Input Voltage Range:	100-264VAC	100-264VAC	100-264VAC
Input Frequency:	50-60Hz	50-60Hz	50-60Hz
Input Current:	1.47A max	3.05A max	4.53A max
Inrush Current:	55A max	60A max	60A max
Efficiency:	90%	89%	89%
Power Factor:	PF>0.6	PF>0.6	PF>0.6
No-load Power Consumption:	<3W	<3W	<3W
Control Surge Capability:	L,N:2KV L,N-PE:4KV	L,N:2KV L,N-PE:4KV	L,N:2KV L,N-PE:4KV
Leakage Current:	0.5mA max	0.5mA max	0.5mA max
THD:	>20%	>20%	>20%
Output			
Output Voltage:	24VDC	24VDC	24VDC
Maximum Load:	**100W**	**200W**	**300W**
Output Current @ Max Load:	4.2A	8.5A	12.5A
Output Ripple (Peak-to-Peak):	≤240mV	≤240mV	≤240mV
Line Regulation:	±1%	±1%	±1%
Load Regulation:	±1%	±1%	±1%
Turn on delay time:	600ms	600ms	600ms
Environmental			
Operating Ambient Temp.:	-40°F - 104°F (-40°C - 40°C)	-40°F - 104°F (-40°C - 40°C)	-40°F - 104°F (-40°C - 40°C)
Maximum Case Temp. (Tcase):	80°C	80°C	80°C
Storage Temp.:	-40°C ~ 80°C, 10~95%RH	-40°C ~ 80°C, 10~95%RH	-40°C ~ 80°C, 10~95%RH
Ingress Protection (IP):	IP65	IP65	IP65
Expected Lifetime:	100k hours at 70C	100k hours at 70C	100k hours at 70C
Protection			
Over Current Protection:	Shut down, re-power after fault condition is removed		
Over Temperature Protection:	Shut down, re-power after fault condition is removed		
Overload Protection:	CC Mode ≥110%~150%, shut down, re-power after fault condition is removed		
Short Circuit Protection:	Shut down, re-power after fault condition is removed		
Enclosure			
Dimensions:	7.16” x 2.48” x 0.72”	9.37" x 2.28" x 1.25"	8.97” x 2.83" x 1.25"
Material:	Aluminium	Aluminium	Aluminium
Finish:	White / Gray	White / Gray	White / Gray
Connection type:	Plug-In / Direct Wire	Plug-In / Direct Wire	Plug-In / Direct Wire
Weight:	0.4kg	0.75kg	0.9kg

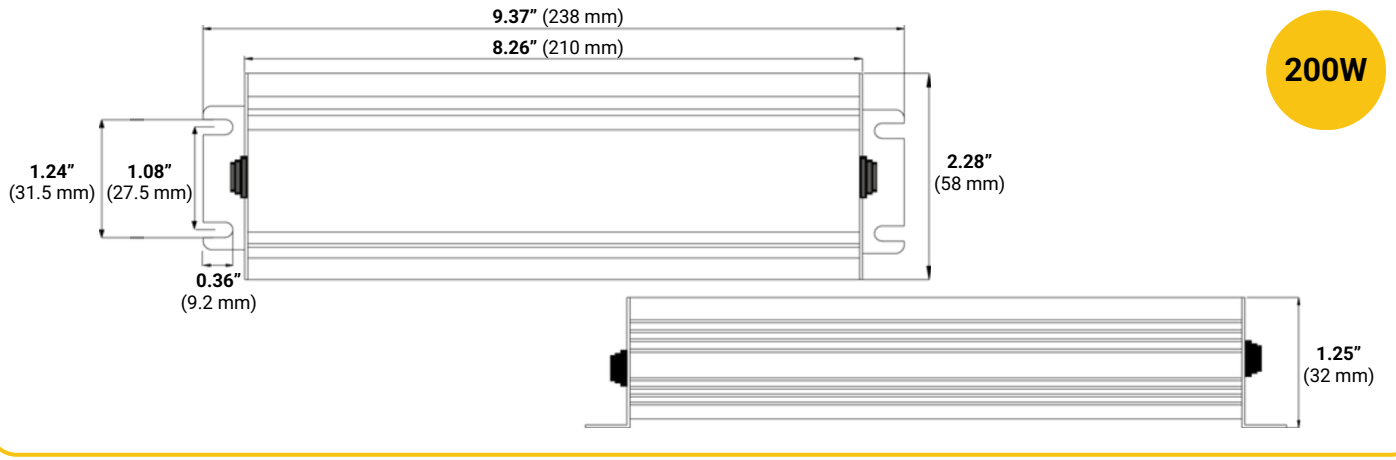
ELD Series

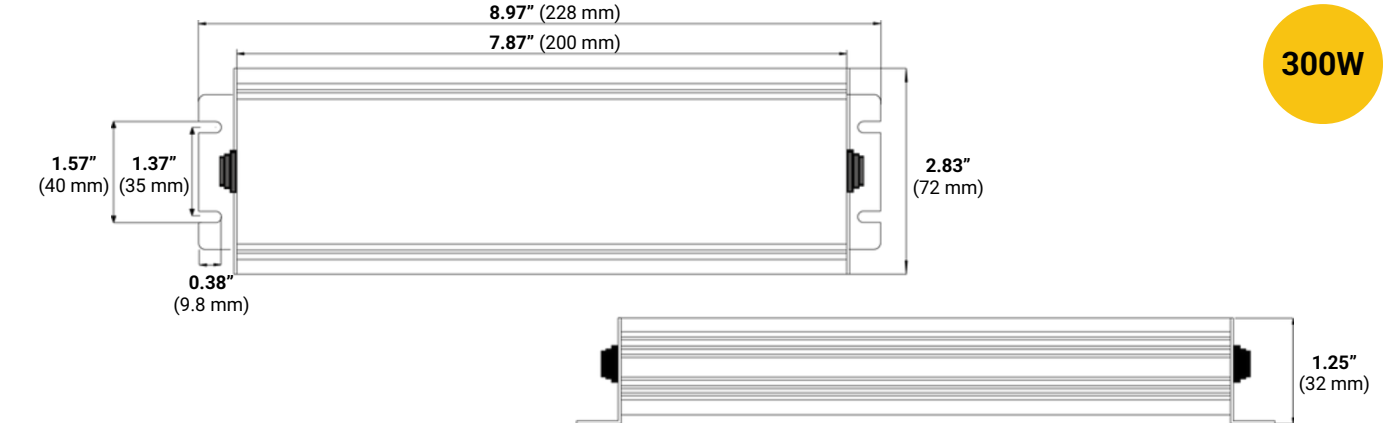
24VDC Plug-In LED Driver

IP65 24V DC

Mechanical Diagrams

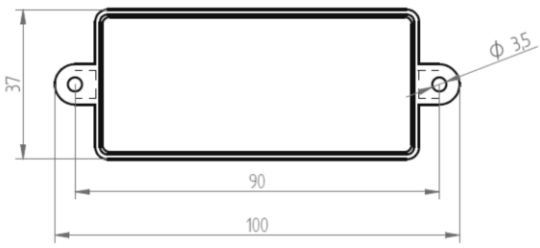






Ver. 102125

CASAMBI LIGHT CONTROL CBU-PWM4 IP65



CASAMBI READY

IP65

CE

Technical data	CCT, RGB, RGB+W, 1..4 CH
Part no.	808885
Type	DIBTPRO14 - 144
Power supply input	12..24 Vdc
Radio signal	2,4..2,483 GHz; 4 dBm
Max. output power	72 W
Max. output power	144 W
PWM frequency	~ 400 Hz
Ambient temperature (ta)	20..+45 °C
Rated Max. temp. (tc)	75 °C
Degree of Protection	IP 65
Dimensions	100 x 37 x 24 mm *without cable*

LED dimmer with IP65 Protection, easily operated by smartphone or tablet (Apple, Android) with the CASAMBI app

For LED strips and other modules for constant voltage

For up to 4 channels (colour mixture or single light sources) freely configurable

Free App from CASAMBI (Apple/Android):
- control of brightness and light colour
- configuration of luminaires and luminaires networks
- creation of scenes and animations (colour gradients)
- automatic detection of new devices
- intelligent timer and gallery functions
- protection settings of your luminaires network ("just me", "with password",...)

You can setup a gateway, but it is not necessary

Integrated antenna
drawing: grey marking, do not cover with metal case)

Fixed rubber connection cables, each 15 cm

Protection class: 3

Pollution degree: 1

Do not insert switches into the secondary circuit!

App for iOS

App for Android

* Parameters tolerance +/- 7%

Glow67 Pro Series

24V DC IP67 Dot-less High-Power LED Tape

IP67

c UL us LISTED

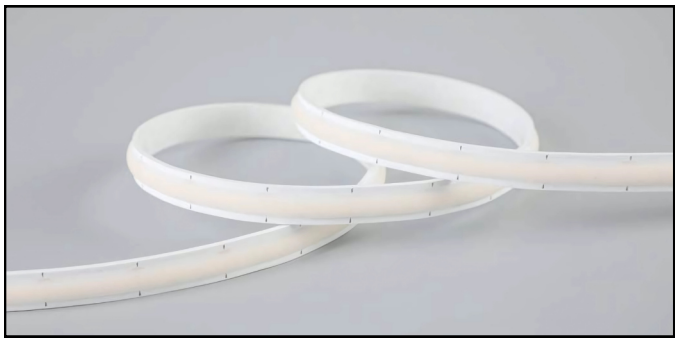
Glow67 Pro Series

24VDC IP67 Dot-less High-Power LED Tape

IP67 c UL us LISTED

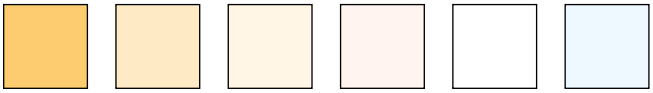
Features

- Dot-less lighting ensures smooth, uniform illumination for a premium look.
- 90+ CRI delivers vibrant, accurate color representation.
- Up to 753 lumens per foot for bright, efficient lighting.
- Ultra-flexible design with a slim profile for easy installation.
- Compatible with 0-10V, MLV, ELV, and smart wireless dimming options.
- Cuttable every 1.04 inches (26.5 mm) for precise customization.
- IP67 waterproof rating ensures durable performance indoors and outdoors.
- Backed by a 50,000-hour lifespan, a 6-year warranty, and UL/CE certification.



Specifications

Available Color Temperatures:

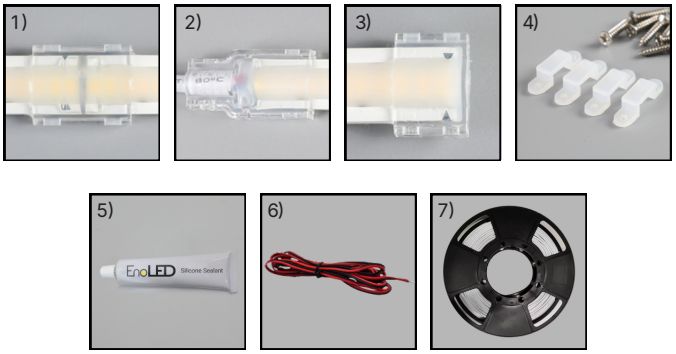


2700K 3000K 3500K 4000K 5000K 6500K

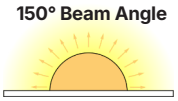
Input voltage:	24VDC
CRI:	90
Power:	5.8W/ft
Lumens:	753lm/ft
Cut Length:	1.04" (26.3mm)
Environment:	IP67
Dimensions (W x H):	0.47″ x 0.18″ (12 × 4.5mm)
Beam Angle:	150°
Maximum run:	25ft (145 Watts)
Lamp Life:	50,000 Hours
Operating Temp:	-4°F to 113°F (-20°C to 45°C)
Adhesive:	3M
Warranty:	5 years
Dimming Control:	• Incandescent • CFL/LED • MLV • ELV • 0-10V • Dimmer switch / wireless app & wall switch.

Connectors and Wire

Ordering Code	Description
1) Glow67-TT	0.47"(12mm) Tape to tape connector
2) Glow67-TW	0.47"(12mm) Tape to wire connector with a 11.8"lead wire
3) Glow67-EC	0.47"(12mm) End cap
4) Glow67-WC	0.47"(12mm) Wall Clip and Two Screws
5) Glow67-SS	Wet Location Silicone Sealant
6) WS-2P-15	15ft 2 Pin 15ft Wire Spool
7) WS-2P-250	250ft 2 Pin 250ft Wire Spool



150° Beam Angle



Glow67 Pro Series

24VDC IP67 Dot-less High-Power LED Tape

IP67 c UL us LISTED

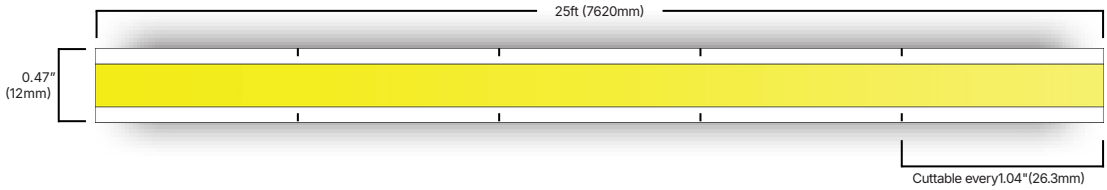
Performance Table

Ordering Code	Length	Voltage	CCT	CRI	Wattage	Lumens	Cuttable	IP Rating
Glow67								
Glow67-27-16	16.4ft	24VDC	2700K	90+	5.8W/ft	703lm/ft	1.04″	IP67
Glow67-30-16	16.4ft	24VDC	3000K	90+	5.8W/ft	723lm/ft	1.04″	IP67
Glow67-35-16	16.4ft	24VDC	3500K	90+	5.8W/ft	744lm/ft	1.04″	IP67
Glow67-40-16	16.4ft	24VDC	4000K	90+	5.8W/ft	753lm/ft	1.04″	IP67
Glow67-50-16	16.4ft	24VDC	5000K	90+	5.8W/ft	750m/ft	1.04″	IP67
Glow67-65-16	16.4ft	24VDC	6500K	90+	5.8W/ft	743lm/ft	1.04″	IP67
Glow67-27-164	164ft	24VDC	2700K	90+	5.8W/ft	703lm/ft	1.04″	IP67
Glow67-30-164	164ft	24VDC	3000K	90+	5.8W/ft	723lm/ft	1.04″	IP67
Glow67-35-164	164ft	24VDC	3500K	90+	5.8W/ft	744lm/ft	1.04″	IP67
Glow67-40-164	164ft	24VDC	4000K	90+	5.8W/ft	753lm/ft	1.04″	IP67
Glow67-50-164	164ft	24VDC	5000K	90+	5.8W/ft	750m/ft	1.04″	IP67
Glow67-65-164	164ft	24VDC	6500K	90+	5.8W/ft	743lm/ft	1.04″	IP67

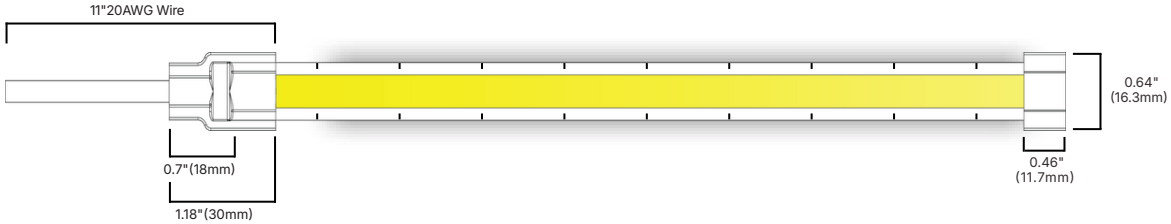
Available with 30 days lead time

Mechanical Diagrams

Glow67



Connections



150° Beam Angle

Glow67 Pro Series

24VDC IP67 Dot-less High-Power LED Tape

IP67 c UL us LISTED

Recommended 24V LED Drivers

Phase Cut Dimmable (Incandescent / CLF / LED / MLV / ELV)

XRD Dimmable LED Driver Series

Ordering Code	Input Voltage	Output Voltage	Max Load	Class	Environment	Dimensions
XRD-40W-24VDC	120VAC	24VDC	40W	Yes	IP21	6.20″ x 1.85″ x 1.35″
XRD-60W-24VDC	120VAC	24VDC	60W	Yes	IP21	6.20″ x 1.85″ x 1.35″
XRD-75W-24VDC	120VAC	24VDC	75W	Yes	IP21	6.20″ x 1.85″ x 1.35″
XRD-96W-24VDC	120VAC	24VDC	96W	Yes	IP21	6.20″ x 1.85″ x 1.35″

MX1 High Power Dimmable LED Driver Series

Ordering Code	Input Voltage	Output Voltage	Max Load	Class	Environment	Dimensions
MX1-150W-24VDC	120VAC	24VDC	150W	Yes	IP65	6.57″ x 3.85″ x 1.64″
MX1-200W-24VDC	120VAC	24VDC	200W	Yes	IP65	6.57″ x 3.85″ x 1.64″

MX2 Multi-Output Dimmable LED Driver Series

Ordering Code	Input Voltage	Output Voltage	Max Load	Class	Environment	Dimensions
MX2-192W-24VDC	120VAC	24VDC	96W x 2	Yes	IP65	3.96"x 1.61″ x 7.67″
MX2-288W-24VDC	120VAC	24VDC	96W x 3	Yes	IP65	3.96″ x 1.61″ x 10.23″

MRD Dimmable LED Driver Series

Ordering Code	Input Voltage	Output Voltage	Max Load	Class	Environment	Dimensions
MRD-40W-24VDC	120VAC	24VDC	40W	Yes	IP21	3.31″ x 1.57″ x 0.98″
MRD-60W-24VDC	120VAC	24VDC	60W	Yes	IP21	3.31″ x 1.57″ x 0.98″
MRD-75W-24VDC	120VAC	24VDC	75W	Yes	IP21	3.31″ x 1.57″ x 0.98″
MRD-96W-24VDC	120VAC	24VDC	96W	Yes	IP21	3.31″ x 1.57″ x 0.98″

0-1 0V Dimmable

NanoDrive 0-10V Dimmable LED Driver Series

Ordering Code	Input Voltage	Output Voltage	Max Load	Class	Environment	Dimensions
NANO-40W-24VDC	120-277VAC	24VDC	40W	Yes	IP54	10.35″ x 2.55″ x 1.53″
NANO-60W-24VDC	120-277VAC	24VDC	60W	Yes	IP54	10.35″ x 2.55″ x 1.53″
NANO-96W-24VDC	120-277VAC	24VDC	96W	Yes	IP54	10.35″ x 2.55″ x 1.53″

Non-Dimmable

ELD Plug-in Series

Ordering Code	Input Voltage	Output Voltage	Max Load	Class	Environment	Dimensions
ELD-60W-24VDC-UL	120VAC	24VDC	60W	Yes	IP65	8" x 2.4" x 0.78"
ELD-100W-24VDC-UL	120VAC	24VDC	100W	Yes	IP65	8" x 2.4" x 0.78"
ELD-150W-24VDC-UL	120VAC	24VDC	150W	Yes	IP65	9.3" x 2.48" x 1.25"
ELD-200W-24VDC-UL	120VAC	24VDC	200W	Yes	IP65	9.3" x 2.48" x 1.25"

