# 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 7, 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: 834 7664 9918

## Interpretation and Accessibility

Contact us at the phone number or email below to request interpretation, translation or a disability-related accommodation at no cost to you.

Contáctenos al teléfono o correo electrónico listado abajo para solicitar interpretación, traducción o una adaptación especial relacionada con alguna discapacidad sin costo para usted.

如需口譯、筆譯或殘疾相關的便利服務，請通過以下電話或郵件與我們聯系，相關服務均免費提供

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**

**Honoring Resolutions**

1. **93728** Celebrating July 2026 as Disability Pride Month

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

***Legislative History***

| | | |
|---|---|---|
| 6/25/26 | Council Office | RECOMMEND TO COUNCIL TO ADOPT |

**Disclosures and Recusals**

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

**Presentation of Consent Agenda**

2. **89054** Consent Agenda Document (7/7/26)

***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

**3.** **93677** 2027 Operating Budget Outlook and Request Guidance

***Attachments:*** _2027 Operating Request Overview for FC.pdf
FC Public Comment File ID 93677.pdf

## Recessed Public Hearings

### Report of Alcohol License Review Committee

**4.** **92942** Public Hearing - New License
Landmark Hotels LLC • dba Cambria Hotel Madison East
5045 Eastpark Blvd • Agent: Michelle Santek
Estimated Capacity (in/out): 40/30
Class B Combination Liquor & Beer • 30% alcohol, 70% food
Police Sector 520 (District 17)

***Attachments:*** LICLIB-2026-00262 App.pdf
LICLIB-2026-00262 Supplemental.pdf
5045 Eastpark Blvd map.pdf

***Legislative History***

| | | |
|---|---|---|
| 4/29/26 | Clerk's Office | Referred for Introduction |
| | Alcohol License Review Committee- Public Hearing (5/20/26), Common Council (6/9/26) | |
| 5/5/26 | COMMON COUNCIL | Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE |
| 5/20/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the ALCOHOL LICENSE REVIEW COMMITTEE |
| | Alcohol License Review Committee- Public Hearing (6/17/26), Common Council (7/7/26) | |
| 6/9/26 | COMMON COUNCIL | Re-refer for Recessed Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE |
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the ALCOHOL LICENSE REVIEW COMMITTEE |
| | Alcohol License Review Committee- Public Hearing (7/15/26), Common Council (8/4/26) | |

**AGENDA NOTE: Public comment will be heard when the file returns to Council on 8/4/26.**

**5.** **92945**

Public Hearing - New License
Tacos El Arriero Restaurant LLC • dba Tacos El Arriero Restaurant
4222 East Towne Blvd • Agent: Josefina Santiago
Estimated Capacity (in/out): 50/0
Class B Combination Liquor & Beer • 15% alcohol, 85% food
Police Sector 631 (District 17)

***Attachments:*** LICLIB-2026-00269 App.pdf
LICLIB-2026-00269 Supplemental.pdf
4222 East Towne Blvd map.pdf

***Legislative History***

| | | |
|---|---|---|
| 4/29/26 | Clerk's Office | Referred for Introduction |
| | Alcohol License Review Committee- Public Hearing (5/20/26), Common Council (6/9/26) | |
| 5/5/26 | COMMON COUNCIL | Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE |
| 5/20/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the ALCOHOL LICENSE REVIEW COMMITTEE |
| | Alcohol License Review Committee- Public Hearing (6/17/26), Common Council (7/7/26) | |
| 6/9/26 | COMMON COUNCIL | Re-refer for Recessed Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE |
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the ALCOHOL LICENSE REVIEW COMMITTEE |
| | Alcohol License Review Committee- Public Hearing (7/15/26), Common Council (8/4/26) | |

**AGENDA NOTE: Public comment will be heard when the file returns to Council on 8/4/26.**

## Public Hearings

### Report of Alcohol License Review Committee

**6.** **93365**

Public Hearing - New License
Shree Hanuman LLC • dba Himali Chulo Nepali Restaurant
318 State St • Agent: Ashim Malla
Estimated Capacity (in/out): 30/20
Class B Beer, Class C Wine • 15% alcohol, 75% food, 10% other
Police Sector 403 (District 4)

***Attachments:*** LICLIB-2026-00261 Shree Hanuman LLC App.pdf
318 State Shree Hanuman LLC 2026 business plan.pdf
318 State St map.pdf

***Legislative History***

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|---|---|---|
| 5/27/26 | Clerk's Office | Referred for Introduction |

Alcohol License Review Committee- Public Hearing (6/17/26), Common Council (7/7/26)

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|---|---|---|
| 6/9/26 | COMMON COUNCIL | Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE |
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING |
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the ALCOHOL LICENSE REVIEW COMMITTEE |

Alcohol License Review Committee- Public Hearing (7/15/26), Common Council (8/4/26)

| | | |
|---|---|---|
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | Reconsider |

**7.** **93366**

Public Hearing - New License
K-Golf Middleton LLC • dba X-Golf Madison West
716 S Gammon Rd • Agent: Seth Klug
Estimated Capacity (in/out): 100/12
Class B Combination Liquor & Beer • 17% alcohol, 13% food, 70% other
Police Sector 123 (District 20)

***Attachments:*** LICLIB-2026-00282 714 S Gammon K-Golf Middleton LLC 2026 Liquor-
714 S Gammon K-Golf Middleton LLC 2026 business plan.pdf
714 S Gammon Rd map.pdf

***Legislative History***

| | | |
|---|---|---|
| 5/27/26 | Clerk's Office | Referred for Introduction |

Alcohol License Review Committee- Public Hearing (6/17/26), Common Council (7/7/26)

| | | |
|---|---|---|
| 6/9/26 | COMMON COUNCIL | Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE |
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING |

**8.** **93367**

Public Hearing - New License
Tri-Ming Food Service LLC • dba Rokuaji Asian Bistro
7 W Main St • Agent: Zhiming Zhao
Estimated Capacity (in/out): 90/0
Class B Combination Liquor & Beer • 15% alcohol, 85% food
Police Sector 405 (District 4)

***Attachments:*** LICLIB-2026-00304 7 W Main Tri-Ming Food Service LLC 2026 Liquor-E
7 W Main Tri-Ming Food Service LLC 2026 business plan.pdf
ZZ ALRC FACE SHEET_Redacted.pdf
7 W Main St map.pdf

***Legislative History***

| | | |
|---|---|---|
| 5/27/26 | Clerk's Office | Referred for Introduction |

Alcohol License Review Committee- Public Hearing (6/17/26), Common Council (7/7/26)

| | | |
|---|---|---|
| 6/9/26 | COMMON COUNCIL | Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE |

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|---|---|---|
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING |

**9.** **93368**

Public Hearing - New License
Growl LLC • dba BarleyPop Tap and Shop
2045 Atwood Ave STE 107 • Agent: Jason Hajdik
Estimated Capacity (in/out): 58/20
Class B Beer • 98% alcohol, 1% food, 1% other
Police Sector 410 (District 6)

***Attachments:*** LICLIB-2026-00308 2045 Atwood Suite 107 Growl LLC 2026 Liquor-Bee
2045 Atwood Suite 107 Growl LLC 2026 business plan.pdf
2045 Atwood Ave map.pdf

***Legislative History***

| | | |
|---|---|---|
| 5/28/26 | Clerk's Office<br>Alcohol License Review Committee- | Referred for Introduction<br>Public Hearing (6/17/26), Common Council (7/7/26) |
| 6/9/26 | COMMON COUNCIL | Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE |
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING |

**10.** **93369**

Public Hearing - New License
Mum LLC • dba Maurer's Urban Market
801 Cedar St • Agent: Kristina Maurer
Class A Beer, Class A Liquor, Class A Cider
Police Sector 306 (District 13)

***Attachments:*** LICLIA-2026-00313 801 Cedar Mum LLC 2026 Liquor-Beer License App
801 Cedar Mum LLC 2026 business plan.pdf
801 Cedar St map.pdf

***Legislative History***

| | | |
|---|---|---|
| 5/28/26 | Clerk's Office<br>Alcohol License Review Committee- | Referred for Introduction<br>Public Hearing (6/17/26), Common Council (7/7/26) |
| 6/9/26 | COMMON COUNCIL | Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE |
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING |

**11.** **93370**

Public Hearing - New License
Juicy Organics LLC • dba Juicy Organics LLC
5 N PInckney St • Agent: Ashiantii Collier-Slaton
Estimated Capacity (in/out): 45/0
Class B Combination Liquor & Beer • 20% alcohol, 60% food, 20% other
Police Sector 406 (District 4)

***Attachments:*** LICLIB-2026-00325 5 N Pinckney Juicy Organics LLC 2026 Liquor-Beer
5 N Pinckney Juicy Organics LLC 2026 business plan.pdf
5 N Pinckney Juicy Organics LLC 2026 sample menu.pdf
5 N Pinckney St map.pdf

***Legislative History***

| | | |
|---|---|---|
| 5/28/26 | Clerk's Office | Referred for Introduction<br>Alcohol License Review Committee- Public Hearing (6/17/26), Common Council (7/7/26) |
| 6/9/26 | COMMON COUNCIL | Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE |
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING |

## Report of Plan Commission

**12.** **93403** Amending Sections 28.032, 28.091, and 28.151 of the Madison General Ordinances to remove the requirement of vehicular access to a collector street for ten use types.

***Sponsors:*** Derek Field, Yannette Figueroa Cole And John P. Guequierre

***Attachments:*** 93403 Body
Zoning Text Memo 6-29-26 Access to Collector or Higher.pdf
Traffic Engineering Support Legistar 93403_.pdf
Public Comment 6-29-26.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/1/26 | Attorney's Office | Referred for Introduction<br>Plan Commission Public Hearing (6/29/26), Common Council (7/7/26) |
| 6/9/26 | COMMON COUNCIL | Refer For Public Hearing to the PLAN COMMISSION |
| 6/29/26 | PLAN COMMISSION | RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING<br>On a motion by Ald. Guequierre, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and recommended that the Common Council adopt the zoning text amendment. The motion passed by voice vote/other. |

**13.** **93404** Amending Sections of Chapter 28 of the Madison General Ordinances to increase the maximum height allowed for nonresidential buildings in certain districts through conditional use approval.

***Sponsors:*** Derek Field, Yannette Figueroa Cole And John P. Guequierre

***Attachments:*** 93404 Body
Zoning Text Memo 6-29-26 NonRes in Res District Height Conditional U
Public Comment 6-28-26.pdf
Public Comment 6-29-26.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/1/26 | Attorney's Office | Referred for Introduction<br>Plan Commission Public Hearing (6/29/26), Common Council (7/7/26) |
| 6/9/26 | COMMON COUNCIL | Refer For Public Hearing to the PLAN COMMISSION |

| | | |
|---|---|---|
| 6/29/26 | PLAN COMMISSION | RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING |

On a motion by Ald. Guequierre, seconded by Ald. Field, the Plan Commission found the standards met and recommended that the Common Council adopt the zoning text amendment. The motion passed by voice vote/other.

**End of Public Hearings**

## Business Presented by the Mayor

### Appointments

**14.** 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<br>Confirm 7/21/26 | Referred for Introduction |

## Business Presented by the President of the Common Council

**15.** 89027 Confirming the Madison Common Council meeting formats through December 8, 2026:
7/21/26 - Hybrid (Virtual & CCB 201)
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 Affirmative Action Commission

**16.** 93439 Amending Section 39.02(9)(a)2.i. of the Madison General Ordinances to clarify an exemption for self-governed nations, tribes, and communities of Indigenous peoples.

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

***Legislative History***

| | | |
|---|---|---|
| 6/2/26 | Attorney's Office<br>Affirmative Action Commission (7/2/26), Common Council (7/7/26) | Referred for Introduction |

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|---|---|---|
| 6/9/26 | COMMON COUNCIL | Refer to the AFFIRMATIVE ACTION COMMISSION |

**AGENDA NOTE: A recommendation will be made from the floor as Affirmative Action Commission meets 7/2/26.**

**Report of Alcohol License Review Committee**

**17.** **92680** Operator License Application
Michael Stresing - Establishment where employed: Bowl-a-Vard Lanes

***Attachments:*** LICOPR-2025-00653 revised_Redacted.pdf
LICOPR-2025-00653 Face sheet_Redacted.pdf
LICOPR-2025-00653 current app_Redacted.pdf
face sheet ms_Redacted.pdf
Watenpuhl Support Letter.pdf

***Legislative History***

| | | |
|---|---|---|
| 4/15/26 | ALCOHOL LICENSE REVIEW COMMITTEE | Refer to the ALCOHOL LICENSE REVIEW COMMITTEE |
| 5/20/26 | ALCOHOL LICENSE REVIEW COMMITTEE | Refer to the ALCOHOL LICENSE REVIEW COMMITTEE |
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER |

**18.** **92881** Change of Agent
Papavero LLC • dba Osteria Papavero • 128 E Wilson St
New Agent: Samantha Schuette
Class B Combination Liquor & Beer
(District 4)

***Attachments:*** 69508-73980 Agent Change App(2).pdf
FACE SHEET SS_Redacted.pdf
SS Completion Report (002)_Redacted.pdf

***Legislative History***

| | | |
|---|---|---|
| 5/20/26 | ALCOHOL LICENSE REVIEW COMMITTEE | Refer to the ALCOHOL LICENSE REVIEW COMMITTEE |
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER |

**19.** **92966** Change of Agent
Cenote LLC • dba Liquid • 624 University Ave
New Agent: Benjamin Churley
Class B Combination Liquor & Beer
(District 2)

***Attachments:*** LICLIB-2024-00491 Agent Change App.pdf
Face Sheet BC_Redacted.pdf
BC Completion Report_Redacted.pdf

***Legislative History***

| | | |
|---|---|---|
| 5/20/26 | ALCOHOL LICENSE REVIEW COMMITTEE | Refer to the ALCOHOL LICENSE REVIEW COMMITTEE |
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER |

**20.** **93218**

Entity Reorganization
BB1 LLC • dba Butterbird
1134 Regent St
Class B Combination Liquor & Beer
District #8
Remove 1 Officer

***Attachments:*** BB1 LLC Officer Change 051526.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER |

**21.** **93221**

Change of Agent
LRP Madison1 LLC • dba Madison Marriott South
706 John Nolen Dr
New Agent: Christopher Scheel
Class B Combination Liquor & Beer
(District #14)

***Attachments:*** 93221 Change of Agent App.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER |

**22.** **93235**

Entity Reorganization
SSP America Inc • dba Ancora Coffee Roaster (2), Launce Deck Bar, Stella Bar, Goose Island Bar, Look Mom No Hands, Madtown Gastro Pub, Metcalfe's, Vinoteca Wine & Tapas, and Picnic Point Public House
4000 International Ln
Class B Combination Liquor & Beer
(District #12)
Remove 1 officer

***Attachments:*** 93235 COO App.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER |

**23.** **93236**

Business Name Change

LRP Madison1 LLC • Current dba: Sheraton Madison Hotel
706 John Nolen Dr
Class B Combination Liquor & Beer
(District #14)
New dba: Madison Marriott South

***Attachments:*** LICLIB-2018-00439 DBA CHANGE APP.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER |

**24.** **93274**

Change of Agent
SSA Group LLC • dba SSA Group LLC
606 S Randall Ave
New Agent: Francis Svec
Class B Combination Liquor & Beer
(District #13)

***Attachments:*** LICLIB-2022-00172 CHANGE OF AGENT.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER |

**25.** **93309**

Temporary Class B Retailer License
Concurrent with Street Use Permit
SASY Neighborhood Association
Event Location: 2000 Block Atwood Ave
Event Date: 7/25 12pm - 10pm & 7/26 12pm - 8pm
Police District 410 (District 6)
Event: AtwoodFest

***Attachments:*** PERCPS-2026-00119 App_Redacted.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER |

**26.** **93310**

Temporary Class B Retailer License
Concurrent with Street Use Permit
Schenk's Corners Art Society
Event Location: 1900 Block Atwood Ave
Event Date: 8/14 5pm - 10pm & 8/15 2pm - 10pm
Police District: 410 (District 6)
Event: Schenk's Corners Block Party

***Attachments:*** PERCPS-2026-00121 App_Redacted.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER |

**27.** **93311**

Change of Agent
Metcalfe Foods-West LLC • dba Metcalfe Markets • 7455 Mineral Point Rd
New Agent: Eric Wichmann
Class A Beer, Class A Liquor
(District 9)

***Attachments:*** LICLIA-2011-01722 Agent Change App.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER |

**28.** **93312**

Entity Reorganization
Madison Association of the Deaf Inc • dba Madison Association of the Deaf
1109 Williamson St
Class B Combination Liquor & Beer
(District 6)
Add one new officer, remove one officer

***Attachments:*** 4032-1758 Change of Officers App.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER |

**29.** **93313**

Entity Reorganization
The Lone Girl Brewing Company Madison Taproom • dba The Lone Girl Brewing Company Madison Taproom
1817 E Washington Ave
Class B Combination Liquor & Beer
(District 6)
Remove one officer

***Attachments:*** LICLIB-2024-00196 Officer Change.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER |

**30.** **93314**

Entity Reorganization
Vintage II Inc • dba Vintage Brewing Company
674 Whitney Way
Class B Combination Liquor & Beer
(District 19)
Add one new officer, remove one officer

***Attachments:*** 76139-87543 Officer Change App (2).pdf

***Legislative History***

| | | |
|---|---|---|
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER |

**31.** **93315**

Entity Reorganization
Vintage II Inc • dba Vintage Brewing Company
803 E Washington Ave
Class B Combination Liquor & Beer
(District 6)
Add one new officer, remove one officer

***Attachments:*** LICLIB-2018-00558 Officer Change App (2).pdf

***Legislative History***

| | | |
|---|---|---|
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER |

**32.** **93316**

Change of Licensed Conditions
Red Sushi 2 LLC • dba RED • Capacity (in/out): 125/92
316 W Washington Ave • Agent: Tatsiana Zhykharevich
Class B Combination Liquor & Beer • 20% alcohol, 80% food
21+ Entertainment
Police Sector 405 (District 4)
Request to revise condition five to increase indoor capacity to 275.

***Attachments:*** LICPCH-2026-00324 Change of Condition App.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - REPORT OF OFFICER |

The condition will now read:
5. The capacity is 275 indoors and 92 outdoors.

**33.** **93317**

Change of Licensed Premises
Red Sushi 2 LLC • dba RED
Current Capacity (in/out): 125/92 • Proposed Capacity (in/out): 275/92
316 W Washington Ave • Agent: Tatsiana Zhykharevich
Class B Combination Liquor & Beer • 20% alcohol, 80% food
Police Sector 405 (District 4)
Request to increase indoor capacity to 275.

***Attachments:*** LICPCH-2026-00324 Change of Premises App.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER |

**34.** **93359**

Change of Licensed Premises
Light of the Moon Inc • dba Moon Bar
Current Capacity (in/out): 315/0 • Proposed Capacity (in/out): 315/25
328 W Gorham St • Agent: Jeff Rood
Class B Combination Liquor & Beer • 70% alcohol, 30% food
Police Sector 403 (District 2)
Request to add a sidewalk cafe on N. Broom St side of the building: roughly

30' along the building, extending 5' from the wall.

***Attachments:*** LICPCH-2026-00323 Change of Premises App.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER |

**35.** **93361**

Change of Licensed Premises
State Street Brathaus of Madison Inc • dba State Street Brats
Current Capacity (in/out): 450/150 • Proposed Capacity (in/out): 450/400
603 State St • Agent: Keegan Meuer
Class B Combination Liquor & Beer • 49% alcohol, 51% food
Police Sector 403 (District 2)
Request to add area on 438 N Frances St for outdoor patio, bathrooms, food truck parking/service for customers.

***Attachments:*** LICPCH-2026-00306 Change of Premises App.pdf
260616_Bier Garden Site Concepts.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER |

**36.** **93606**

Request to extend license issuance beyond the 180 day limit under MGO 38.05
Banzo LLC • dba Banzo
2105 Sherman Ave • Agent: Netalee Sheinman
Estimated Capacity (in/out): 30/30
Class B Combination Liquor & Beer • 1% alcohol, 98% food, 1% other
Police Sector 501 (District 12)

***Attachments:*** Re_ Alcohol License Issuance Deadline Approaching - Banzo LLC.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER |

**37.** **93607**

Request to extend license issuance beyond the 180 day limit under MGO 38.05
Capitol Club LLC • dba The Capitol Club
107 State St • Agent: Stephen Matteo Bell-Castile
Estimated Capacity (in/out): 93/30
Class B Combination Liquor & Beer • 30% alcohol, 70% food
Police Sector 405 (District 4)

***Attachments:*** Re_ Alcohol License Issuance Deadline Approaching - Capitol Club LLC

***Legislative History***

| | | |
|---|---|---|
| 6/17/26 | ALCOHOL LICENSE REVIEW COMMITTEE | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER |

**Report of Building Code, Fire Code, and Licensing Appeals Board**

**38.** 93232 Amending Section 29.21 of the Madison General Ordinances to update the composition of the Board of Building Code, Fire Code, Conveyance Code and Licensing Appeals.

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

***Legislative History***

| | | |
|---|---|---|
| 5/15/26 | Attorney's Office<br>Board of Building Code, Fire Code, Conveyance Code and Licensing Appeals (6/23/26), Common Council (7/7/26) | Referred for Introduction |
| 6/9/26 | COMMON COUNCIL | Refer to the BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD |

**AGENDA NOTE: Building Code, Fire Code, Conveyance Code and Licensing Appeals Board did not meet 6/16/26. The recommendation of the lead sponsor is to adopt.**

**Report of Board of Public Works**

**39.** 93390 Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction, maintenance and use of a Public Easement for Sanitary Sewer, Water Utility, & Storm Sewer south of Macarthur Road and associated Temporary Limited easements for reconstruction of the public road Located in part of the NE ¼ of the SW ¼ of Section 33, T8N, R10E (District 3).

***Sponsors:*** Derek Field

***Attachments:*** PC Locator Maps.pdf
Relocation Order Map - MacArthur Road.pdf
MacArthur Rd/Ct, Larson Ct, Sycamore Ave Reconstruction Overview.pd
Utility Easement Exhibit-1101 MacArthur Rd to WisDOT Pond.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/2/26 | Engineering Division<br>Board of Public Works (6/24/26), Plan Commission (6/15/26), Common Council (7/7/26) | Referred for Introduction |
| 6/9/26 | COMMON COUNCIL<br>Additional referral to Plan Commission. | Refer to the BOARD OF PUBLIC WORKS |
| 6/9/26 | BOARD OF PUBLIC WORKS | Referred to the PLAN COMMISSION |
| 6/15/26 | PLAN COMMISSION | Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS |
| 6/24/26 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

**40.** 93601 Authorizing the Mayor and the City Clerk to execute Amendment No.1 to the existing Purchase of Services contract between the City of Madison and Carollo Engineers for engineering services for the Campus, Downtown, and East Washington Ave Sanitary Sewer Study (District 2, District 4, District 5, District 6, District 8, District 12, District 13, District 15, District 17).

***Sponsors:*** Regina M. Vidaver, Davy Mayer, Tag Evers And Michael E. Verveer

***Attachments:*** CDEWA Sanitary Study Amendment 1.pdf
Non-Competitve Selection Request - Carollo Engineers Inc.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/15/26 | Engineering Division | Referred for Introduction<br>Board of Public Works (6/24/26), Finance Committee. (6/29/26), Common Council (7/7/26). |
| 6/23/26 | COMMON COUNCIL | Refer to the BOARD OF PUBLIC WORKS<br>Additional referral to Finance Committee. |
| 6/23/26 | BOARD OF PUBLIC WORKS | Referred to the FINANCE COMMITTEE |
| 6/24/26 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
| 6/29/26 | FINANCE COMMITTEE | Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS |

**41.** **93602** Approving Addendum No. 1 to Midpoint Meadows Phase 1 - Stormwater Management, Contract No. 9540 (District 1).

***Sponsors:*** BOARD OF PUBLIC WORKS

***Attachments:*** 9540 Addendum No 1_Exhibit.pdf
9540_Addendum No1 - VH Signed.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/15/26 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 6/24/26 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

**42.** **93603** Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for South Point Public Works Facility (District 1).

***Sponsors:*** John W. Duncan

***Attachments:*** 9782 BPW 06242026.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/15/26 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 6/24/26 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

**43.** **93604** Approving Addendum No. 1 to Westwind Phase 1 - Stormwater Management, Contract No. 9130 (District 1).

***Sponsors:*** BOARD OF PUBLIC WORKS

***Attachments:*** 9130 Addendum No 1_dev signed.pdf
9130 Add No 1_BPW Exhibit.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/15/26 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 6/24/26 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

**44.** **93605** Awarding Public Works Contract No. 7431, Cannonball Path Phase 6 (District 14).

***Sponsors:*** BOARD OF PUBLIC WORKS

***Attachments:*** 7431-BidOpeningTab.pdf
7431 award.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/15/26 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 6/24/26 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

**45.** **93608** Awarding Public Works Contract No. 8842, Southwest Commuter Path & West Washington Avenue Traffic Signal (District 4).

***Sponsors:*** BOARD OF PUBLIC WORKS

***Attachments:*** 8842-BidOpeningTab .pdf

***Legislative History***

| | | |
|---|---|---|
| 6/15/26 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 6/24/26 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER |

**46.** **93616** Awarding Public Works Contract No. 9758, Milwaukee Street & Sprecher Road Traffic Signal Assessment District (District 16).

***Sponsors:*** BOARD OF PUBLIC WORKS

***Attachments:*** 9758 -BidOpeningTab.pdf
9758 award.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/16/26 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 6/24/26 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

**47.** **93622** Awarding Public Works Contract No. 9787, Newville (Kenneth) Park Redevelopment (District 14).

***Sponsors:*** BOARD OF PUBLIC WORKS

***Attachments:*** 9787-BidOpeningTab.pdf
9787 award.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/16/26 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 6/24/26 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

**48.** **93626** Awarding Public Works Contract No. 9795, James Madison Park Retaining Wall Repair (District 2, District 6).

***Sponsors:*** BOARD OF PUBLIC WORKS

***Attachments:*** 9795-BidOpeningTab.pdf
9795 award revised.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/16/26 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 6/24/26 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

**49.** **93636** Accepting street, terrace, and private lateral connection improvements constructed by Private Contract for 821-823 Williamson Street, Private Contract No. 9023 (District 6).

***Sponsors:*** BOARD OF PUBLIC WORKS

***Legislative History***

| | | |
|---|---|---|
| 6/16/26 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 6/24/26 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

**50.** **93637** Accepting street and terrace improvements constructed by Private Contract for 448 S. Park St and 914 Drake St, Private Contract No. 2336 (District 13).

***Sponsors:*** BOARD OF PUBLIC WORKS

***Legislative History***

| | | |
|---|---|---|
| 6/16/26 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 6/24/26 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

## Report of City Clerk

**51.** **89090** Report of Operator License Applications July 7, 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 |

**52.** **93528** Designating City of Madison Polling Locations for the 2026 Partisan Primary.

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

***Legislative History***

| | | |
|---|---|---|
| 6/8/26 | Clerk's Office | RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 |

## Report of Common Council Executive Committee

**53.** **93032** Adopting the 2027 Common Council Meeting Dates

***Sponsors:*** Sabrina V. Madison And Carmella Glenn

***Attachments:*** 2027 Common Council Meeting Schedule.pdf
2027 Council visual calendar.pdf

***Legislative History***

| | | |
|---|---|---|
| 5/6/26 | Council Office | Referred for Introduction |

Common Council Executive Committee (6/23/26), Common Council (7/7/26)

| | | |
|---|---|---|
| 5/19/26 | COMMON COUNCIL | Refer to the COMMON COUNCIL EXECUTIVE COMMITTEE |
| 6/23/26 | COMMON COUNCIL EXECUTIVE COMMITTEE | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

## Report of Finance Committee

**54.** **93406** Approving the Amendment to the Project Plan for Tax Incremental District (TID) #44 (Royster Clark), City of Madison. (District 3, District 15)

***Sponsors:*** Dina Nina Martinez-Rutherford And Derek Field

***Attachments:*** 13319 TID 44 2026 JRB Report.pdf
TID 44 2026 Project Plan Amendment.pdf
TID 44 Legal Description.pdf
TID 44, 46, 50, 51, 54, 56, 57 Plan Com Presentation 2026 6-15.pdf
FC Public Comments File ID 93406 and93412.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/1/26 | Economic Development Division | Referred for Introduction |
| | Finance Committee (6/29/26), Plan Commission (6/15/26), Common Council (7/7/26) | |
| 6/9/26 | COMMON COUNCIL | Refer to the FINANCE COMMITTEE |
| | Additional referral to Plan Commission. | |
| 6/9/26 | FINANCE COMMITTEE | Referred to the PLAN COMMISSION |
| 6/15/26 | PLAN COMMISSION | Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE |
| | On a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the amended tax incremental district to the Common Council. The motion passed by voice vote/ other. | |
| 6/29/26 | FINANCE COMMITTEE | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

**55.** **93412** Approving the Amendment to the Project Plan for Tax Incremental District (TID) #46 (Research Park), City of Madison. (District 9, District 11, District 19)

***Sponsors:*** John P. Guequierre, Bill Tishler And Joann Pritchett

***Attachments:*** 13320 TID 46 2026 Project Plan Amendment .pdf
TID 46 Legal Description.pdf
TID 44, 46, 50, 51, 54, 56, 57 Plan Com Presentation 2026 6-15.pdf
13320 TID 46 2026 JRB Report.pdf
FC Public Comments File ID 93406 and93412.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/1/26 | Economic Development Division | Referred for Introduction |
| | Finance Committee (6/29/26), Plan Commission (6/15/26), Common Council (7/7/26) | |
| 6/9/26 | COMMON COUNCIL | Refer to the FINANCE COMMITTEE |
| | Additional referral to Plan Commission. | |
| 6/9/26 | FINANCE COMMITTEE | Referred to the PLAN COMMISSION |

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|---|---|---|
| 6/15/26 | PLAN COMMISSION | Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE |

On a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the amended tax incremental district to the Common Council. The motion passed by voice vote/ other.

| | | |
|---|---|---|
| 6/29/26 | FINANCE COMMITTEE | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

**56.** 93415 Approving the Amendment to the Project Plan for Tax Incremental District (TID) #50 (State and Lake), City of Madison. (District 2, District 4)

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

***Attachments:*** 13321 TID 50 2026 JRB Report.pdf
13321 TID 50 2026 Project Plan Amendment.pdf
TID 50 Legal Description.pdf
TID 44, 46, 50, 51, 54, 56, 57 Plan Com Presentation 2026 6-15.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/2/26 | Economic Development Division | Referred for Introduction |

Finance Committee (6/29/26), Plan Commission (6/15/26), Common Council (7/7/26)

| | | |
|---|---|---|
| 6/9/26 | COMMON COUNCIL | Refer to the FINANCE COMMITTEE |

Additional referral to Plan Commission.

| | | |
|---|---|---|
| 6/9/26 | FINANCE COMMITTEE | Refer to the PLAN COMMISSION |
| 6/15/26 | PLAN COMMISSION | Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE |

On a motion by Solheim, seconded by Ald. Guequierre, the Plan Commission found the standards met and recommended approval of the amended tax incremental district to the Common Council. The motion passed by voice vote/ other.

| | | |
|---|---|---|
| 6/29/26 | FINANCE COMMITTEE | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

**57.** 93416 Approving the Amendment to the Project Plan for Tax Incremental District (TID) #51 (South Madison), City of Madison. (District 14)

***Sponsors:*** Noah L. Lieberman

***Attachments:*** 13346 TID 51 2026 Amendment JRB Report.pdf
13346 TID 51 2026 Project Plan Amendment.pdf
TID 51 Legal Description.pdf
TID 44, 46, 50, 51, 54, 56, 57 Plan Com Presentation 2026 6-15.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/2/26 | Economic Development Division | Referred for Introduction |

Finance Committee (6/29/26), Plan Commission (6/15/26), Common Council (7/7/26)

| | | |
|---|---|---|
| 6/9/26 | COMMON COUNCIL | Refer to the FINANCE COMMITTEE |

Additional referral to Plan Commission.

| | | |
|---|---|---|
| 6/9/26 | FINANCE COMMITTEE | Referred to the PLAN COMMISSION |
| 6/15/26 | PLAN COMMISSION | Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE |

On a motion by Solheim, seconded by Ald. Guequierre, the Plan Commission found the standards met and recommended approval of the amended tax incremental district to the Common Council. The motion passed by voice vote/ other.

| | | |
|---|---|---|
| 6/29/26 | FINANCE COMMITTEE | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

**58.** 93418 Approving the Amendment to the Project Plan for Tax Incremental District (TID) #54 (Pennsylvania Ave), City of Madison. (District 12)

***Sponsors:*** Julia Matthews

***Attachments:*** 13344 TID 54 2026 JRB Report.pdf
13344 TID 54 2026 Project Plan Amendment.pdf
TID 54 Legal Description.pdf
TID 44, 46, 50, 51, 54, 56, 57 Plan Com Presentation 2026 6-15.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/2/26 | Economic Development Division | Referred for Introduction |
| | Finance Committee (6/29/26), Plan Commission (6/15/26), Common Council (7/7/26) | |
| 6/9/26 | COMMON COUNCIL | Refer to the FINANCE COMMITTEE |
| | Additional referral to Plan Commission. | |
| 6/9/26 | FINANCE COMMITTEE | Referred to the PLAN COMMISSION |
| 6/15/26 | PLAN COMMISSION | Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE |
| | On a motion by Solheim, seconded by Wasniewski, the Plan Commission found the standards met and recommended approval of the amended tax incremental district to the Common Council. The motion passed by voice vote/ other. | |
| 6/29/26 | FINANCE COMMITTEE | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

**59.** 93420 Approving the Creation of the Project Plan and Boundary for Tax Incremental District (TID) #56 (Grand Canyon), City of Madison. (District 19)

***Sponsors:*** John P. Guequierre

***Attachments:*** 13171 TID 56 2026 JRB Report.pdf
13171 TID 56 2026 Project Plan.pdf
TID 56 Legal Description.pdf
TID 44, 46, 50, 51, 54, 56, 57 Plan Com Presentation 2026 6-15.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/2/26 | Economic Development Division | Referred for Introduction |
| | Finance Committee (6/29/26), Plan Commission (6/15/26), Common Council (7/7/26) | |
| 6/9/26 | COMMON COUNCIL | Refer to the FINANCE COMMITTEE |
| | Additional referral to Plan Commission. | |
| 6/9/26 | FINANCE COMMITTEE | Refer to the PLAN COMMISSION |
| 6/15/26 | PLAN COMMISSION | Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE |
| | On a motion by Ald. Guequierre, seconded by Wasniewski, the Plan Commission found the standards met and recommended approval of the creation of the tax incremental district to the Common Council. The motion passed by voice vote/ other. | |
| 6/29/26 | FINANCE COMMITTEE | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

**60.** 93428 Approving the Creation of the Project Plan and Boundary for Tax Incremental District (TID) #57 (Medical Circle), City of Madison. (District 19)

***Sponsors:*** John P. Guequierre

***Attachments:*** 13269 TID 57 2026 JRB Report.pdf
13269 TID 57 2026 Project Plan.pdf
TID 57 Legal Description.pdf
TID 44, 46, 50, 51, 54, 56, 57 Plan Com Presentation 2026 6-15.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/2/26 | Economic Development Division | Referred for Introduction |
| | Finance Committee (6/29/26), Plan Commission (6/15/26), Common Council (7/7/26) | |
| 6/9/26 | COMMON COUNCIL | Refer to the FINANCE COMMITTEE |
| | Additional referral to Plan Commission. | |
| 6/9/26 | FINANCE COMMITTEE | Refer to the PLAN COMMISSION |
| 6/15/26 | PLAN COMMISSION | Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE |
| | On a motion by Ald. Guequierre, seconded by Wasniewski, the Plan Commission found the standards met and recommended approval of the creation of the tax incremental district to the Common Council. The motion passed by voice vote/ other. | |
| 6/29/26 | FINANCE COMMITTEE | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

**61.** **93614** Authorizing the City's execution of a 10-year lease, with one 5-year renewal option, between the City of Madison and Olin Avenue LLC, for the use of Suite 105 in the building located at 122 E Olin Ave, to be used as the office of the City's Employee Assistance Program (District 14).

***Sponsors:*** Noah L. Lieberman

***Attachments:*** Attachment - Lease.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/16/26 | Economic Development Division | Referred for Introduction |
| | Finance Committee (6/29/26), Common Council (7/7/26) | |
| 6/23/26 | COMMON COUNCIL | Refer to the FINANCE COMMITTEE |
| 6/29/26 | FINANCE COMMITTEE | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

**62.** **93615** Create the new classification of "Social Services Program Supervisor" in CG18, R7 in the salary schedule, and create a new 1.0 FTE position in the new classification, within the 2026 CDA Housing Operating Budget.

***Sponsors:*** Director of Human Resources

***Attachments:*** PB Memo CDA Supportive Services Program Coordinator.pdf
CDA Supportive Services Program Manager PD.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/16/26 | Human Resources Department | Referred for Introduction |
| | Finance Committee (6/29/26), Personnel Board (6/24/26), Common Council (7/7/26) | |
| 6/23/26 | COMMON COUNCIL | Refer to the FINANCE COMMITTEE |
| | Additional referral to Personnel Board. | |
| 6/23/26 | FINANCE COMMITTEE | Referred to the PERSONNEL BOARD |

| | | |
|---|---|---|
| 6/24/26 | PERSONNEL BOARD | Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE |
| 6/29/26 | FINANCE COMMITTEE | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

**63.** **93619** Authorizing Metro Transit to use ABC Companies (dba Muncie Reclamation and Supply) as a non-competitively selected provider for bus parts that are necessary for the full lifecycle of a bus.

***Sponsors:*** Sabrina V. Madison And Sean O'Brien

***Attachments:*** Non-Competitive Selection Request - ABC Companies.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/16/26 | Metro Transit | Referred for Introduction<br>Finance Committee (6/29/26), Common Council (7/7/26) |
| 6/23/26 | COMMON COUNCIL | Refer to the FINANCE COMMITTEE |
| 6/29/26 | FINANCE COMMITTEE | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

**64.** **93627** Recreate the 1.0 FTE position #2579 of Administrative Assistant (CG20, R14) as an IT Specialist 1(CG18, R6) within the Police Department operating budget.

***Sponsors:*** Director of Human Resources

***Attachments:*** PB MEMO MPD Administrative Assistant 6-2026.pdf
PosDesc - Payroll and Telestaff IT Specialist (TeleStaff Payroll Administ

***Legislative History***

| | | |
|---|---|---|
| 6/16/26 | Human Resources Department | Referred for Introduction<br>Finance Committee (6/29/26), Personnel Board (6/24/26), Common Council (7/7/26) |
| 6/23/26 | COMMON COUNCIL | Refer to the FINANCE COMMITTEE<br>Additional referral to Personnel Board. |
| 6/23/26 | FINANCE COMMITTEE | Referred to the PERSONNEL BOARD |
| 6/24/26 | PERSONNEL BOARD | Return to Lead with the Following Recommendation(s)<br>Re-refer to Personnel Board (8/5/26), Finance Committee (8/31/26), Common Council (9/8/26) |
| 6/29/26 | FINANCE COMMITTEE | RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER<br>Personnel Board (8/5/26), Finance Committee (8/31/26), Common Council (9/8/26) |

**AGENDA NOTE: Public comment will be heard when the file returns to Council on 9/8/26.**

**65.** **93634** Delete the Parking Enforcement Leadworker classification in CG 16, Range13; delete the Parking Revenue Leadworker classifcation in CG 16, Range 11; create the classification series of Field Leadworker 1 and 2 in CG 16, Ranges 14 and 15 respectively in the salary schedule; and create four (4) new 1.0 FTE positions in the 2026 Parking Division operating budget; and reallocate employees into the new classification.

***Sponsors:*** Director of Human Resources

***Attachments:*** Final Bus Terminal Coordinator Memo June 2026.pdf
Field Leadworker 1-2 2026 DRAFT.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/16/26 | Human Resources Department | Referred for Introduction |
| | Finance Committee (6/29/26), Personnel Board (6/24/26), Common Council (7/7/26) | |
| 6/23/26 | COMMON COUNCIL | Refer to the FINANCE COMMITTEE |
| | Additonal referral to Personnel Board. | |
| 6/23/26 | FINANCE COMMITTEE | Referred to the PERSONNEL BOARD |
| 6/24/26 | PERSONNEL BOARD | Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE |
| 6/29/26 | FINANCE COMMITTEE | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

## Report of Plan Commission

**66.** **93600** Authorizing the execution of a partial release of a platted “Building Construction Envelope” on Lot 29 of the Stonefield Ridge subdivision located at 5 Hodgson Court (District 19).

***Sponsors:*** John P. Guequierre

***Attachments:*** Locator Map.pdf
Stonefield Ridge_Recorded Plat (2094051).pdf
Preliminary Plat Approval Info_03-04-88.pdf
Final Plat Approval Info_05-18-88.pdf
5 Hodgson Ct_2024 Aerial Photo.pdf
Property Owner Request.pdf
Exhibit.pdf
Staff Memo.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/14/26 | Planning Division | Referred for Introduction |
| | Plan Commission (6/29/26), Common Council (7/7/26) | |
| 6/23/26 | COMMON COUNCIL | Refer to the PLAN COMMISSION |
| 6/29/26 | PLAN COMMISSION | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

On a motion by Ald. Guequierre, seconded by Ald. Figueroa Cole the Plan Commission found the standards met and recommended that the Common Council authorize the partial release of a platted “Building Construction Envelope” on Lot 29 of the Stonefield Ridge subdivision located at 5 Hodgson Court. The motion passed by voice vote/other.

## Report of Risk Manager

**67.** **92190** The Saddlery Lofts Hotel - Property Damage - $162,983.21

***Legislative History***

| | | |
|---|---|---|
| 3/10/26 | COMMON COUNCIL | Referred to the Risk Manager |
| 6/30/26 | Risk Manager | RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER |

**68.** 93020 K. O'Heron - Personal Injury - $50,000.00

***Legislative History***

| | | |
|---|---|---|
| 5/19/26 | COMMON COUNCIL | Referred to the Risk Manager |
| 6/30/26 | Risk Manager | RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER |

**69.** 93250 T. Ward - Property Damage - $575.00

***Legislative History***

| | | |
|---|---|---|
| 6/9/26 | COMMON COUNCIL | Referred to the Risk Manager |
| 6/30/26 | Risk Manager | RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER |

**70.** 93498 Sentry - Property Damage - $97,722.10

***Legislative History***

| | | |
|---|---|---|
| 6/23/26 | COMMON COUNCIL | Referred to the Risk Manager |
| 6/30/26 | Risk Manager | RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER |

**71.** 93501 Prime Urban Properties - Property Damage - $500.00

***Legislative History***

| | | |
|---|---|---|
| 6/23/26 | COMMON COUNCIL | Referred to the Risk Manager |
| 6/30/26 | Risk Manager | RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER |

**72.** 93534 J. Dougherty - Property Damage - $1,152.50

***Legislative History***

| | | |
|---|---|---|
| 6/23/26 | COMMON COUNCIL | Referred to the Risk Manager |
| 6/30/26 | Risk Manager | RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER |

**73.** 93540 P Georges from Phillip S Georges PLLC for R. Phillips - Personal Injury - $50,000.00

***Legislative History***

| | | |
|---|---|---|
| 6/23/26 | COMMON COUNCIL | Referred to the Risk Manager |
| 6/30/26 | Risk Manager | RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER |

**Report of Water Utility**

**74.** 93773 Authorizing a non-competitive contract amendment with Maguire Iron, Inc. for services related to the maintenance of Reservoir 20 (2829 Prairie Road) (District 20)

***Sponsors:*** Regina M. Vidaver

***Attachments:*** Memo - Non-Competitive Contract Amendment.pdf

***Legislative History***

| | | |
|---|---|---|
| 6/30/26 | Water Utility | RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 |

## Items Referred to this Meeting

### Ordinances

**75.** **93243** Repealing and recreating Section 9.33 of the Madison General Ordinances related to Regulation of Massage Establishments.

***Attachments:*** 93243 Body
061526_CC_public_comment.pdf

***Legislative History***

| | | |
|---|---|---|
| 5/19/26 | Attorney's Office<br>Common Council (6/23/26) | Referred for Introduction |
| 6/9/26 | COMMON COUNCIL<br>Adopt (6/23/26) | Refer to a future Meeting to Adopt to the COMMON COUNCIL |
| 6/23/26 | COMMON COUNCIL | Re-refer to the BOARD OF HEALTH FOR MADISON AND DANE COUNTY |

**AGENDA NOTE: This file has been withdrawn at the request of the sponsor.**

## Introduction of New Business for Referral Without Debate

### Ordinances

**76.** **93260** Amending Section 16.26(1)(f) of the Madison General Ordinances related to Oscar Avenue Setbacks to remove part of a setback line. (District 12)

***Sponsors:*** Derek Field, Yannette Figueroa Cole And John P. Guequierre

***Attachments:*** 2026-03-13_Setback Release Exhibit-2150 Commercial Ave.pdf
93260-2026-03-13_Setback Release Exhibit-2150 Commercial Ave.pdf

***Legislative History***

| | | |
|---|---|---|
| 5/19/26 | Attorney's Office<br>Plan Commission Public Hearing (7/27/26), Common Council (8/4/26) | Referred for Introduction |

**77.** **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<br>Common Council Executive Committee (7/21/26), Common Council (7/21/26) | Referred for Introduction |

### Resolutions

**78.** 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 | Referred for Introduction |
| | Finance Committee (7/13/26), Common Council (7/21/26) | |
| 6/24/26 | WATER UTILITY BOARD | Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE |

**79.** 93643 Authorization to Enter a Sole Source Intergovernmental Agreement with the University of Wisconsin Population Health Service Fellows Program (2026 C RES-001)

***Sponsors:*** Joann Pritchett

***Attachments:*** 93643__Approved Non-Competitive Selection Request

***Legislative History***

| | | |
|---|---|---|
| 6/17/26 | Health Department | Referred for Introduction |
| | Finance Committee (7/26/26), Board of Health Madison and Dane County (7/8/26), Common Council (8/4/26) | |

**80.** 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 | Referred for Introduction |
| | Finance Committee (7/13/26), Common Council (7/21/26) | |

**81.** 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 And Michael E. Verveer

***Legislative History***

| | | |
|---|---|---|
| 6/25/26 | Council Office | Referred for Introduction |
| | Common Council (7/21/26) | |

**82.** 93749 Amending the Public Health Budget to Accept Grant Funds from the Medical College of Wisconsin (MCW), Inc. on behalf of the Advancing a Healthier Wisconsin Endowment (AHW) for Partnerships for Success: Innovative Health Support for Young Parents in Schools (*2026 C RES -002)*

***Sponsors:*** Joann Pritchett

***Legislative History***

| | | |
|---|---|---|
| 6/25/26 | Health Department | Referred for Introduction |
| | Finance Committee (7/26/26), Board of Health Madison and Dane County (7/8/26), Common Council (8/4/26) | |

**83.** 93752 Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing (Citywide)

***Sponsors:*** Tag Evers And Regina M. Vidaver

***Attachments:*** Memo - SFY27 MWU Declaring Intent for SDWLP Reimbursements.pdf
Resolution No 93752 Declaring Official Intent to Reimburse Expenditure

***Legislative History***

6/26/26 Water Utility — Referred for Introduction
Finance Committee (7/13/26), Water Utility Board (7/28/26), Common Council (8/4/26)

**84.** 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 — Referred for Introduction
Common Council (7/21/26)

**85.** 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

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

***Legislative History***

6/30/26 Economic Development Division — Referred for Introduction
Finance Committee (7/13/26), Common Council (7/21/26)

**86.** 93775 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

***Legislative History***

6/30/26 Engineering Division — Referred for Introduction
Finance Committee (7/13/26), Board of Public Works (7/8/26), Common Council (7/21/26)

**87.** 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 — Referred for Introduction

Finance Committee (7/13/26), Common Council (7/21/26)

**88.** 93777 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)

***Sponsors:*** Noah L. Lieberman, Davy Mayer, Derek Field And Michael E. Verveer

***Attachments:*** Park Street Jurisdictional Transfer Common Council.pdf
CH330_STHX151_EastWash_Draft.pdf

***Legislative History***

7/1/26 Engineering Division Referred for Introduction
Finance Committee (7/27/26), Transportation Commission (7/15/26), Board of Public Works (7/8/26), Common Council (8/4/26)

## Licenses

**89.** 93780 Public Hearing - New License
Killdevil RC LLC • dba Killdevil Rum Club
2042 Atwood Ave • Agent: Mitchell Turino
Estimated Capacity (in/out): 86/0
Class B Combination Liquor & Beer • 80% alcohol, 10% food, 10% other
Police Sector 410 (District 6)

***Attachments:*** LICLIB-2026-00359 App.pdf
LICLIB-2026-00359 Supplemental.pdf

***Legislative History***

7/1/26 Clerk's Office Referred for Introduction
Alcohol License Review Committee- Public Hearing (7/15/26), Common Council (8/4/26)

**90.** 93782 Public Hearing - New License
Grandads Farm Stop LLC • dba Grandad's Farm Stop
3802 Mineral Point Rd • Agent: Patrick Randolph
Class A Beer, Class A Cider
Police Sector 208 (District 5)

***Attachments:*** LICLIA-2026-00366 App.pdf
LICLIA-2026-00366 Supplemental.pdf

***Legislative History***

7/1/26 Clerk's Office Referred for Introduction
Alcohol License Review Committee- Public Hearing (7/15/26), Common Council (8/4/26)

**91.** 93788 Public Hearing - New License
Osaka Madison Corporation • dba Osaka
2505 E Washington Ave • Agent: Florencia Djaja
Estimated Capacity (in/out): 50/0
Class B Beer, Class C Wine • 5% alcohol, 95% food

Police Sector 603 (District 15)

***Attachments:*** LICLIB-2026-00412 App.pdf
LICLIB-2026-00412 Supplemental.pdf

***Legislative History***

7/1/26 Clerk's Office Referred for Introduction
Alcohol License Review Committee- Public Hearing (7/15/26), Common Council (8/4/26)

**92.** **93795** Public Hearing - New License
Harley's Liquor & Bait Inc • dba Harley's Liquor & Bait
3838 Atwood Ave • Agent: Hiren Patel
Class A Beer, Class A Liquor, Class A Cider
Police Sector 610 (District 15)

***Attachments:*** LICLIA-2026-00436 App.pdf
LICLIA-2026-00436 Supplemental.pdf

***Legislative History***

7/1/26 Clerk's Office Referred for Introduction
Alcohol License Review Committee- Public Hearing (7/15/26), Common Council (8/4/26)

## Presentation of Claims Against the City

### Claims - Refer to the Risk Manager

**93.** **93681** J. Lattimore - Civil Rights Violation - $141,200.00

**94.** **93684** S. Busalacchi - Property Damage - $176.00

**95.** **93688** O. Fernandez - Vehicle Damage - $14,457.87

**96.** **93691** A. Alejandre-Lara - Property Damage - $500.00

**97.** **93694** E. Ryan - Property Damage - $75.00

**98.** **93698** T. McAloon - Property Damage - $6,696.80

**99.** **93756** D. Van Natta - Property Damage - $149,910.31

**100.** **93760** D. Kiefer - Property Damage - $341.55

**101.** **93762** F. Hayek - Property Damage - $3,150.00

**102.** **93765** S. Slover - Vehicle Damage - $5,000.92

**103.** **93766** T. Fulmer - Property Damage - $4,000.00

**104.** **93769** D. Parr - Property Damage - $1,000.00

105. 93770 K. Munoz-Dones - Property Damage - $5,000.00

106. 93771 Allstate - Vehicle Damage - $2,246.61

107. 93774 American Family Insurance - Vehicle Damage - $9,885.43

108. 93786 A. Pimentel - Personal Injury - $1,000.00

109. 93791 J. Fluhr - Property Damage and Personal Injury - $2,000.00

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

**Adjournment**

# City of Madison

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

## Master

### File Number: 93728

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93728 | **File Type:** | Resolution | **Status:** | Honoring Resolution |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Council Office |
| | | | | **File Created Date :** | 06/25/2026 |
| **File Name:** | Disability Pride 2026 | | | **Final Action:** | |
| **Title:** | Celebrating July 2026 as Disability Pride Month | | | | |
| **Notes:** | | | | | |
| **Sponsors:** | Dina Nina Martinez-Rutherford, Satya V. Rhodes-Conway, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, Carmella Glenn, John P. Guequierre, Barbara Harrington-McKinney, Badri Lankella, Noah L. Lieberman, Sabrina V. Madison, Julia Matthews, Davy Mayer, Sean O'Brien, Will Ochowicz, Joann Pritchett, Bill Tishler, Michael E. Verveer, Regina M. Vidaver And Ellen Zhang | | | **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 | RECOMMEND TO COUNCIL TO ADOPT | | | | |
| | **Action Text:** | This Resolution was RECOMMEND TO COUNCIL TO ADOPT | | | | | |

### Text of Legislative File 93728

**Fiscal Note**

No City appropriation required.

**Title**

Celebrating July 2026 as Disability Pride Month

**Body**

WHEREAS, Disability Pride Month has occurred in July each year since 1990 when the Americans with Disabilities Act, the landmark legislation that prohibits discrimination against people with disabilities, was passed; and,

WHEREAS, Disability Pride is celebrated throughout the month of July to recognize people with disabilities and the many ways Disabled people contribute to our communities; and,

WHEREAS, Disability Pride month has its own flag, created by Ann Magill, a woman with disability; and,

WHEREAS, each of the symbols on the flag hold a different significance for the Disability community, with the black field representing people with disabilities who have lost their lives to illness, negligence, suicide, and other causes, in addition to the other colors signifying different types of disabilities: red for physical, yellow for cognitive and intellectual, white for invisible and undiagnosed, blue for mental, and green for sensory perception disabilities; and,

WHEREAS, Disability Pride recognizes disability as a natural part of the human experience and highlights that all bodies and minds have access needs and value; and,

WHEREAS, Disability Pride recognizes the need for continued work to create equitable and inclusive environments for all, including people with various disabilities; and,

WHEREAS, Disability Pride Month encourages us to celebrate the talents and contributions of Disabled people while re-affirming our commitment to continue to create systems and structures that work for all; and,

WHEREAS, Disability Pride is a reminder that representation and celebration of diverse identities is necessary in fostering a more inclusive world;

NOW, THEREFORE, BE IT RESOLVED that the Madison Mayor and Common Council recognize and celebrate July 2026 as Disability Pride Month.