SURFACE14 EE7F/TY

max 14 mm

surface
nawierzchniowe
Aufbauprofile
surface

furniture
meblowe
Möbel-
mobilier

- hidden mounting
- many system accessories available

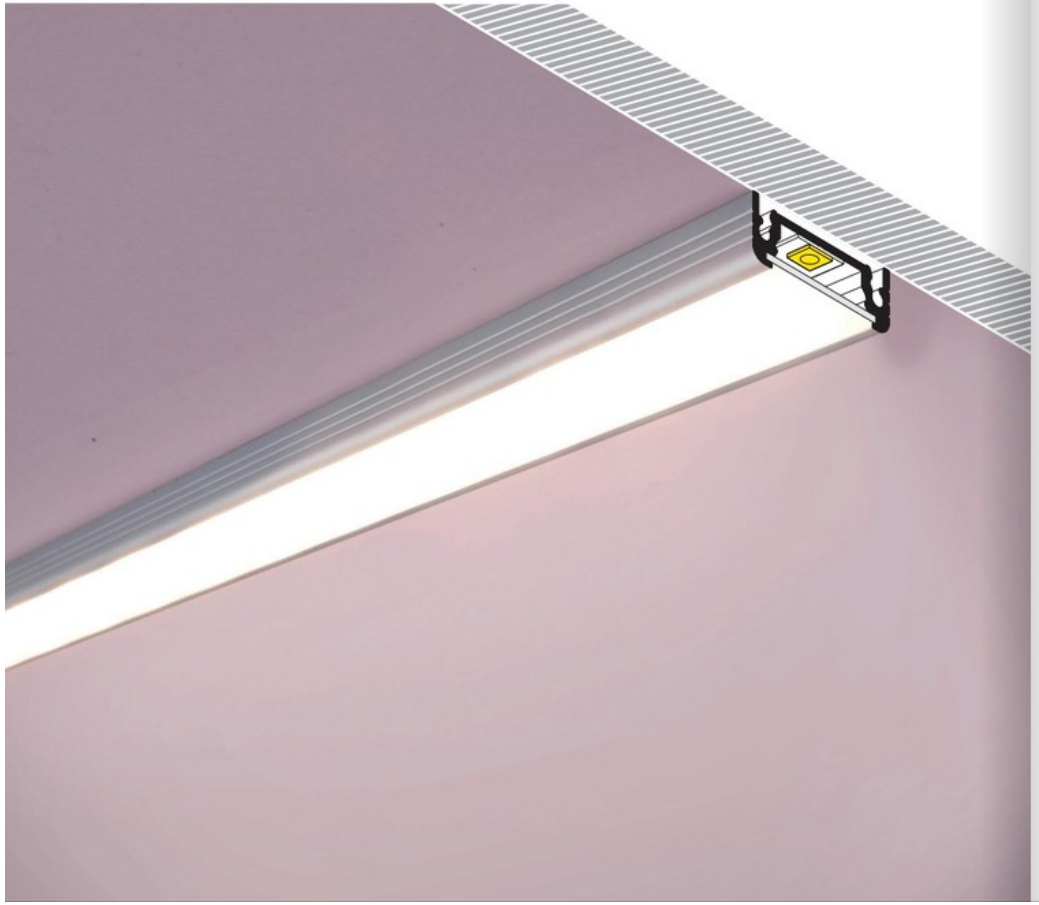
- ukryte mocowanie
- wiele akcesoriów systemowych do wyboru

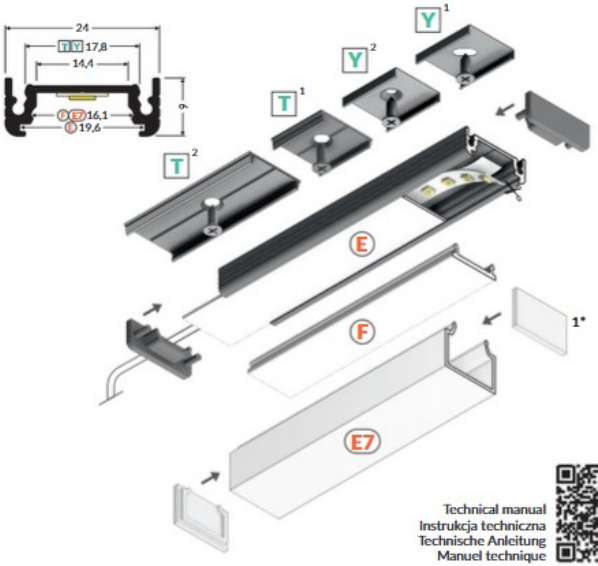
- eine versteckte Befestigung
- viele Systemzubehörteile zur Auswahl

- fixation cachée
- de nombreux accessoires du système au choix

more information

więcej szczegółów





Technical manual
Instrukcja techniczna
Technische Anleitung
Manuel technique

Y 1 → 235
mounting plate Y
uchwyt Y
Halter Y
fixation Y

Y 2 → 235
mounting plate Y cone
uchwyt Y cone
Halter Y cone
fixation Y cône

T 1 → 231
mounting plate T
uchwyt T
Halter T
fixation T

T 2 → 231
connector T 180 deg
łącznik T 180 st
Verbinder T 180 Grad
connecteur T 180 degrés

E → 226
diffuser E slide
klosz E wsuwany
Abdeckung E einschiebbar
diffuseur E coulissant

F → 227
diffuser F click
klosz F klik
Abdeckung F einclipsbar
diffuseur F clic

E7 → 226
diffuser E7 click
klosz E7 klik
Abdeckung E7 einclipsbar
diffuseur E7 clic

1* → 226
end cap E7
zaślepka E7
Endkappe E7
embout E7

	white painted biały malowany weiß lackiert peint en blanc	anodized anodowany eloxiert surface anodisée	black anodized czarny anodowany schwarz eloxiert noir anodisé	raw aluminium surowe aluminium Rohaluminium aluminium brut
1000 mm	A2010001	A2010020	A2010021	A2010000
2000 mm	A2020001	A2020020	A2020021	A2020000
3000 mm	A2170001	A2170020	A2170021	A2170000
4050 mm	A2180001	A2180020	A2180021	A2180000

end cap SURFACE14 gen2
zaślepka SURFACE14 gen2
Endkappe SURFACE14 gen2
embout SURFACE14 gen2

white biały weiß blanc	silver srebrny silbern argent
A2980001	A2980040
black czarny schwarz noir	grey szary grau gris
A2980002	A2980022

end cap SURFACE14 gen2 with hole
zaślepka SURFACE14 gen2 z otworem
Endkappe SURFACE14 gen2 mit Öffnung
embout SURFACE14 gen2 avec un trou

white biały weiß blanc	silver srebrny silbern argent
A2970001	A2970040
black czarny schwarz noir	grey szary grau gris
A2970002	A2970022

connector SURFACE14
łącznik SURFACE14 90 st
Verbinder SURFACE14 90 Grad
connecteur SURFACE14 90 degrés

material: aluminium
materiał: aluminium
Material: Aluminium
matériel: aluminium

white painted
biały malowany
weiß lackiert
peint en blanc
A2990001

anodized
anodowany
eloxiert
surface anodisée
A2990020

black anodized
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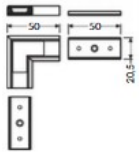


City of Madison

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

Master

File Number: 94045

File ID:	94045	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/14/2026
File Name:	Water Utility Bonds 2026			**Final Action:**	

Title: BY TITLE ONLY: Authorizing the Sale and Issuance of up to $10,369,862 Subordinate Water Utility Revenue Bonds, Series 2026; and Providing for Other Details and Covenants with Respect Thereto and Authorizing an Amendment to the 2026 Water Utility Capital Budget.

Notes: 2026WaterUtilityBonds

INTRODUCED BY TITLE ONLY ON 7/21/2026

Sponsors:	Regina M. Vidaver	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Matthew Robles	**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	07/14/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/2726), Common Council (8/4/26)					

Text of Legislative File 94045

Fiscal Note

Fiscal note pending

Title

BY TITLE ONLY: Authorizing the Sale and Issuance of up to $10,369,862 Subordinate Water Utility Revenue Bonds, Series 2026; and Providing for Other Details and Covenants with Respect Thereto and Authorizing an Amendment to the 2026 Water Utility Capital Budget.

Body

City of Madison

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

Master

File Number: 94047

File ID:	94047	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/14/2026
File Name:	Approving the design for the State Street Campus Garage/Hawthorne Court Percent for Art Project and authorizing the Mayor and City Clerk to execute an agreement with StudioKCA, LLC for a site-specific public art feature			**Final Action:**	

Title: Approving the design for the State Street Campus Garage/Hawthorne Court Percent for Art Project, authorizing the Mayor and City Clerk to execute an agreement with StudioKCA, LLC for design, fabrication, delivery and installation of a site-specific public art feature, and dissolving the State Street Campus Garage/Hawthorne Court Public Art Ad-Hoc Committee. (District 2)

Notes:

Sponsors:	Ellen Zhang, Will Ochowicz And Michael E. Verveer	**Effective Date:**	
Attachments:	StudioKCA_Cheerio_State Street Campus Garage.pdf	**Enactment Number:**	
Author:	Meri Rose Ekberg	**Hearing Date:**	
Entered by:	MEkberg@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	07/14/2026	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (7/27/26), Common Council (8/4/26)

Text of Legislative File 94047

Fiscal Note
Fiscal note pending.
Title
Approving the design for the State Street Campus Garage/Hawthorne Court Percent for Art Project, authorizing the Mayor and City Clerk to execute an agreement with StudioKCA, LLC for design, fabrication, delivery and installation of a site-specific public art feature, and dissolving the State Street Campus Garage/Hawthorne Court Public Art Ad-Hoc Committee. (District 2)

Body

WHEREAS, multiple plans adopted by the Common Council over the last twenty years, including the Public Art Framework and Field Guide for Madison, Wisconsin (2002) (the "Public Art Framework"), the Madison Cultural Plan (2013), and the Comprehensive Plan (2018), recommend that the City integrate and fund public art as part of City capital projects as a primary way to introduce public art into the life of the community; and,

WHEREAS, in 2017, the Common Council adopted the Percent for Art Ordinance that requires that one percent (1%) of the City funding for capital projects with a total budget of at least $5 million be designated to integrate public art into the project; and,

WHEREAS, in RES- 23-00721, File ID #79408 from November 21, 2023, the Common Council approved city staff issuing a Request for Qualifications (RFQu) to seek artist(s) and the creation of the Ad Hoc State Steet Campus Garage/Hawthorne Court Public Art Committee to review proposals and recommend an artist(s); and

WHEREAS, on August 22, 2025, the City issued a Request for Qualifications (RFQu 14068-0-2025) for artists interested in creating public art for the State Street Campus Garage/Hawthorne Court Percent for Art Project; and

WHEREAS, by September 25, 2025, the deadline for submittals to the RFQu, the City received 66 eligible applications; and

WHEREAS, on October 13, 2025, The Ad Hoc State Street Campus Garage/Hawthorne Court Public Art Committee met to score applicants on Artistic Merit, Experience, Feasibility, Quality, and Local Vendor Preference, and voted to recommend to the Madison Arts Commission that the top three scoring applicants (Matthew Mazzotta, StudioKCA, and AREA-C Projects) be invited to submit design concepts for review; and

WHEREAS, on October 15, 2025, the Madison Arts Commission (MAC) reviewed the recommendation of the Ad Hoc State Street Campus Garage/Hawthorne Court Public Art Committee, and voted to approve the top three scoring applicants (Matthew Mazzotta, StudioKCA, and AREA-C Projects) be the finalists and proceed to the design phase of the State Street Campus Garage/Hawthorne Court Percent for Art Project; and

WHEREAS, on November 14, 2025, the finalists attended an in-person orientation, site-visit and a community meeting at the Chazen Museum of Art to receive feedback from the public; and

WHEREAS, on February 17, 2026, the finalists submitted their final design concepts for the State Street Campus Garage/Hawthrone Court Percent for Art Project to city staff; and

WHEREAS, on February 23, 2026, the finalists attended a virtual community meeting to present their designs and answer questions; and

WHEREAS, a survey was issued to the public between February 18 and March 9, 2026, and 625 responses were received and results were shared with members of the Ad Hoc State Street Campus Garage/Hawthorne Court Public Art Committee; and

WHEREAS, on March 16, 2026, the Ad Hoc State Street Campus Garage/Hawthorne Court Public Art Committee reviewed the design proposals, scored them on Artistic Merit, Content, Site-Specificity, Feasibility, and Budget, and voted to recommend that the Madison Arts

Commission select the top-scoring proposal, StudioKCA's Cheerio, for the State Street Campus Garage/Hawthorne Court Percent for Art Project, with the second scoring proposal, AREA-C Projects' Inter/Stitch, as an alternate; and

WHEREAS, on March 17, 2026, the Madison Arts Commission voted to approve the Ad Hoc State Street Campus Garage/Hawthorne Court Public Art Committee's recommendation to select StudioKCA's *Cheerio* for the State Street Campus Garage/Hawthorne Court Percent for Art Project, with AREA-C Projects' *Inter/Stitch* as an alternate; and

WHEREAS, if staff cannot reach an agreement with StudioKCA, LLC by November 1, 2026, they may offer the public art opportunity to the selected alternate AREA-C Projects.

WHEREAS, the original project budget noted in the RFQu was $320,000 and $48,000 was paid to StudioKCA LLC under a design development agreement, the remaining award amount is $272,000; and

WHEREAS, StudioKCA, LLC. will be contractually required to collaborate with appropriate City of Madison staff and commissions in finalizing the design details of the State Street Camous Garage/Hawthorne Court Percent for Art project; and

WHEREAS, RES- 23-00721, File ID #79408 states that the Committee shall be dissolved upon completion and acceptance of all projects funded from the Percent for Art allocation; and

WHEREAS, the Ad Hoc State Street Campus Garage/Hawthorne Court Public Art Committee has completed their work as of March 2026 and there is no need to reconvene; and

NOW, THEREFORE, BE IT RESOLVED, that the Madison Common Council, the Madison Arts Commission, and the Ad Hoc State Street Campus Garage/Hawthorne Court Public Art Committee approve the design of Cheerio, or alternate Inter/Stitch, for the State Street Campus Garage/Hawthorne Court Percent for Art Project; and

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute an agreement with StudioKCA, LLC. for up to $272,000 or the alternate AREA-C Projects for up to $320,000 for all costs associated with design, engineering, fabrication, delivery, and installation of the proposed artwork.

BE IT STILL FURTHER RESOLVED that any unspent funds upon completion of associated projects shall be transferred to the Arts Aggregated Fund or the Art Maintenance and Conservation Fund.

BE IT FINALLY RESOLVED that the Ad Hoc State Street Campus Garage/Hawthorne Court Public Art Committee completed their work and is hereby dissolved upon approval of this resolution.

“Cheerio”

“Stay, little cheerful Robin! stay,
And at my casement sing...”

-William Woodsworth

Narrative for "***Cheerio"***

When I was kid, we learned about the Robin, and how it was our state bird, how it didn't migrate but stayed through all the seasons in and around Madison, rain or shine, cold or heat. We also spent time learning how to identify the robin and other birds by the bird calls. Identifying bird calls is something we still do as a family during the summers. Last January we were in London, and my son said, "Hey they sound just like Robins!" Cheerio! Cheerio! Cheerio! He was right, the common hello and goodbye of our friends sounds similar to the calls of the Robins we would encounter back in Madison.

When Lesley and I were beginning to work on the depot art concept, this story resurfaced and put a smile on both of our faces. So we thought, what if we were to build the state bird welcoming visitors to the state capitol in a way that made people smile as they entered the garage? The area is large enough, and if we design and engineer them right, we could build two Robins (one at either end of the bus entry)- and maybe even set of those beautiful and distinctive Robin's eggs as seating inside? So this is the sculptural concept we worked on, called "Cheerio"

Cheerio is a sculpture that looks like 2 giant American Robins ushering in the visitors as the move past them on Hawthorne Court, into the depot. One Robin sits looking out at the front of Hawthorne as pedestrian and vehicular traffic flows into the site, while the other looks towards where the buses are going, near the egress tower. Within the depot three tiffany blue robin's eggs create seating for people waiting for the buses to arrive/depart.

Summer

Fall

Winter

Spring

LOCATION

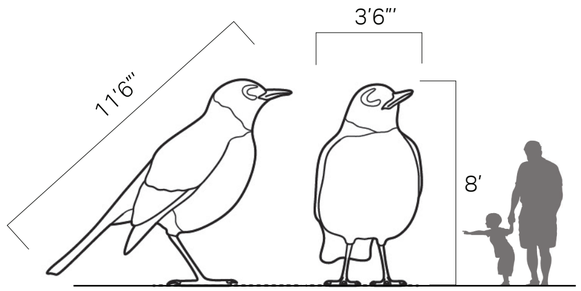
Cheerio

Cheerio is a sculpture that is built in three parts and meant to be a welcoming reveal as visitors enter Hawthorne and the depot.

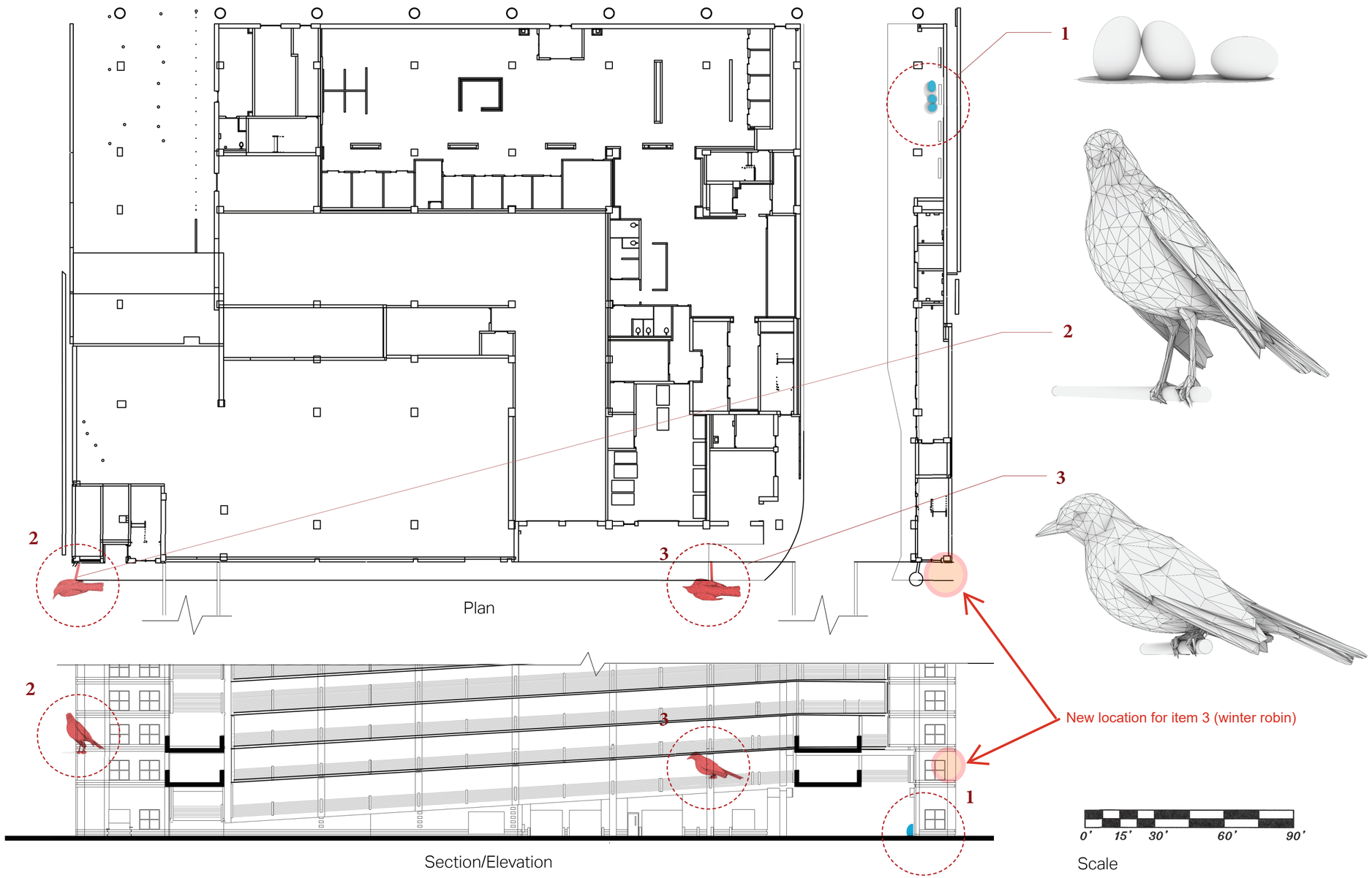
The first "Robin" sits on a perch at the entry to Hawthorne and looks to be peeking around the corner at the incoming traffic- a tentative "Hello".