# City of Madison

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

## Master

### File Number: 89054

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 89054 | **File Type:** | Report | **Status:** | Consent Agenda |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Council Office |
| | | | | **File Created Date :** | 07/08/2025 |
| **File Name:** | Consent Agenda Document (7/7/26) | | | **Final Action:** | |
| **Title:** | Consent Agenda Document (7/7/26) | | | | |
| **Notes:** | | | | | |
| **Sponsors:** | | | | **Effective Date:** | |
| **Attachments:** | | | | **Enactment Number:** | |
| **Author:** | | | | **Hearing Date:** | |
| **Entered by:** | lwindsor-engnell@cityofmadison.com | | | **Published Date:** | |

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Council Office | 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 89054

Title
Consent Agenda Document (7/7/26)

# City of Madison

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

## Master

### File Number: 93677

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93677 | **File Type:** | Presentation | **Status:** | Presentation |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | BOARD OF REVIEW |
| | | | | **File Created Date :** | 06/22/2026 |
| **File Name:** | 2027 Operating Budget Outlook and Request Guidance | | | **Final Action:** | |
| **Title:** | 2027 Operating Budget Outlook and Request Guidance | | | | |
| **Notes:** | | | | | |
| **Sponsors:** | | | | **Effective Date:** | |
| **Attachments:** | _2027 Operating Request Overview for FC.pdf, FC Public Comment File ID 93677.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: |
|---|---|---|---|---|---|---|---|

### Text of Legislative File 93677

Title
2027 Operating Budget Outlook and Request Guidance

# 2027 Operating Budget Overview

Finance Committee
June 29, 2026

# Agenda

- Budget Calendar and Deadlines
- 2027 Operating Outlook
  - Limitations on Budget
  - Cost to Continue Revenue & Expenditures Assumptions
  - 5-Year Outlook
  - Approach for 2027
- Budget Guidance
- Completing Proposals in Munis & Submitting Forms

# 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

# Operating Budget Considerations

The operating budget must be balanced (revenues = expenditures). There are constraints on both sides of the equation.

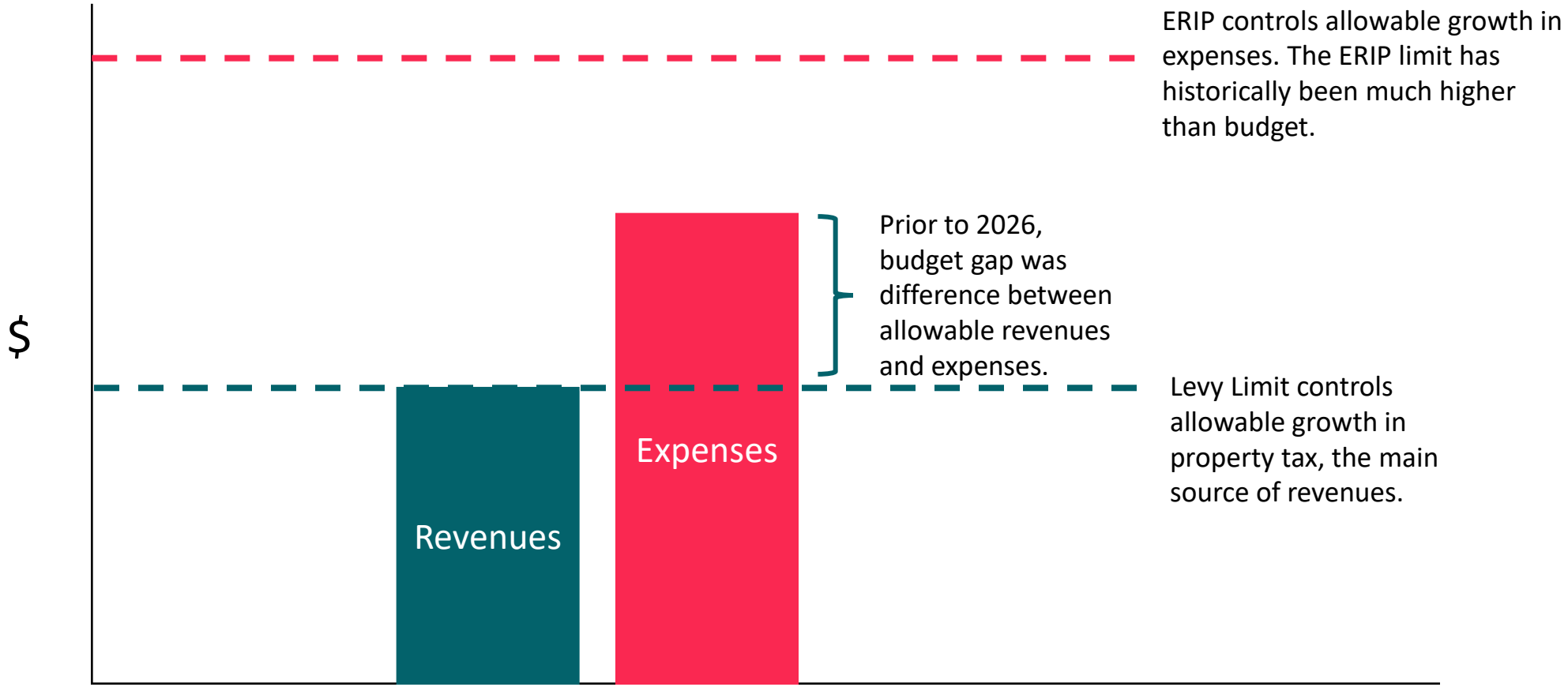
## Revenue Limits

- The levy limit and other limits on local revenues have been the primary challenge with structural deficit. Allowable growth in revenues does not keep pace with expenditures.
- Voters approved a $22 million referendum in 2024 to close the budget gap in 2025. This amount is permanently added to tax base but does not grow with inflation or rising expenses.
- The 5-year plan in the 2026 budget shows the structural gap and options to balance the budget (e.g. fund balance, special charges).

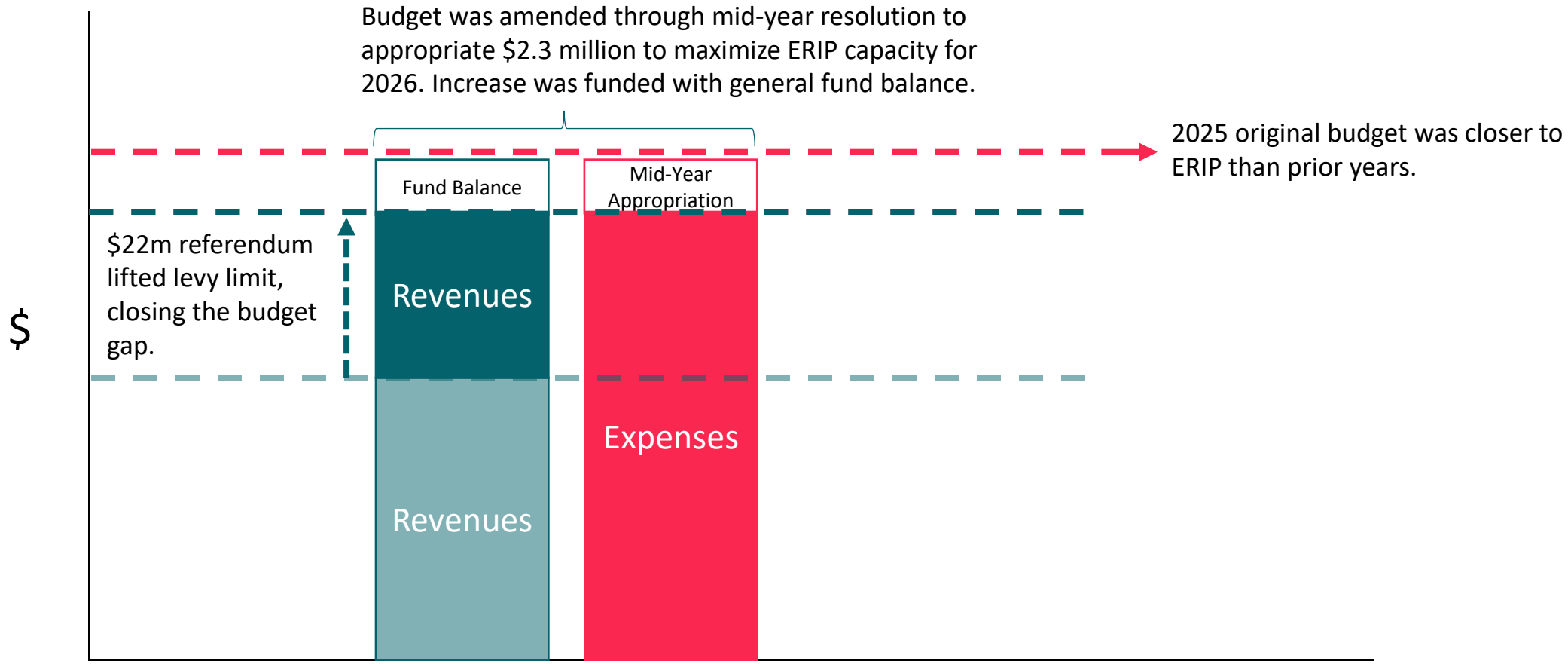
## Expenditure Limits

- The Expenditure Restraint Incentive Program (ERIP) limits growth in year over year expenditures.
- Compliance results in annual State Aid payments of $7m-$9m.
- Prior to 2026, ERIP limit had been significantly higher than levy limit, meaning we could have increased expenditures if revenues allowed.
- 2026 is first budget that had an ERIP constraint before levy constraint.

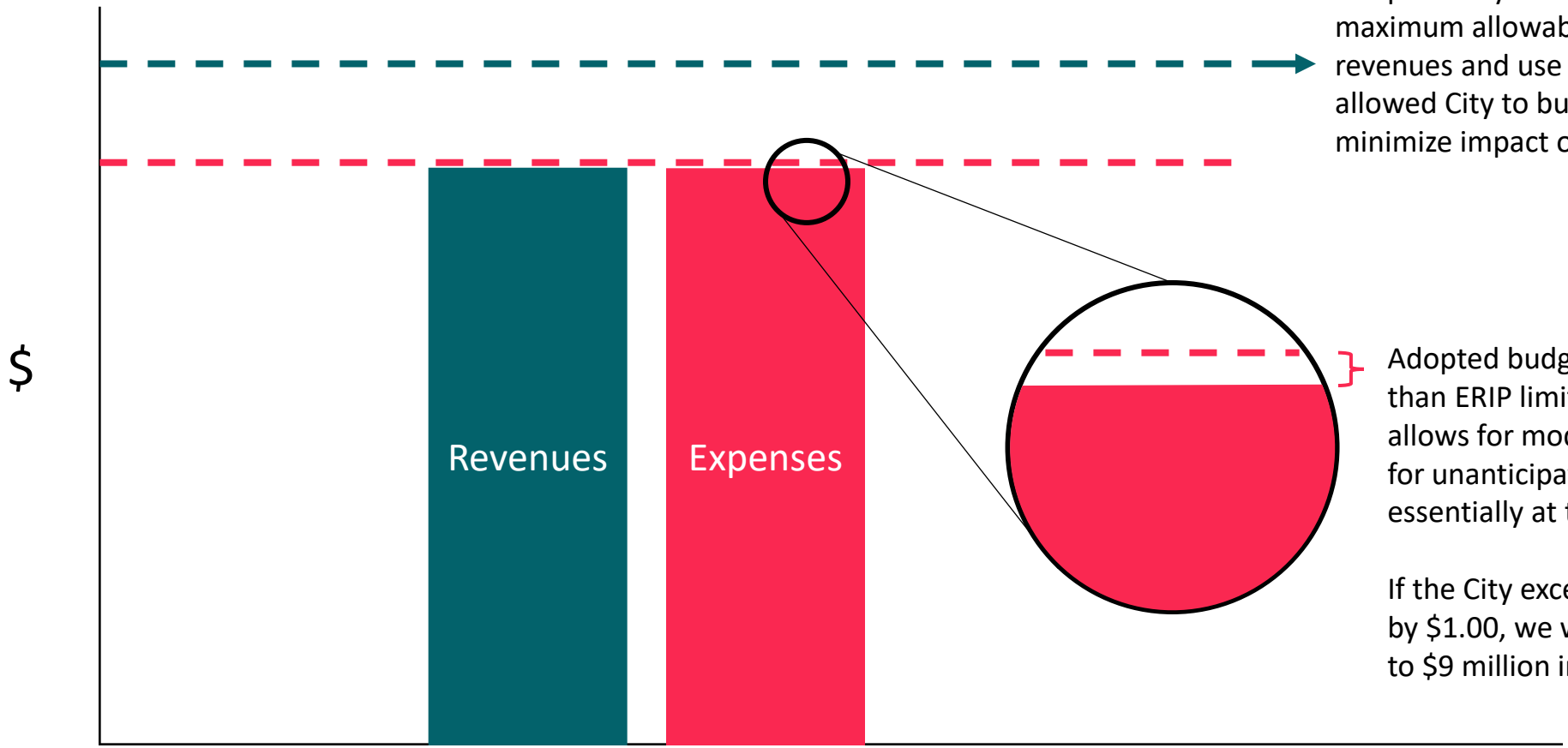
# Historically, the levy limit has been the primary budget challenge.



# In 2025 budget, the property tax levy referendum helped close the gap.



# The 2026 budget was the first time we hit the ERIP limit before the levy limit.




Adopted levy was $4.9 million *less than* maximum allowable. Increase in other revenues and use of fund balance allowed City to buy down the levy to minimize impact on tax payers.

Adopted budget is $200,000 less than ERIP limit. This margin allows for modest readjustments for unanticipated costs, but is essentially at the ERIP limit.

If the City exceeds the ERIP limit by $1.00, we will lose $7 million to $9 million in state aid in 2027.

# 2027 Cost to Continue Process

Cost to Continue (C2C) is the first step of developing the city's operating budget. It is a baseline estimate of how much it will cost the City to provide the same level of service in the upcoming year.

## City-Wide Adjustments

- Update revenue projections and remove one-time funding used to balance the 2026 Budget
- Personnel Costs
  - Estimated through a salary & benefit projection that incorporates step & longevity increases and negotiated increases
  - Includes placeholders for benefits rates, which will be updated later in the year
  - Based on 2026 payroll allocations
- ID Charges for internal services (Fleet, Insurance, Workers Compensation) and cost allocation plan

## Agency-Specific Adjustments

- Remove one-time funding and expenses from the 2026 Adopted Budget
- Annualize partial year commitments
- Build in contractually required increases for purchased services
- Agency C2C determined through meetings between agencies and budget staff

# 2027 Cost to Continue projects a revenue gap and exceeds the ERIP limit.

## General and Library Funds

### Revenues = $472.1 million

Total revenues are $19.4 million (4.3%) higher than the 2026 adopted budget. Assumptions:

- + $18.5m: Levy increase
- + $2.6m: Increase in ambulance fees
- +$1.0m: Increase in building permit revenue
- - $1.2m: Decrease in municipal service payment
- -$1.0m: Decrease in interest earnings
- -$2.2m: Removing fund balance applied
- +1.8m: Other adjustments to state aid, licenses, transfers, and other sources

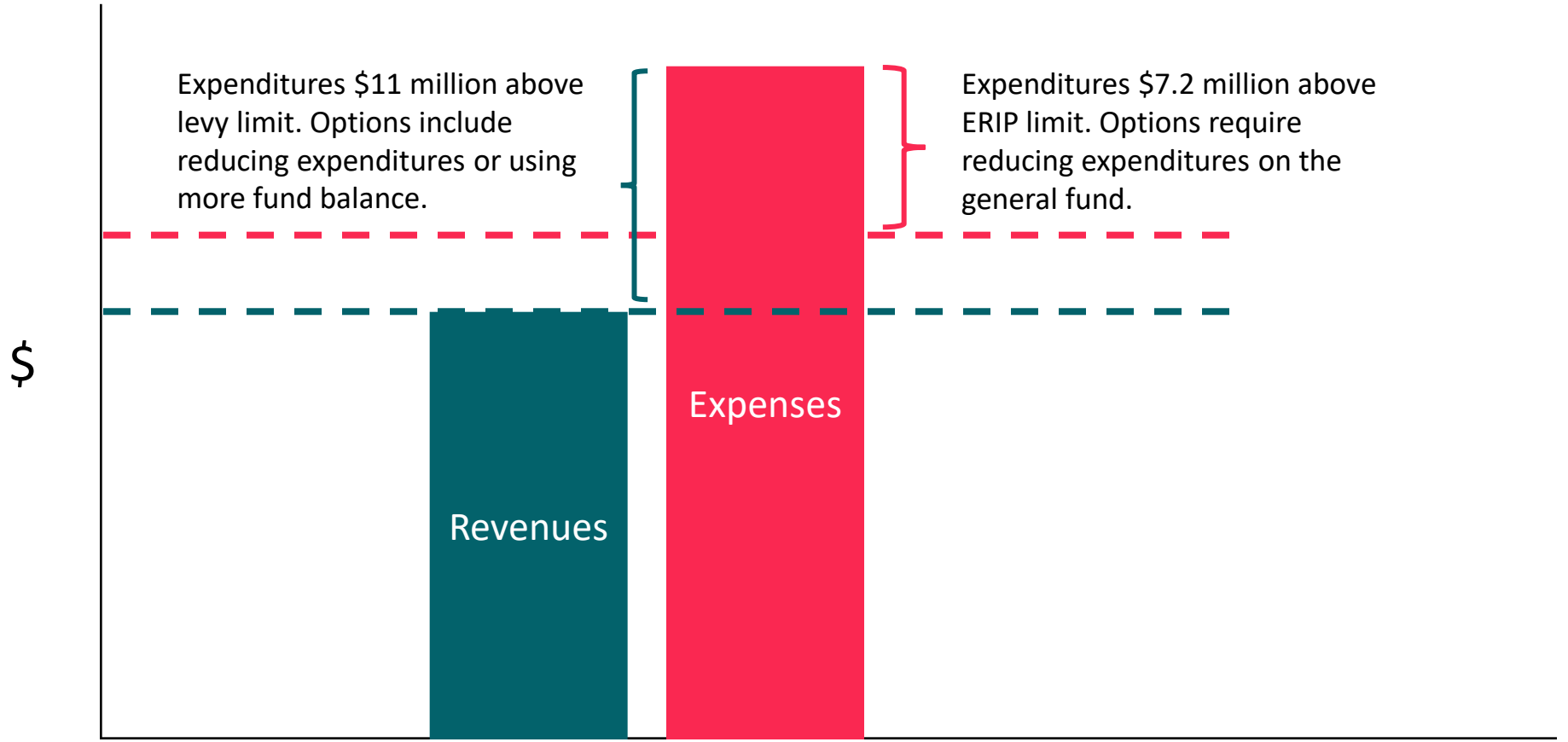
### Expenditures = $483.2 million

Total expenses are $30.4 million (6.7% ) higher than 2026 adopted budget. Major changes:

- + $9.7m: Salary + benefits increases
- + $9.5m: Metro subsidy increase
- + $6.0m: Placeholder for GF Debt Service; excluded from ERIP calculations
- + $2.6m: Non-Personnel Costs. Half of increase for software costs ($1.3m). Library contract with Dane County ($289,000), legal services and consulting for property tax challenges ($225,000), building maintenance costs ($170,000), and other expenses
- +$1.5m: Fleet charges, primarily for increased fuel costs

$11.0 million gap between revenues and expenditures
$7.2 million above ERIP limit

# 2027 Cost to Continue projects a revenue gap and exceeds the ERIP limit.



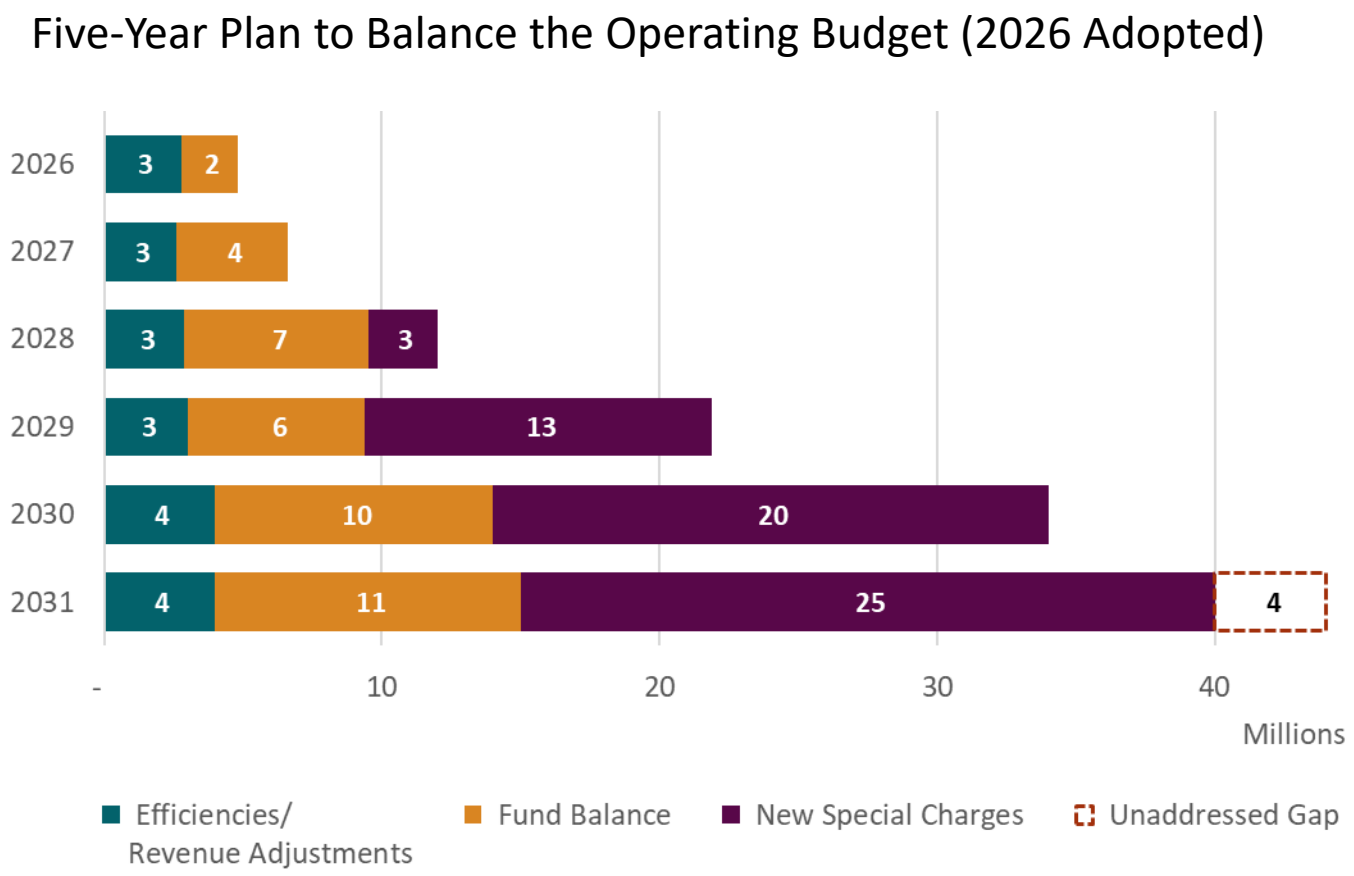
# Cost to Continue Adjustments:
## Expense Details(GF + Library)

| Category | Assumptions |
|---|---|
| Personnel Costs | $9.7 million increase in salaries and benefits<br>• $6.6 million increase in perm wages: 3% increase for GMEs and protective service based on negotiated agreements and Step/Longevity adjustments. Partially offset by $2 million decrease in pending personnel that was associated with partial year positions in 2026.<br>• $466,000 reduction in Clerk's Office: elections staffing for two fewer elections<br>• $2.7 million increase in health insurance: anticipated increase of 8.5% on local plans<br>• $1.6 million increase in WRS and FICA: increase on base wages and assuming 2.5% WRS rate increase<br>• Maintain citywide salary savings rate of 3% and maintain 0.75% budget efficiency reduction<br>• Recalculation of salary savings and budget efficiency added $0.6 million to budget, despite being calculated on a higher base. This is related to one-time adjustments and reallocations that resulted in more savings from these two items in 2026. |
| Elections | • $592,000 reduction for elections-related expenses including staffing and postage costs<br>• Overall Clerk costs reduced $211,000; savings from biennial election cycle offset by increases for purchased services (facility rental, other costs) and higher insurance charges |
| Direct Appropriations | • Adds $6.0m placeholder for Debt Service<br>• $95,000 increase to reverse additional Room Tax support for the Zoo in 2026<br>• $225,000 increase in consulting and legal service costs for Assessor-related property assessment challenges |
| Purchased Services | • Adds $1.3m in agencies for software costs ($971,000 in IT, $274,000 in Police, $35,000 other agencies)<br>• $170k increase in building maintenance costs<br>• Other major changes: Library Dane County contract ($289,000); Police non-software purchased services ($170,000); Clerk storage facility rental ($149,000) |

# Cost to Continue Adjustments:
## Other Adjustments(GF + Library)

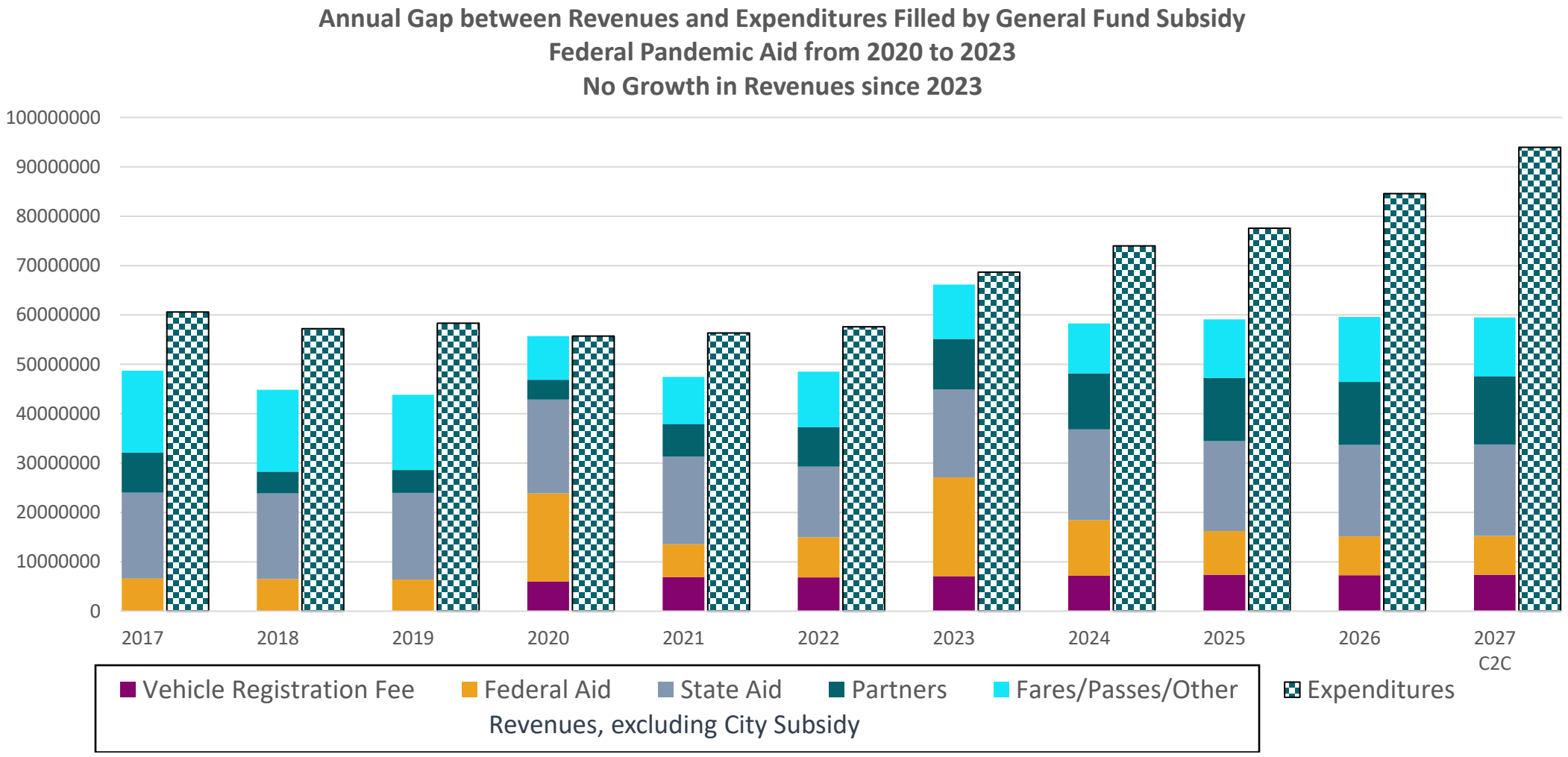
| Category | Assumptions |
|---|---|
| **General Fund Subsidies** | |
| Metro Subsidy | • Adds $9.5m to Metro subsidy (2027 total: $34.5 million)<br>• Reflects increased personnel, fuel, and paratransit provider costs |
| PHMDC Subsidy | • Increased $744,000 based on cost to continue and equalized value |
| **Billings and Charges** | |
| Fleet Rate | • Fleet budget increased by $2.2 million related to increased fuel ($1.5 million) other adjustments<br>• $1.5 million increase in GF billings |
| Cost Allocation | • Updated plan increases billings to enterprise agencies by $148,000 |
| Other billings and charges | • Insurance: Charges to the General Fund increased by $167,000<br>• Worker's Compensation: Charges to the General Fund increased $27,000 |

# Five-year operating budget plan presents a roadmap for closing the revenue gap.




- Five-year plan first introduced in 2025 adopted budget, updated for 2026.
- Plan assumed using $40m of fund balance to close future gaps.
- Model assumed growth in personnel costs and inflation for non-personnel costs, but did not factor in current fuel prices or significant growth in Metro subsidy.
- Applying fund balance helps with the levy limit but does not solve the ERIP issue. Reductions will be required to comply with ERIP.
- Plan will be updated in the 2027 executive budget summary.

# Context on Metro Transit Revenues



# 2027 Budget Guidance

# 2027 budget will include 2% reduction scenarios and no supplemental requests

- Due to expenditure limits, **all** agencies will be required to submit 2% reduction scenarios as part of their request.
- Baseline budget will continue a 3% average salary savings rate (All Funds) and 0.75% “Budget Efficiency” reduction for General, Library, and Fleet Funds.
- No new positions and no supplemental requests will be allowed.
- This year’s guidance on reductions and supplementals applies to enterprise and restricted funds, which have been historically excluded from budget cuts, to examine affordability of all City services.

# Budget Guidance:
# Base Budget

- **General, Library, and Fleet Funds:** Base budget will be 99.25% of cost-to-continue levels. This includes a built-in 0.75% budget reduction to reflect historic underspending levels. Department heads will be expected to manage to the 99.25% budget throughout the 2027 fiscal year.
- **Enterprise and Restricted Funds:** Agencies are directed to develop an operating budget plan consistent with current revenue projections for 2027. Revenue projections should limit the growth in user rates to the extent possible.
- **Salary Savings:** "Salary Savings" is used to reflect turnover and vacancies in an agency budget. All agencies, including enterprises, budget for salary savings. The citywide average is 3% of permanent wages, which is the same rate as 2026. Rates will be tiered from 0%-4% based on agency size.

# Budget Guidance:
# Reduction Scenarios (All, excluding grants)

- All agencies, including enterprise funds and restricted funds, must propose service reductions equal to at least 2% of the department's 2027 base budget. Grant funds are exempted from submitting a reduction proposal.
- Department heads are directed to review all services and activities. Our goal is to preserve core services while identifying lower priority services that could be eliminated. Plans should avoid, to the extent practicable, one-time savings from holding positions vacant and reductions in administrative costs (e.g. travel, training, office supplies) that do not impact service levels.
- Enterprise and restricted funds have been excluded from prior cut exercises based on the availability of revenue sources aside from the property tax. However, it is priority to examine affordability of all City services. The target for enterprise and restricted funds will be 2% of the request budget, excluding debt service and certain fixed costs determined by external entities.

# Budget Guidance:
## Reallocations, Personnel, and Supplementals

- **Reallocations:** Agencies may reallocate funding across services so long as the changes are net neutral and do not increase the agency's overall expenditures. Agencies may not change inter-departmental charges or shift costs to other departments.
- **Personnel:** Agencies will **not** be allowed to submit new position requests for 2027. This includes enterprise agencies. Agencies may request to recreate or reclassify existing positions, but must consult with HR on proposed changes.
- **Supplemental Requests:** Agencies will **not** be allowed to submit supplemental requests for 2027. Agencies may submit an optional 5-year planning document to identify future operating cost needs related to known projects (e.g. completion of a new facility, implementation of new software or equipment) that should be considered for future budget cycles.

# Budget Guidance:
# Other Considerations

- **Citywide Priorities:** Agency requests should be aligned with citywide priorities, including racial equity, social justice, and sustainability.
- **Creativity and Innovation:** Agencies are directed to be creative in developing proposals to reduce the cost-of-service delivery, including working across agencies to create cost-saving efficiencies.
- **Data-Informed Proposals:** Agencies that have completed the Results Madison data engagement will be expected to select 2-3 service indicators to present as part of their budget. These indicators will be published as part of the executive budget in October.

| | |
|---|---|
| **From:** | Alex Saloutos |
| **To:** | Finance Committee |
| **Cc:** | Lankella, Badri; Verveer, Michael; Vidaver, Regina; Madison, Sabrina; Mayor; O"Brien, Sean; Evers, Tag |
| **Subject:** | Public Comment, Item 16, File ID 93677, 2027 Operating Budget Outlook |
| **Date:** | Monday, June 29, 2026 4:12:52 PM |
| **Attachments:** | 260629_LEGISTAR93677_MEMORANDUM_FINANCECOMMITTEE.pdf |

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

Members of the Finance Committee,

I'm sorry I am unable to attend your meeting today. Attached is my written public comment on Item 16, Legistar File ID No. 93677, 2027 Operating Budget Outlook and Request for Guidance, on today's agenda.

Thank you,

Alex Saloutos
Phone: (608) 345-9009
Email: asaloutos@tds.net

# M E M O R A N D U M

**Date:** June 29, 2026

**To:** Finance Committee

**From:** Alex Saloutos

**RE:** **Agenda Item 16, Legistar File ID No. 93677, 2027 Operating Budget Outlook and Request for Guidance**

I have two comments on the proposed budget guidance on your agenda today (Legistar File ID No. 93677).

First, the 2 percent across-the-board reduction is neither thoughtful nor strategic. It treats every service as if it carries the same weight. It does not. The City should fund its core services first. After that, it should help the neighbors in greatest need. A flat cut does neither. It spreads the loss evenly across every agency and calls the result fair.

Setting priorities is the hard part, and it is the job in front of you. It belongs to this committee, to the City's committees and commissions, and to the Council. You cannot hand that work to a formula that trims the same percentage from every department. That is where you need to roll up your sleeves, rank what matters, and make the difficult calls.

The guidance also appears to let each department keep the savings it finds and spend them on its other needs. Those savings should be weighed across the whole City, not held inside the agency that produced them. If every department keeps the same slice of the pie, the City never asks the harder question of where a dollar does the most good.

Second, Results Madison is a good program, and the underlying goals have merit. Measure what's important to help set budget priorities. But the measures have to come from the public, not from staff. What's important to the public may be different from what's important to staff. The way to learn that is to ask them and to use what they tell you.

I have spent years in quality improvement, and I have served as an examiner for the Wisconsin Forward Award. In that work, failing to use the voice of the customer to set your measures of success is a fatal flaw. You have to ask the people you serve what's important to them to truly know and achieve the highest performance and organizational alignment.

Thank you for your consideration.

# City of Madison

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

## Master

### File Number: 92942

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 92942 | **File Type:** | License | **Status:** | Council Recessed Public Hearing |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | ALCOHOL LICENSE REVIEW COMMITTEE |
| | | | | **File Created Date :** | 04/29/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Public Hearing - New License
Landmark Hotels LLC • dba Cambria Hotel Madison East
5045 Eastpark Blvd • Agent: Michelle Santek
Estimated Capacity (in/out): 40/30
Class B Combination Liquor & Beer • 30% alcohol, 70% food
Police Sector 520 (District 17)

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | LICLIB-2026-00262 App.pdf, LICLIB-2026-00262 Supplemental.pdf, 5045 Eastpark Blvd map.pdf | **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 | 04/29/2026 | Referred for Introduction | | | | |
| | **Action Text:** | This License was Referred for Introduction | | | | | |
| | **Notes:** | Alcohol License Review Committee- Public Hearing (5/20/26), Common Council (6/9/26) | | | | | |
| 1 | COMMON COUNCIL | 05/05/2026 | Refer For Public Hearing | ALCOHOL LICENSE REVIEW COMMITTEE | | | Pass |
| | **Action Text:** | A motion was made by Madison, seconded by Glenn, to Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other. | | | | | |
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 05/20/2026 | RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING | ALCOHOL LICENSE REVIEW COMMITTEE | | | Pass |
| | **Action Text:** | A motion was made by Figueroa Cole, seconded by Verveer, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other. | | | | | |

**Notes:** Alcohol License Review Committee- Public Hearing (6/17/26), Common Council (7/7/26)

| | | | | | |
|---|---|---|---|---|---|
| 1 | COMMON COUNCIL | 06/09/2026 | Re-refer for Recessed Public Hearing | ALCOHOL LICENSE REVIEW COMMITTEE | Pass |

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

| | | | | | |
|---|---|---|---|---|---|
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING | ALCOHOL LICENSE REVIEW COMMITTEE | Pass |

**Action Text:** A motion was made by Figueroa Cole, seconded by Harrington, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.

One registration in support.

**Notes:** Alcohol License Review Committee- Public Hearing (7/15/26), Common Council (8/4/26)

## Text of Legislative File 92942

### Title

Public Hearing - New License
Landmark Hotels LLC • dba Cambria Hotel Madison East
5045 Eastpark Blvd • Agent: Michelle Santek
Estimated Capacity (in/out): 40/30
Class B Combination Liquor & Beer • 30% alcohol, 70% food
Police Sector 520 (District 17)

# Liquor/Beer License Application

(Agenda Item Number)

(Legistar file number)

LICLIB-2026-00262
(License number)

17 (Alder District #) 521 (Police Sector)

Office Use Only

City of Madison Clerk
210 MLK Jr Blvd, Room 105
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

Class A: ☐ Beer, ☐ Liquor, ☐ Cider

Class B: ☒ Beer, ☒ Liquor, ☒ Class C Wine

## Section A – Applicant

1. List the name of your ☐ Sole Proprietor, ☐ Partnership, ☐ Corporation/Nonprofit Organization or ☒ Limited Liability Company exactly as it appears on your State Seller's Permit.

   Landmark hotels, LLC

2. Trade Name (doing business as) Cambria Hotel Madison East

3. Address to be licensed 5045 Eastpark Blvd, Madison, WI 53718

4. Mailing address Same as above

5. Anticipated opening date 04/15/26

6. Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?

   ☒ No ☒ Yes (explain) EVVOV At

7. Does another alcohol beverage licensee or wholesale permitee have interest in this business? ☒ No ☐ Yes (explain)

## Section B—Premises

8. Describe in words the building or buildings where alcohol beverages are to be sold and stored. Include all rooms including living quarters, if used, and any outdoor seating used for the sales, service, and/or storage of alcohol beverages and receipts. Alcohol beverages may be sold and stored only on the premises as approved by Common Council and described on license.

   All alcohol beverages will be sold and stored at the address listed on this application. It will be sold at bistro/bar, at front desk and in outdoor seating (Patio). All alcohol will be locked up in a room behind front desk.

9. *Applicants for on-premises consumption only.* Estimated capacity (patrons and employees):

Indoor: 40 Outdoor: 30

10. Describe existing parking and how parking lot is to be monitored.

private parking lot for the hotel is monitored at least once per shift (8 hrs) by front desk staff.

11. Was this premises licensed for the sale of liquor or beer during the past license year?

☐ No ☒ Yes, license issued to _____ (name of licensee)

## Section C—Corporate Information

This section applies to corporations, nonprofit organizations, and Limited Liability Companies only. Sole proprietorships and partnerships, skip to Section D.

12. Name of liquor license agent Michelle Santek

13. City, state in which agent resides Middleton, WI

14. How long has the agent continuously resided in the State of Wisconsin? _____

15. Has the liquor license agent completed the responsible beverage server training course?

☐ No, but will complete prior to ALRC meeting ☒ Yes, date completed 07/01/25

16. State and date of registration of corporation, nonprofit organization, or LLC.

State of Wisconsin, 02/26/26

17. In the table below list the directors of your corporation or the members of your LLC.

☐ Attach background check forms for each director/member.

| Title | Name | City and State of Residence |
|---|---|---|
| Member | Jignesh Patel | Sun Prairie, WI |
| Member | Bhavesh Patel | Brookfield, WI |
| Member | Ashish Patel | New Berlin, WI |
| Member | Ronak Patel | Racine, WI |

Additional members' page Attached

18. Registered agent for your corporation or LLC. This is your agent for service of process, notice or demand required or permitted by law to be served on the corporation. This is not necessarily the same as your liquor agent.

Jignesh Patel

19. Is applicant a subsidiary of any other corporation or LLC?

☒ No ☐ Yes (explain) _____

20. Does the corporation, any officer, any director, any stockholder, liquor agent, LLC, any member, or any manager hold any interest in any other alcohol beverage license or permit in Wisconsin?

☐ No ☒ Yes (explain) Ashish Patel - For a hotel location in Brookfield, WI
Ronak Patel - hotel location in Mount Pleasant, WI
Nishit Amin - hotel location in West bend, WI

## Section D—Business Plan

21. What type of establishment is contemplated?
☐ Tavern ☐ Nightclub ☐ Restaurant ☐ Liquor Store ☐ Grocery Store
☐ Convenience Store without gas pumps ☐ Convenience Store with gas pumps
☒ Other hotel

22. Private organizations (clubs): Do your membership policies contain any requirement of "invidious" (likely to give offense) discrimination in regard to race, creed, color, or national origin? ☒ No ☐ Yes

23. Hours of operation: please enter opening and closing times in the table below.

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|---|---|---|---|---|---|
| 5pm - 2Am | 5pm - 2Am | 5pm - 2Am | 5pm - 2Am | 5pm - 2Am | 5pm - 2Am | 5pm - 2Am |
| *(Class B only) Enter below any hours when food service will not be available, if applicable* | | | | | | |
| 10pm - 2Am | 10pm - 2Am | 10pm - 2Am | 10pm - 2Am | 10pm - 2Am | 10pm - 2Am | 10pm - 2Am |

## Section E—Consumption on Premises

*This section applies to Class B and Class C applicants only. Class A license applicants (consumption off premises) may skip to Section F.*

24. Indicate any other product/service offered. —

25. All restaurants and taverns serving alcohol must substantiate their gross receipts for food and alcohol beverage sales broken down by percentage. (Note: Non-alcoholic drinks are classified as "Food.") New establishments estimate percentages:
30 % Alcohol 70 % Food _____ % Other

If applicable, describe "Other": —

Do you have written records to document the percentages shown? ☒ No ☐ Yes
You may be required to submit documentation verifying the percentages indicated.

26. Do you plan to have live entertainment? ☒ No ☐ Yes—what kind? _____

If planned entertainment includes live music (except solo acoustic), a DJ, or a designated dance floor, please also complete an Entertainment License.

## Section F—Required Contacts and Filings

27. I understand that liquor/beer license renewal applications are due April 15 of every year, regardless of when license was initially granted. ☐ No ☒ Yes

28. I understand that I am required to host an information session at least one week before the ALRC meeting. ☐ No ☒ Yes

29. I agree to contact the Alderperson for this location to discuss my application and to invite the Alderperson to my information session. ☐ No ☒ Yes

30. I agree to contact the Police Department District Captain for this location prior to the ALRC meeting. ☐ No ☒ Yes

31. I agree to contact the Deputy Clerk prior to the ALRC meeting. ☐ No ☒ Yes

32. I agree to contact the neighborhood association representative prior to the ALRC meeting. ☐ No ☒ Yes

33. I intend to operate under the alcohol license within 180 days of the Common Council granting this license. The license shall be considered surrendered if not issued within 180 days of being granted. ☐ No ☒ Yes

34. I understand we must file a Special Occupational Tax return (TTB form 5630.5) before beginning business. [phone 1-800-937-8864] ☐ No ☒ Yes

35. I understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in question 1, above. [phone 608-266-2776] ☐ No ☒ Yes

36. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? ☒ No ☐ Yes

## Section G—Information for Clerk's Office

37. This application is for the license period ending June 30, 2027.

38. State Seller's Permit 456-1032407392-02

39. Federal Employer Identification Number 41-4535031

40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?

Contact person Jignesh (Jay) Patel

Business phone 608-334-9684 Business e-mail address Jpatel78@hotmail.com

Preferred language English

If needed, a qualified interpreter can be provided at no charge to you. Would you like an interpreter?

☐ Yes (language: _____)

☒ No (If you answer no and you do require an interpreter, the ALRC will refer your application to a subsequent meeting and this may delay your application process)

Si usted requiere o necesita un/a intérprete, nosotros podemos proveer un/a intérprete sin costo alguno. ¿Le gustaría tener un/a intérprete?

☐ Sí, lenguaje: _____

☐ No. Si usted escoge "no" en la solicitud/aplicación, y usted sí requiere un/a intérprete, el comité remitirá su solicitud para una nueva junta y esto puede atrasar el proceso de su solicitud.

41. Corporate attorney, if applicable: Name NA

Phone _____ E-mail _____

**NOTICE:** Completed application are due by noon of the third Monday (fourth, if the Clerk's office is closed on the third Monday) to get on the agenda for the proceeding months Alcohol License Review Committee. A completed application **must** be accompanied by the following items:

☒ Copy of State Seller's Permit (Not Business Tax Registration Certificate), ☒ Appointment of Agent (if Corp/LLC), ☒ Member background investigation forms, ☒ Articles of Incorporation (if Corp/LLC), ☒ Floor Plans, ☐ Copy of Lease, ☒ Business Plan, and ☒ Sample Menu (if applying for Class B license)

If required items are missing, the application will not be considered complete and will not be accepted by the Clerk's Office until all requirements are submitted. No exceptions are made.

***Read carefully before signing:*** *Under penalty provided by law, the applicant states that the above information has been truthfully completed to the best of the knowledge of the signer. Signer agrees to operate the business according to law, and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. Lack of access to any portion of licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.*

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

J Radtke
(Officer of Corporation/Member of LLC/Partner/Sole Proprietor)

04/13/26
(Date)

**Clerk's Office checklist for complete applications**

| | | |
|---|---|---|
| ☒ WI Seller's Permit Certificate (matching articles of incorporation) | ☒ Background investigation form(s) | ☒ Floor Plans |
| ☒ FEIN | ☒ Form for surrender of previous license | ☒ Lease |
| ☒ Written description of premises | ☒ *Articles of Incorporation | ☒ Business Plan |
| | ☒ *Appointment of Agent | ☒ **Sample Menu |
| | * Corporation/LLC only | ** Class B only |

**Upon Application Submission, the Clerk's Office issued to the application:**

☐ Orange sign ☐ Orange business card

☐ "Applying for a Liquor/Beer License in the City of Madison" brochure with contact information

Date complete application filed with Clerk's Office _____

Date of ALRC meeting _____ Date license granted by Common Council _____

Date provisional issued _____ Date license issued _____

**17. Additional Members of Our LLC**

| Tite | Name | City & State of Residence |
|---|---|---|
| **Member** | **Dipak Patel** | **Kenosha, WI** |
| **Member** | **Dhaval Patel** | **Oshkosh, WI** |
| **Member** | **Nishit ~~Patel~~ Amin** (P) | **West Bend, WI** |
| **Member** | **Kamini Patel** | **Chicago, IL** |

CAMBRIA®
Madison

To whom it may concern,

This letter serves as formal notice to the City of Madison regarding a change in ownership for **Cambria Hotel Madison East**, located at **5045 Eastpark Boulevard, Madison, WI**, effective **April 14, 2026**, related to the establishment's **bar/liquor license**.

Please be advised that **this change affects ownership only**. There will be **no changes to hotel or bar operations**, management, staffing, hours, branding, or day-to-day business activities. The hotel and bar will continue to operate without interruption and in full compliance with all City of Madison and State of Wisconsin regulations governing alcohol service.

All existing operational practices will remain in place, and the premises will continue to meet all requirements associated with the issued liquor license.

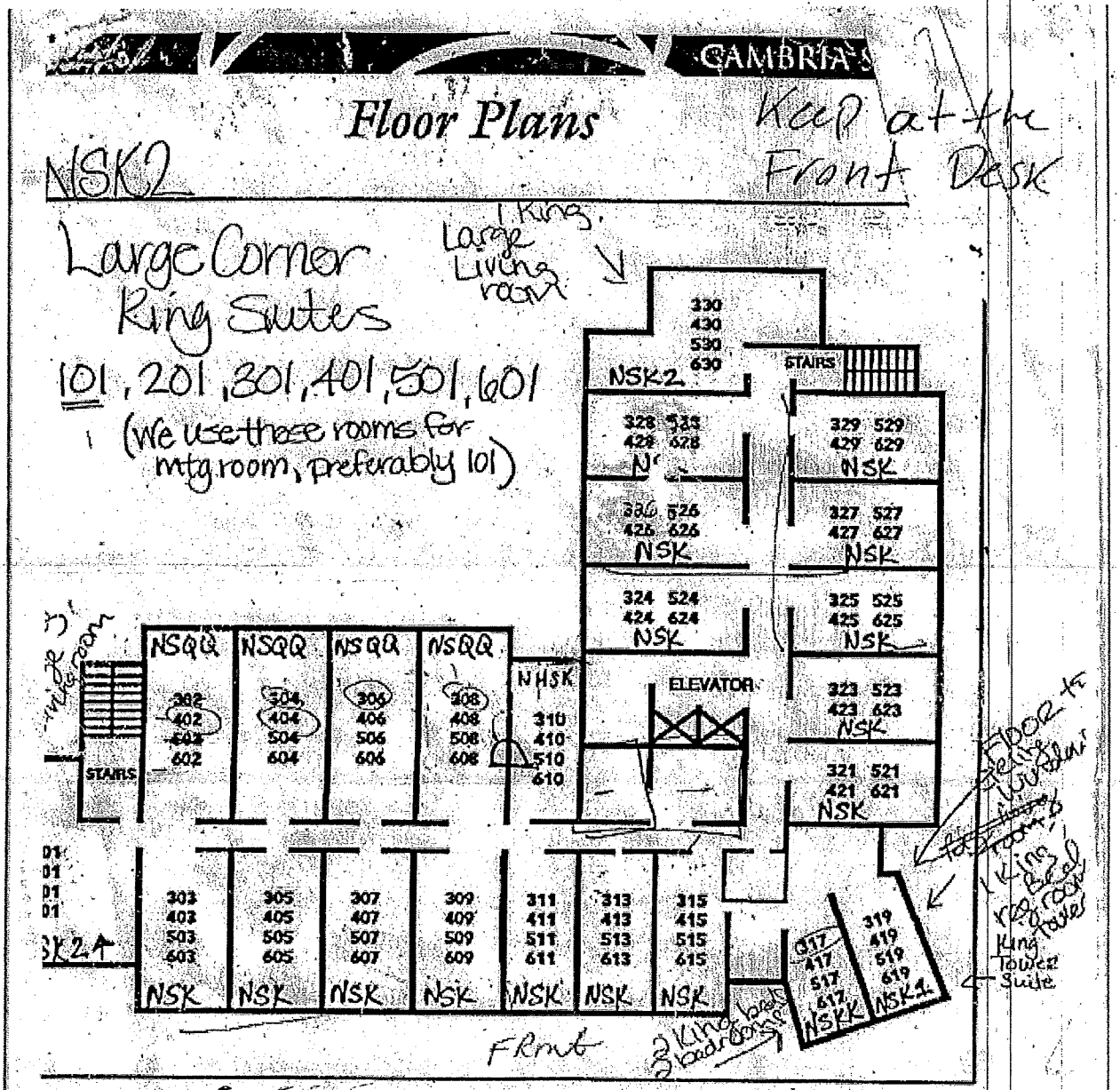
If additional information or documentation is required to process this ownership change, please feel free to contact me.

Thank you for your time and consideration.

Sincerely,

608-334-9684

# HOTEL LAYOUT




*orplan for floors 3-6 follow the same layout as the floorplan shown Each room number begins with the floor number and is followed oom number as listed in the above.*

- NHSK
- NHSK2
- NHSQQ

76 - NSK
4 - NSK1
10 - NSK2

4 - NSKK
20 - NSQQ

# ROOM TYPES

NHSK

**ONE KING BED**
Handicap accessible,
Only 5 on property. (105, 310, 410, 510, and 610)

4

NHSK2

**ONE KING BED**
Handicap accessible, Roll in shower, only one of these rooms on property
Room 101

1

NHSQQ

**TWO QUEEN BEDS**
Handicap accessible with bathtub, only one of these rooms on property (Room 215

1

NSK

**ONE KING BED**
Standard king room, One room suite

76

NSK1

**ONE KING BED**
Tower Suite, Only 4 on property (319, 419, 519, and 619)

4

NSK2

**ONE KING BED**
Corner Suite, only 4 on property (601, 630, 530, 501)

10

NSKK

**TWO KING BEDS**
This room is a 2 bedroom suite, there is a wall that separates the two beds.

4

NSQQ

**TWO QUEEN BEDS**
Standard Room, One room suite

20

Exceptions

Rm 409 DOES NOT have pullout sofa sleeper in room.