The second "Robin" is comfortably seated at the second vertical egress of the parking garage and the bus entrance to the depot- it's beak pointing the general direction
vehicular traffic should flow.

The third robin is a trio of "Robin's eggs" that double as seating inside the depot itself.



Scale



Cheerio
State Street Campus Garage Public Art Concepts
February 17, 2026

STUDIO**KCA**
Studio Klimoski Chang

FORMAL DIRECTION

Cheerio

The "Robins" are scaled to approximately 15x the size of an actual robin. The first Robin is approximately 25' up in the air and positioned as if it is looking around the
corner at incoming traffic. The second Robin, sits above where the buses turn in, and looks as if settling in for a nap. The last three Robins are still in their eggs, and provide a place for visitors to perch while waiting for the buses.

Fabrication and construction methodology:
Robins are created through a stainless steel armature and an exterior surface made from 16 gauge Stainless Steel. The Chest of each robin is made from approximately 175 red translucent polycarbonate panels so that when the internal LED fixture is turned on, the red breast of the Robin glows red with hints of white along the wings (Red+White)

Each Robin has a light (airplane-like) internal structure welded to an 8" structural tube that is mounted via anchors to the egress tower's structure.

Construction Methodology tested and resolved on two pieces currently in Production (*Star* for Boston Children's Hospital, and *Forest Stories* for the city of Burlington, Vermont)

ROBIN 2 **(Summer)**

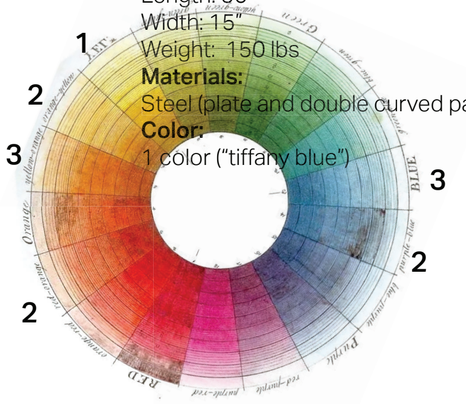
Dimensions:
Height: 11' (standing)
Width: 15'3" (Wingspan)
Length (tip tot tail): 11'6"
Body Width: 3'6"
Weight: 232 lbs
Materials:
Steel (982 panels),
Polycarbonate (156),
LED (single globe fixture)
Color:
13 colors (blue-orange)

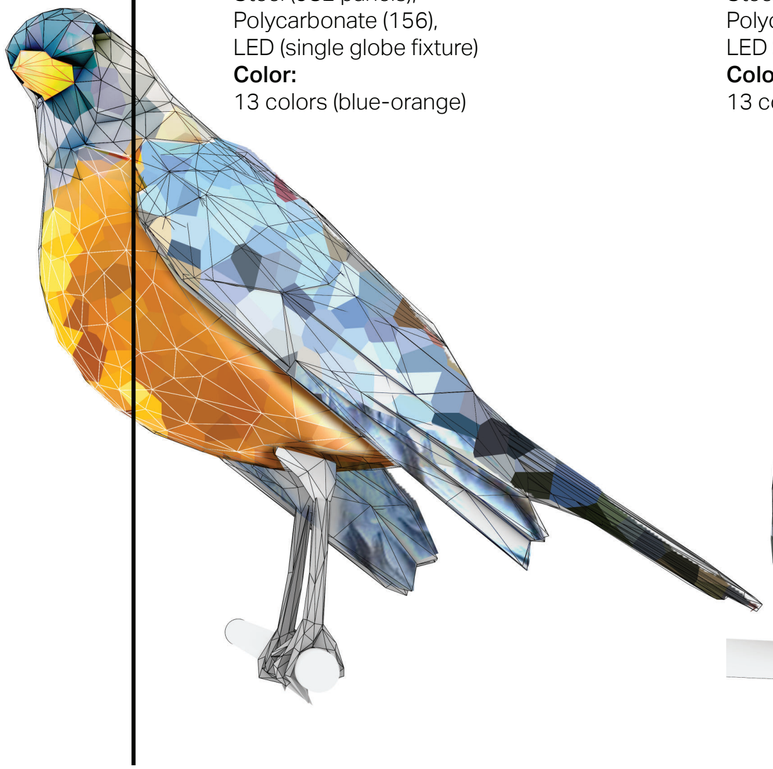
ROBIN 3 **(Winter)**

Dimensions:
Height: 9' (sitting)
Width: 15'3" (Wingspan)
Length (tip tot tail): 11'6"
Body Width: 5'8"
Weight: 206 lbs
Materials:
Steel (973 panels),
Polycarbonate (166),
LED (single globe fixture)
Color:
13 colors (blue-orange)

Robin 1,2,&3 **(Spring)**

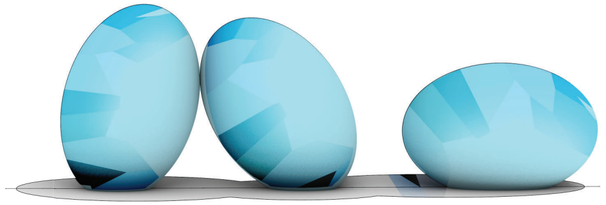
Dimensions:
Height: approximately 16"
Length: 50"
Width: 15"
Weight: 150 lbs
Materials:
Steel (plate and double curved panels),
Color:
1 color ("tiffany blue")





ROBIN 2 (Summer)

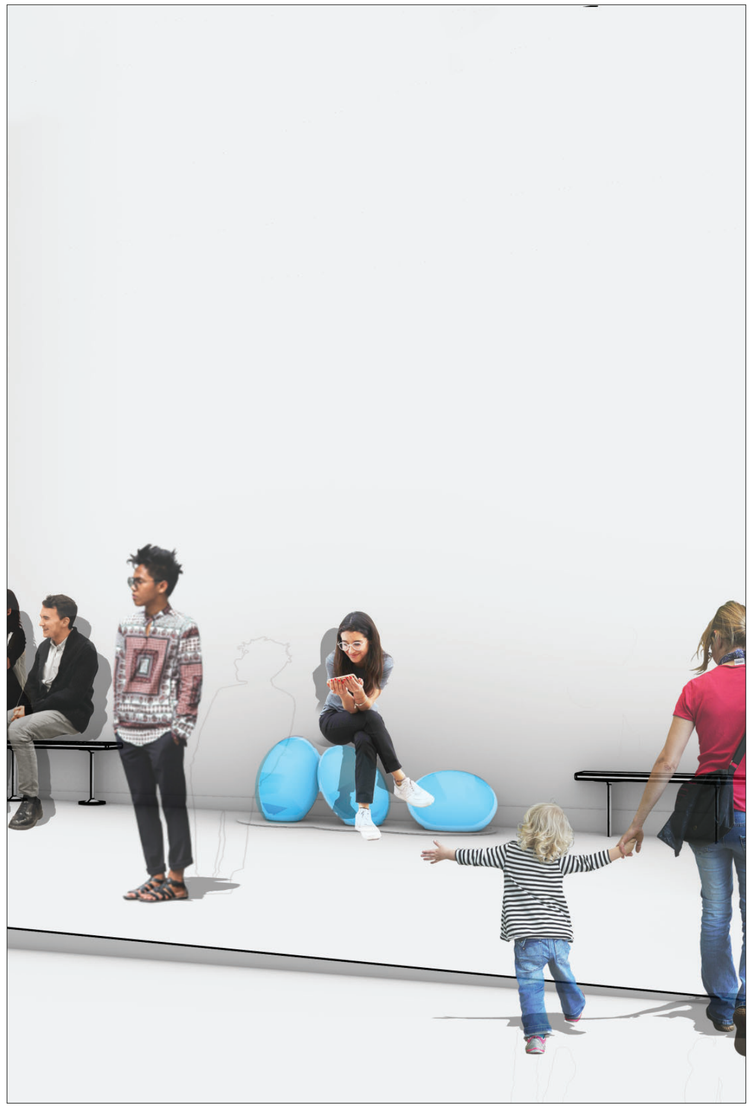
ROBIN 3 (WINTER)



ROBIN 1, 2, and 3 (SPRING)

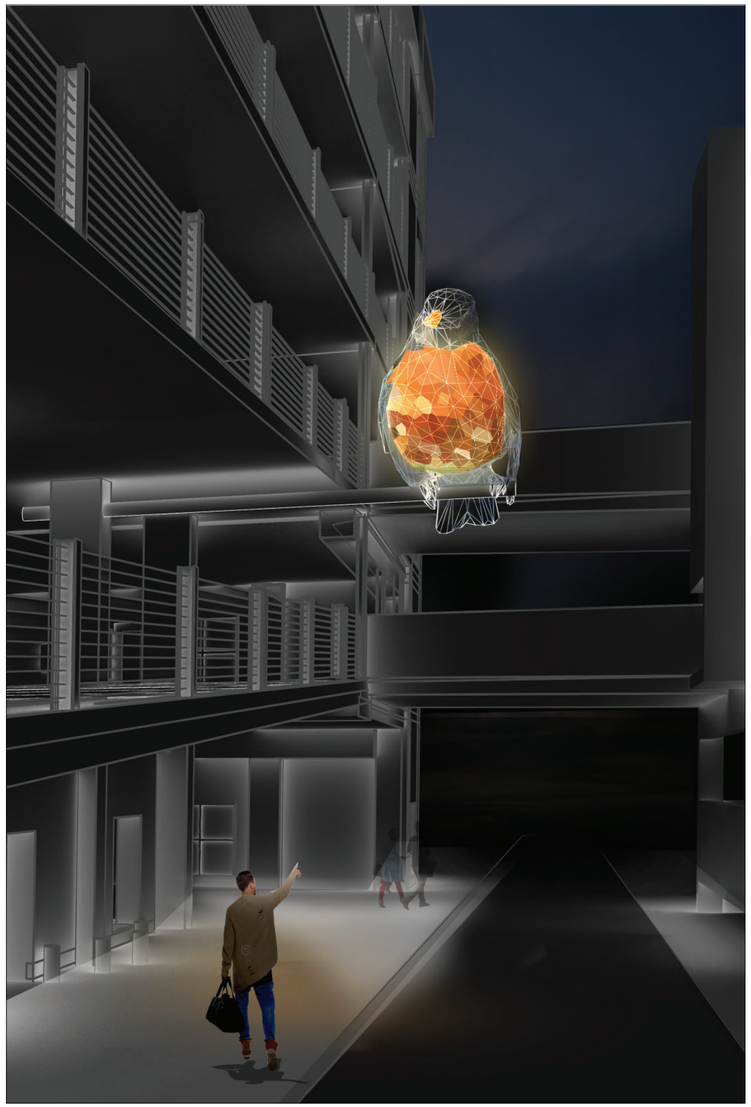
RENDERING

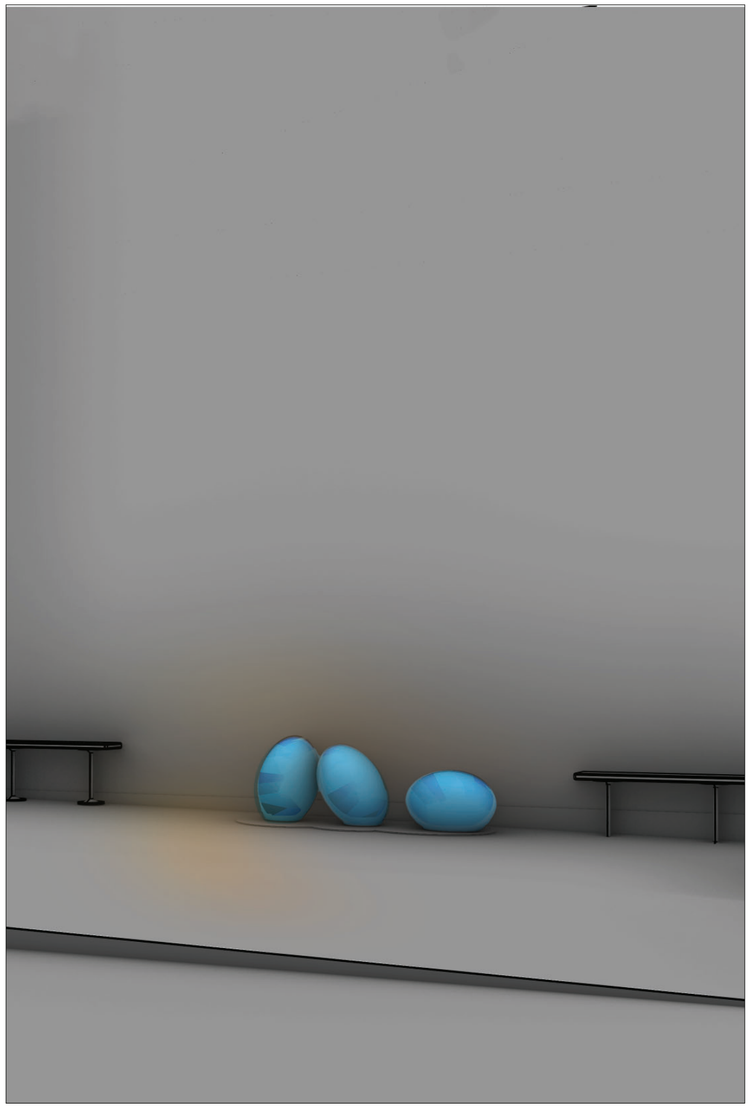
Cheerio (day)



RENDERING

Cheerio (night)





PRELIMINARY BUDGET+SCHEDULE+NARRATIVE

NARRATIVE:

Cheerio is a sculpture that creates 2 city-sized, sculptural versions of the American Robin, Wisconsin's State bird perched on Hawthorne to help in way-finding as well as to "greet" bus and pedestrians entering the depot. 3 robin's egg-shaped seating elements can be found safe and warm inside the depot. At night, the Robin's red breast glows from perforations made during construction, as do the tips of their wings.

Fabricated using a stainless steel armature, concrete anchors, polycarbonate sheets and IP65 rated LED fixtures.

The sculpture is built to withstand public interaction and Wisconsin weather. Anticipated maintenance is periodic replacement of LED fixtures (every 10 years), periodic cleaning, and yearly inspection.

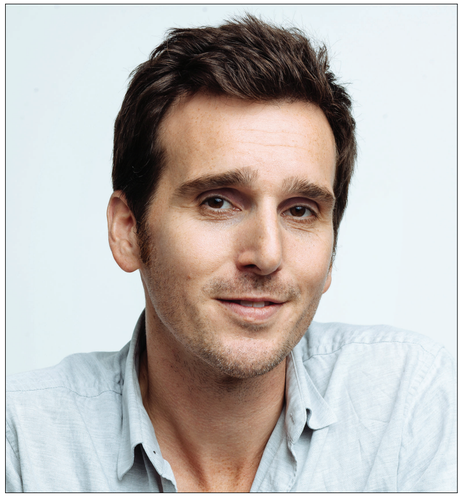
PRELIMINARY SCULPTURE BUDGET:

- DESIGN+ENGINEERING $32,000
  (Includes presentation, community engagement, artist fees)
- FABRICATION: $218,000
  (includes transportation ,insurance, stainless steel+polycarbonate construction, Duranar/sim paint/finish)
- LIGHTING: $15,000
  (internally lit with LED fixtures)
- INSTALLATION: $50,000
- CONTINGENCY: $5,000

NOTE: permits, if necessary, are not included in preliminary budget

PRELIMINARY SCHEDULE

- Design Development/Construction/ Fabrication Drawings: 3-5 months
- Fabrication: 5-6 months
- Installation of footing/connection posts (1-2 days)
- Installation of Sculpture: 5 days



Jason Klimoski

ABOUT

StudioKCA, is a diverse, multidisciplinary art and design studio based in Brooklyn, NY founded by Jason Klimoski and Lesley Chang in 2012. They are a group of architects, artists, lighting designers, and fabricators who spend their time and energy in the pursuit of building meaningful objects and experiences for public spaces and events, with the hope that visitors are inspired to explore the world and have a positive impact on it. Their work ranges in scale and complexity from large pavilions and sculptures, to information kiosks, and even table lamps and chandeliers. Working collaboratively with clients and community leaders, they create iconic pieces that respond to their site and program requirements in thoughtful and thought provoking ways. Many of their creations explore the use of materials in unconventional ways focused on nature, science, consumption, conservation, and community. Their work has been showcased in many international magazines and television programs, and has shown in 5 countries, and 3 museums. Clients are private companies, individuals, and governments ad government agencies including NASA, ESA (European Space Agency), Boston Children's Hospital in Boston, MA, Canary Wharf Group in London, England, The Freyer Newman center in Denver Colorado, Patricia Reser Center for rthe Perfoming Arts in Beaverton, Oregon, the City of Bruges Belgium, the City of Kaohsiung Taiwan, the City of Ottawa, Canada; the City of New York, the City of Oklahoma City, and the City of Olathe Kansas.

Lesley Chang

SELECT COMMISSIONED PUBLIC ART

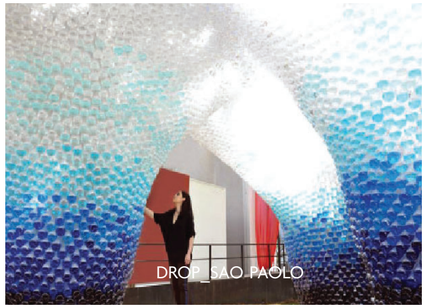
"Tomorrow Today", Ramapo, New Jersey (2026), "Interstellar Influencer (make an impact)" Alexandria, Virginia (2025); "Whale on the Wharf", Canary Wharf, London (2025); 'First Impressions', Town Branch Park, Lexington, KY (2025); "Star", Boston, MA (2025-Forthcoming); "Forest Stories", Burlington, VT (2025-Forthcoming); "Vanier Gateway" Ottawa, Canada (2024) "Upon Reflection", Toledo, Ohio (2023); 'Taking Flight', City of Oklahoma City, OK; (2022); Whale in Love, Kaohsuing, Taiwan (2020); 'Leaf', Denver Botanic Gardens Freyer-Newman Center, City of Denver, CO (2020); 'SEED', City of Olathe, KS (2019); 'Night and Day', City of Hopkins, MN (2018); 'Skyscraper (the Bruges Whale)', City of Bruges, Belgium (2018); 'NASA Orbit Pavilion', The Huntington Library, Art Collection, and Botanical Gardens, San Marino, CA (2016); 'Firefly', The Gray Hotel, Chicago, IL, 'NASA Orbit Pavilion', Intrepid Sea, Air and Space Museum, New York, NY (2015); 'NASA Orbit Pavilion', New York University, New York, NY (2015); 'Metamorphosis', The Exploratorium Museum, San Francisco, CA (2015); 'Key to My Heart', 120 Wall Street, New York, NY (2014); 'A Comet Lands in Brooklyn (Rosetta)', Brooklyn Bridge Park, Brooklyn, NY (2014); 'Drop', Jockey Club, Sao Paulo, Brazil (2014); 'Head in the Clouds', Governors Island, New York, NY (2013).

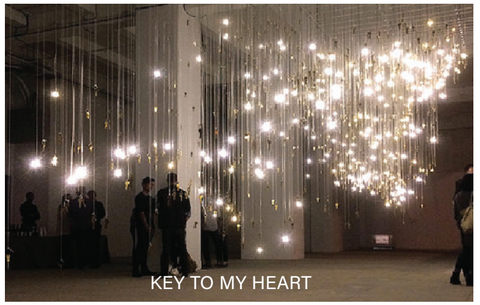
Link to digital portfolio: www. studiokca.com

THE BRUGES WHALE

NASA ORBIT PAVILION (WEST COAST)

RIBBON


DROP_SAO PAOLO


KEY TO MY HEART

SEED

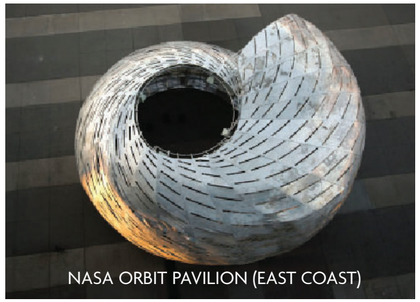
UPON REFLECTION

LEAF

INTERSTELLAR INFLUENCER

LIGHT AS A FEATHER

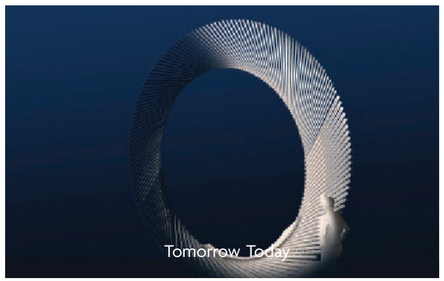
A COMET LANDS IN BROOKLYN


NASA ORBIT PAVILION (EAST COAST)

EVERY CLOUD

L.E.S

IS)OBEL IN THE GARDEN


Tomorrow Today

FIREFLY

Cheerio
State Street Campus Garage Public Art Concepts
February 17, 2026

STUDIO**KCA**
Studio Klimoski Chang

City of Madison

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

Master

File Number: 94051

File ID:	94051	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/14/2026
File Name:	Submitting the appointment of David Schmiedicke for confirmation of a five-year term as Finance Director.			**Final Action:**	

Title: Submitting the appointment of David Schmiedicke for confirmation of a five-year term as Finance Director.

Notes: Contract attachment will be added ASAP when ready.

Sponsors:	Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:	Schmiedicke Final Contract.pdf	**Enactment Number:**	
Author:	Erin Hillson, Director of Human Resources	**Hearing Date:**	
Entered by:	kklafka@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	07/14/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/27/26), Common Council (8/4/26)					

Text of Legislative File 94051

Fiscal Note
Fiscal note pending
Title
Submitting the appointment of David Schmiedicke for confirmation of a five-year term as Finance Director.

Body
WHEREAS, the Mayor has appointed David Schmiedicke to the position of Finance Director and has recommended to the Common Council that their appointment be confirmed; and,

WHEREAS, the parties have reached an accord on the terms and conditions of an Employment Agreement between the City and David Schmiedicke;

NOW THEREFORE, be resolved that David Schmiedicke's appointment to the position of

Finance Director is hereby confirmed, and the Mayor and the City Clerk's Office are authorized to execute an Employment Agreement between the City and David Schmiedicke.

EMPLOYMENT AGREEMENT BETWEEN
THE CITY OF MADISON
AND
DAVID P. SCHMIEDICKE

This Agreement made this August 4, 2026, by and between the City of Madison, a municipal corporation of Dane County, Wisconsin (hereafter, the "City") and David Schmiedicke person (hereafter, the “Finance Director,” “Director,” or “Employee”).

WITNESSETH;

WHEREAS, the City desires to hire the Director as an employee of the City of Madison to perform the services described herein on its sole behalf as the Finance Director, and

WHEREAS, the Director possesses the necessary knowledge, skill, abilities and experience to perform such services and is willing to perform such services as the Finance Director, and

WHEREAS, the Director has been duly selected and has been confirmed for appointment to the position of Finance Director by the Common Council of the City of Madison on August 4, 2026, and

WHEREAS, the Common Council of the City has authorized the execution of the Agreement by Resolution No. RES_____.

NOW, THEREFORE, in consideration of the mutual covenants, terms, and agreements contained in this document, the receipt and sufficiency of which is mutually acknowledged, the parties agree as follows:

I. FINANCE DIRECTOR HIRED

David Schmiedicke is hired as a non-civil service employee of the City, holding the position of Finance Director pursuant to the terms, conditions, and provisions of this Agreement. The Director shall have and exercise full authority and discretion as a Department Head within the City's organizational structure and act as Appointing Authority for employees of the Finance Department in accordance with all appropriate City Ordinances and Mayor's Administrative Procedure Memoranda.

II. FUNCTIONS, DUTIES AND RESPONSIBILITIES OF THE FINANCE DIRECTOR

A. General Responsibilities:

David P. Schmiedicke is hereby hired as a non-civil service employee of the City, holding the position of Finance Director pursuant to the terms, conditions and provisions of this Agreement. The Finance Director shall have and exercise full authority and discretion as a Department Head within the City's organizational structure and act as Appointing Authority for employees of the Finance Department in accordance with all appropriate City Ordinances and Mayor's Administrative Procedure Memoranda.

B. Examples of Duties and Responsibilities:

This is highly responsible managerial and professional work in directing the operations, programs, and staff of the City's Finance Department. The Finance Department is functionally responsible for City-wide financial management services to include general accounting, fiscal management, budgeting, internal audit, risk management, financial services (e.g., managing the assets and liabilities of various City funds, providing financial advisory service to enterprise operations, etc.), purchasing, payroll, financial analysis of economic development proposals, treasury services, investment management, and debt management. This position also serves as the City Comptroller as defined in Wisconsin State Statute 62.09(10) and the City Treasurer as defined in Wisconsin State Statute 62.09(9). This work characteristically involves highly complex financial analysis and consultation at the policy level. Work is performed under the direction of the Mayor.

- Manage the staff, programs, and functions of the Finance Department. Plan and direct overall departmental activities. Develop and implement City accounting, budgetary, financial management, and related City administration systems and programs. Review program results with staff for compliance with objectives and approve detailed financial statements and reports. Keep abreast of changes in technology affecting financial reporting/accounting systems and recommend improvements or updates. Hire, train, assign, motivate, evaluate, and discipline a diverse staff both directly and through subordinate supervisors.

- Provide financial management services relative to the City's numerous funds. Manage the assets and liabilities of these funds. Provide financial advisory and analytic services for the City's enterprise operations and special funds. Review budgets and financial statements to identify problems and recommend remedies. Review long-range financial projections and cash forecasts. Review financial status of each fund and establish goals.

- Direct the City's budgetary process. Oversee budget reviews, data and innovation projects, and management and financial analyses and studies. Provide policy-level support to the Mayor's Office, Finance Committee, Room Tax Commission, and Common Council in the development, analysis, and implementation of the City budget.

- Provide high level economic development financial services. Develop methods and procedures for performing financial reviews of economic development projects. Prepare financial feasibility studies for T.I.F. projects and develop detailed financial plans. Prepare documents to support debt issuance and management. Review low-cost loans and other financial assistance programs. Review proposed Industrial Revenue Bond issues and report findings to Common Council.

- Direct the City's audit program by identifying priorities and policy considerations. Establish audit objectives and oversee implementation through a subordinate supervisor. Review audit results. Maintain liaison with and support Department Heads, the Mayor's Office, and the Finance Committee relative to audit functions.

- Provide managerial review and policy-level decisions regarding the City's Risk Management program. Approve insurance policies for City-wide coverage. Review and recommend annual budget for Risk Management, including amounts for premiums, Worker's Compensation, safety programs, and self-insurance retentions. Review and approve changes in policies and procedures affecting risk activities.

- Provide debt management services. Review the annual borrowing requirements for the City of Madison and prepare long-term debt policies. Manage the City's debt service costs. Prepare documentation and Official Statement for City borrowing (and solicit bids accordingly).

- Oversee the City's purchasing program and staff through a subordinate supervisor. Provide policy-level direction and oversight to purchasing activities and functions through the establishment of adequate procedures, and through the identification and resolution of programmatic problems.

- Oversee the City's treasury and investment management program and staff through a subordinate supervisor. Provide policy-level direction and oversight of revenue collection and reconciliation activities, along with investment strategies, through the establishment of adequate procedures and through identification and resolution of programmatic problems.

- Provide high-level consultation to the Mayor and Common Council, and on financial management issues. Prepare complex financial analysis and reports. Oversee the staffing of the Finance Committee and the Room Tax Commission.

- Administer the Finance Department including approving payrolls, overseeing budget preparation and monitoring, functioning as Appointment Authority and performing other necessary administrative and supervisory tasks.

- Demonstrate a commitment to the City's racial equity and social justice initiatives (RESJI). Participate in and help lead city-wide and agency efforts toward implementing RESJI principles.

- Instill a culture of continuous learning and a commitment to ongoing initiatives involving performance excellence systems.

- Demonstrate and promote organizational values, in everyday work, to further the mission and vision of the City of Madison.

- Perform related work as required.

C. The Director agrees to perform such functions and duties at a professional level of competence and efficiency. The Director shall abide by all requirements of the laws of the State of Wisconsin, and of the ordinances, resolutions, regulations, rules, and practices of the City which exist at the time of execution of this Agreement or which may, hereafter, be enacted or amended by the State of Wisconsin or the City in the exercise of their lawful authority. In the event a provision of this Agreement conflicts with any City ordinance, resolution, regulation, rule, or policy, the provision of the Agreement shall control, except that nothing herein shall be interpreted as modifying the obligations or terms Madison General Ordinance §3.35 (the Ethics Code).

D. The Director shall devote full time to the duties and responsibilities

provided herein and shall engage in no pursuit that interferes with them. The Mayor, however, may approve the Director's reasonable time away from the regular duties and responsibilities provided such time is approved in advance and taken as vacation leave or absence without pay. Further, the Mayor may authorize other limited outside professional activities on City time provided that they are determined to be of benefit to the City and the Director is not compensated for such activities. Nothing herein limits the Director from performing outside services for compensation provided such outside services have been approved by the Mayor, are not done on City time, and otherwise comply with City ordinances and rules.

E. The standard City workweek is 38.75 hours. However, the Director shall have reasonable flexibility from this standard to accommodate additional time expended outside regular working hours required by attendance at meetings and the like. Such flexibility is not intended to provide or be used as additional vacation or other paid leave.

F. The Director shall have no right to make contracts or commitments for or on behalf of the City except as preauthorized by statute, ordinance, or express written consent of the City.

G. The Director shall continue to reside within the City of Madison for the duration of this contract. As a condition of accepting this contract, the Director agrees to waive any right to challenge this residency requirement, by court action or otherwise.

III. COMPENSATION AND BENEFITS

A. The Director's salary shall be based on an annualized rate of $211,079.41 and shall be paid in approximately equal biweekly payments according to regular City payroll practices. This salary will remain at the top of the range/grade for this position if adjustments are made to the salary schedule due to the outcome of the Compensation Study. If any other executive is contracted for a salary in excess of the maximum of the appropriate range/grade for their position, the Finance Director salary will be increased by the same percentage above the maximum provided to any other executive, effective with the same pay period as the pay level is effective for the other executive(s). Annual salary adjustments during the term of this agreement may be made at the Mayor's discretion, subject to approval of the Common Council, as provided in the City's established managerial pay plan. The Director shall not be entitled to receive any additional overtime compensation, compensatory time off, or bonuses.

B. The Director shall, in addition to the compensation provided in Paragraph A above, and except as otherwise set forth in the Agreement, be entitled to the following benefits:

1. The Director shall receive the same benefits as all other non-represented professional employees in Compensation Group 18 as may be provided and/or modified by the Madison General Ordinances, Resolution of the Common Council, Administrative Procedure Memoranda or other official City action throughout the duration of this agreement subject to paragraph II. (G) above.

2. The Director shall be entitled to twenty-seven (27) days of vacation in each year of this Agreement. Credited but unused vacation in excess of ten (10) days may be carried forward to the succeeding year with the approval of the Human Resources Director. Except as otherwise provided, the Finance Director shall be paid in full for credited but unused vacation existing at the expiration of this Agreement or upon the Director's retirement, when qualified for receipt of Wisconsin Retirement System (WRS) benefits. If the Director accrues a balance of more than five weeks from the preceding year(s), the Director may elect to convert up to twenty (20) days of their annual vacation to an amount of cash equivalent, calculated on their regular earnings. The Director shall apply for such conversion option in accordance with City procedures, and such amount shall be paid in a manner determined by the City. For each year of their contract, the Finance Director shall earn an additional five (5) days of vacation that is payable at the termination of this contract, for a total accrual of five years of 25 days. This vacation allotment shall accrue and will not be eligible for use or payout except when the contract is paid out.

3. Sick Leave: If the Director leaves the position before the end of the contract period, the Director shall be entitled to payment in full (100%) of any earned but unused sick leave accumulated during each of the fully completed contract period(s). The Director shall be entitled to one-half (50%) of any earned but unused sick leave accumulated to the day the Director terminated City employment during the contract period. If the City terminates the Director's contract before the end of the contract period or the Director leaves the position at the end of the contract period or the Director retires and qualifies for WRS benefits, they shall be entitled to payment in full (100%) of any sick leave the Director would have earned through the end of that year.

4. The Director shall be eligible to participate at City expense in professional seminars, conferences, workshops, and related meetings consistent with the role as Director and in accordance with applicable Administrative Procedure Memoranda.

5. The Director shall be reimbursed for relevant professional association and/or licensure dues.

6. The Director shall be eligible for smart phone with data plan reimbursement up to seventy-five (75) dollars per month for City usage.

IV. TERM: RENEWAL OPPORTUNITY; NON-RENEWAL

A. This Agreement shall take effect on August 4, 2026 and shall expire on August 3, 2031, unless terminated sooner as provided herein. All salary and benefit changes shall apply August 2, 2026.

B. The Mayor, in their sole discretion, may offer renewal of this Agreement to the Director. The Mayor shall notify the Director of the intent to renew the Agreement at least ninety (90) calendar days before the expiration of this Agreement. Failure to so notify the Director shall extend the term of this Agreement by the time of the delay in actual notification (but in no event for more than ninety (90) days) without change in the Director's anniversary date, and shall not act as a full renewal of the Agreement. Renewal of the agreement and of its provisions shall be subject to the approval of the Common Council. In the event the Common Council does not renew this Agreement, this Agreement will remain in effect for ninety (90) days following the non-renewal action by the Common Council or five (5) years from the date of this Agreement, whichever is later.

C. The Mayor, in their sole discretion, may elect not to offer renewal of this Agreement to the Director. In such event, the Mayor shall notify the Director of the intent not to renew the contract at least ninety (90) calendar days before the expiration of this Agreement. Failure to so notify shall extend the term of this Agreement by the time of the delay in actual notification (but in no event for more than ninety (90) days) and shall not act as a renewal of the Agreement. At the expiration of the Agreement, the parties' rights, duties, responsibilities, and obligations shall end. However, the Director will, at the sole discretion of the Mayor, be eligible to take a voluntary demotion into any vacant or newly created position for which the Director is qualified.

D. In the event of non-renewal of this Agreement, under either this or Paragraph C above, the Mayor may, in their sole discretion, terminate this Agreement at any earlier date within ninety (90) days of the expiration of this Agreement, as determined by the Mayor. The early termination is to be accomplished by (a) notifying the Director of the date of early termination, and (b) committing to buy out the balance of this Agreement by paying the Director the balance due under this Agreement in a lump sum, including salary and leave benefits (vacation, floating holiday, paid leave, sick leave) earned or to be earned through the original term of this Agreement, together with payment of the City's share of any health insurance premiums or the provision for such payment through the original term of this Agreement. The buy-out may be for the full period left on this Agreement, or any portion of the final ninety (90) days thereof. If this Agreement is terminated early through the provisions of this buy-out clause, the Director's employment with the City ends as of the date of early termination.

V. PERSONNEL ACTIONS

The Director is subject to the Mayor's supervision and is, during the term of this Agreement, subject to the Mayor's authority to impose discipline on or to discharge the Director as is provided in Sec. 9 of the City of Madison Personnel Rules, or as may be renumbered or amended hereafter. The Director shall be entitled to the procedural appeal and provisions contained in such subsection or as may be provided other non-represented employees at the time of imposition of suspension or discharge.

VI. CITY OBLIGATIONS AND RIGHTS

The City shall provide staff, equipment, supplies, and space that it deems reasonable, in its sole discretion, for the conduct of the work of the Director. The City retains the sole right to determine the organizational structure and overall functioning of the Finance Department.

VII. REOPENING THE AGREEMENT

Either party may request that the Agreement be reopened for renegotiation if or when the Director's duties or responsibilities change significantly. A "significant" change in the Director's duties is defined as that degree of change in duties and responsibilities that would qualify a civil service position for reclassification pursuant to standard City personnel practices.

Factors which may be considered include the addition or deletion of duties, changes in Department services or the addition or deletion of programs. If there is no agreement, the original Agreement shall control and shall not be reopened. Agreement changes, if any, and any resulting reclassification of the position shall not be deemed the creation of a new position so as to require competition.

VIII. LIABILITY PROTECTION

The City shall defend and indemnify the Director against and for any and all demands, claims, suits, actions, and legal proceedings brought against them in their official capacity or personally for acts performed within the scope of their employment to the extent and only to the extent authorized by the Wisconsin Statutes in effect at the time of the act complained of and as may be provided by any City insurance coverage for employees at such time.

IX. STATEMENT OF ECONOMIC INTERESTS

Pursuant to Madison General Ordinance §3.35 (the Ethics Code), the Director shall file a Statement of Economic Interests with the City Clerk within fourteen (14) days of their appointment. Each person required to file a Statement of Economic Interests shall annually file with the Clerk an updated Statement no later than April 30 of each year.