## CONNECTING ROOMS

103/105

308/310

408/410

508/510

608/610

# CAMBRIA®

## COCKTAILS

Margarita | tequila, lime, agave nectar | 12

Apple Martini| vodka, apple pucker, sweet + sour sprite | 12

Wisconsin Old Fashioned | brandy, orange, cherry, sprite | 12

Planters Punch | dark rum, orange, pomegranate | 12

Bay Creek| gin, lemongrass syrup, vanilla liqueur, lemon juice, ginger beer | 12

Greenbush | vodka, cucumber syrup, lime juice, club soda | 12

Cambria Cooler | vodka, campari, agave nectar | 12

## CRAFT BEER

Spotted Cow | New Glarus Brewing Co. | 7

Sam Adams Seasonal | Boston Beer Company | 7 *draft*

Boston Lager | Boston Beer Company | 7 *draft*

Dogfish Head 60 min IPA | Dogfish Head Brewery | 7 *draft*

Kona Big Wave | Kona Brewing Co. | 7 *draft*

## ADDITIONAL BEERS

Bud Light, Budweiser, Michelob Ultra, Stella Artois| 6

Michelob Ultra Zero, Run Wild N/A Beer | 6

Twisted Tea | 6

Assorted Hard Seltzers| 6.5

Cutwater Cocktails| 7.5

## ADDITIONAL BEVERAGES

Coke, Diet Coke, Sprite, Dr. Pepper | 2.5

Apple, Orange, Cranberry| 4

Red Bull | 7

## WINE

*Scan to learn more about Cambria wines*

| | 6oz | bottle |
|---|---|---|
| Cambria Winery Chardonnay | 9 | 35 |
| Cambria Winery Pinot Noir | 9 | 35 |
| Coppola Diamond Collection Cabernet Sauvignon | 9 | 35 |
| Benvolio Sparkling | 9 | 35 |

# April 2026 ALRC New License

Class A Licenses.csv

All items

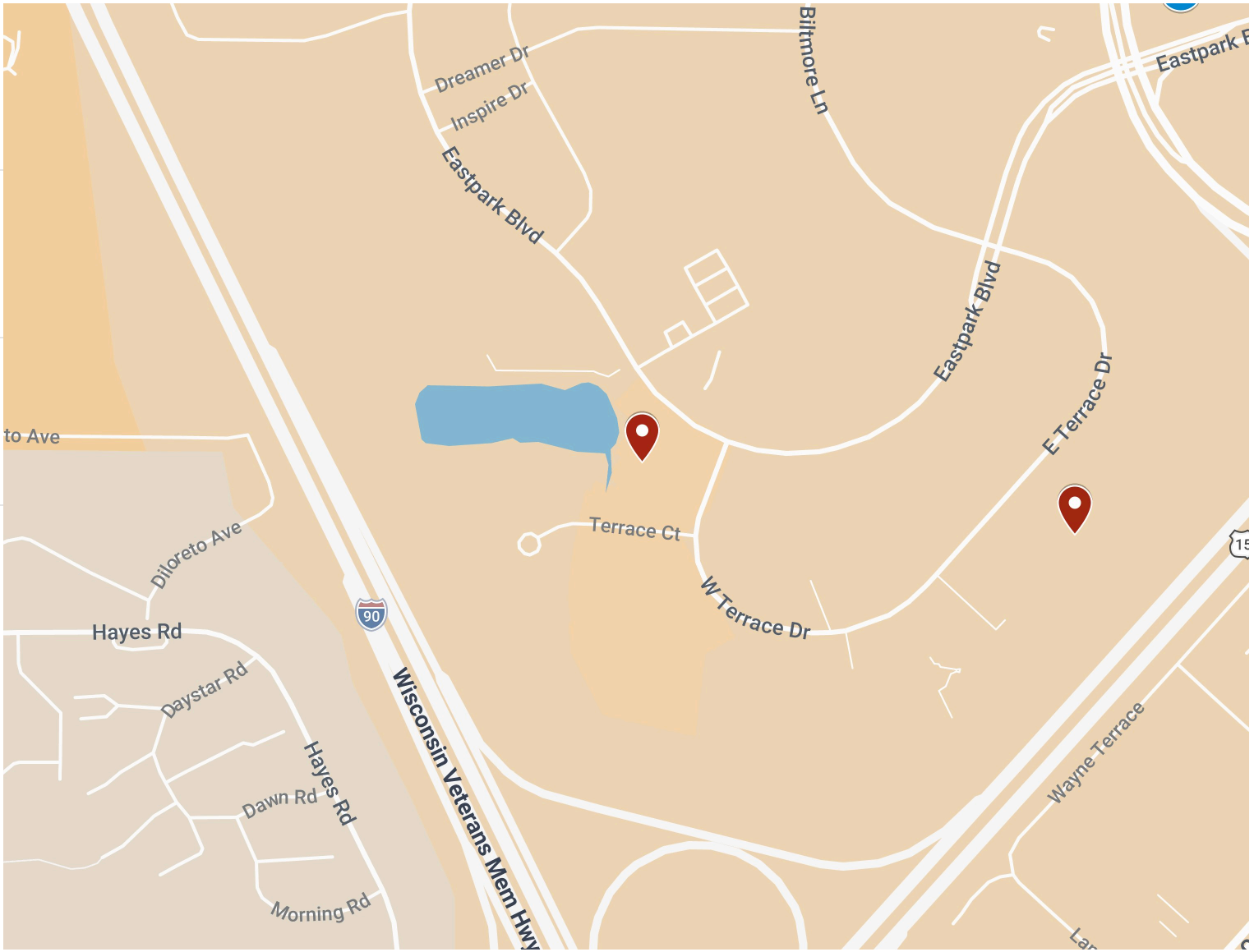
Class B Licenses.csv

All items

New Licenses.xlsx

All items

New licenses are drops, existing Class A licenses are orange shopping carts, existing Class B licenses are blue martini glasses.



# City of Madison

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

## Master

### File Number: 92945

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 92945 | **File Type:** | License | **Status:** | Council Recessed Public Hearing |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | ALCOHOL LICENSE REVIEW COMMITTEE |
| | | | | **File Created Date :** | 04/29/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Public Hearing - New License
Tacos El Arriero Restaurant LLC • dba Tacos El Arriero Restaurant
4222 East Towne Blvd • Agent: Josefina Santiago
Estimated Capacity (in/out): 50/0
Class B Combination Liquor & Beer • 15% alcohol, 85% food
Police Sector 631 (District 17)

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | LICLIB-2026-00269 App.pdf, LICLIB-2026-00269 Supplemental.pdf, 4222 East Towne Blvd map.pdf | **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 | 04/29/2026 | Referred for Introduction | | | | |
| | **Action Text:** | This License was Referred for Introduction | | | | | |
| | **Notes:** | Alcohol License Review Committee- Public Hearing (5/20/26), Common Council (6/9/26) | | | | | |
| 1 | COMMON COUNCIL | 05/05/2026 | Refer For Public Hearing | ALCOHOL LICENSE REVIEW COMMITTEE | | | Pass |
| | **Action Text:** | A motion was made by Madison, seconded by Glenn, to Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other. | | | | | |
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 05/20/2026 | RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING | ALCOHOL LICENSE REVIEW COMMITTEE | | | Pass |
| | **Action Text:** | A motion was made by Verveer, seconded by Klemons, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other. | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| | **Notes:** | Alcohol License Review Committee- Public Hearing (6/17/26), Common Council (7/7/26) | | | |
| 1 | COMMON COUNCIL | 06/09/2026 | Re-refer for Recessed Public Hearing | ALCOHOL LICENSE REVIEW COMMITTEE | Pass |
| | **Action Text:** | A motion was made by Madison, seconded by Glenn, to Re-refer for Recessed Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other. | | | |
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING | ALCOHOL LICENSE REVIEW COMMITTEE | Pass |
| | **Action Text:** | A motion was made by Figueroa Cole, seconded by Glenn, to RECOMMEND TO COUNCIL TO RE-REFER - RECESSED PUBLIC HEARING to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other. | | | |
| | **Notes:** | Alcohol License Review Committee- Public Hearing (7/15/26), Common Council (8/4/26) | | | |

## Text of Legislative File 92945

### Title

Public Hearing - New License
Tacos El Arriero Restaurant LLC • dba Tacos El Arriero Restaurant
4222 East Towne Blvd • Agent: Josefina Santiago
Estimated Capacity (in/out): 50/0
Class B Combination Liquor & Beer • 15% alcohol, 85% food
Police Sector 631 (District 17)

74

(Agenda Item Number)

(Legistar file number)

LICLIB-2026-00269
(License number)

17, Madison 631
(Alder District #) (Police Sector)

Office Use Only

# Liquor/Beer License Application

City of Madison Clerk
210 MLK Jr Blvd, Room 105
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

Class A: ☐ Beer, ☐ Liquor, ☐ Cider
Class B: ☑ Beer, ☑ Liquor,
☐ Class C Wine

## Section A – Applicant

1. List the name of your ☐ Sole Proprietor, ☐ Partnership, ☐ Corporation/Nonprofit Organization or ☒ Limited Liability Company exactly as it appears on your State Seller's Permit.

   Tacos El Arriero Restaurant LLC

2. Trade Name (doing business as) Tacos El Arriero Restaurant

3. Address to be licensed 4222 E Towne Blvd Madison

4. Mailing address 2051 W Vilter Ln Milwaukee WI 53204

5. Anticipated opening date 15th March, 2026

6. Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?

   ☒ No ☐ Yes (explain)

7. Does another alcohol beverage licensee or wholesale permitee have interest in this business? ☒ No ☐ Yes (explain)

## Section B—Premises

8. Describe in words the building or buildings where alcohol beverages are to be sold and stored. Include all rooms including living quarters, if used, and any outdoor seating used for the sales, service, and/or storage of alcohol beverages and receipts. Alcohol beverages may be sold and stored only on the premises as approved by Common Council and described on license.

   There will be a cooler next to the cash register, where alcohol is stored to be sold. There is also a small storage room behind the kitchen where stock alcohol will be stored. Alcohol will be served/consumed by guests throughout the entirety of the dining area of the restaurant.

9. *Applicants for on-premises consumption only.* Estimated capacity (patrons and employees):

Indoor: 50 Outdoor: Ø

10. Describe existing parking and how parking lot is to be monitored.

There is a shared parking lot in the front, as well as a few spaces in the back. A security camera will be installed to monitor the front lot.

11. Was this premises licensed for the sale of liquor or beer during the past license year?

☒ No ☐ Yes, license issued to Tacos El Arriero Restaurant LLC (name of licensee)

**Section C—Corporate Information**

This section applies to corporations, nonprofit organizations, and Limited Liability Companies only. Sole proprietorships and partnerships, skip to Section D.

12. Name of liquor license agent Josefina Santiago

13. City, state in which agent resides Milwaukee

14. How long has the agent continuously resided in the State of Wisconsin? 24

15. Has the liquor license agent completed the responsible beverage server training course?

☒ No, but will complete prior to ALRC meeting ☐ Yes, date completed 3/2/26

16. State and date of registration of corporation, nonprofit organization, or LLC.

Wisconsin 1/19/2026

17. In the table below list the directors of your corporation or the members of your LLC.

☐ Attach background check forms for each director/member.

| Title | Name | City and State of Residence |
|---|---|---|
| owner | Josefina Santiago | Milwaukee, WI |
| ~~owner~~ | ~~Hermelindo Martinez Perez~~ | ~~Milwaukee, WI~~ |
| | | |
| | | |

18. Registered agent for your corporation or LLC. This is your agent for service of process, notice or demand required or permitted by law to be served on the corporation. This is not necessarily the same as your liquor agent.

Josefina Santiago

19. Is applicant a subsidiary of any other corporation or LLC?

☒ No ☐ Yes (explain) _____

20. Does the corporation, any officer, any director, any stockholder, liquor agent, LLC, any member, or any manager hold any interest in any other alcohol beverage license or permit in Wisconsin?

☒ No ☐ Yes (explain) _____

## Section D—Business Plan

21. What type of establishment is contemplated?
☐ Tavern ☐ Nightclub ☒ Restaurant ☐ Liquor Store ☐ Grocery Store
☐ Convenience Store without gas pumps ☐ Convenience Store with gas pumps
☐ Other _____

22. Private organizations (clubs): Do your membership policies contain any requirement of "invidious" (likely to give offense) discrimination in regard to race, creed, color, or national origin? ☒ No ☐ Yes

23. Hours of operation: please enter opening and closing times in the table below.

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|---|---|---|---|---|---|
| 12PM-12AM | 12PM-12AM | 12PM-12AM | 12PM-12AM | 12PM-12AM | 12PM-12AM | 12PM-12AM |
| *(Class B only) Enter below any hours when food service will not be available, if applicable* | | | | | | |
| - | - | - | - | - | - | - |

## Section E—Consumption on Premises

*This section applies to Class B and Class C applicants only. Class A license applicants (consumption off premises) may skip to Section F.*

24. Indicate any other product/service offered. _____

25. All restaurants and taverns serving alcohol must substantiate their gross receipts for food and alcohol beverage sales broken down by percentage. (Note: Non-alcoholic drinks are classified as "Food.") New establishments estimate percentages:
15 % Alcohol 85 % Food 0 % Other

If applicable, describe "Other": _____

Do you have written records to document the percentages shown? ☒ No ☐ Yes
You may be required to submit documentation verifying the percentages indicated.

26. Do you plan to have live entertainment? ☒ No ☐ Yes—what kind? _____

_____

If planned entertainment includes live music (except solo acoustic), a DJ, or a designated dance floor, please also complete an Entertainment License.

## Section F—Required Contacts and Filings

27. I understand that liquor/beer license renewal applications are due April 15 of every year, regardless of when license was initially granted. ☐ No ☒ Yes

28. I understand that I am required to host an information session at least one week before the ALRC meeting. ☐ No ☒ Yes

29. I agree to contact the Alderperson for this location to discuss my application and to invite the Alderperson to my information session. ☐ No ☒ Yes

30. I agree to contact the Police Department District Captain for this location prior to the ALRC meeting. ☐ No ☒ Yes

31. I agree to contact the Deputy Clerk prior to the ALRC meeting. ☐ No ☒ Yes

32. I agree to contact the neighborhood association representative prior to the ALRC meeting. ☐ No ☒ Yes

33. I intend to operate under the alcohol license within 180 days of the Common Council granting this license. The license shall be considered surrendered if not issued within 180 days of being granted. ☐ No ☒ Yes

34. I understand we must file a Special Occupational Tax return (TTB form 5630.5) before beginning business. [phone 1-800-937-8864] ☐ No ☒ Yes

35. I understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in question 1, above. [phone 608-266-2776] ☐ No ☒ Yes

36. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? ☐ No ☒ Yes

## Section G—Information for Clerk's Office

37. This application is for the license period ending June 30, 2027.

38. State Seller's Permit 4 5 6 - ~~1 0 3 2 2 3 8 1 8 6 - 0 2~~ 1 0 3 2 2 3 8 1 9 6 - 0 2

39. Federal Employer Identification Number 41-3893146

40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?

Contact person Josefina Santiago

Business phone 414-460-9378 Business e-mail address josefinasanti830icloud.co

Preferred language Spanish

If needed, a qualified interpreter can be provided at no charge to you. Would you like an interpreter?

☒ Yes (language: Spanish )

☐ No (If you answer no and you do require an interpreter, the ALRC will refer your application to a subsequent meeting and this may delay your application process)

Si usted requiere o necesita un/a intérprete, nosotros podemos proveer un/a intérprete sin costo alguno. ¿Le gustaría tener un/a intérprete?

☐ Sí, lenguaje: _____

☐ No. Si usted escoge "no" en la solicitud/aplicación, y usted sí requiere un/a intérprete, el comité remitirá su solicitud para una nueva junta y esto puede atrasar el proceso de su solicitud.

41. Corporate attorney, if applicable: Name _____

Phone _____ E-mail _____

**NOTICE:** Completed application are due by noon of the third Monday (fourth, if the Clerk's office is closed on the third Monday) to get on the agenda for the proceeding months Alcohol License Review Committee. A completed application **must** be accompanied by the following items:

☐ Copy of State Seller's Permit (Not Business Tax Registration Certificate), ☐ Appointment of Agent (if Corp/LLC),
☐ Member background investigation forms, ☐ Articles of Incorporation (if Corp/LLC), ☐ Floor Plans,
☐ Copy of Lease, ☐ Business Plan, and ☐ Sample Menu (if applying for Class B license)

dibujo/mapa del restaurante

↳ unas oraciones sobre el tipo de ~~negocio~~ negocio

If required items are missing, the application will not be considered complete and will not be accepted by the Clerk's Office until all requirements are submitted. No exceptions are made.

***Read carefully before signing:*** *Under penalty provided by law, the applicant states that the above information has been truthfully completed to the best of the knowledge of the signer. Signer agrees to operate the business according to law, and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. Lack of access to any portion of licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.*

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

Josefina Santiago martinez — 02/12/2026
(Officer of Corporation/Member of LLC/Partner/Sole Proprietor) (Date)

josefina Santiago martinez — 04/16/2026

| **Clerk's Office checklist for complete applications** | | |
|---|---|---|
| ☒ WI Seller's Permit Certificate (matching articles of incorporation)<br>☒ FEIN<br>☒ Written description of premises | ☒ Background investigation form(s)<br>☐ Form for surrender of previous license<br>☒ *Articles of Incorporation<br>☒ *Appointment of Agent<br>* Corporation/LLC only | ☒ Floor Plans<br>☒ Lease<br>☒ Business Plan<br>☒ **Sample Menu<br>** Class B only |

**Upon Application Submission, the Clerk's Office issued to the application:**

☐ Orange sign ☐ Orange business card

☐ "Applying for a Liquor/Beer License in the City of Madison" brochure with contact information

Date complete application filed with Clerk's Office _____

Date of ALRC meeting _____ Date license granted by Common Council _____

Date provisional issued _____ Date license issued _____

# Tacos El Arriero Restaurant LLC

Es un establecimiento familiar en donde se le ofrecerá variedad de comida y gastronomia a las personas en general con un ambiente cálido y peculiar de un restaurante, y por supuesto se les ofrecerá el alimento con sus bebidas. como soda, aguas frescas, jugos para todos. y bebidas alcohólicas para adultos.
En lo que éste restaurante se enfocara en la interacción social y familiar de calidad.

English translation:

It is a family-run establishment offering a variety of food and cuisine to everyone in a warm and inviting restaurant atmosphere. Of course, food will be served with beverages such as soda, flavored waters, juices for all ages, and alcoholic drinks for adults. The restaurant will focus on providing family-friendly and quality social interaction.

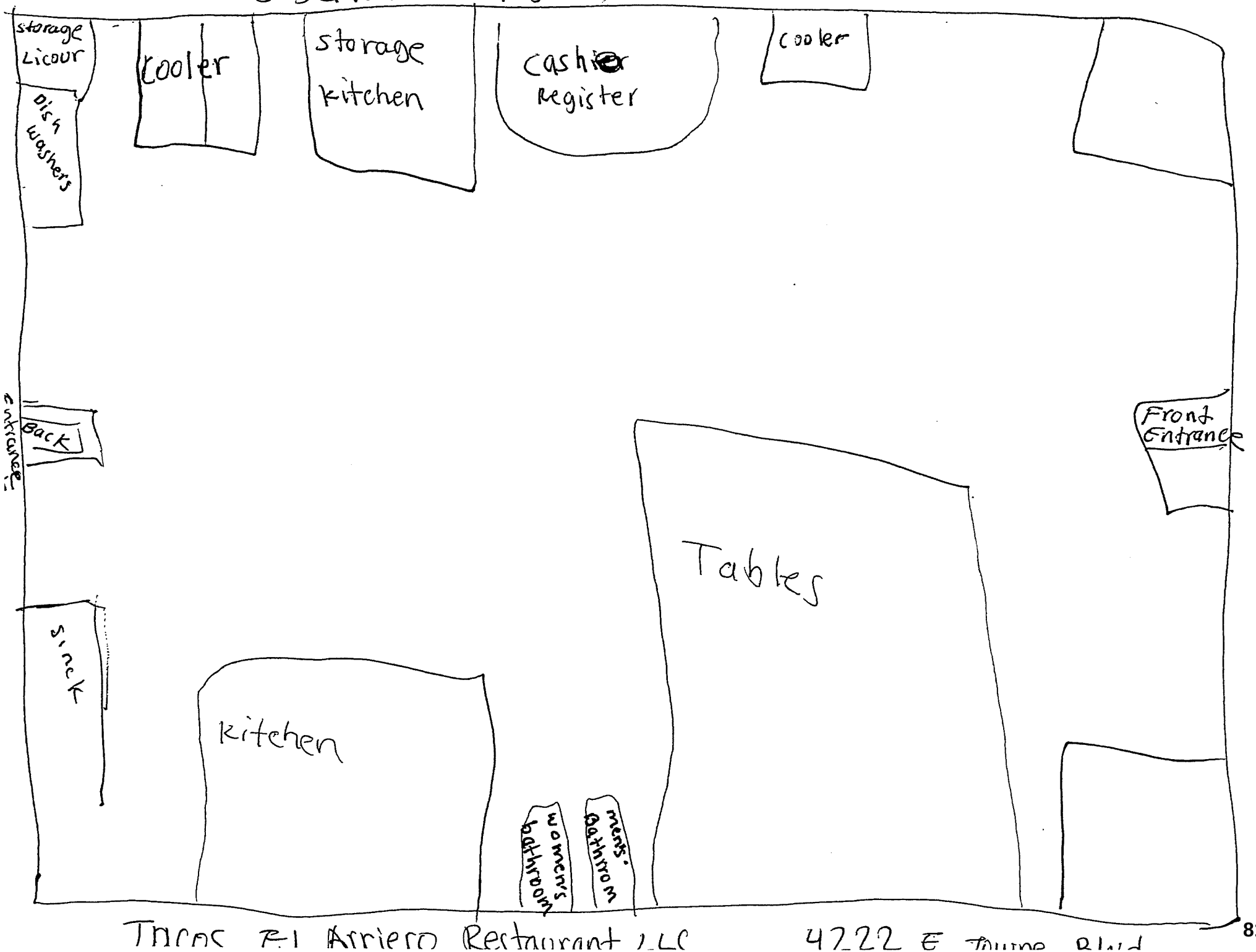
# Tacos el Arriero Restaurant LLC

## MENU

- Tacos (pollo, Asada, Al pastor)
- Tortas (pollo, Asada, Al pastor)
- Tlayudas (pollo, Asada, Al pastor)
- Quesadillas (pollo, Asada, Al pastor)

- Menudo
- pozole
- carne asada
- sodas
- Aguas frescas

Josefina Santiago




Thrac El Arriero Restaurant LLC 4222 E Thome Blvd

# April 2026 ALRC New License

Class A Licenses.csv

All items

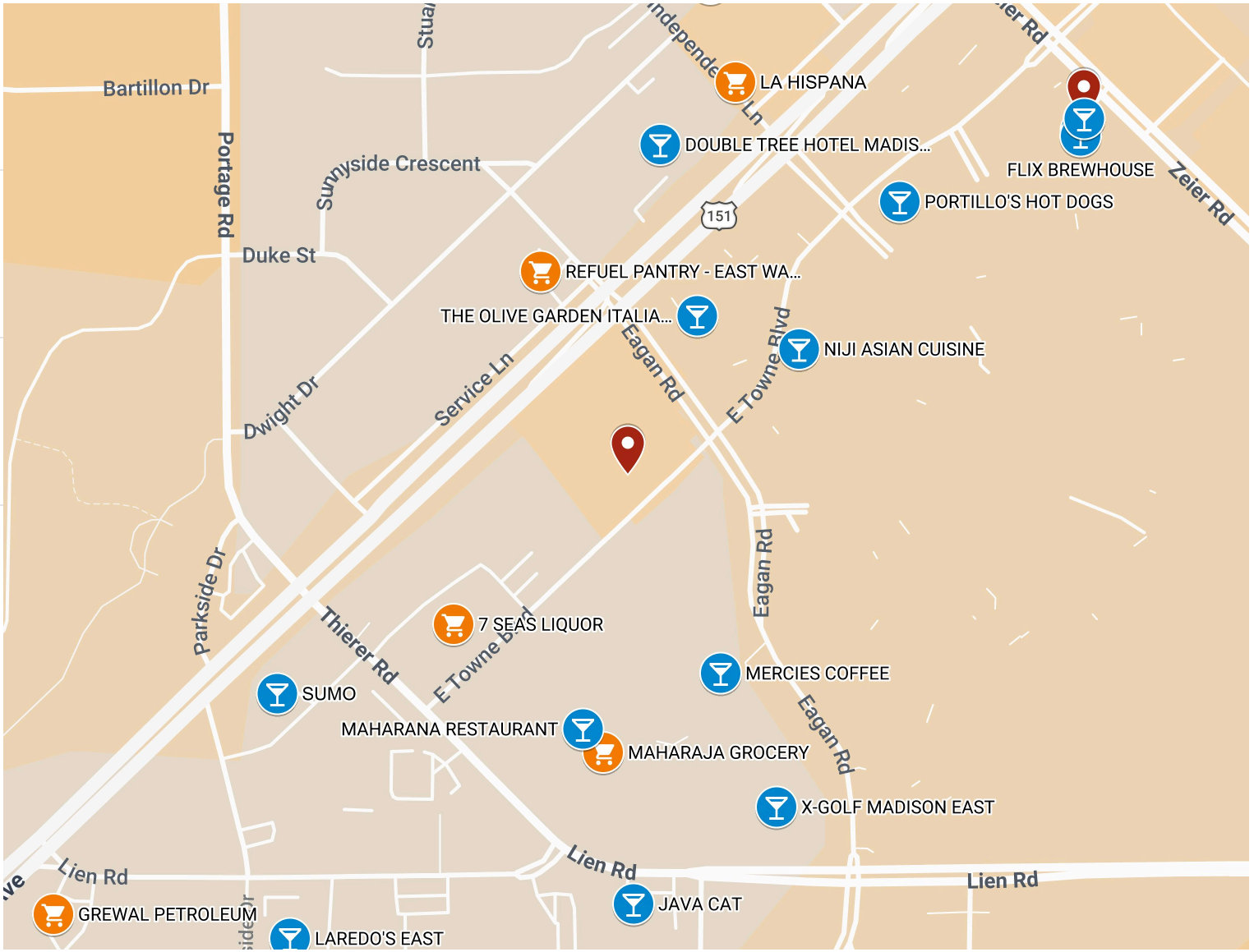
Class B Licenses.csv

All items

New Licenses.xlsx

All items

New licenses are drops, existing Class A licenses are orange shopping carts, existing Class B licenses are blue martini glasses.



# City of Madison

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

## Master

### File Number: 93365

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93365 | **File Type:** | License | **Status:** | Council Public Hearing |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | ALCOHOL LICENSE REVIEW COMMITTEE |
| | | | | **File Created Date :** | 05/27/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Public Hearing - New License
Shree Hanuman LLC • dba Himali Chulo Nepali Restaurant
318 State St • Agent: Ashim Malla
Estimated Capacity (in/out): 30/20
Class B Beer, Class C Wine • 15% alcohol, 75% food, 10% other
Police Sector 403 (District 4)

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | LICLIB-2026-00261 Shree Hanuman LLC App.pdf, 318 State Shree Hanuman LLC 2026 business plan.pdf, 318 State St map.pdf | **Enactment Number:** | |
| **Author:** | | **Hearing Date:** | |
| **Entered by:** | jverbick@cityofmadison.com | **Published Date:** | |

## History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Clerk's Office | 05/27/2026 | Referred for Introduction | | | | |
| | **Action Text:** | This License was Referred for Introduction | | | | | |
| | **Notes:** | Alcohol License Review Committee- Public Hearing (6/17/26), Common Council (7/7/26) | | | | | |
| 1 | COMMON COUNCIL | 06/09/2026 | Refer For Public Hearing | ALCOHOL LICENSE REVIEW COMMITTEE | | 06/17/2026 | Pass |
| | **Action Text:** | A motion was made by Madison, seconded by Glenn, to Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other. | | | | | |
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING | ALCOHOL LICENSE REVIEW COMMITTEE | | 06/17/2026 | Pass |

**Action Text:** A motion was made by Glenn, seconded by Klemons, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.

One registration in support.