X. DOCUMENTS AND MATERIALS PROPERTY OF THE CITY

All of the documents, materials, files, reports, data, and the like which the Director prepares or receives while this Agreement is in effect are the sole property of the City of Madison. The Director will not publish any such materials or use them for any research or publication without attribution to the City other than as work performed pursuant to the terms of this Agreement.

XI. APPEARANCE BEFORE ANY CITY ENTITY FOLLOWING SEPARATION FROM EMPLOYMENT

The Director shall be subject to the provisions of Madison General Ordinance §3.35 (the Ethics Code).

XII. TERMINATION OF AGREEMENT

A. The Director may elect to terminate this Agreement before the expiration of the contract period. If the Director provides less than forty-five (45) calendar days' notice in writing to the Mayor, the Director forfeits all rights to the cash equivalent of any of the benefits enumerated in Section III. B. of

the Agreement. If the Director provides forty-five (45) calendar days' notice, or greater, in writing to the Mayor, the benefits enumerated in Section III. B. of the Agreement will be paid according to the terms of the Director leaving during the contract period. These forfeiture provisions do not apply if the Director retires from this position and qualifies for benefits under the Wisconsin Retirement System.

B. The Director's discharge (as provided for in section 9 of the City of Madison Personnel Rules) during the term of this Agreement shall be deemed a breach of material provision of the Agreement. In the event of a discharge or other breach of a material provision of the Agreement by the Director, the Director shall forfeit all compensation and benefits from the date of notification of the breach by the City. This action shall not impact the receipt of benefits earned during the total period of employment. In the event of an alleged breach of a material provision of this Agreement by either party, the concerned party shall notify the other party in writing within thirty (30) working days, which shall be followed by a meeting of the parties to resolve the alleged breach. In the event the issue is not resolved, the Director or the City may pursue contract remedies.

C. The City retains the right, in its sole discretion, to abolish the position of Finance Director or to reorganize as it deems in the best interest of the City. In the event the City abolishes the position of Finance Director or reorganizes the Department to the extent that the position of Finance Director is no longer required, this Agreement shall terminate and all rights, duties and obligations of the parties shall mutually end without recourse ninety (90) calendar days after final approval of such abolishment of position or reorganization by the Common Council, except as provided in Madison General Ordinance §3.35 (the Ethics Code). In such case, all benefits provided in renewal or non-renewal of the agreement apply.

XIII. NO ASSIGNMENT OR SUBCONTRACT

The Director shall not assign or subcontract any interest or obligation under this Agreement.

XIV. AMENDMENT

This Agreement shall be amended only by written Addendum to Agreement of the parties approved and authorized for execution in the same fashion as this original Agreement.

XV. NO WAIVER

No failure to exercise and no delay in exercising any right, power, or remedy on either party's part shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power, or remedy preclude any other or further exercise thereof, or the exercise of any other right, power, or remedy.

XVI. ENTIRE AGREEMENT

No agreements, oral or written, express or implied, have been made by either party hereto, except as expressly provided herein. All prior agreements and negotiations are superseded hereby. This Agreement and any duly executed addenda or amendments thereto constitute the entire Agreement between the parties hereto.

XVII. SEVERABILITY

In the event any provisions of this Agreement are determined by any court of law to be unconstitutional, illegal, or unenforceable, it is the intention of the parties that all other provisions of this Agreement shall remain in full force and effect.

XVIII. GOVERNING INTENT AND LAW

This Agreement shall be interpreted in the first instance in accordance with the spirit and intent of the Substitute Report of the Human Resources Committee Report approved by the Common Council on August 2, 1988 and shall be controlled, construed and enforced in accordance with the laws of the State of Wisconsin.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the day and year contained herein.

EMPLOYEE:

_____
David Schmiedicke

CITY OF MADISON
A Wisconsin Municipal Corporation

Satya Rhodes-Conway, Mayor

Lydia McComas, City Clerk

APPROVED:

APPROVED AS TO FORM:

David Schmiedicke, Finance Director

Patricia Lauten, Deputy City Attorney

City of Madison

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

Master

File Number: 94052

File ID:	94052	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/15/2026
File Name:	Authorizing a noncompetitive contract with Arch Solar C&I to remove hail damaged solar modules and install new modules at the Madison Public Market.			**Final Action:**	

Title: Authorizing a noncompetitive contract with Arch Solar C&I to remove hail damaged solar modules and install new modules at the Madison Public Market (District 12)

Notes: William McMahon

Sponsors:	Satya V. Rhodes-Conway And Julia Matthews	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	07/15/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/27/26), Common Council (8/4/26)					

Text of Legislative File 94052

Fiscal Note

The proposed resolution authorizes the Mayor and City Clerk to enter into a noncompetitive contract for Purchase of Services with Arch Solar C&I to remove hail damaged solar modules and install new modules at the Madison Public Market at 202 N First St at an estimated cost of $107,532. Funding for the contract is available in the 2026 Adopted Engineering Capital Budget in the Energy Improvements Program (Munis #16368). It is anticipated that an insurance reimbursement will cover the cost of this contract and the budget will be amended in a future resolution to reflect the insurance reimbursement. At this time, no additional appropriation is required.

Title

Authorizing a noncompetitive contract with Arch Solar C&I to remove hail damaged solar modules and install new modules at the Madison Public Market (District 12)

Body

WHEREAS, in 2023, City Engineering advertised and received bids for a public works contract (8595) for the construction of the Madison Public Market in accordance with WI State Statue 66.0901; and

WHEREAS, the construction project included an alternate (No. 3) to provide a photovoltaic array and all related work that was accepted and awarded with the construction contract; and

WHEREAS, Arch Solar C&I was the subcontractor responsible for installation of the photovoltaic array for the public works contract; and

WHEREAS, Arch Solar C&I completed the installation of the photovoltaic array and the system was given permission to operate from the electrical utility on June 9, 2025; and

WHEREAS, the public works contract specifications for the photovoltaic array included a two year workmanship warranty; and

WHEREAS, 315 of the photovoltaic array's modules were damaged by hail on April 14, 2026; and

WHEREAS, the damaged modules need to be removed and new modules need to be installed; and

WHEREAS, this will require a contractor that is familiar with the existing photovoltaic array and that will maintain the array's workmanship warranty; and

WHEREAS, Arch Solar C&I installed the original photovoltaic array and can do this work at the price of $107,532.00; and

WHEREAS, under sec. 4.26(4)(b), of the Madison General Ordinances, if the aggregate amount of the fee for services will be $50,000 or more and the contract was not subject to a competitive bidding process, the contract shall meet one of the other requirements of sec. 4.26(4)(a) and be approved by the Common Council; and,

WHEREAS, for the reasons stated in the attached Noncompetitive Selection Request Form, the proposed contract with Arch Solar C&I meets the exception to the bidding process in section 4.26(4)(a)7. which states "A particular consultant has provided services to the City on a similar or continuing project in the recent past, and it would be economical to the City on the basis of time and money to retain the same consultant";

NOW THEREFORE BE IT RESOLVED that the Mayor and City Clerk are authorized to execute a professional services contract not to exceed $107,532.00 with Arch Solar C&I for the above described services.

City of Madison

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

Master

File Number: 94053

File ID:	94053	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/15/2026
File Name:	Submitting the appointment of Christine Knapp for confirmation of a five-year term as Water Utility General Manager.			**Final Action:**	

Title: Submitting the appointment of Christine Knapp for confirmation of a five-year term as Water Utility General Manager.

Notes: Contract attachment will be added ASAP when ready.

Sponsors:	Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:	Knapp Final Contract Draft.pdf	**Enactment Number:**	
Author:	Erin Hillson, Director of Human Resources	**Hearing Date:**	
Entered by:	kklafka@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	07/15/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/27/26), Common Council (8/4/26)					

Text of Legislative File 94053

Fiscal Note

As stated in the Employment Agreement between the City of Madison and Christine Knapp, the Water Utility General Manager salary will be based on an annualized rate of $165,000. Funding for this position is available in Water Utility's 2026 Adopted Operating Budget.

Title

Submitting the appointment of Christine Knapp for confirmation of a five-year term as Water Utility General Manager.

Body

WHEREAS, the Mayor has appointed Christine Knapp to the position of Water Utility General Manager and has recommended to the Common Council that their appointment be confirmed; and,

WHEREAS, the parties have reached an accord on the terms and conditions of an Employment Agreement between the City and Christine Knapp;

NOW THEREFORE, be resolved that Christine Knapp's appointment to the position of Water Utility General Manager is hereby confirmed, and the Mayor and the City Clerk's Office are authorized to execute an Employment Agreement between the City and Christine Knapp.

EMPLOYMENT AGREEMENT BETWEEN
THE CITY OF MADISON
AND
CHRISTINE KNAPP

This Agreement made this August 4, 2026, by and between the City of Madison, a municipal corporation of Dane County, Wisconsin (hereafter, the "City") and Christine Knapp, a natural person (hereafter, the “General Manager” or “Employee”).

WITNESSETH;

WHEREAS, the City desires to hire the General Manager as an employee of the City of Madison to perform the services described herein on its sole behalf as the Water Utility General Manager, and

WHEREAS, the General Manager possesses the necessary knowledge, skill, abilities, and experience to perform such services and is willing to perform such services as the Water Utility General Manager, and

WHEREAS, the General Manager has been duly selected and has been confirmed for appointment to the position of Water Utility General Manager by the Common Council of the City of Madison on August 4, 2026, and

WHEREAS, the Common Council of the City has authorized the execution of the Agreement by Resolution No. RES_____.

NOW, THEREFORE, in consideration of the mutual covenants, terms, and agreements contained in this document, the receipt and sufficiency of which is mutually acknowledged, the parties agree as follows:

I. WATER UTILITY GENERAL MANAGER HIRED

Christine Knapp is hired as a non-civil service employee of the City, holding the position of Water Utility General Manager pursuant to the terms, conditions, and provisions of this Agreement. The General Manager shall have and exercise full authority and discretion as a Department Head within the City's organizational structure and act as Appointing Authority for employees of the City of Madison Water Utility in accordance with all appropriate City Ordinances and Mayor's Administrative Procedure Memoranda.

II. FUNCTIONS, DUTIES AND RESPONSIBILITIES OF THE WATER UTILITY GENERAL MANAGER

A. General Responsibilities:

The General Manager leads the work of the Madison Water Utility, and is ultimately responsible for the financial, technical, maintenance and repair, operational, developmental, public relations, and administrative functions of the Utility. This is responsible administrative, managerial, and professional work in directing the overall operations of the City of Madison's Water Utility. This position reports to the Water Utility Board and the Mayor, and works as a member of the Public Works team. The work involves the exercise of independent judgment and discretion in carrying out responsibilities under broad policies established by the Water Utility Board, the City Common Council, the State Public Service Commission, and the Wisconsin Department of Natural Resources.

B. Examples of Duties and Responsibilities:

Ensure the provision of an adequate and safe water supply for domestic, industrial, and fire protection purposes. Plan for prolonged drought, energy shortages, urban development, environmental influences, or other occurrences which may disrupt/affect water supply or water needs. Monitor and oversee ground water quality, water treatment operations, and quality of the distribution system.

Oversee the activities and operations of the Madison Water Utility and its staff. Meet with Utility Management Team and staff to discuss operational and administrative issues. Monitor activities; review suggestions, ideas, and potential improvements in operations; and develop, initiate, and implement policy and operational improvements.

Develop and implement rules, regulations, and administrative policies for all units.

Hire, direct, monitor, and evaluate a diverse staff of employees, both directly and through subordinates. Function as appointing authority, approve payrolls, and perform other necessary supervisory functions. Deal with employee grievances directly or through subordinate staff. Ensure effective communication within the utility. Oversee consistent use of the City's employee check-in tool.

Oversee budget preparation and monitoring. Prepare and present budget recommendations to the Water Utility Board, the Mayor and the Common Council. Oversee the preparation of rate change requests and other related reports and requests to the Public Service Commission and the Wisconsin

Department of Natural Resources.

Lead efforts to make the Madison Water Utility and the City of Madison more sustainable and equitable. Maintain and improve water conservation and efficiency programs in the community. Support all staff to be familiar with and participate in the City's racial equity and social justice initiative.

Maintain a focus on excellent customer service. Develop and improve programs to support low-income households and reduce the impact of rate increases.

Represent the Water Utility to the public, including presenting at a variety of City and public meetings, communicating with residents and the media, and ensuring that the utility has a robust communications plan.

Coordinate water works services, maintenance functions and other activities with other City agencies, governmental units, utilities, and private sector users. Initiate and defend rate reform, alternative financing methods, customer education, and customer service programs and activities. Function as part of the Public Works Management Team and collaborate with City agencies as appropriate.

Be familiar with national best practices of water utilities and how utilities are implementing a "one water" approach. Maintain awareness of advances in the technological and administrative activities of other utilities, especially water utilities. Encourage staff to maintain professional and technical expertise and skills.

Demonstrate a commitment to the City's racial equity and social justice initiatives (RESJI). Participate in and help lead city-wide and agency efforts toward implementing RESJI principles.

Instill a culture of continuous learning and a commitment to ongoing initiatives involving performance excellence systems.

Demonstrate and promote organizational values, in everyday work, to further the mission and vision of the City of Madison.

Ability to demonstrate and promote organizational values, in everyday work, to further the mission and vision of the City of Madison.

Perform related work as required.

C. The General Manager agrees to perform such functions and duties at a professional level of competence and efficiency. The General Manager shall abide by all requirements of the laws of the State of Wisconsin, and of the ordinances, resolutions, regulations, rules, and practices of the City which exist at the time of execution of this Agreement or which may, hereafter, be enacted or amended by the State of Wisconsin or the City in the exercise of their lawful authority. In the event a provision of this Agreement conflicts with any City ordinance, resolution, regulation, rule, or policy, the provision of the Agreement shall control, except that nothing herein shall be interpreted as modifying the obligations or terms Madison General Ordinance §3.35 (the Ethics Code).

D. The General Manager shall devote full time to the duties and responsibilities provided herein and shall engage in no pursuit that interferes with them. The Mayor, however, may approve the General Manager's reasonable time away from the regular duties and responsibilities provided such time is approved in advance and taken as vacation leave or absence without pay. Further, the Mayor may authorize other limited outside professional activities on City time provided that they are determined to be of benefit to the City and the General Manager is not compensated for such activities. Nothing herein limits the General Manager from performing outside services for compensation provided such outside services have been approved by the Mayor, are not done on City time, and otherwise comply with City ordinances and rules.

E. The standard City workweek is 38.75 hours. However, the General Manager shall have reasonable flexibility from this standard to accommodate additional time expended outside regular working hours required by attendance at meetings and the like. Such flexibility is not intended to provide or be used as additional vacation or other paid leave.

F. The General Manager shall have no right to make contracts or commitments for or on behalf of the City except as preauthorized by statute, ordinance, or express written consent of the City.

G. The General Manager shall establish residence in the City of Madison within 18 months from appointment, and will continue to reside within the City of Madison for the duration of this contract. As a condition of accepting this contract, the General Manager agrees to waive any right to challenge this residency requirement, by court action or otherwise. The general manager is entitled to up to $12,000 in relocation reimbursement in accordance with City policy.

III. COMPENSATION AND BENEFITS

A. The General Manager's salary shall be based on an annualized rate of $165,000 and shall be paid in approximately equal biweekly payments according to regular City payroll practices. Annual salary adjustments during the term of this agreement may be made at the Mayor's discretion, subject to approval of the Common Council, as provided in the City's established managerial pay plan. The General Manager shall not be entitled to receive any additional overtime compensation, compensatory time off, or bonuses.

B. The General Manager shall, in addition to the compensation provided in Paragraph A above, and except as otherwise set forth in the Agreement, be entitled to the following benefits:

1. The General Manager shall receive the same benefits as all other non-represented professional employees in Compensation Group 18 as may be provided and/or modified by the Madison General Ordinances, Resolution of the Common Council, Administrative Procedure Memoranda, or other official City action throughout the duration of this agreement subject to paragraph II above.

2. The General Manager shall be entitled to twenty-five (25) days of vacation in each year of this Agreement. Credited but unused vacation in excess of ten (10) days may be carried forward to the succeeding year with the approval of the Human Resources Director. Except as otherwise provided, the General Manager shall be paid in full for credited but unused vacation existing at the expiration of this Agreement or upon the General Manager's retirement, when qualified for receipt of Wisconsin Retirement System (WRS) benefits. The General Manager may elect to convert up to twenty (20) days of their annual vacation to an amount of cash equivalent, calculated on their regular earnings. The General Manager shall apply for such conversion option in accordance with City procedures, and such amount shall be paid in a manner determined by the City.

3. Sick Leave: If the General Manager leaves the position before the end of the contract period, the General Manager shall be entitled to payment in full (100%) of any earned but unused sick leave accumulated during each of the fully completed contract period(s). The General Manager shall be entitled to one-half (50%) of any earned but unused sick leave accumulated to the day the General

Manager terminated City employment during the contract period. If the City terminates the General Manager's contract before the end of the contract period or the General Manager leaves the position at the end of the contract period or the General Manager retires and qualifies for WRS benefits, they shall be entitled to payment in full (100%) of any sick leave the General Manager would have earned through the end of that year.

4. The General Manager shall be eligible to participate at City expense in professional seminars, conferences, workshops, and related meetings consistent with the role as General Manager and in accordance with applicable Administrative Procedure Memoranda.

5. The General Manager shall be reimbursed for relevant professional association and/or licensure dues.

6. The General Manager shall be eligible for smart phone with data plan reimbursement up to seventy-five (75) dollars per month for City usage.

IV. TERM: RENEWAL OPPORTUNITY; NON-RENEWAL

A. This Agreement shall take effect on August 4, 2026, and shall expire on August 3, 2031, unless terminated sooner as provided herein. All salary and benefit changes shall apply August 30, 2026.

B. The Mayor, in their sole discretion, may offer renewal of this Agreement to the General Manager. The Mayor shall notify the General Manager of the intent to renew the Agreement at least ninety (90) calendar days before the expiration of this Agreement. Failure to so notify the General Manager shall extend the term of this Agreement by the time of the delay in actual notification (but in no event for more than ninety (90) days) without change in the General Manager's anniversary date, and shall not act as a full renewal of the Agreement. Renewal of the agreement and of its provisions shall be subject to the approval of the Common Council. In the event the Common Council does not renew this Agreement, this Agreement will remain in effect for ninety (90) days following the non-renewal action by the Common Council or five (5) years from the date of this Agreement, whichever is later.

C. The Mayor, in their sole discretion, may elect not to offer renewal of this Agreement to the General Manager. In such event, the Mayor shall notify the General Manager of the intent not to renew the contract at least ninety

(90) calendar days before the expiration of this Agreement. Failure to so notify shall extend the term of this Agreement by the time of the delay in actual notification (but in no event for more than ninety (90) days) and shall not act as a renewal of the Agreement. At the expiration of the Agreement, the parties' rights, duties, responsibilities, and obligations shall end. However, the General Manager will, at the sole discretion of the Mayor, be eligible to take a voluntary demotion into any vacant or newly created position for which the General Manager is qualified.