**Notes:** Alcohol License Review Committee- Public Hearing (7/15/26), Common Council (8/4/26)

| | | | | |
|---|---|---|---|---|
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | Reconsider | Pass |

**Action Text:** A motion was made by Verveer, seconded by Klemons, to Reconsider. The motion passed by voice vote/other.

| | | | | |
|---|---|---|---|---|
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING | Pass |

**Action Text:** A motion was made by Verveer, seconded by Klemons, to RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING. The motion passed by voice vote/other.

One registration in support.

## Text of Legislative File 93365

### Title

Public Hearing - New License
Shree Hanuman LLC • dba Himali Chulo Nepali Restaurant
318 State St • Agent: Ashim Malla
Estimated Capacity (in/out): 30/20
Class B Beer, Class C Wine • 15% alcohol, 75% food, 10% other
Police Sector 403 (District 4)

# Liquor/Beer License Application

(Agenda Item Number) _____

(Legistar file number) _____

(License number) LIC LB-2026-00261

(Alder District #) 4 (Police Sector) 403

Office Use Only

City of Madison Clerk
210 MLK Jr Blvd, Room 105
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

Class A: ☐ Beer, ☐ Liquor, ☐ Cider
Class B: ☑ Beer, ☐ Liquor,
☑ Class C Wine

## Section A – Applicant

1. List the name of your ☐ Sole Proprietor, ☐ Partnership, ☐ Corporation/Nonprofit Organization or ☑ ~~Limited~~ Liability Company exactly as it appears on your State Seller's Permit.
   Shree Hanoman llc
2. Trade Name (doing business as) Himali Chulo Nepali Restaurant
3. Address to be licensed 318 State St, Madison, WI, 53703
4. Mailing address 318 State St, Madison, WI, 53703
5. Anticipated opening date we are open, & Beer/wine license
6. Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?
   ☒ No ☐ Yes (explain)
   _____
7. Does another alcohol beverage licensee or wholesale permitee have interest in this business? ☒ No ☐ Yes (explain)
   _____

## Section B—Premises

8. Describe in words the building or buildings where alcohol beverages are to be sold and stored. Include all rooms including living quarters, if used, and any outdoor seating used for the sales, service, and/or storage of alcohol beverages and receipts. Alcohol beverages may be sold and stored only on the premises as approved by Common Council and described on license.
   @696sq.ft. Beer/wine will be kept in the cooler inside the restaurant. Receipt will be kept at cash drawer/office in basement.
   We will have outdoor seating we plan to serve beer & wine there.

9. *Applicants for on-premises consumption only.* Estimated capacity (patrons and employees):

Indoor: 30 Outdoor: 15-20

10. Describe existing parking and how parking lot is to be monitored.

No parking

11. Was this premises licensed for the sale of liquor or beer during the past license year?

☐ No ☑ Yes, license issued to Himalchuli Restaurant (name of licensee)
(Change in Ownership this year)

**Section C—Corporate Information**

This section applies to corporations, nonprofit organizations, and Limited Liability Companies only. Sole proprietorships and partnerships, skip to Section D.

12. Name of liquor license agent Ashim Malla

13. City, state in which agent resides Fitchburg, WI

14. How long has the agent continuously resided in the State of Wisconsin? 17 years

15. Has the liquor license agent completed the responsible beverage server training course?

☐ No, but will complete prior to ALRC meeting ☑ Yes, date completed 07/03/2025

16. State and date of registration of corporation, nonprofit organization, or LLC.

WI/01/19/2026

17. In the table below list the directors of your corporation or the members of your LLC.
☑ Attach background check forms for each director/member.

| Title | Name | City and State of Residence |
|---|---|---|
| Owner | Ashim Malla | Fitchburg, WI |
| Owner | Sojata Karki | Fitchburg, WI |
| | | |
| | | |

18. Registered agent for your corporation or LLC. This is your agent for service of process, notice or demand required or permitted by law to be served on the corporation. This is not necessarily the same as your liquor agent.

Ashim Malla

19. Is applicant a subsidiary of any other corporation or LLC?

☑ No ☐ Yes (explain)

20. Does the corporation, any officer, any director, any stockholder, liquor agent, LLC, any member, or any manager hold any interest in any other alcohol beverage license or permit in Wisconsin?

☐ No ☑ Yes (explain) Have another business with beer/alcohol license we both are owner of Ashirwad Indian restaurant, 128, State St, Madison, WI, 53703

## Section D—Business Plan

21. What type of establishment is contemplated?
☐ Tavern ☐ Nightclub ☑ Restaurant ☐ Liquor Store ☐ Grocery Store
☐ Convenience Store without gas pumps ☐ Convenience Store with gas pumps
☐ Other _____

22. Private organizations (clubs): Do your membership policies contain any requirement of "invidious" (likely to give offense) discrimination in regard to race, creed, color, or national origin? ☒ No ☐ Yes

23. Hours of operation: please enter opening and closing times in the table below.

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|---|---|---|---|---|---|
| 11Am-9pm | Closed | 11am - 9pm | 11 am - 9pm | 11am - 9pm | 11am - 10pm | 11am - 10pm |
| *(Class B only) Enter below any hours when food service will not be available, if applicable* | | | | | | |
| - | - | - | - | - | - | - |

## Section E—Consumption on Premises

*This section applies to Class B and Class C applicants only. Class A license applicants (consumption off premises) may skip to Section F.*

24. Indicate any other product/service offered. We are restaurant, serve food

25. All restaurants and taverns serving alcohol must substantiate their gross receipts for food and alcohol beverage sales broken down by percentage. (Note: Non-alcoholic drinks are classified as "Food.") New establishments estimate percentages:
15 % Alcohol 75 % Food 10 % Other
If applicable, describe "Other": Beverage (Soft drink, lemonade, lassi)
Do you have written records to document the percentages shown? ☒ No ☐ Yes
You may be required to submit documentation verifying the percentages indicated.

26. Do you plan to have live entertainment? ☒ No ☐ Yes—what kind? _____
_____
If planned entertainment includes live music (except solo acoustic), a DJ, or a designated dance floor, please also complete an Entertainment License.

## Section F—Required Contacts and Filings

27. I understand that liquor/beer license renewal applications are due April 15 of every year, regardless of when license was initially granted. ☐ No ☑ Yes

28. I understand that I am required to host an information session at least one week before the ALRC meeting. ☐ No ☑ Yes

29. I agree to contact the Alderperson for this location to discuss my application and to invite the Alderperson to my information session. ☐ No ☑ Yes

30. I agree to contact the Police Department District Captain for this location prior to the ALRC meeting. ☐ No ☑ Yes

31. I agree to contact the Deputy Clerk prior to the ALRC meeting. ☐ No ☑ Yes

32. I agree to contact the neighborhood association representative prior to the ALRC meeting. ☐ No ☑ Yes

33. I intend to operate under the alcohol license within 180 days of the Common Council granting this license. The license shall be considered surrendered if not issued within 180 days of being granted. ☐ No ☑ Yes

34. I understand we must file a Special Occupational Tax return (TTB form 5630.5) before beginning business. [phone 1-800-937-8864] ☒ No ☐ Yes

35. I understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in question 1, above. [phone 608-266-2776] ☐ No ☑ Yes

36. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? ☑ No ☐ Yes

## Section G—Information for Clerk's Office

37. This application is for the license period ending June 30, 2027.

38. State Seller's Permit 456-1032286261-02

39. Federal Employer Identification Number 61-2327909

40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?

Contact person Sujata Karki

Business phone 608-335-9115 Business e-mail address Himalichul02026@gmail.com

Preferred language English

If needed, a qualified interpreter can be provided at no charge to you. Would you like an interpreter?

☐ Yes (language: _____)

☒ No (If you answer no and you do require an interpreter, the ALRC will refer your application to a subsequent meeting and this may delay your application process)

Si usted requiere o necesita un/a intérprete, nosotros podemos proveer un/a intérprete sin costo alguno. ¿Le gustaría tener un/a intérprete?

☐ Sí, lenguaje: _____

☐ No. Si usted escoge "no" en la solicitud/aplicación, y usted sí requiere un/a intérprete, el comité remitirá su solicitud para una nueva junta y esto puede atrasar el proceso de su solicitud.

41. Corporate attorney, if applicable: Name _____

Phone _____ E-mail _____

**NOTICE:** Completed application are due by noon of the third Monday (fourth, if the Clerk's office is closed on the third Monday) to get on the agenda for the proceeding months Alcohol License Review Committee. A completed application **must** be accompanied by the following items:

☐ Copy of State Seller's Permit (Not Business Tax Registration Certificate), ☐ Appointment of Agent (if Corp/LLC), ☐ Member background investigation forms, ☐ Articles of Incorporation (if Corp/LLC), ☐ Floor Plans, ☐ Copy of Lease, ☐ Business Plan, and ☐ Sample Menu (if applying for Class B license)

If required items are missing, the application will not be considered complete and will not be accepted by the Clerk's Office until all requirements are submitted. No exceptions are made.

***Read carefully before signing:*** *Under penalty provided by law, the applicant states that the above information has been truthfully completed to the best of the knowledge of the signer. Signer agrees to operate the business according to law, and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. Lack of access to any portion of licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.*

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

(Officer of Corporation/Member of LLC/Partner/Sole Proprietor)

4/16/26
(Date)

**Clerk's Office checklist for complete applications**

| | | |
|---|---|---|
| ☑ WI Seller's Permit Certificate (matching articles of incorporation) | ☑ Background investigation form(s) | ☑ Floor Plans |
| ☑ FEIN | ☐ Form for surrender of previous license | ☑ Lease |
| ☑ Written description of premises | ☑ *Articles of Incorporation | ☑ Business Plan |
| | ☑ *Appointment of Agent | ☑ **Sample Menu |
| | * Corporation/LLC only | ** Class B only |

**Upon Application Submission, the Clerk's Office issued to the application:**

☐ Orange sign ☐ Orange business card

☐ "Applying for a Liquor/Beer License in the City of Madison" brochure with contact information

Date complete application filed with Clerk's Office _____

Date of ALRC meeting _____ Date license granted by Common Council _____

Date provisional issued _____ Date license issued _____

# BUSINESS PLAN

Himali Chulo Nepali Restaurant

**Legal Entity:** Shree Hanuman LLC
**DBA:** Himali Chulo Nepali Restaurant
**Location:** Madison, Wisconsin
**License Type:** Class B Beer & Class C Wine

## 1. Executive Summary

Himali Chulo Nepali Restaurant is a locally owned establishment offering authentic Nepali and Tibetan cuisine. The restaurant aims to provide a unique cultural dining experience rooted in Himalayan traditions. The Beer and Wine License will enhance dining by offering complementary beverages in a controlled environment.

## 2. Business Description

A casual dining restaurant focused on authentic Himalayan cuisine using traditional recipes, fresh ingredients, and warm hospitality. It fills a niche in Madison by specializing in Nepali and Tibetan food.

## 3. Ownership & Management

Owned and operated by Ashim Malla and Sujata Karki under Shree Hanuman LLC. Ashim Malla serves as Liquor Agent responsible for compliance with all alcohol regulations.

## 4. Products & Services

Food offerings include momos, thukpa, chowmein, dal bhat, and daily tarkari. Alcohol offerings include beer and wine, served as a complement to meals.

## 5. Hours of Operation

Monday: Closed
Tuesday – Thursday: 11:00 AM – 9:00 PM
Friday – Saturday: 11:00 AM – 10:00 PM
Sunday: 11:00 AM – 9:00 PM

## 6. Market Analysis

# *Himali Chulo*

*318 State St, Madison, WI*
*608-230-6028*

*Welcome to Himali Chulo --→where the warmth of the Himalayan hearth meets rich tradition and bold flavors. Inspired by the culinary heritage of Nepal and Tibet, our menu brings together authentic recipes, time-honored techniques, and fresh, wholesome ingredients.*

*We use traditional Himalayan spices such as timur (Sichuan pepper), cumin, coriander, turmeric, ginger, garlic, and freshly ground masalas to create the deep, aromatic flavors that define our cuisine.*

*A typical Nepali meal features dal, bhat, tarkari (lentils, rice, and seasonal vegetables), often served with pickles and meat or curry. Tibetan cuisine highlights comforting dishes like momos (dumplings), thukpa (noodle soup), and hearty stews---→simple, nourishing, and full of flavor.*

*We proudly offer a variety of vegan, vegetarian, and nut-friendly options, ensuring there is something for everyone to enjoy.*

*From comforting Nepali classics to beloved Tibetan specialties, each dish is thoughtfully prepared with a touch of home-style care. At Himali Chulo, food is more than a meal — it is a celebration of culture, community, and the spirit of the Himalayas.*

*We invite you to relax, share, and enjoy a truly memorable dining experience.*

**आउनुस्, खानुस्, रमाउनुस्, फेरि आउनुस्**

*Welcome, Eat, Enjoy! Come Again ☺*

# HIMALI CHULO NEPALI/ TIBETAN RESTAURANT

## SOUP

***Lentil***- *A light, nourishing yellow lentil soup tempered with garlic, cumin, and herbs. Wholesome and satisfying* (GF, V, Vg)

**Cup/Bowl/Quat $4, $7, $13**

***Kwati***-*Nepali mixed bean soup cooked with traditional Nepali spices served with rice, roti or Timboo* (GF, V, Vg) $ 16

## STARTERS

***Samosa***- *Himalayan inspired potatoes, onions& peas wrapped as a crunchy oven baked pastry served with refreshing tamarind/yogurt sauce* ( V, Vg $ 10)

***Kathmandu Veg Momo***-*Steamed handmade dumplings filled with fresh vegetables, nuts,and Himalayan spices, served with house-made tomato achar.* (V, Vg)
**4 pc $9.50, 6 pc:$13.50**

***Kathmandu Chicken Momo***-*Hand-made dumplings filled with seasoned chicken and Himalayan spices, steamed and served with house-made tomato achar*
**4 pc:$10..0, 6 pc:$14.50**

***Chulo Combination Platter***- *Enjoy two hand-made momos, one crispy samosa, fresh roti, and a cup of hearty lentil dal: a delightful sampler of our traditional Himalayan flavors.*
**Veg mom:16.50 Ckn mom: 17.50 (Vg Opt)**

***Khichadi*** – *Comforting mix of mung beans, rice & mild spices served with Roti*(GF, V, Vg) $ 16

## SALAD

***Chulo Chicken choila Salad*** – *Tender chicken tossed with fresh greens, crisp vegetable and a bold Himalayan chili dressing*
**$18.50**

***Chulo Tofu Salad*** – *Char-grilled tofu with seasonal vegetables, drizzled with a zesty Himalayan spice* (V, vg) $16.50

***Himali Toss Salad***-*Fresh Toss salad in a refreshing Himalayan-style dressing spice*
(V, vg) $16.50

## HIMALAYAN THALI PLATES

***Veg Thali – $22.99***

*Rice, dal, seasonal vegetables, achar, yogurt & roti.* (v.vg)

***Chicken Thali – $25.99***

*Rice, dal, chicken curry, vegetables, achar & roti.*

***Goat Thali – $28.99***

*Rice, dal, Goat curry, vegetables, achar & roti.*

## DAL BHAT TARKARI SET

*Steamed rice served with lentil soup (dal) and your choice of daily seasonal curry*(V,vg) $ 15.95

***BHAT & TARKARI***- $ 13.95

***ROTI DAL TARKARI SET***-*Fresh flatbread served with lentil soup (dal) and your choice of daily seasonal curry.*(V,Vg) $15.95

***ROTI & TARKARI*** - $13.95

**(HALF/HALF Tarkari) Add $ 2**

# HIMALI CHULO NEPALI/ TIBETAN RESTAURANT

## Vegetarian Delights

**(served with soup/salad)**

***Tofu Buff***-*Char-grilled tofu bursting with Nepali spices, onions, peppers & seasonal vegetables* **(V,Vg) $ 18.50**

***Seitan Buff***- *Savory seitan sautéed with garlic, mushrooms, green chili & fresh seasonal veggies* **(V, Vg) 19.50**

***Tofu Palungo curry***– *Silky tofu & spinach with potatoes, simmered in a light Nepali curry with seasonal greens* **(GF, V, Vg) 18.50**

***Katahar kabaaf*** -*Green jackfruit marinated in Himalayan spices, grilled & paired with seasonal vegetables* **(GF, V, Vg) 19..50**

## MEAT/GRILL SPECIALS

**(served with soup/salad)**

***Chicken curry*** – *Organic red/white chicken meat, tender & spiced to perfection in Nepali Style* **(GF) 20.50**

***Lamb Curry***– *Succulent lamb cooked with aromatic Himalayan herbs.* **(GF) $ 24.50**

***Khasi ko Masu*** – *Flavorful goat curry with a touch of mountain spices.* **(GF) $ 24.50**

***Chicken Buff*** – *Marinated chicken grilled with peppers & onions.* **(GF) $ 18.50**

***Chicken Palungo*** – *Chicken cooked with fresh spinach & potatoes in light Nepali curry.* **(GF) 19.50**

***Beef Buff***– *Tender beef simmered with seasonal greens & Himalayan spice* **(GF) $22.50**

## SEASONAL TARKARI (served with soup/salad)

***Ram Toriya Tarkari*** – *Okra sauteed with traditional Himalayan spices* **(GF, V, Vg) $ 18.50**

***Bhanta Tarkari*** – *Baby eggplant cooked Nepali-style with herbs and spices* **(GF, V, Vg) $ 18.50**

***Kurilo Tarkari*** – *Fresh asparagus lightly sauteed with garlic and Himalayan spices* **(GF, V, Vg) $ 18.50**

***Rayo Saag Tarkari*** – *Mustard greens cooked with ginger, garlic, and Nepali spices* **(GF, V, Vg) $ 18.50**

***Seasonal tarkari selections change throughout the year—please ask your server for today's available dishes.***

## TIBETAN SPECIALITIES

***Kothey Momo (Veg)***-*6 pc. Pan-fried and steamed Tibetan dumplings filled with fresh vegetables and Himalayan spices. Crispy bottom with a soft top. Served with house chili sauce.* **(V,vg) $14.50**

***Kothey Momo (Chicken)***-*6 Pc Pan-fried and steamed Tibetan dumplings filled with seasoned chicken. Crispy on the bottom and juicy inside. Served with house chili sauce.* **$ 15.50**

***Tibetan Thukpa***-*Traditional Tibetan noodle soup with vegetables* **$ 15.00, Add ckn, 17.00**

***Beef Shapta***- *Stir-fried beef with onions, garlic, ginger, and Himalayan spices. Quick, spicy, and aromatic* **$ 22.50**

***Pork Thenthuk***-*Tibetan hand pulled noodle soup with pork, vegetables, garlic, ginger in a savor Himalayan broth* **$ 19.50**

# HIMALI CHULO NEPALI/ TIBETAN RESTAURANT

## Family Combo Plates (For Two)

***Perfect for sharing! Each set includes two seasonal vegetarian tarkari and your choice of one meat.***

***Family Vegetarian Delight*** – *Two daily vegetable tarkari, 6 veg momo, dal, roti & rice.* ***(V,vg) $ 42***

***Family Chicken Feast:*** *Two daily vegetable tarkari, chicken curry, dal, roti & rice.* ***$ 56***

***Family Lamb Feast:*** *Two daily vegetable tarkari, rich lamb curry, dal, roti & rice* ***$ 64***

## DESSERT

***Lal Mohan*** – *Soft, golden syrup-soaked fried dumplings, a classic treat* ***(Vg) $7***

***Rasmalai*** – *Creamy cottage cheese patties in sweet saffron milk.* ***(Vg, GF)$ 7***

***Vegan Barfi*** – *Rich, plant-based fudge made with brown rice, farina flour, spiced with cardamom* ***$ 8***

## EXTRAS/SIDES

| | |
|---|---|
| ***Rice- $ 4.5*** | ***salad $ 5.5*** |
| ***Roti $ 4 .5*** | ***Timboo : $ 6.*** |
| ***Yogurt- $4*** | ***Hot sauce: $4.5*** |
| ***Side Tarkari $ 10*** | |
| ***Add Tofu $ 6.*** | ***Add Ckn $ 8*** |
| ***Add Lamb $ 12.*** | ***Add Beef $ 10*** |

## BEVERAGES

***Mango Lassi*** – *Creamy mango yogurt drink with a hint of cardamom.* ***$ 6***

***Cinnamon Lassi-*** *Chilled yogurt drink with a hint of cinnamon, smooth and lightly sweet.* ***$ 6***

***Sweet / Unsweet Iced Tea*** – *Classic Nepali-style brewed tea, served your way.* ***$ 4.5***

***Lemonade*** – *Refreshing citrus lemonade, perfect for any season* ***$ 5***

***Flavored Lemonade:*** *Please inquire with your server for flavors* ***$ 6***

***Chiya*** –*Traditional Nepali spiced milk tea.* ***$ 4.5***

***Coffee*** – *Freshly brewed, aromatic Himalayan-style coffee* ***$ 5***

***Golden Tea*** – *Turmeric-infused warm, comforting tea* ***$ 6***

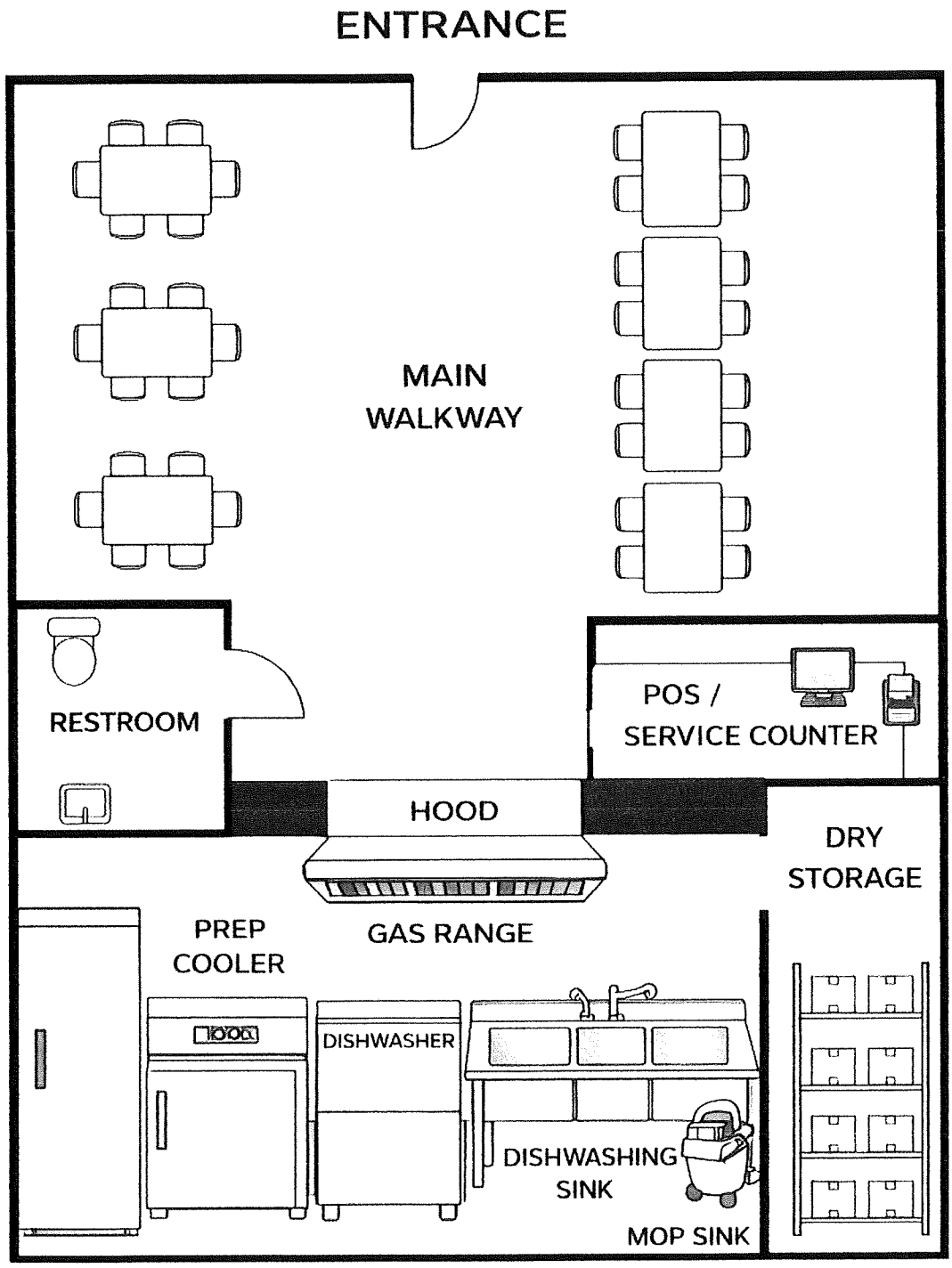
***Herbal Tea*** – *Himalayan herbs brewed for soothing flavor* ***$ 4.5***

***Canned Soda-*** *$3*

***Sparkling water:*** *$ 4*

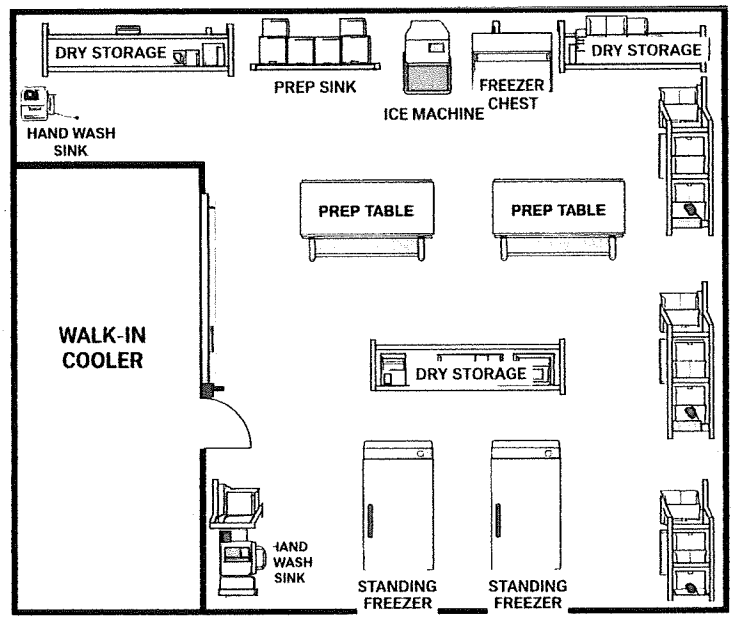
***Rice Option:*** *White/brown*

***Roti Option:*** *Wheat/White*




RESTAURANT FLOOR PLAN

# Himali Chulo Basement Floor Plan




**BASEMENT FLOOR PLAN**

# June 2026 ALRC New License

Class A Licenses.csv

All items

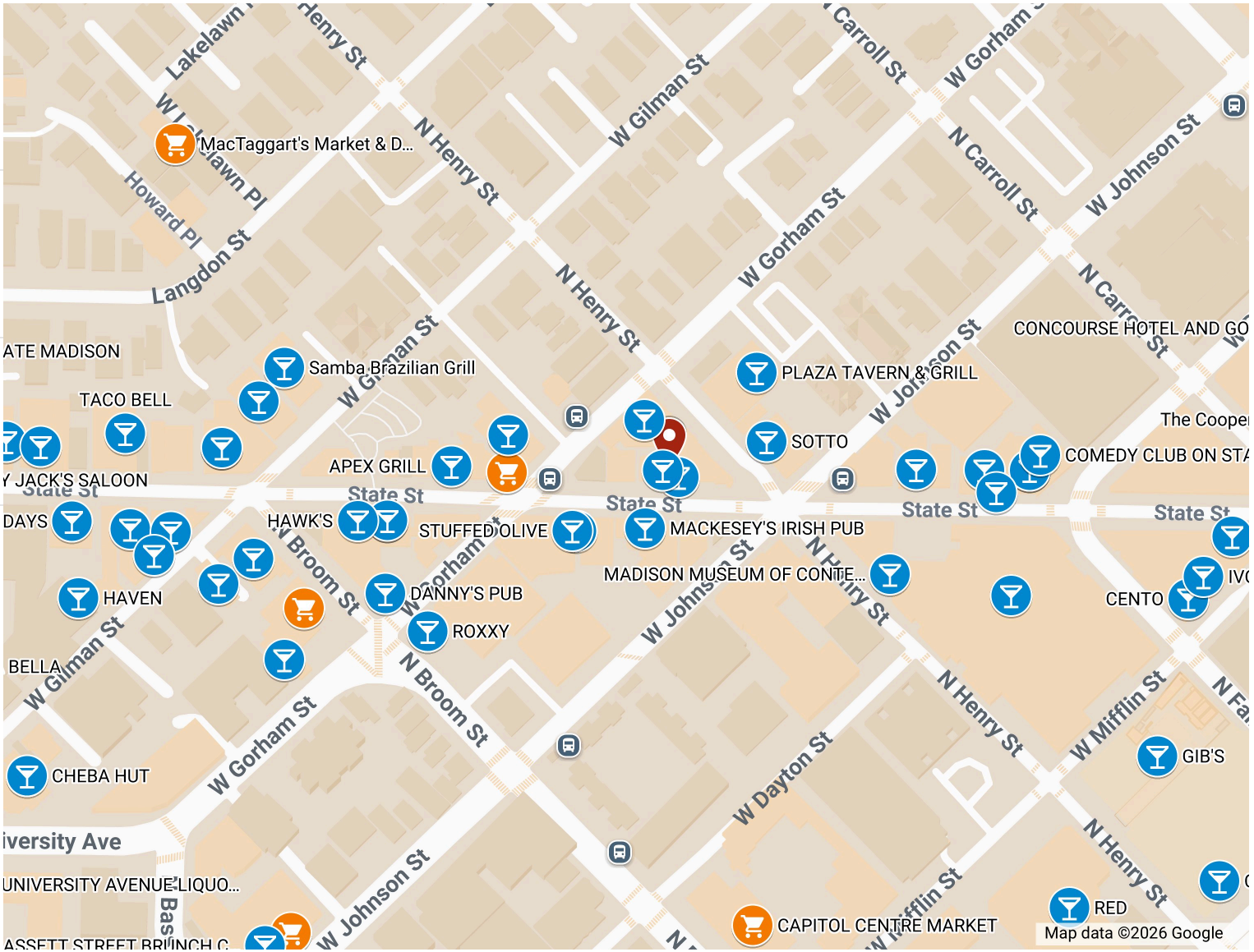
Class B Licenses.csv

All items

New Licenses.xlsx

All items

New licenses are drops, existing Class A licenses are orange shopping carts, existing Class B licenses are blue martini glasses.