D. In the event of non-renewal of this Agreement, under either this or Paragraph C above, the Mayor may, in their sole discretion, terminate this Agreement at any earlier date within ninety (90) days of the expiration of this Agreement, as determined by the Mayor. The early termination is to be accomplished by (a) notifying the General Manager of the date of early termination, and (b) committing to buy out the balance of this Agreement by paying the General Manager the balance due under this Agreement in a lump sum, including salary and leave benefits (vacation, floating holiday, paid leave, sick leave) earned or to be earned through the original term of this Agreement, together with payment of the City's share of any health insurance premiums or the provision for such payment through the original term of this Agreement. The buy-out may be for the full period left on this Agreement, or any portion of the final ninety (90) days thereof. If this Agreement is terminated early through the provisions of this buy-out clause, the General Manager's employment with the City ends as of the date of early termination.

V. PERSONNEL ACTIONS

For a period of twelve (12) months from the effective date of this Agreement, the General Manager shall serve a probationary period. During the probationary period, the General Manager serves at the pleasure of the Mayor and Director of Public Works and may be removed at will by the Mayor. The Mayor will give the General Manager four (4) weeks' notice of removal. Following the probationary period, and for any renewal of this Agreement, the General Manager be removed as otherwise provided herein.

The General Manager is subject to the Mayor and Director of Public Works' supervision and is, during the term of this Agreement, subject to the Mayor and Director of Public Works' authority to impose discipline on or to discharge the General Manager as is provided in Sec. 9 of the City of Madison Personnel Rules, or as may be renumbered or amended hereafter. The General Manager shall be entitled to the procedural appeal and provisions contained in such subsection or as may be provided other non-represented employees at the time of imposition of

suspension or discharge.

VI. CITY OBLIGATIONS AND RIGHTS

The City shall provide staff, equipment, supplies, and space that it deems reasonable, in its sole discretion, for the conduct of the work of the General Manager. The City retains the sole right to determine the organizational structure and overall functioning of the City of Madison Water Utility.

VII. REOPENING THE AGREEMENT

Either party may request that the Agreement be reopened for renegotiation if or when the General Manager's duties or responsibilities change significantly. A "significant" change in the General Manager's duties is defined as that degree of change in duties and responsibilities that would qualify a civil service position for reclassification pursuant to standard City personnel practices.

Factors which may be considered include the addition or deletion of duties, changes in Department services or the addition or deletion of programs. If there is no agreement, the original Agreement shall control and shall not be reopened. Agreement changes, if any, and any resulting reclassification of the position shall not be deemed the creation of a new position so as to require competition.

VIII. LIABILITY PROTECTION

The City shall defend and indemnify the General Manager against and for any and all demands, claims, suits, actions, and legal proceedings brought against them in their official capacity or personally for acts performed within the scope of their employment to the extent and only to the extent authorized by the Wisconsin Statutes in effect at the time of the act complained of and as may be provided by any City insurance coverage for employees at such time.

IX. STATEMENT OF ECONOMIC INTERESTS

Pursuant to Madison General Ordinance §3.35 (the Ethics Code), the General Manager shall file a Statement of Economic Interests with the City Clerk within 14 days of their appointment. Each person required to file a Statement of Economic Interests shall annually file with the Clerk an updated Statement no later than April 30 of each year.

X. DOCUMENTS AND MATERIALS PROPERTY OF THE CITY

All of the documents, materials, files, reports, data, and the like which the General

Manager prepares or receives while this Agreement is in effect are the sole property of the City of Madison. The General Manager will not publish any such materials or use them for any research or publication without attribution to the City other than as work performed pursuant to the terms of this Agreement.

XI. APPEARANCE BEFORE ANY CITY ENTITY FOLLOWING SEPARATION FROM EMPLOYMENT

The General Manager shall be subject to the provisions of Madison General Ordinance §3.35 (the Ethics Code).

XII. TERMINATION OF AGREEMENT

A. The General Manager may elect to terminate this Agreement before the expiration of the contract period. If the General Manager provides less than forty-five (45) calendar days' notice in writing to the Mayor, the General Manager forfeits all rights to the cash equivalent of any of the benefits enumerated in Section III. B. of the Agreement. If the General Manager provides forty-five (45) calendar days' notice, or greater, in writing to the Mayor, the benefits enumerated in Section III. B. of the Agreement will be paid according to the terms of the General Manager leaving during the contract period. These forfeiture provisions do not apply if the General Manager retires from this position and qualifies for benefits under the Wisconsin Retirement System.

B. The General Manager's discharge (as provided for in section 9 of the City of Madison Personnel Rules) during the term of this Agreement shall be deemed a breach of material provision of the Agreement. In the event of a discharge or other breach of a material provision of the Agreement by the General Manager, the General Manager shall forfeit all compensation and benefits from the date of notification of the breach by the City. This action shall not impact the receipt of benefits earned during the total period of employment. In the event of an alleged breach of a material provision of this Agreement by either party, the concerned party shall notify the other party in writing within thirty (30) working days, which shall be followed by a meeting of the parties to resolve the alleged breach. In the event the issue is not resolved, the General Manager or the City may pursue contract remedies.

C. The City retains the right, in its sole discretion, to abolish the position of Water Utility General Manager or to reorganize as it deems in the best interest of the City. In the event the City abolishes the position of Water Utility General Manager or reorganizes the Department to the extent that

the position of Water Utility General Manager is no longer required, this Agreement shall terminate and all rights, duties and obligations of the parties shall mutually end without recourse ninety (90) calendar days after final approval of such abolishment of position or reorganization by the Common Council, except as provided in Madison General Ordinance §3.35 (the Ethics Code). In such case, all benefits provided in renewal or non-renewal of the agreement apply.

XIII. NO ASSIGNMENT OR SUBCONTRACT

The General Manager shall not assign or subcontract any interest or obligation under this Agreement.

XIV. AMENDMENT

This Agreement shall be amended only by written Addendum to Agreement of the parties approved and authorized for execution in the same fashion as this original Agreement.

XV. NO WAIVER

No failure to exercise and no delay in exercising any right, power or remedy on either party's part shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or remedy preclude any other or further exercise thereof, or the exercise of any other right, power, or remedy.

XVI. ENTIRE AGREEMENT

No agreements, oral or written, express or implied, have been made by either party hereto, except as expressly provided herein. All prior agreements and negotiations are superseded hereby. This Agreement and any duly executed addenda or amendments thereto constitute the entire Agreement between the parties hereto.

XVII. SEVERABILITY

In the event any provisions of this Agreement are determined by any court of law to be unconstitutional, illegal, or unenforceable, it is the intention of the parties that all other provisions of this Agreement shall remain in full force and effect.

XVIII. GOVERNING INTENT AND LAW

This Agreement shall be interpreted in the first instance in accordance with the

spirit and intent of the Substitute Report of the Human Resources Committee Report approved by the Common Council on August 2, 1988 and shall be controlled, construed and enforced in accordance with the laws of the State of Wisconsin.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the day and year contained herein.

EMPLOYEE:

_____
Christine Knapp

CITY OF MADISON
A Wisconsin Municipal Corporation

_____
Satya Rhodes-Conway, Mayor

_____
Lydia McComas, City Clerk

APPROVED:

_____
David Schmiedicke, Finance Director

APPROVED AS TO FORM:

_____
Patricia Lauten, Deputy City Attorney

City of Madison

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

Master

File Number: 94055

File ID:	94055	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	Finance Department
				File Created Date :	07/15/2026
File Name:	2026 Mid-Year Budget Appropriation			**Final Action:**	

Title: BY TITLE ONLY. Mid-Year Appropriation Resolution amending the 2026 Adopted Operating Budget by taking the following actions: ____; and amending the 2026 Adopted Capital Budget by taking the following actions: ____.

Notes:

Sponsors:	Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	ckoh@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Department	07/15/2026	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (7/27/26), Common Council (8/4/26)					

Text of Legislative File 94055

Fiscal Note

Title
BY TITLE ONLY. Mid-Year Appropriation Resolution amending the 2026 Adopted Operating Budget by taking the following actions: ____; and amending the 2026 Adopted Capital Budget by taking the following actions: ____.
Body

City of Madison

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

Master

File Number: 93802

File ID:	93802	**File Type:**	Appeal	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	07/02/2026
File Name:	Appeal of Landmarks Comm Approval - 113 Ely Pl			**Final Action:**	

Title: Appeal of the Landmarks Commission's approval of a land division at 113 Ely Place in the University Heights Historic District, Legislative File ID 93071.

Notes:

Sponsors:		**Effective Date:**	
Attachments:	Appeal_06-22-26.pdf, Landmarks Comm File ID 93071, Public Comment 6-26-26.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	07/02/2026	Referred for Introduction				
	Action Text:	This Appeal was Referred for Introduction					
	Notes:	Common Council Public Hearing 8/4/26					

Text of Legislative File 93802

Title

Appeal of the Landmarks Commission's approval of a land division at 113 Ely Place in the University Heights Historic District, Legislative File ID 93071.

BEFORE THE CITY OF MADISON COMMON COUNCIL

PETITION OF APPEAL OF LANDMARKS COMMISSION DECISION APPROVING A LAND DIVISION AT 113 ELY PL IN UNIVERSITY HEIGHTS (Legistar File # 93071)

This is an appeal under MGO 41.20 of the June 8, 2026 Landmarks Commission's approval of a land division at 113 Ely Pl in the University Heights Historic District. The Landmarks Commission erred as a matter of law in several respects, including its failure to apply the governing legal definition of "lot" in determining whether the Applicant's proposed new lot is compatible in size with adjacent lots, and therefore its decision must be reversed.

The June 8 public hearing on the application for land division included eleven separate written submissions opposing the land division, testimony of six neighbors in opposition to the land division and of the applicant in favor, and an additional 23 people registered in opposition and one registered in support.[1] Although the written submissions and testimony highlighted the devastating impact of developing the proposed new lot - including decimation of the steep hillside that gives the historic district its character, clearcutting essential and scarce green space, and likely flooding of historic neighboring properties[2] - the issue in this appeal is narrow: is the proposed new lot compatible in size with the adjacent lots, as required under MGO 41.18 (4)?

There are only three lots adjacent to the proposed new lot, and they are all substantially larger. In fact, the proposed new lot - 4,001 square feet - is less than half (41%) of the average size – 9,700 square feet - of the adjacent lots. As discussed below, the Landmarks Commission's vote of 4-1 to approve the land division was marked by widespread confusion and ultimately relied on an incorrect legal standard advocated by staff. The Common Council should reverse the Landmark Commission's approval of the land division because the Commission's decision was contrary to law and, without application of the proper legal standard, was also arbitrary and unreasonable. The Common Council enacts ordinances with great deliberation and deserves to have its laws fairly and neutrally applied, not rewritten by an administering agency. The Common Council should reverse the Landmarks Commission's decision and find under MGO 41.20 (4) that a fair and neutral application of MGO 41.18 (4) leads to the conclusion that a lot 41% of the size of adjacent lots is incompatible in size, requiring denial of the land division.

This petition for appeal is submitted by the property owners whose identity and addresses are listed at the end of the petition, which exceeds the standards for appeal under MGO 41.20 (1).

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[1] The materials relevant to the Landmarks Commission proceedings are available on Legistar (file 93071) at https://madison.legistar.com/LegislationDetail.aspx?ID=8008214&GUID=71EDACCF-D97E-4478-96F4-84962B80FCF6&Options=&Search= . Note that "Public Comment 6-5-26 to 6-8-26" contains numerous statements of opposition submitted by different parties. The number of people who registered for or against the application is the number stated by the Landmarks Commission chair during the proceeding. See June 8, 2026 Landmarks Commission hearing video, https://media.cityofmadison.com/mediasite/Showcase/madison-city-channel/Presentation/f9c54a2dda4544869f996e0198a195131d?Mode2=Video , at 1:02:55.

[2] Many photos and a description of the property characteristics are included in "Public Comment 5-18-26" at the Legistar website identified in fn. 1.

Facts

The Applicant submitted his application for approval of land division of 113 Ely Pl to divide the existing property into two lots. These lots are identified as lots 1 and 2 in the Certified Survey Map (CSM) included with the application.[3] The proposed new lot 2, which is in the center of the applicable block in University Heights, is identified in the CSM as 4,001 square feet in size. (Lot 1 in the CSM - the remaining portion of the Applicant's existing lot - is identified in the CSM as 7,347 square feet.) One of the Petitioners here submitted the following map of the applicable block of University Heights.[4] (For ease of reference, this map will be referred to as "petitioners' map.") The map shows by street address all of the properties on the block, the size of each lot according to the city assessor's website, and the date each home was built on that lot:

[3] The application materials, including the CSM, are available under "113 Ely Submittal," at the Legistar website identified in fn. 1.

[4] This map appears as Attachment I in "Public Comment 5-18-26" at the Legistar website identified in fn. 1.

At the June 8 hearing before the Landmarks Commission, the staff presented the Commission members with the following map, which is very similar to the petitioners' map above except that it does not include street addresses, it is rotated approximately 90 degrees clockwise, and there are very minor variations in lot sizes.[5]

Proposed new lot line shown in red with square footage of all parcels on the block

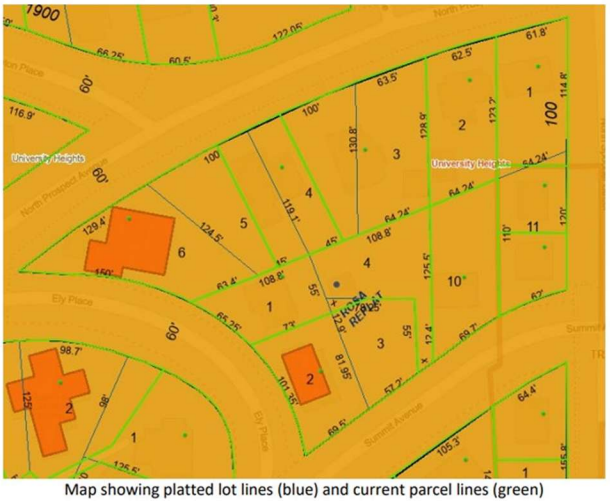
The "4001 SF" in the middle of the map depicts the proposed new lot 2. The green lines and numbers represent the property boundaries and sizes of all lots on the block. This map should have been the basis for the Commission's decision, but it was not.

As discussed further below, the staff convinced the majority of Commission members to rely on the map on the right below,[6] instead of the map above, in making their decision:

[5] The map is a screenshot from "113 Ely Staff Report 6-8-26" at the Legistar website identified in fn. 1. The same map was presented in the Staff Presentation at the hearing. See hearing video website identified in fn. 1., at 1:06:20. The map is oriented north-to-south, while the petitioners' map is oriented with the upper part of the map aligned with the top of hill and the lower part of the map corresponding to the bottom of the hill.

[6] These side-by-side maps are a screenshot from "Staff Presentation 6-8-26"at the Legistar website identified in fn. 1. See also hearing video website identified in fn. 1., at 1:06:30.

Proposed new lot line shown in red with square footage of all parcels on the block


Map showing platted lot lines (blue) and current parcel lines (green)

For ease of reference, the map on the left above will be referred to as "staff's green line map" and the map on the right will be referred to as "staff's plat line map."

Legal Standard and Analysis

The application for land division must be denied if the size of the new proposed lot is "incompatible with adjacent lot sizes." MGO 41.18 (4).

In the 2024 appeal to the Common Council of a land division at 1908 Arlington Pl, a central issue was the meaning of "adjacent" in MGO 41.18 (4). The staff report dated March 14, 2024 advised the Common Council as follows: "While not specifically defined in the zoning code, the City consistently uses "adjacent lot" to mean adjoining. In other words, lots that directly abut one another in a 360 degree view. This method of review and interpretation of adjacency has been used in every land combination/division approval from the Landmarks Commission since that process was implemented in 2015."[7] (Emphasis added.) With input from the city attorney,[8] the Common Council agreed with this interpretation and denied the appeal.[9] In other words, a lot is "adjacent" within the meaning of MGO 41.18 (4) only if it shares a property line with the

[7] See March 14, 2024 staff report to the Common Council in the 1908 Arlington Pl appeal, at p. 3, available on Legistar (2024 File 82175) at https://madison.legistar.com/View.ashx?M=F&ID=12757149&GUID=04F9F8E8-06DE-46C2-80EC-FD18A2817D3F .

[8] See City Attorney Memorandum dated March 19, 2024 in the 1908 Arlington Pl appeal, available on Legistar (2024 File 82175) at https://madison.legistar.com/View.ashx?M=F&ID=12771386&GUID=497D0C74-6500-4106-91FA-47854340698B .

[9] See Legistar (2024 File 82175) at https://madison.legistar.com/LegislationDetail.aspx?ID=6549490&GUID=93BDD8EC-E0A3-4FDF-A4E1-C65249B94D28&Options=&Search= .

proposed new lot. In the 1908 Arlington Pl appeal, the staff emphasized that it can look only at adjacent lots in addressing MGO 41.18 (4)'s requirement of compatible lot sizes.[10]

MGO 41.02 defines the term "lot" for all purposes under MGO ch. 41. The term "lot" is defined as "a tract of land, designated by metes and bounds, land survey, minor land division or plat recorded with the Dane County Register of Deeds." MGO 41.02 (emphasis added). As staff described to the Common Council in the 1908 Arlington Pl appeal: "A 'lot' is a documented subdivision of land with a legal description."[11] That legal description is the description recorded with the Dane County Register of Deeds. For example, the legal description of the Applicant's property at 113 Ely Pl, as stated in the warranty deed recorded with the Dane County Register of Deeds, is:

> the following described real estate in Dane County, State of Wisconsin:
>
> Lots One (1) and Four (4), Rosa Replat of Lots 7, 8, and 9, Block 14, University Heights, in the City of Madison, Dane County, Wisconsin.
>
> That part of Lot Three (3), Rosa Replat of Lots 7, 8, and 9, Block 14, University Heights, in the City of Madison, Dane County, Wisconsin, lying North of the line between Lots 1 and 2 of said Rosa Replat extended in a straight line Easterly until it meets the lot line between Lots 3 and 4 of said Rosa Replat.[12]

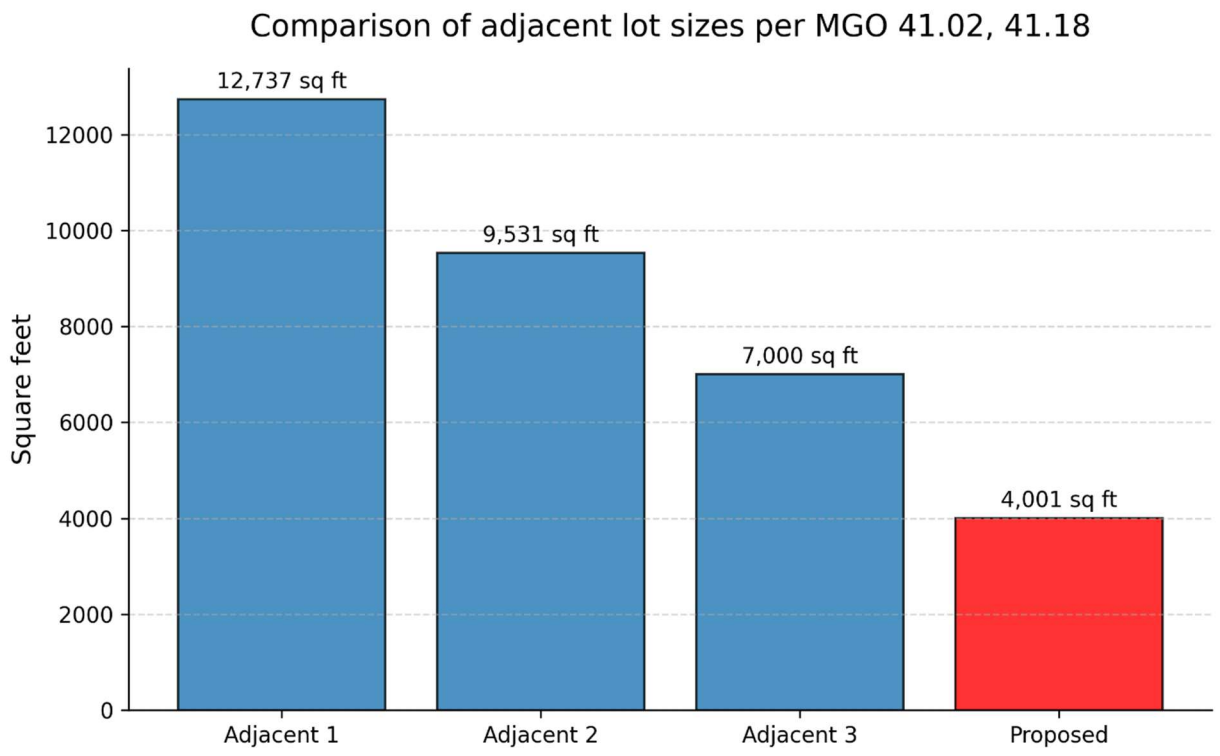
The word "lot" in the warranty deed's property description refers to the historic plat sections and should not be confused with the defined term "lot" in MGO 41.02. All of the property described in the warranty deed for 113 Ely Pl (i.e., lots 1 and 4 and part of lot 3) is currently one "lot" as defined in MGO 41.02, with a size corresponding to the entire described area. Like 113 Ely Pl, many properties in University Heights consist of multiple historic plat sections.[13] For example, the property description for the adjacent property at 167 N Prospect Ave is "lot 3 and all of lot 4, exc …." For purposes of MGO ch. 41, a "lot" is defined to mean the property boundaries specified in the property description recorded with the Dane County Register of Deeds, even if that property description also uses the word "lot" to describe multiple historic plat sections comprising the lot.