# City of Madison

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

## Master

### File Number: 93366

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93366 | **File Type:** | License | **Status:** | Council Public Hearing |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Clerk's Office |
| | | | | **File Created Date :** | 05/27/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Public Hearing - New License
K-Golf Middleton LLC • dba X-Golf Madison West
716 S Gammon Rd • Agent: Seth Klug
Estimated Capacity (in/out): 100/12
Class B Combination Liquor & Beer • 17% alcohol, 13% food, 70% other
Police Sector 123 (District 20)

**Notes:**

**Sponsors:**

**Effective Date:**

**Attachments:** LICLIB-2026-00282 714 S Gammon K-Golf Middleton LLC 2026 Liquor-Beer License App.pdf, 714 S Gammon K-Golf Middleton LLC 2026 business plan.pdf, 714 S Gammon Rd map.pdf

**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 | 05/27/2026 | Referred for Introduction | | | | |
| | **Action Text:** | This License was Referred for Introduction | | | | | |
| | **Notes:** | Alcohol License Review Committee- Public Hearing (6/17/26), Common Council (7/7/26) | | | | | |
| 1 | COMMON COUNCIL | 06/09/2026 | Refer For Public Hearing | ALCOHOL LICENSE REVIEW COMMITTEE | | 06/17/2026 | Pass |
| | **Action Text:** | A motion was made by Madison, seconded by Glenn, to Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other. | | | | | |
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING | | | | Pass |

**Action Text:** A motion was made by Figueroa Cole, seconded by Glenn, to RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING. The motion passed by voice vote/other.

Approval is for 716 S Gammon Rd.

One registration in support.

## Text of Legislative File 93366

### Title

Public Hearing - New License
K-Golf Middleton LLC • dba X-Golf Madison West
716 S Gammon Rd • Agent: Seth Klug
Estimated Capacity (in/out): 100/12
Class B Combination Liquor & Beer • 17% alcohol, 13% food, 70% other
Police Sector 123 (District 20)

100

# Liquor/Beer License Application

City of Madison Clerk
210 MLK Jr Blvd, Room 105
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

Class A: ☐ Beer, ☐ Liquor, ☐ Cider
Class B: ☒ Beer, ☒ Liquor,
☐ Class C Wine

(Agenda Item Number)

(Legistar file number)
LICLIB 2026 00282
(License number)
20 (Alder District #) 123 (Police Sector)
Office Use Only

## Section A – Applicant

1. List the name of your ☐ Sole Proprietor, ☐ Partnership, ☐ Corporation/Nonprofit Organization or ☑ Limited Liability Company exactly as it appears on your State Seller's Permit.

   K-GOLF MIDDLETON, LLC.

2. Trade Name (doing business as) X-Golf Madison West

3. Address to be licensed 714 South Gammon Road, Madison, WI 53719

4. Mailing address 351 Oakwood Drive, Oregon, WI 53575

5. Anticipated opening date ~~6/1/2026~~ 07/01/2026

6. Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?

   ☑ No ☐ Yes (explain)

7. Does another alcohol beverage licensee or wholesale permitee have interest in this business? ☑ No ☐ Yes (explain)

## Section B—Premises

8. Describe in words the building or buildings where alcohol beverages are to be sold and stored. Include all rooms including living quarters, if used, and any outdoor seating used for the sales, service, and/or storage of alcohol beverages and receipts. Alcohol beverages may be sold and stored only on the premises as approved by Common Council and described on license.

The premises consists of a single-story commercial building at 1714 Eagan Rd.. Alcohol will be sold and served within the main indoor floor plan, which houses eight golf simulators, a full-service bar, and a commercial kitchen utilizing speed ovens.Storage of alcohol beverages and related receipts will occur in a for the sale and service of alcohol. There are no living quarters on the premises Also patio

9. *Applicants for on-premises consumption only.* Estimated capacity (patrons and employees):

   Indoor: 100 Outdoor: 12

10. Describe existing parking and how parking lot is to be monitored.

    Extensive, existing parking in front of X-Golf Madison West. We will monitor via wired camera system including external front and rear views.

11. Was this premises licensed for the sale of liquor or beer during the past license year?

    ☒ No ☐ Yes, license issued to _____ (name of licensee)

## Section C—Corporate Information

This section applies to corporations, nonprofit organizations, and Limited Liability Companies only. Sole proprietorships and partnerships, skip to Section D.

12. Name of liquor license agent Seth Klug

13. City, state in which agent resides Oregon, WI 53575

14. How long has the agent continuously resided in the State of Wisconsin? 47 Years

15. Has the liquor license agent completed the responsible beverage server training course?

    ☐ No, but will complete prior to ALRC meeting ☒ Yes, date completed 11/2020

16. State and date of registration of corporation, nonprofit organization, or LLC.

    Wisconsin, 8/6/2020

17. In the table below list the directors of your corporation or the members of your LLC.
    ☐ Attach background check forms for each director/member.

| Title | Name | City and State of Residence |
|---|---|---|
| Managing Member | Seth Klug | Oregonm, WI |
| Member | Aaron Klug | Brookfield, WI |
| | | |
| | | |

18. Registered agent for your corporation or LLC. This is your agent for service of process, notice or demand required or permitted by law to be served on the corporation. This is not necessarily the same as your liquor agent.

    Seth Klug

19. Is applicant a subsidiary of any other corporation or LLC?

    ☐ No ☒ Yes (explain) K-Golf Madison East, LLC., DBA X-Golf Madison East

20. Does the corporation, any officer, any director, any stockholder, liquor agent, LLC, any member, or any manager hold any interest in any other alcohol beverage license or permit in Wisconsin?

    ☐ No ☒ Yes (explain) Existing east side location: K-Golf Madison East, LLC., DBA X-Golf Madison East

## Section D—Business Plan

21. What type of establishment is contemplated?
☐ Tavern ☐ Nightclub ☐ Restaurant ☐ Liquor Store ☐ Grocery Store
☐ Convenience Store without gas pumps ☐ Convenience Store with gas pumps
☒ Other Indoor golf simulator busines/Sports bar

22. Private organizations (clubs): Do your membership policies contain any requirement of "invidious" (likely to give offense) discrimination in regard to race, creed, color, or national origin? ☒ No ☐ Yes

23. Hours of operation: please enter opening and closing times in the table below.

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|---|---|---|---|---|---|
| 8am - 10pm | 9am - 10pm | 9am - 10pm | 9am - 10pm | 9am - 10pm | 8am - 12am | 8am - 12am |
| *(Class B only) Enter below any hours when food service will not be available, if applicable* | | | | | | |
| - | - | - | - | - | - | - |

## Section E—Consumption on Premises

*This section applies to Class B and Class C applicants only. Class A license applicants (consumption off premises) may skip to Section F.*

24. Indicate any other product/service offered. Golf simulator rental, golf merchandise, and golf equipment

25. All restaurants and taverns serving alcohol must substantiate their gross receipts for food and alcohol beverage sales broken down by percentage. (Note: Non-alcoholic drinks are classified as "Food.") New establishments estimate percentages:
17 % Alcohol 13 % Food 70 % Other

If applicable, describe "Other": (Golf simulator rentals (casual play, leagues, lessons, events, merchandise)

Do you have written records to document the percentages shown? ☐ No ☒ Yes
You may be required to submit documentation verifying the percentages indicated.

26. Do you plan to have live entertainment? ☒ No ☐ Yes—what kind? _____

If planned entertainment includes live music (except solo acoustic), a DJ, or a designated dance floor, please also complete an Entertainment License.

## Section F—Required Contacts and Filings

27. I understand that liquor/beer license renewal applications are due April 15 of every year, regardless of when license was initially granted. ☐ No ☒ Yes

28. I understand that I am required to host an information session at least one week before the ALRC meeting. ☐ No ☒ Yes

29. I agree to contact the Alderperson for this location to discuss my application and to invite the Alderperson to my information session. ☐ No ☒ Yes

30. I agree to contact the Police Department District Captain for this location prior to the ALRC meeting. ☐ No ☒ Yes

31. I agree to contact the Deputy Clerk prior to the ALRC meeting. ☐ No ☒ Yes

32. I agree to contact the neighborhood association representative prior to the ALRC meeting. ☐ No ☒ Yes

33. I intend to operate under the alcohol license within 180 days of the Common Council granting this license. The license shall be considered surrendered if not issued within 180 days of being granted. ☐ No ☒ Yes

34. I understand we must file a Special Occupational Tax return (TTB form 5630.5) before beginning business. [phone 1-800-937-8864] ☐ No ☒ Yes

35. I understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in question 1, above. [phone 608-266-2776] ☐ No ☒ Yes

36. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? ☒ No ☐ Yes

## Section G—Information for Clerk's Office

37. This application is for the license period ending June 30, 20_____.

38. State Seller's Permit 4 5 6 - 1030453677-04 _ _ _ _ _ _ _ _ _ _ - _ _

39. Federal Employer Identification Number 85-2382002

40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?

    Contact person Seth Klug

    Business phone 608-719-7197 Business e-mail address seth@xgolfmadison.com

    Preferred language English

    If needed, a qualified interpreter can be provided at no charge to you. Would you like an interpreter?

    ☐ Yes (language: _____)

    ☒ No (If you answer no and you do require an interpreter, the ALRC will refer your application to a subsequent meeting and this may delay your application process)

    Si usted requiere o necesita un/a intérprete, nosotros podemos proveer un/a intérprete sin costo alguno. ¿Le gustaría tener un/a intérprete?

    ☐ Sí, lenguaje: _____

    ☐ No. Si usted escoge "no" en la solicitud/aplicación, y usted sí requiere un/a intérprete, el comité remitirá su solicitud para una nueva junta y esto puede atrasar el proceso de su solicitud.

41. Corporate attorney, if applicable: Name Jacob A. Schraeder

    Phone 715.845.4336 E-mail jschraeder@ruderware.com

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(Officer of Corporation/Member of LLC/Partner/Sole Proprietor)

4/28/26
(Date)

**Clerk's Office checklist for complete applications**

| | | |
|---|---|---|
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| ☑ FEIN | ☐ ~~Form for~~ surrender of previous license | ☑ Lease |
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| | ☑ *Appointment of Agent | ☐ **Sample Menu |
| | * Corporation/LLC only | ** Class B only |

**Upon Application Submission, the Clerk's Office issued to the application:**

☐ Orange sign ☐ Orange business card

☐ "Applying for a Liquor/Beer License in the City of Madison" brochure with contact information

Date complete application filed with Clerk's Office _____

Date of ALRC meeting _____ Date license granted by Common Council _____

Date provisional issued _____ Date license issued _____

# X Golf MIDDLETON
# Business Plan

Seth Klug

Aaron Klug

7/13/2020

## Table of Contents

1) Business Concept.....3
2) Franchisee Information.....3
3) Franchisor Information.....4
4) Location.....5
5) Target Customer/Sales Plan.....7
6) Marketing Plan.....9
7) Business Case/Investment.....10
8) Conclusion.....11

Appendix

I) Operating Assumptions, Income Statement, and Cash Flow Pro Forma

## 1) Business Concept

Our intent is to open an X Golf franchise location in MIDDLETON, Wi. X Golf has developed a high-end golf simulator to be used as the backbone of a fun and entertaining indoor golf and bar concept in a retail service type of environment. Indoor golf simulator businesses are a trend on the rise because of its broad appeal to serious and novice golfers as well as beginners looking for entertainment or to try something new. Indoor golf simulators are flexible, allowing customers to play on their schedule because the simulators can be operated day or night and at any time of year being they are immune to weather and not dependent on daylight. This business plan will detail how this concept can be a fun and financially rewarding business.

## 2) Franchisee Information

Seth Klug, 50%

- BS – Management Information Systems
- 17 years of IT Management experience across major global organizations. 23 years of golf fanaticism.
- Proficient customer relationship and sales experience. IT expert both PC and software. Low single handicap golfer.
- Majority of operations and business management partner. Ideally Full-time but revenue will determine possibility. Will begin continuing day job for main source of income, ensuring business cost model is successful.

Aaron Klug, 50%

- BS – Reclamation
- 22 years of project/portfolio management across private and public sectors.
- Proficient in data analysis, marketing, and event planning. Customer relationship and sales experience. Mid-handicap golfer.

- Operations, strategy, logistics, marketing, and event planning. Will continue day job for main source of income, while ensuring business cost model is successful.

3) Franchisor Information

X Golf began developing simulators in Korea in 2005. The indoor golf market in Korea was such a success, they have branched out globally into Japan, Australia, Canada, and the United States. The U.S. headquarters is in Los Angeles and since they began franchising in the U.S. in 2016, have successfully opened 22 franchises across the country. Current locations include Alabama, Colorado, Louisiana, four in Michigan, two in Texas, one in Brookfield, Wisconsin and another in Mequon on the way. X Golf America is excited about the opportunity to open a franchise in the Madison area.

Scott Hart, PGA Pro and Owner of several X Golf Simulators in Scottsdale at his facility said, "The Golf Simulators from X Golf are the most technologically advanced in the world". We have performed extensive research on golf simulators, and agree with Scott Hart's statement and agree X Golf has developed the best and most fun simulator on the market. There are over 100 courses to choose from including some of the finest courses in the world which most golfers would not get to play in person. The simulators are linked up to a global network where customers can compete in games and leagues with other X Golf users all over the world, a similar business model used in the smashing success of the PlayStation, Xbox, and Golden Tee video game networks.

X Golf provides their franchisees with a great deal of business and technical support. Their industry experience and business model is passed down to their franchisees to ensure success. X Golf provides on-site training on operating the business as well as the technical aspects of operating the simulators. X Golf will help leverage a network of PGA professionals in the area who are interested in using the Franchisee's facility for golf lessons. They provide software updates to the simulators so the franchisee stays on the cutting edge of the golf simulator

business. X Golf also has a plan to launch a national advertising campaign as soon as there are enough franchisees to justify the expense. In the interim, they can make recommendations on local advertising avenues.

X Golf guarantees its franchisees a territory in which to operate. Our location will be guaranteed not to be impacted by another X Golf franchisee within an 8 mile radius of each owned store. Franchisees are also guaranteed to have the right of first refusal to any other franchisee looking to build an X Golf facility within a 40 mile radius. This is an ideal partnership which allows for future growth after showing success this location.

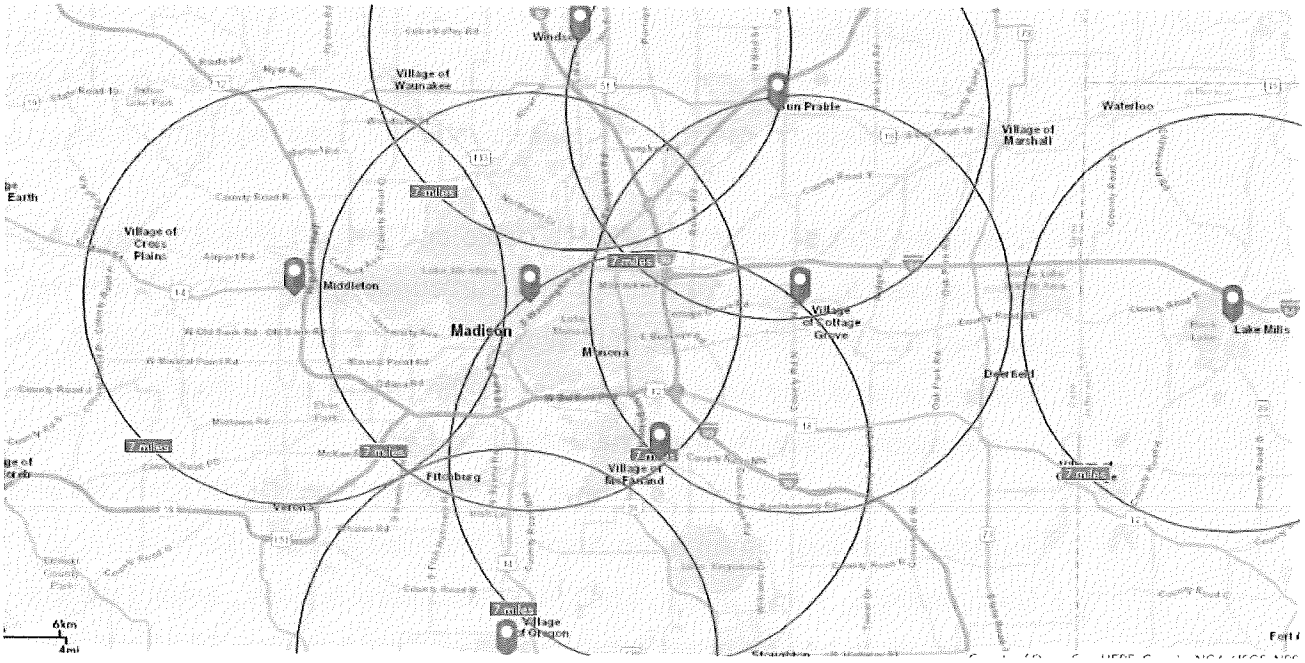
4) Location

- The leased space is within the Greenway Station complex with a size of 6,033 square feet.
- Greenway Station is a 300,000 SF center located in Middleton on the west side of the Madison metro at the intersection of Greenway Blvd and Deming Way.
- Greenway Station is just south of Costco and just off Hwy 14 providing easy access to the entire market and surrounding cities. Other retailers such as Guitar Center, Cost Plus World Market, Soft Surroundings, J. Jill, Biaggis, Ancho And Agave have chosen the center to be their only location in the metro. They do draw the entire market.
- Box Anchors are: Marshalls, Home Goods, Cost Plus, DSW, Michaels and Tuesday Morning. Small Shop Anchors are: Jos A Bank, Soft Surroundings, J Jill, Chicos, Loft, Maurices, Bath & Body, among others. In addition to having great retail, we have over 4 million SF of office within 1 mile of the site and 2,000 hotel room within 3 miles (of which over 700 hotel rooms are within 1/2 mile of the site). Within 4 miles of West Towne Mall
- Within a 7 mile radius around the City of Middleton, there are 201,000 residents with a median household income of $76,000. These metrics

compare favorably with the markets of other successful X-Golf franchise locations across the country.

- 28 Golf courses within a 25 mile radius of this location.
    - Source: https://www.travelwisconsin.com
- Regional demographics analysis:

| Market. | 7 Mile Population | 7 Mile Median Household Income |
|---|---|---|
| Middleton | 201,000 | $76k |
| Downtown | 290,000 | $61k |
| Windsor | 102,000 | $77k |
| MacFarland | 166,000 | $59k |
| Cottage Grove | 99,000 | $76k |
| Sun Prairie | Too Small | |
| Oregon | Too Small | |
| Lake Mills | Too Small | |




- X Golf will have direct competition with GolfTec in Middleton and 7 Iron Social in Madison. GolfTec is a membership-based teaching facility that offers inferior technology and no social setting. Leagues and tournaments are not currently something that GolfTec offers. We believe the X Golf technology and environment will draw away customers from GolfTec, leading to little

impact on our business. 7 Iron Social is located on State Street, approximately 8 miles east of X Golf Middleton. The simulators at 7 Iron Social are designed to accommodate multiple sports, sacrificing golf shot accuracy for flexibility. 7 Iron Social lacks teaching and club fitting facilities and leagues are not currently offered. The lack of parking on State Street only affords localized "walk up" business. X Golf will be able to draw and accommodate customers from a large radius around Middleton and the greater Madison area.

- X Golf will compete indirectly with traditional golf courses. It is expected the simulator utilization in the summer months to be lower during the day but the facility will continue to generate income from lessons and customers using the simulator's swing analysis features. The biggest competitive advantage to traditional golf courses is the facility is indoors - allowing customers to play year round and in any weather. Traditional golf is only played about five months out of the year by casual golfers and seven months out of the year by serious golfers in Wisconsin. Not only does Wisconsin have a long and cold winter, it often has unpredictable weather conditions throughout the year caused by the surrounding Great Lakes. The X Golf simulators will continue to see high utilization rates in the evenings and all day during the colder months as customers visit the facility for a type of entertainment not enjoyed at traditional golf course...especially after the sun goes down.
- Lastly, there are expectations for minor competition from traditional golf driving ranges. Golfers go to driving ranges to practice various aspects of their game but their only feedback on how they are doing is to judge the final result of their shot (which may be 200+ yards away). X Golf's competitive advantage is the simulators' swing analyzer which utilizes 300 laser sensors to provide instant feedback on each shot and stroke such as exact distance, trajectory, and angle in which the ball traveled as well as back spin, side spin, club impact and more. All of these data points are useful in helping a golfer practice and are not found at a traditional driving range. Again, there is the competitive advantage of being indoors so practice can be had day or

night, rain or shine, and summer through winter as traditional driving ranges, with very few exceptions, are not open in inclement weather or winter months.

5) Target Customers/Sales Plan

The X Golf business model has a very broad appeal to many groups of people. Serious and amateur golfers will want to visit the facility frequently. However, research has found that X Golf's business also appeals to high school golf teams, corporate events and large parties looking to rent the entire facility, beginner golfers looking to try something new, and people looking for a fun activity where alcoholic beverages are available for purchase.

The serious golfer is X Golf's highly targeted customer. The serious golfer is looking to extend their season during the long and sometimes harsh winter when traditional golf cannot be played, by using X Golf simulators on demand or joining an X Golf League. The serious golfer is also interested in using the simulator's swing analyzer to self-asses and correct various parts of their game or is interested in taking lessons from a PGA professional on the contracted staff. We expect a lot of repeat business and sales to serious golfers.

Golfers with less ability or interest in a traditional golf game (novice golfers) but looking to be in an active and fun environment will also be a highly target customer. The novice golfer is a much broader category because many groups of people fall into the category. Beginners looking to learn the game will want to take lessons or practice on a simulator that is much less intimidating than a traditional course or practice range. The novice golfer could also be a couple looking to have a "date night" or a group of friends looking to find a fun activity where alcoholic beverages are available. Novice golfers may also be interested in an X Golf league set-up with more emphasis on fun and less emphasis on competition (similar to what glow bowling or disco bowling is to that industry). We expect to generate a large portion of our revenue from novice golfers.

X Golf has found the indoor golf simulator business to be such a fun activity, it appeals to groups of people looking to rent the entire facility. This includes large family gatherings, adult birthday parties, etc. It also includes corporate parties where a local business may want to rent our facility for their employees to celebrate an achievement, special occasion, or host a team building event. They plan to make their customers and local business aware of the ability to rent out the entire facility for their needs.

Research has also shown many local high schools are willing to rent out a golf simulator facility for their boys' and girls' golf teams to practice. A facility like X Golf can be used to give high school teams a head start on the season. High school coaches will appreciate the instant feedback on the swing analyzer mode of the simulators. Targeting the many local high schools in our area is important because the high school teams rent the simulators after school during off-peak hours when simulator utilization and sales would otherwise be low. When renting during off-peak times, discounts are often offered to make it more affordable for the high school thereby creating a mutually beneficial relationship between X Golf and local high schools.

While the X Golf simulators are fantastic and fun, sales are not solely derived from their rental. We will be applying for and obtaining a Class A Liquor License from the City of Middleton, WI to be able to offer beer, wine, and liquor by the glass for consumption within the facility to those of legal drinking age (21+ years old). Offering alcoholic beverages adds a large stream of revenue because of its appeal to so many of our targeted customers. We also plan on seeing a steady stream of revenue from non-alcoholic beverages and pre-packaged foods and snacks.

## 6) Marketing Plan

X Golf's ability to appeal to many different types of target markets is one of the largest draws to entrepreneurs looking to invest in the franchise. The ages 21-65 sports enthusiast is the largest target market X Golf will look to attract. This will be done through radio advertisements on local sports radio stations as well as

remote appearances by radio and TV personalities. X Golf will also look to take advantage of local high school and college sports sponsorships to broaden its awareness and community outreach. This target market, as well as the novice golfer, gamer enthusiast, women's beginner golfer and high school/college golf teams will be targeted via a number of different marketing campaigns like email databases/mailing lists, targeted Facebook advertising, search engine marketing and print & radio advertisements.