As shown in both the petitioners' map and staff's green line map above, there are only three lots that are adjacent to (i.e., share a lot line with) the Applicant's proposed new lot 2:

101 Ely Pl:	9,531 sq. ft.
1806 Summit Ave:	7,000 sq. ft.
167 N Prospect Ave:	12,737 sq. ft.

[10] See staff report identified in fn. 6.
[11] See staff report identified in fn. 6, at p. 2.
[12] This description is from the warranty deed recorded with the Dane County Register of Deeds, which can be found at the Legistar website identified in fn. 1, under "Public Comment 6-5-26 to 6-8-26."
[13] A map of historic plat sections for the applicable block of University Heights can be found at the Legistar website identified in fn. 1, as Attachment J under "Public Comment 5-18-26."

These three lots are the only lots that share a lot line. Under MGO 41.18 (4), as staff emphasized in the 1908 Arlington Pl appeal, these adjacent lots are the only lots the Landmarks Commission may consider in determining whether the proposed new lot is compatible with "adjacent lot sizes."



The proposed new lot is substantially smaller than all three adjacent lots. In fact, the average size of the adjacent lots is 9,756 sq. ft. The proposed new lot is only 41 percent of the average size of adjacent lots.

An ordinance is law that must be followed. When the Common Council enacts an ordinance, it must be respected – an administering agency is not free to disregard the ordinance as inconvenient. This is not a close call. The Common Council should find that the proposed new lot size of 4,001 square feet, in comparison with an average adjacent lot size of 9,756 square feet, is not compatible and, under MGO 41.20 (4), deny the application for land division.

The Landmarks Commission Relied on Incorrect Legal Standards

The Landmarks Commission's decision relied on staff guidance that was contrary to law and, without application of a proper legal standard, the decision was arbitrary and unreasonable.

The staff report in this matter failed to apply the correct legal standard. As stated above, in the 1908 Arlington Pl land division, the staff emphasized that it can look only at adjacent lots in addressing MGO 41.18 (4)'s requirement of compatible lot sizes, and the Common Council agreed. But in its staff report in this matter, the staff failed to look at adjacent lots. In its cursory analysis, the staff merely referred to a "mix" of lot sizes "on the block" and referred to a lot size

of 3288 square feet, which is 202 N Spooner St., a lot that is not adjacent to the Applicant's proposed new lot.[14]

The staff presentation at the public hearing, along with Commission members' questioning of staff, was marked by general confusion as to the meaning of the word "lot" in MGO 41.18 (4). During the entire hearing, staff never referred to the definition of "lot" in MGO 41.02. Instead of applying the definition of "lot" under MGO 41.02, staff distinguished between the word "parcel" (giving it the same meaning as "lot" as defined in MGO 41.02) and the word "lot" (defining it as a historic plat section). This resulted in widespread confusion and legal error.[15]

A defined term must be given its definitional meaning. *See State ex rel Kalal v. Circuit Court*, 2004 WI 58, ¶45, 271 Wis. 2d. 633. *See also FAS, LLC v. Town of Bass Lake*, 2007 WI 73, ¶21, 301 Wis. 2d 321 (the same rules of interpretation apply to ordinances and statutes). The definition of "lot" in MGO 41.02 is controlling even if, in common usage, there could be other meanings for the term. *See Citizens Concerned for Cranes and Doves v. DNR*, 2004 WI 40, ¶¶21-22, 270 Wis. 2d 318. The term "lot," as defined in MGO 41.02, has the same meaning throughout MGO ch. 41. Other uses of the defined term "lot" in MGO ch. 41 also suggest that the term is intended to cover the entire property included in the property description recorded with the Dane County Register of Deeds. For example, MGO 41.03 is titled "General Administrative Provisions" and MGO 41.03 (5) states, "Measuring 200 Feet Around Properties. Certain provisions of this chapter reference properties that are within two hundred (200) feet of a subject property. Under this chapter, measurements around properties shall be taken from the lot lines of the subject property two hundred (200) feet in all directions." (Emphasis added under "lot.") Clearly a "lot line" in this provision is the boundary of the property, not a historic plat section line. Moreover, it is important to consider that historic plat sections are not visible to the public. The purpose of the requirement that a new "lot" be compatible in size with adjacent lots is a visual compatibility requirement, to make sure there is consistency in appearance. It makes no sense to apply the requirement to invisible historic plat sections as opposed to the property boundaries that are generally apparent in a view from the sidewalk due to fences, landscaping, and other indicators of a separation between one's property and a neighbor's property.

At the public hearing, staff claimed that the areas depicted in staff's green line map above are called "parcels" and are merely tax descriptions – that they are not "lots" as the term is used in MGO 41.18 (4). Staff advised that the grand total of "lots" make up a "parcel."[16] Staff directed

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[14] See staff report at the Legistar website identified in fn. 1.

[15] The public hearing began with public testimony, followed by the staff presentation and a discussion between Commission members and staff. After the public testimony, members of the public were shut out from the rest of the proceeding. Two members of the public who live adjacent to 113 Ely Pl activated the "raise hand" function on Zoom but were never given an opportunity to speak. After it became clear her raised hand would not be acknowledged, one submitted a written comment during the proceeding correcting an inaccurate statement of historical fact related to the property at issue. I (Aaron Gary) was the other public member with a raised hand. I wanted to point out that there is a definition of "lot" in MGO 41.02, but the public was given no opportunity for input beyond the beginning of the hearing.

[16] See public hearing video, at 1:04:00 to 1:08:00 and 1:17:30, available at the hearing video website identified in fn. 1.

the Commission members' focus away from staff's green line map above (which staff said depicts "parcels" and not "lots") and advised Commission members to rely on staff's plat line map above (which shows by blue lines the historic plat sections that staff claimed to be "lots" but which does not identify the size of either "parcels" or "lots"). This caused great confusion. When asked what to look at to decide if adjacent lots were compatible, staff responded, "For compatible with adjacent, it is a mix of the lot and the parcel."[17] In other words, Commission members were advised to look at both the green lines and the blue lines in staff's plat line map above. Yet, this map does not contain size data and, as a matter of law, only the green lines in the map show a "lot" as the term is defined in MGO 41.02.

In an effort to clear up the confusion, one Commission member asked, in effect, are we comparing lot sizes or parcel sizes and "should we be looking at the map on the right" (i.e., staff's plat line map) and comparing the numbered historic plat sections?[18] The same Commissioner continued, "If we are looking at the righthand map …, do we look at light green lines or the dark green [blue] lines as far as what this is adjacent to?" Staff's response: "The answer to that is yes. You are looking at both."[19] Other Commission members revealed that they were focusing on the numbered historical plat sections – the blue lines that staff indicated showed "lots" rather than "parcels"– in assessing what is an adjacent lot.[20] The problem is that these numbered historical plat sections are not "lots" as the term "lot" is defined in MGO 41.02.

There were other problems at the public hearing as well. At one point, staff reverted to the misapplication of law found in the staff report, relying on lot sizes that are <u>not adjacent</u> as a basis for comparison: "We're looking at what is compatible. This 4,001 square feet …, is it grossly out of scale with the 7,000, 8,000, 12,000. I mean, yah. What we're looking at, though, is we have a mix of sizes. … In this portion where we have a mix of property sizes, this would also be a mix of property sizes. Will either of these[21] be the smallest <u>on the block</u>? They won't. Will they be the largest? They won't. Is it currently the largest? No. So, for the compatibility, we are looking at something comparable. This is coming in as comparable."[22] (Emphasis added.) One Commission member followed this line of reasoning, first referring to a 6,000 square-foot lot that is <u>not adjacent</u> and then stating: "To me, the mere square footage is not at issue here since there are lots within the historic district that are approximately this size."[23] Again, these statements reflect a failure to apply the correct legal standard that requires comparison only of adjacent lots.

This failure to apply the proper legal standards was compounded by staff's repetition to the Commission members that their inquiry was whether the proposed new lot is "grossly out of

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[17] See public hearing video, at 1:14:45 and 1:16:40. See also staff meeting report under "LC Report 6-8-26" at the Legistar website identified in fn. 1.
[18] See public hearing video, at 1:25:55.
[19] See public hearing video, at 1:29:20.
[20] See public hearing video, at 1:27:10 and 1:32:25.
[21] Referring to Applicant's proposed new lot 2 and the remainder of the property, Applicant's proposed lot 1.
[22] See public hearing video, at 1:19:00 to 1:20: 10.
[23] See public hearing video, at 1:23:15.

scale."[24] Staff repeated this phrase several times, but this is not the legal standard for compatibility. Instead, the phrase suggests a higher threshold for denial of an application. The Common Council deserves to have its laws applied as written, not rewritten by an administering agency. The Common Council used the term "incompatible" in MGO 41.18 (4), not the phrase "grossly out of scale." The repeated use of the phrase shows legal error in the proceeding.

The motion adopted by the Landmarks Commission was "to approve with staff recommendations,"[25] so clearly the Commission members (with one exception – the dissenter) relied heavily on staff's incorrect legal reasoning. Staff encouraged the Commission members – upon prompting of the city attorney - to make sure they made specific findings of fact,[26] but the Commission failed to do so. The Commission did not identify the adjacent lots and sizes that formed the basis of the Commission's decision. The Commission made only a sweeping general conclusion of law that gave no insight into the Commission's reasoning.[27] This too indicates a decision that was made arbitrarily and as an exercise of will and not judgment.

Conclusion

As discussed above, there were myriad errors in the Landmarks Commission proceeding leading to approval of the land division at 113 Ely Pl in University Heights. The Common Council should reverse the Landmarks Commission's approval that was contrary to law, arbitrary and unreasonable, and an exercise of will not judgment. The Common Council should give effect to the language of the ordinance and deny the application for land division as provided in MGO 41.20 (4) because a lot of 4,000 square feet is incompatible with an average adjacent lot size of 9,700 square feet.

DATED: June 22, 2026

Aaron Gary
167 N Prospect Ave

[24] See public hearing video, at 1:14:55, 1:19:10, and 1:19:35. See also staff meeting report under "LC Report 6-8-26" at the Legistar website identified in fn. 1.
[25] See public hearing video, at 1:33:20.
[26] See public hearing video, at 1:33:30.
[27] See public hearing video, at 1:33:15 to 1:35:00. See also staff meeting report under "LC Report 6-8-26" at the Legistar website identified in fn. 1, as well as meeting minutes available at https://madison.legistar.com/MeetingDetail.aspx?ID=1346264&GUID=CE228429-41FE-4B11-99E5-B325A8AD2EA9&Options=ID|Text|&Search=93071 .

List of Petitioners

This appeal is submitted by the following property owners who reside at the indicated addresses:

167 N Prospect Ave -- Aaron Gary
168 N Prospect Ave -- Hildegard Neujahr
173 N Prospect Ave -- Timothy Smeeding and Marcy Carlson
177 N Prospect Ave -- Lara Collier and Paul Marker
1727 Summit Ave -- Tal Herbson and Rachel Herbsman
1806 Summit Ave -- Heinrich Schnoes
1809 Summit Ave -- Susan Thibeault and David Yang
1815 Summit Ave -- Nicole Hemkes
1819 Summit Ave -- Ronnie Hess and Ron Rosner
101 Ely Pl -- Diane Bless
110 Ely Pl -- Ruby Heffernan and Skip Heffernan
115 Ely Pl -- Cary Forest
120 Ely Pl -- Annette Beyer-Mears
202 N Spooner St -- Chamond Liu and Ruth Kearley
206 N Spooner St -- Raphael Kadushin and Thomas McGhee
207 N Spooner St – Bonnie and Willis Tompkins
209 N Spooner St – Jonathan Knisley and Suzelle Knisley

Submitted June 22, 2026, via email and hand-delivery

M E M O R A N D U M

Date: June 26, 2026

To: Meagan Tuttle, Director of Planning

CC: Bill Fruhling, Principal Planner
Katie Bannon, Zoning Administrator
Matt Tucker, Director of the Building Inspection Division
Michael Haas, City Attorney
Regina Vidaver, Alder, District 5

From: Alex Saloutos

RE: **113 Ely Place land division (Legistar 93071): Was Lot 2 confirmed as a legal lot before review of the Certificate of Approval?**

I am writing to ask a threshold question about the Certificate of Approval for the land division at 113 Ely Place (Legistar 93071), which the Landmarks Commission approved at their meeting on June 8, 2026. Before the preservation planner, the Landmarks Commission, and interested neighbors spent time on the Certificate of Approval for this division, did staff confirm that proposed Lot 2 is a legal lot?

Two provisions of the zoning code frame the question. Section 28.135(1)(a)[1] governs when an improved lot may be divided:

> An improved zoning lot shall not be reduced in size or divided into two (2) or more separate lots unless each lot that results from such reduction or division meets all requirements of the zoning district in which it is located.

The parcel is zoned TR-C2.[2] Section 28.043(2) sets the minimum lot area in that district at 4,000 square feet for a single-family detached dwelling and for a two-family two-unit dwelling, and 2,000 square feet per dwelling unit for a two-family twin. Each lot created by a division must meet that minimum.

The Certified Survey Map (Burse Surveying and Engineering, April 20, 2026) divides the parcel into Lot 1 and Lot 2.[3] Lot 2 is a deep residential lot connected to Summit Avenue by a narrow access strip. The map states Lot 2 as 4,001 square feet, one square foot above the minimum, but that figure includes the access strip. Under MGO 28.135(3)(b)3:

> The strip of land of land [sic] 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

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1 Madison General Ordinances § 28.135, Lot Division, Creation and Access, https://library.municode.com/wi/madison/codes/code_of_ordinances?nodeId=COORMAWIVOIICH20--31_CH28ZOCOOR_SUBCHAPTER_28IGERE_28.135LODICRAC.

2 City of Madison, Property Information, Parcel No. 070922220060, https://www.cityofmadison.com/assessor/property/propertydata.cfm?ParcelN=070922220060.

3 Certified Survey Map, 113 Ely Place, filed under Legistar File 93071 (Burse Surveying & Engineering, Inc., April 20, 2026), https://madison.legistar.com/LegislationDetail.aspx?ID=8008214&GUID=71EDACCF-D97E-4478-96F4-84962B80FCF6.

> lot. The rear lot shall be connected to the public street by a strip of land no narrower than 10 (ten) feet.

Reconstructing the lot from the bearings and distances on the map, the access strip is about 522 square feet, and the area that remains to satisfy the minimum is about 3,479 square feet. With the strip excluded as required by the ordinance, Lot 2 falls about 521 square feet short of the 4,000-square-foot minimum. Section 28.135(1)(a) does not permit a division unless each resulting lot meets all requirements of its district, and on these numbers, Lot 2 does not meet the minimum lot area. That is the basis for my question.

Nothing in Chapter 41 requires a lot to be legal before the Landmarks Commission considers a Certificate of Approval for its division. That is the point. The ordinance did not force anyone to skip the question, and ordinary judgment would have answered it first. Whether a lot legally exists is the cheapest thing to check and the first thing to check, because everything else depends on it.

It was not checked, as far as I can tell, and the cost of that fell on the public. By the time of the June 8 hearing, the division had drawn 32 registrants, 9 speakers, and 97 pages of written comments from 14 people,[4] and the Commission's decision is now on appeal to the Common Council. Neighbors organized, took time off, prepared comments, and are now carrying an appeal, all to surface a problem that a single check at the counter could have caught before any of it began. Staff time went the same way. When the public spends that kind of effort to find what the City should have found first, the result is more than wasted hours. It is a loss of public confidence in the City.

The cost has not fallen solely on the public. By accepting the application, reviewing it, and approving the Certificate of Approval, the City signaled to the owner at every step that this division was viable. If Lot 2 cannot meet the minimum lot area, that signal was wrong, and the owner has spent time and money pursuing a division that cannot be completed as proposed. The same is true for any lot owner in a historic district who reviews this approval and follows the same path. Those owners are entitled to expect the City to confirm that a lot can legally be divided before it processes the division, not after a hearing and an appeal. Letting an application of this kind run all the way to approval without that check misleads the people who depend on the City to get the basics right.

I am not asking you to relitigate whether the preservation standards are met. I am asking whether the proposed lot is legal, and whether that was confirmed before the process proceeded. If the staff has not verified whether Lot 2 is legal, it would serve everyone, including the City, to resolve this now rather than spend more public and private effort on the appeal if this isn't a legal lot.

Would you let me know in writing at your earliest convenience whether the staff has confirmed that the proposed Lot 2 is a legal lot, and if not, whether that determination can be made before the appeal proceeds? I would appreciate a written response.

If Lot 2 is not a legal lot, I encourage the City Attorney to consider issuing an opinion that the Landmarks Commission's decision is void. That would spare the Common Council a public hearing on an appeal for a lot division that is not legal. It would also avoid potential litigation costs for the City and the public if the Council were to deny the appeal and the appellants sought review by the court.

Going forward, I encourage you to consider a requirement that any request for approval of a land division for a deep residential lot must include the following:

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[4] Registration and public comment records for Legistar File 93071, Landmarks Commission meeting of June 8, 2026, https://madison.legistar.com/LegislationDetail.aspx?ID=8008214&GUID=71EDACCF-D97E-4478-96F4-84962B80FCF6&Options=ID|Text|&Search=113+ely.

1. The total lot area.

2. The lot area available to satisfy the minimum lot area, excluding the access strip, as required by MGO 28.135(3)(b)3.

3. The lot area of the strip of land between the improved public street and the remainder of the rear lot.

4. The width of the strip between the public street and the rear lot at its narrowest point.

I would like this memo to be included in the Legistar file for 93071 and in the Legistar file created for the appeal.

ADDENDUM A
113 ELY PLACE – PROPOSED LOT 2 (DEEP RESIDENTIAL LOT)
AREA CALCULATIONS AND RECORD OF THE METHOD

Source
Certified Survey Map prepared by Burse Surveying & Engineering, Inc., dated April 20, 2026, submitted under Legistar File 93071. Proposed Lot 2 is the deep residential lot, with an access strip (panhandle) running to Summit Avenue. The figures below were reconstructed from the bearings and distances shown on that map. Prepared June 26, 2026.

Boundary lines used
These are the six lines that bound proposed Lot 2, as read from the CSM. Line 6, the line dividing Lot 1 from Lot 2, is not dimensioned on the map and was recovered by closing the traverse.

#	BOUNDARY LINE OF PROPOSED LOT 2	BEARING	DISTANCE (FT)
1	Rear (north) line	N69°25′48″E	57.76
2	East line down to Summit Avenue	S00°22′48″E	124.67
3	Summit Avenue frontage	S54°27′48″W	12.46
4	Access strip (panhandle) west side	N00°27′46″W	54.69
5	Jog where the lot widens	N89°12′21″W	38.82
6	Dividing line (computed by closure)	N05°34′40″W	56.66

Coordinate computation
Each line was converted to east and north components and summed, starting from a local origin at the northwest (dividing) corner. Units are feet on grid north.

CORNER	ΔEAST	ΔNORTH	EAST	NORTH
P0 NW dividing corner	—	—	0.00	0.00
P1 NE corner	+54.08	+20.29	54.08	20.29
P2 SE corner (D, Summit)	+0.83	−124.67	54.90	−104.37
P3 SW corner (C, Summit)	−10.14	−7.24	44.77	−111.62
P4 reentrant (B, strip top)	−0.44	+54.69	44.32	−56.93
P5 (A)	−38.82	+0.54	5.51	−56.39
close back to P0	−5.51	+56.39	0.00	0.00

Areas
Areas were computed from the coordinates above by the coordinate (shoelace) method.

AREA	SQUARE FEET
Proposed Lot 2, total (closed traverse)	4,000.7
Proposed Lot 2, total (as stated on the CSM)	4,001
Access strip to Summit Avenue (B, B′, D, C)	521.7 (≈ 522)
Deep residential lot, net of the access strip	3,479.0 (≈ 3,479)

Check. The reconstructed Lot 2 totals 4,000.7 sq ft, compared to the 4,001 sq ft stated on the CSM, a difference of 0.3 sq ft (0.008%). That agreement confirms the boundary was read correctly.

Strip. The access strip is the panhandle from Summit Avenue up to the point where the lot widens (corner B). Its top is the line from B across to the east line at B′ (54.59, −57.07). It is about 10.1 ft wide at the street and 54.69 ft long.

Net lot. 4,000.7 − 521.7 = 3,479.0 sq ft. The 4,001 sq ft on the CSM, therefore, includes the access strip; the area remaining after the strip is removed is about 3,479 sq ft.

Governing ordinance
MGO 28.135(3)(b)3:

> The strip of land of land [sic] 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.

MGO 28.135(3)(b)4:

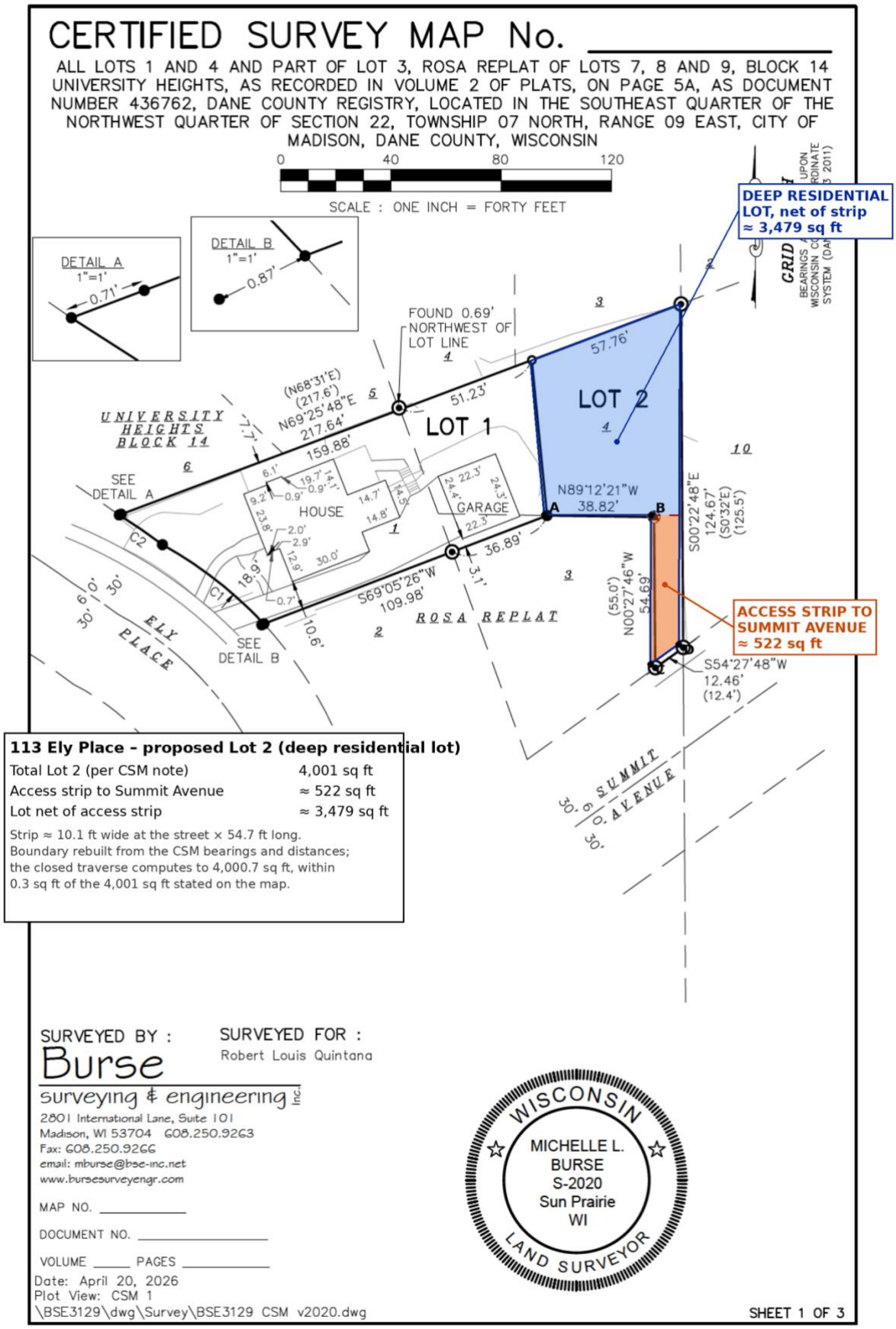
> All of the lots proposed shall comply with the minimum required lot area.

Read together, the strip cannot count toward the lot's area requirement, and the lot must independently meet the minimum required lot area. The area available to satisfy that minimum is therefore about 3,479 sq ft, not 4,001 sq ft.

Method and limitations
Coordinates use grid north and a local origin at the northwest (dividing) corner. Areas were computed by the coordinate (shoelace) method. The CSM provided is a scanned image without a digital data layer, so the dimensions were read from the drawing. Because the total closes to within 0.3 sq ft of the surveyor's stated 4,001 sq ft, the relative geometry is sound; the absolute figures carry a few square feet of uncertainty. The strip area is stable: cutting it at the reentrant corner along the survey's own jog line gives 521.7 sq ft, and along a level line gives 522.4 sq ft.

J
F

Figure 1. Reconstructed boundary and access strip overlaid on the CSM



From:	Tuttle, Meagan
To:	Cleveland, Julie
Subject:	FW: 113 Ely Place land division (Legistar 93071): was Lot 2 confirmed as a legal lot?
Date:	Friday, July 10, 2026 3:23:34 PM
Attachments:	image003.png 260625_LEGISTAR00000_MEMORANDUM.pdf

Hi Julie,
Can you please attach the below email chain and attached PDF to both Leg 93071 and 93802?

Thanks!
Meagan

Meagan Tuttle, AICP *(she, her, hers)*
Director, Planning Division
City of Madison Department of Planning &
Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste. 017
Madison, Wisconsin 53703
P: 608-266-5974
Email: mtuttle@cityofmadison.com
Web: http://www.cityofmadison.com/dpced/planning/

From: Tuttle, Meagan
Sent: Friday, July 10, 2026 3:21 PM
To: 'Alex Saloutos' <asaloutos@tds.net>
Cc: Bannon, Katie <KBannon@cityofmadison.com>; Tucker, Matthew <MTucker@cityofmadison.com>; Smith, Kate <kmsmith@cityofmadison.com>; Vidaver, Regina <district5@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>; Haas, Michael R <MHaas@cityofmadison.com>; Smith, Kate <kmsmith@cityofmadison.com>
Subject: RE: 113 Ely Place land division (Legistar 93071): was Lot 2 confirmed as a legal lot?

Hi Alex,

The City will make the determination on whether Lot 2 meets the standards for approval when we get a CSM application. As noted below, we do not have such an application so I cannot give you an exact date on when that will be made. For example, we do not have another application deadline for a CSM until July 20. ***If*** an application came in for that deadline it would be reviewed ahead of any PC/Council approvals in late Aug/early Sept, and it is during that review that we confirm the submitted CSM meets the standards for the lot.

While we discussed with the applicant that they will need to confirm/ensure the

proposed lot would meet the standards when the CSM is ultimately submitted, our ordinances do not bar an applicant from seeking other related approvals. The purview of the code and/or BCC associated with those related reviews can surface issues that then prompt changes to an application, so some applicants chose to pursue them in advance. I shared that we have various procedures for how to handle those changes, when needed. The Council's consideration of the appeal will need to consider the same standards that the Landmark Commission used in its decision.

I also want to clarify the Council schedule for the appeal (Legistar 93802). It will be introduced formally on the July 21 agenda, but the hearing will not be until August 4. You can find the hearing date detail if you click on "Action Details" listed in the referral history line.

I will request this email and your memo are attached to the files.

Thanks,
Meagan

Meagan Tuttle, AICP *(she, her, hers)*
Director, Planning Division
City of Madison Department of Planning &
Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste. 017
Madison, Wisconsin 53703
P: 608-266-5974
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Web: http://www.cityofmadison.com/dpced/planning/

From: Alex Saloutos <asaloutos@tds.net>
Sent: Wednesday, July 8, 2026 10:28 PM
To: Tuttle, Meagan <MTuttle@cityofmadison.com>
Cc: Bannon, Katie <KBannon@cityofmadison.com>; Tucker, Matthew <MTucker@cityofmadison.com>; Smith, Kate <kmsmith@cityofmadison.com>; Vidaver, Regina <district5@cityofmadison.com>; Firchow, Kevin <KFirchow@cityofmadison.com>; Haas, Michael R <MHaas@cityofmadison.com>; Smith, Kate <kmsmith@cityofmadison.com>
Subject: Re: 113 Ely Place land division (Legistar 93071): was Lot 2 confirmed as a legal lot?

Dear Ms. Tuttle,

Thank you for your July 7 email.

My June 26 memo asked two questions and requested a written answer to each: whether staff confirmed that proposed Lot 2 is a legal lot before the Certificate of Approval was reviewed,

and if not, whether that determination can be made before the appeal proceeds. Your email answers the first only by implication: no determination has been made. It does not address the second at all. It is written around the questions rather than to them. The public is entitled to straight answers to simple questions from its public servants, and answers written around questions are disrespectful to the people who ask them.

So here is the second question again, in present terms. Will the City determine whether proposed Lot 2, as shown on the April 20, 2026, Certified Survey Map, is a legal lot before the Common Council takes up the appeal (Legistar 93802, on the July 21 agenda)? If you cannot make or obtain that determination, tell me who can and what it would take.

There was no legal requirement to determine whether Lot 2 is a legal lot before the Landmarks Commission reviewed the Certificate of Approval. There was also nothing preventing it, and common sense demanded it. It would have spared the applicant, staff, the Commission, and the public everything that has followed. The same is true today. Nothing requires the determination before the Council hears the appeal, and nothing prevents it. The City has had the survey since the application was filed. If Lot 2 is not a legal lot, everyone should know that before the Council spends a hearing on it. If it is, the appeal proceeds on solid ground. Either way, the determination should come first.

Because the appeal is on the July 21 agenda, I would appreciate a written answer by Tuesday, July 14. Please also add my June 26 memo, your July 7 email, and this email to Legistar files 93071 and 93802; as of today, the memo appears in neither.

Thank you,

Alex Saloutos
Phone: (608) 345-9009
Email: asaloutos@tds.net

From: "Tuttle, Meagan" <MTuttle@cityofmadison.com>
Date: Tuesday, July 7, 2026 at 7:56 PM
To: Alex Saloutos <asaloutos@tds.net>
Cc: "Bannon, Katie" <KBannon@cityofmadison.com>, Matt Tucker <MTucker@cityofmadison.com>, "Smith, Kate" <kmsmith@cityofmadison.com>, Regina Vidaver <district5@cityofmadison.com>, "Firchow, Kevin" <KFirchow@cityofmadison.com>
Subject: Re: 113 Ely Place land division (Legistar 93071): was Lot 2 confirmed as a legal lot?

Hi Alex,

Multiple staff in the Division inquired with the applicant about whether the proposed Lot 2 does in fact meet the minimum lot size required in the zoning code before the Landmark Commission review occurred. Staff had communications with the applicant about verifying the lot size with their consulting professionals, and provided guidance about how the documentation would needed to be updated/supplemented before the CSM application is formally submitted. It has not been submitted yet; without the official CSM application, the staff's official review and determination — as you noted-- is limited

to the purview of the Landmark Ordinance. The Landmark Commission has procedures that allow for minor adjustments to prior approvals to be reviewed and approved by staff. If major adjustments are required, it would require another review by the Commission. The applicant was also made aware of this and should not be mistaken about what they're entitled to as a result of the Landmark Commission review and approval.

Thank you,
Meagan

Meagan Tuttle, AICP *(she, her, hers)*
Director, Planning Division
City of Madison Department of Planning &
Community & Economic Development
215 Martin Luther King Jr. Blvd., Ste. 017
Madison, Wisconsin 53703
P: 608-266-5974
Email: mtuttle@cityofmadison.com
Web: http://www.cityofmadison.com/dpced/planning/

From: Alex Saloutos <asaloutos@tds.net>
Sent: Friday, June 26, 2026 1:05 PM
To: Tuttle, Meagan <MTuttle@cityofmadison.com>
Cc: William Fruhling <WFruhling@cityofmadison.com>; Bannon, Katie <KBannon@cityofmadison.com>; Tucker, Matthew <MTucker@cityofmadison.com>; Kim Smith <ksmith@donsimonhomes.com>; Smith, Kate <kmsmith@cityofmadison.com>; Haas, Michael R <MHaas@cityofmadison.com>; Vidaver, Regina <district5@cityofmadison.com>
Subject: 113 Ely Place land division (Legistar 93071): was Lot 2 confirmed as a legal lot?

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Ms. Tuttle,

Attached is a memo concerning the land division at 113 Ely Place (Legistar 93071), which the Landmarks Commission approved on June 8, 2026. It asks a threshold question: whether staff confirmed that the proposed Lot 2 is a legal lot before the preservation planner, Commission, and interested neighbors spent time on the Certificate of Approval. The memo explains why Lot 2 appears to fall short of the TR-C2 minimum lot area once the access strip is excluded, and it includes an addendum with the calculations and a marked-up survey.

I would appreciate a written response confirming whether this was done and, if not, whether it can be made before the appeal proceeds. I have also asked that this memo be included in the Legistar file for 93071 and in the file created for the appeal.

Thank you,
--

Alex Saloutos
Phone: (608) 345-9009
Email: asaloutos@tds.net

City of Madison

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

Master

File Number: 93801

File ID:	93801	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	07/02/2026
File Name:	CLAIM: L. Berry - Property Damage - $175.00			**Final Action:**	
Title:	L. Berry - Property Damage - $175.00				
Notes:	EVL007854				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

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

Text of Legislative File 93801

Title
L. Berry - Property Damage - $175.00
Body
Claim received 6/29/2026.

City of Madison

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

Master

File Number: 93806

File ID:	93806	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	07/02/2026
File Name:	CLAIM: QPS Employment - Property Damage - $16,608.00			**Final Action:**	

Title: QPS Employment - Property Damage - $16,608.00

Notes: TMI - METRO CLAIM

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com	**Published Date:**	

History of Legislative File

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

Text of Legislative File 93806

Title
QPS Employment - Property Damage - $16,608.00
Body
Claim received 6/29/2026.

City of Madison

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

Master

File Number: 93875

File ID:	93875	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	07/07/2026
File Name:	CLAIM: K. Converse - Vehicle Damage - $4,632.80			**Final Action:**	
Title:	K. Converse - Vehicle Damage - $4,632.80				
Notes:	EVL007877				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

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

Text of Legislative File 93875

Title
K. Converse - Vehicle Damage - $4,632.80
Body
Claim received 6/30/2026.

City of Madison

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

Master

File Number: 93881

File ID:	93881	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	07/07/2026
File Name:	CLAIM: A. Huerta - Vehicle Damage - $3,349.95			**Final Action:**	

Title: A. Huerta - Vehicle Damage - $3,349.95

Notes: EVL007880

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com	**Published Date:**	

History of Legislative File

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

Text of Legislative File 93881

Title

A. Huerta - Vehicle Damage - $3,349.95

Body

Claim received 7/3/2026.

City of Madison

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

Master

File Number: 93884

File ID:	93884	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	07/07/2026
File Name:	CLAIM: G. Haarklau - Property Damage - $1,000.00			**Final Action:**	
Title:	G. Haarklau - Property Damage - $1,000.00				
Notes:	EVL007882				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com			**Published Date:**	

History of Legislative File

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

Text of Legislative File 93884

Title

G. Haarklau - Property Damage - $1,000.00

Body

Claim received 7/5/2026.

City of Madison

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

Master

File Number: 93905

File ID:	93905	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	07/08/2026
File Name:	CLAIM: M. Randolph - Vehicle Damage - $707.00			**Final Action:**	

Title: M. Randolph - Vehicle Damage - $707.00

Notes: EVL007889

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com	**Published Date:**	

History of Legislative File

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

Text of Legislative File 93905

Title
M. Randolph - Vehicle Damage - $707.00
Body
Claim received 7/7/2026.

City of Madison

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

Master

File Number: 93914

File ID:	93914	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	07/08/2026
File Name:	CLAIM: B. Lopez - Vehicle Damage - $50.00			**Final Action:**	

Title: B. Lopez - Vehicle Damage - $50.00

Notes: EVL007890

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jfletcher@cityofmadison.com	**Published Date:**	

History of Legislative File

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

Text of Legislative File 93914

Title

B. Lopez - Vehicle Damage - $50.00

Body

Claim received 7/7/2026.