The marketing message across all of these advertisements will differ depending on medium and the directed target – touting the cutting edge technology, the ability to play day or night/365 days a year, the fun and social environment – all of these great draws to X Golf will increase awareness and excitement for the product they can only experience at this facility!

X Golf yearly marketing budget will operate at 2%-3% of Sales a year and should be sufficient based on both Facebook, local radio and TV buying efficiencies. There are also strong opportunities to interact with the local high school and college sports teams at strategic levels – increasing awareness and interaction with the community while also methodically sticking to predetermined marketing and advertising budget levels.

## 7) Business Case/Investment

A financial pro-forma has been developed and attached in the appendix. The pro-forma includes operating assumptions, projected income statement, and projected cash flow statement. The operating assumptions were developed through a number of means. First, a pro-forma was obtained from X Golf USA which was based, in part, on averages of the current franchisees in the United States. The assumptions were then updated to include any quotations that could be obtained such as, simulator price, rent for building, and construction costs of building. The remainder of the assumptions were entered using the best available data and estimates were made using a conservative approach.

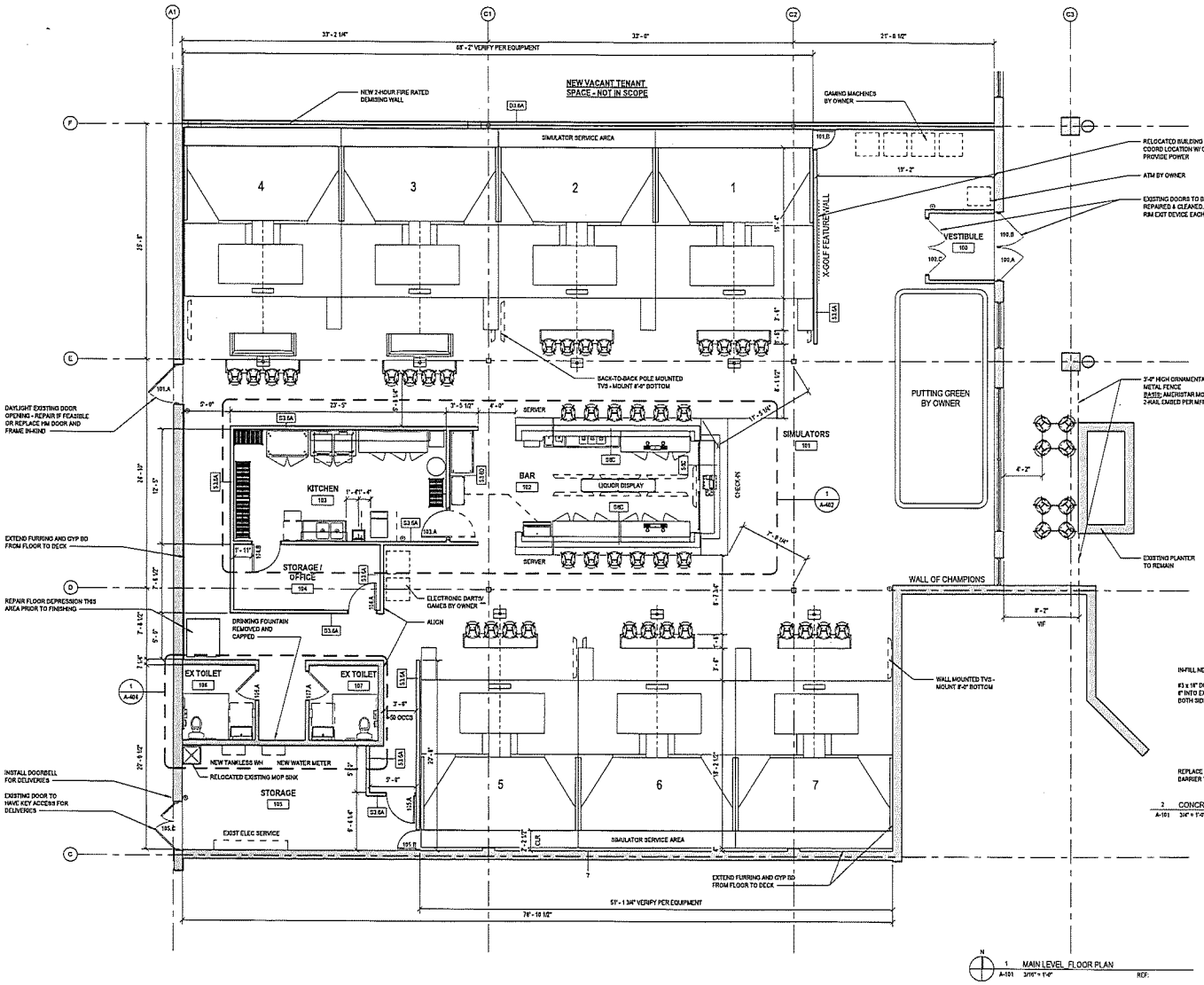
The total investment needed to open X Golf MIDDLETON is $768,762. This includes the cost of the simulators, franchise fee, construction costs of the leased space, all permits and licenses, hardware, and miscellaneous items. Of this cost, the franchisees are able to fund $30,000 of the initial costs and $180,000 in tenant improvement, so we are seeking a small business loan in the amount of $557,772 to be paid back over a ten year period. Franchisees are confident in being able to secure additional cash, to make up a difference in borrower contribution, if needed.

As the income statement shows, X Golf MIDDLETON will be profitable very quickly. The profitability shown on the pro-forma is reasonably conservative taking into account a cautious approach to building and growing the business. We fully expect to not only meet but rather exceed these projections.

The cash flow statement shows our ability to pay back the lender of the business loan. As the statement shows, the borrowers have the full ability to pay back the lender starting in the first year and continuing through until the loan is paid back in full at the end of year nine. For purposes of calculating Internal Rate of Return (IRR), Net Present Value (NPV), and Payback, a subsequent cash flow was created below the projected cash flow. This cash flow is for analytical purposes only to measure the strength of the investment if no loan was required and the franchisees were bearing all of the initial costs themselves. As the analysis shows, the IRR is a very healthy at 55.5% the NPV, using an 18% discount rate, is very positive at $727,657 and the initial investment would be paid back in 2.4 years (undiscounted). All of these factors indicate this business will be healthy and is a wise investment.

## 8) Conclusion

Seth Klug and Aaron Klug have the skills, education, experience, and passion to turn the X Golf business from an idea into a fun and profitable franchise. We are confident in our ability to become a success story. Our highly detailed business plan should make any potential lender feel confident in partnering with us.




## FLOOR PLAN NOTES

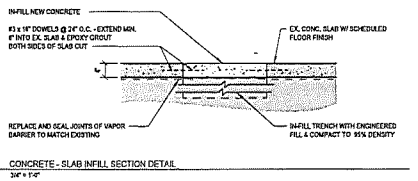
1. ALL CONSTRUCTION TO BE IN COMPLIANCE WITH THE LOCAL CONSTRUCTION CODE.
2. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. IF A DIMENSIONAL DISCREPANCY ARISES, NOTIFY THE DESIGNER IMMEDIATELY.
3. IF ANY QUESTIONS ARISE AS TO THE ARCHITECTURAL INTENT OF THESE DOCUMENTS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ASK SUCH QUESTIONS OF THE DESIGNER, AS THE DESIGNER IS THE SOLE INTERPRETER OF THESE DOCUMENTS. IF NO SUCH QUESTIONS ARE ASKED, IT IS ASSUMED THAT THE ARCHITECTURAL INTENT OF THE DOCUMENTS IS UNDERSTOOD.
4. THE GENERAL CONTRACTOR SHALL COORDINATE ALL APPLICABLE TRADES TO ENSURE PROPER ROUTING, DROPS, ETC. FOR THE H.V.A.C. ELECTRICAL, PLUMBING, ETC. DURING THE ROUGH FRAMING.
5. REFER TO WINDOW AND DOOR SCHEDULE FOR NOMINAL OPENING SIZES. GC TO VERIFY ROUGH OPENINGS PRIOR TO FRAMING.
6. ALL INTERIOR DIMENSIONS FIGURED TO FINISHED FACE UNLESS OTHERWISE NOTED.
7. INTERIOR & EXTERIOR DIMENSIONS MAY VARY PER EXISTING FIELD CONDITIONS AND FINISHED THICKNESS OF EXTERIOR MATERIALS.
8. INTERIOR DIMENSIONS SUBJECT TO CHANGE BASED ON FINISH MATERIAL; COORDINATE FINAL DIMENSIONS OF FINISHED CABINETRY, SOFFITS, BULKHEADS, COUNTERTOPS, PLUMBING FIXTURES, ETC WITH FINISH WALL MATERIAL.
9. ALL FULL-HEIGHT PARTITIONS SHALL EXTEND TIGHTLY TO STRUCTURE ABOVE WITH DEFLECTION-TYPE TOP TRACK. ALL OTHER WALLS SHALL BE CONSTRUCTED TO 6" ABOVE SCHEDULED CEILING. ANY ADDITIONAL BRACING SHALL BE PROVIDED BY THE FRAMING CONTRACTOR.
10. STUDS SHALL BE INSTALLED SEATED SQUARELY (WITHIN 1/16") AGAINST THE WEB PORTION OF THE TOP AND BOTTOM TRACKS. TRACKS SHALL REST ON A CONTINUOUS, UNIFORM BEARING SURFACE.
11. TEMPORARY BRACING MAY BE PROVIDED AND LEFT IN PLACE UNTIL THE WORK IS PERMANENTLY STABILIZED.
12. VERTICAL ALIGNMENT (PLUMBNESS) OF STUDS SHALL BE WITHIN 1/960TH (1/8" IN 16'-0") OF THE SPAN. HORIZONTAL ALIGNMENT OF WALLS SHALL BE WITHIN WIDTH (1/8" IN 16'-0") ON THEIR RESPECTIVE DISTANCES.
13. SPACING OF STUDS SHALL NOT BE MORE THAN ± 1/8" FROM THE DESIGNED SPACE PROVIDED THAT THE CUMULATIVE ERROR DOES NOT EXCEED THE REQUIREMENTS OF THE FINISH MATERIALS.
14. PROVIDE (2) ROWS MINIMUM 8" HIGH, 3/4" FIRE RETARDANT PLYWOOD, OR 18-GAUGE HORIZONTAL STRAPPING ON STUDS AT ALL WALLS WITH CABINETS.
15. THERMOSTATS, FIRE EXTINGUISHERS, CABINETS, OR ANY OTHER WALL MOUNTED ARCHITECTURAL ACCESSORY SHALL NOT BE INSTALLED ON ANY WALL WITH GRAPHIC STRETCHINGS OR SPECIALTY FINISHING.
16. HYDRONIC PIPING IN EXTERIOR WALL CAVITIES ARE TO RECEIVE PIPE INSULATION.
17. FRAMING, GYPSUM BOARD AND EXTERIOR INSULATION TO EXTEND TO UNDERSIDE OF DECK AT EXTERIOR ENVELOPE.

**EXISTING WALLS TO REMAIN:**
ANY EXISTING WALL WITH A DRYWALL FINISH WHICH IS EXISTING TO REMAIN SHALL BE PATCHED, PRIMED AND PAINTED TO LIKE NEW CONDITION AND TO ACCEPT NEW FINISHES. CONTRACTOR SHALL DETERMINE BEST METHODS FOR PATCHING. GRIF DRYWALL WILL NEED TO BE REMOVED AND REPLACED TO ACHIEVE DESIRED FINISH.

**DEMISING WALLS:**
VERIFY EXISTING DEMISING WALL, FRAMING, AND INSULATION EXTEND TO ROOF DECK ABOVE. ENSURE HEAD OF WALL IS FIRESTOPPED. IF THESE CONDITIONS ARE NOT SATISFIED, NOTIFY ARCHITECT.

## GENERAL FLOOR PLAN LEGEND

- PROPOSED NEW WALL 11'-0" TO TOP UNO BRACE TO STRUCTURE W/ KICKERS AT 6'-0" OC MAX
- PROPOSED PARTIAL HEIGHT WALL
- EXISTING WALL
- X — WALL TYPE TAG
- FE-1 — SEMI-RECESSED FIRE EXTINGUISHER CABINET




2 CONCRETE - SLAB INFILL SECTION DETAIL
A-101 3/4" = 1'-0"


ARCHITECTS
117 E MAIN STREET, FL 3
NORTHVILLE, MI 48167


| # | ISSUANCE | DATE |
|---|---|---|
| 1 | XXX | 10.XX.2025 |

PROJECT

X-GOLF MADISON, WI

714 S GAMMON RD
MADISON, WI 53719

SEAL

MAIN LEVEL FLOOR PLAN

A-101

PROJECT NO. 25.001

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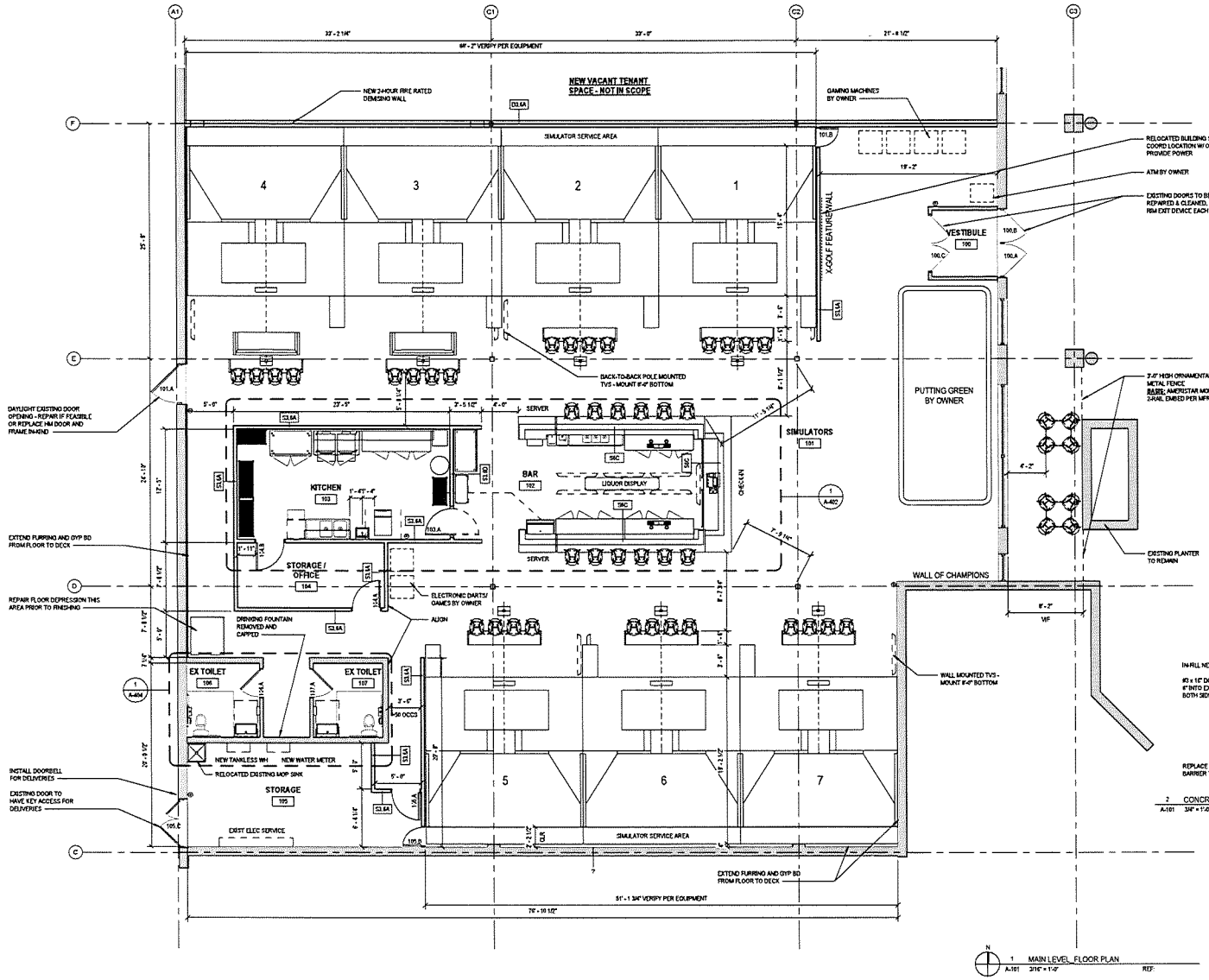


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ARCHITECTS
114 E MAIN STREET, FL 3
NORTHVILLE, MI 48167


| # | ISSUANCE | DATE |
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| 1 | XXX | 10.XX.2025 |

**PROJECT**

X-GOLF MADISON, WI

714 S GAMMON RD
MADISON, WI 53719

**SEAL**

MAIN LEVEL FLOOR PLAN

A-101

**PROJECT NO.** 25.001

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# DRINKS, ETC.

GOLF
MADISON | MIDDLETON

## SPECIALTY DRINKS - $11

★ ★ ★ ★ ★

**BARSTOOL TRANSFUSION**
*Vodka paired with Owen's Barstool Transfusion Mix, with real Concord grape juice and ginger ale. Potent enough to numb the pain of a double bogey.*

**JOHN DALY**
*Think Arnold Palmer, but a little rough around the edges. Vodka, lemonade, and iced tea.*

**BLOODY MARY**
*Shake those cobwebs loose and rip that driver. We've got you covered. Loaded with garnishes and our secret weapon on the rim of the glass.*

**HOT TODDY**
*Enjoy the warmth of this cocktail consisting of bourbon, hot water, honey liqueur, and tea. Garnished with a fresh lemon and cinnamon stick.*

**MOSCOW MULE**
*A crisp combo of vodka, ginger beer, and lime that goes down smoother than a tap-in putt. Whether you birdied or double-bogeyed, this drink's a guaranteed win on the 19th hole.*

★ ★ ★ ★ ★

**OLD FASHIONED**
*Made to your preference: the Wisconsin way - or another way - you're the boss and we don't judge... much.*

**WHITE RUSSIAN**
*It really ties the room together. Vodka, coffee liqueur, and half & half. Served on the rocks.*

**PALOMA**
*A mix of tequila, grapefruit juice, soda water, grapefruit garnish, and a hint of lime juice. It feels like vacation.*

**MALIBU SUNSET**
*The feel of our toes in the warm sand. Beach chair, light breeze... you get the picture. Malibu, pineapple, and orange juice with a splash of grenadine.*

**BOURBON SMASH**
*A straight shooter that plays well after any round. Smooth bourbon muddled with fresh lemon and topped with a splash of ginger ale for a crisp, refreshing finish.*

## ON TAP/BY THE CAN

**ASK A SERVER ABOUT OUR AMAZING SELECTION OF BEERS AND SELTZERS.**
**WE ALSO OFFER A FULL LIQUOR SELECTION AND COCA COLA PRODUCTS.**

★ ★ ★ ★ ★

## MERCHANDISE

**CHECK OUT OUR OFFERINGS FROM THESE AMAZING BRANDS, AND MORE!**

★ ★ ★ ★ ★

TaylorMade
Callaway
PXG
on! 4 mg WINTERGREEN 20 NICOTINE POUCHES
SWANNIES GOLF
Blue Tees GOLF

# FOOD MENU

GOLF
MADISON | MIDDLETON

## DRIVING RANGE

★ ★ ★ ★ ★

**CLUBHOUSE NACHOS** (GLUTEN FREE) **$9**
*Crispy, delicious, and enough to share. Or not. Served with jalapeno cheese sauce and salsa.*

★ ★ ★ ★ ★

**LOADED NACHOS** (GLUTEN FREE) **$13**
*All of the above, plus chopped bacon, jalapenos, and melted Monterey Jack cheese.*

★ ★ ★ ★ ★

**CLUBHOUSE WAFFLE FRIES** (GLUTEN FREE) **$10**
*Don't share these - they're too good. Served with your favorite Tour Sauce.*

★ ★ ★ ★ ★

**LOADED WAFFLE FRIES** (GLUTEN FREE) **$14**
*All of the above, plus chopped bacon, jalapenos, and melted Monterey Jack cheese.*

★ ★ ★ ★ ★

**CHEESE CURDS** **$10**
*A Wisconsin classic. Crispy on the outside, Muenster cheese on the inside. Mmmm...*

★ ★ ★ ★ ★

**GIANT PRETZEL** **$14**
*Milwaukee Pretzel Co. extra large Bavarian soft pretzel. Served with your favorite Tour Sauce.*

## BIRDIES

★ ★ ★ ★ ★

**CHICKEN WINGS** (GLUTEN FREE) **$14**
*The ultimate game day food. Eight, naked wings served with your choice of Tour Sauce.*

★ ★ ★ ★ ★

**CHICKEN TENDERS** **$14**
*A go-to for any age. Five divot-sized tenders served with your choice of Tour Sauce.*

---

Upgrade from Chips to Fries **+ $3**

## TOUR SAUCES

Buttermilk Ranch | Nacho Cheese | BBQ
Honey Mustard | Sweet Chili | Blue Cheese
Nashville Hot | Hot Honey | Ketchup

## CLUBHOUSE PIZZAS

★ ★ ★ ★ ★

**SINGLE TOPPING** **$16**
*12" Thin Crust. The classics: Sausage, Pepperoni, or Double Cheese.*

## SPECIALTY PIZZAS

★ ★ ★ ★ ★

**SAUSAGE AND PEPPERONI** **$18**
*12" Thin Crust. Hard to beat this combo.*

★ ★ ★ ★ ★

**INFERNO** **$18**
*Sausage and pepperoni, with jalapenos to bring the heat.*

★ ★ ★ ★ ★

**CARNIVORE** **$18**
*Sausage and Pepperoni, with glorious bacon - just what the swing doctor ordered.*

★ ★ ★ ★ ★

**ITALIAN BEEF** **$18**
*Italian beef, peppers, gardenias, mozzerela and provelone cheese. Don't Fuhgeddaboudit !!*

★ ★ ★ ★ ★

**BREAKFAST** **$18**
*Rise and shine! Topped with sausage, bacon, scrambled eggs, green onions, and cheese.*

★ ★ ★ ★ ★

**CHICKEN ALFREDO** **$18**
*A twist on the Italian favorite. Topped with chicken, alfredo sauce, and cheese.*

★ ★ ★ ★ ★

**MARGHERITA** **$18**
*A tomato, basil, mozzarella salad in pizza form?!? What a world we live in.*

---

Available with Cauliflower Crust as a Gluten-Free option.

# June 2026 ALRC New License

Class A Licenses.csv

All items

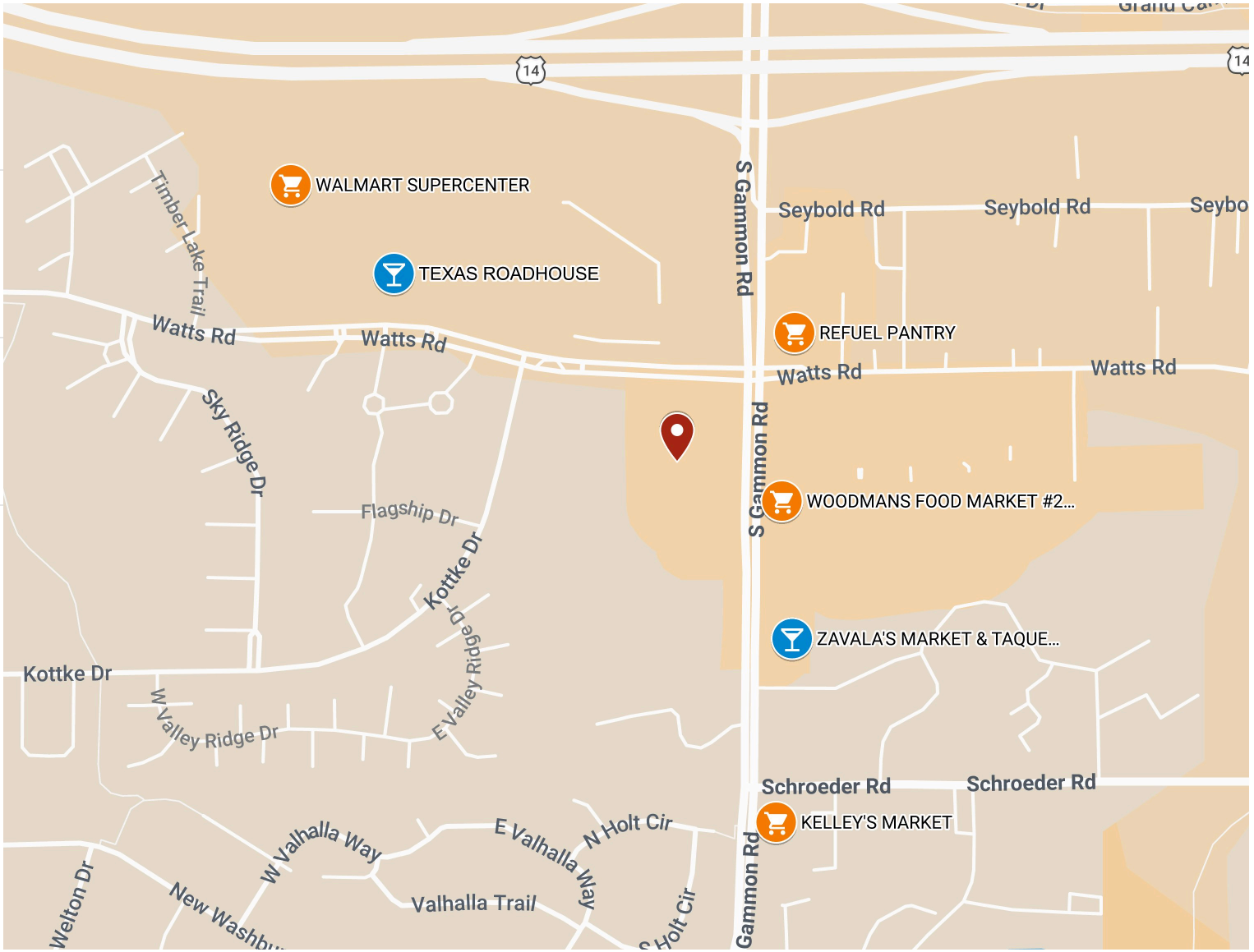
Class B Licenses.csv

All items

New Licenses.xlsx

All items

New licenses are drops, existing Class A licenses are orange shopping carts, existing Class B licenses are blue martini glasses.



# City of Madison

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

## Master

### File Number: 93367

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93367 | **File Type:** | License | **Status:** | Council Public Hearing |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Clerk's Office |
| | | | | **File Created Date :** | 05/27/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Public Hearing - New License
Tri-Ming Food Service LLC • dba Rokuaji Asian Bistro
7 W Main St • Agent: Zhiming Zhao
Estimated Capacity (in/out): 90/0
Class B Combination Liquor & Beer • 15% alcohol, 85% food
Police Sector 405 (District 4)

**Notes:**

**Sponsors:**

**Effective Date:**

**Attachments:** LICLIB-2026-00304 7 W Main Tri-Ming Food Service LLC 2026 Liquor-Beer License App.pdf, 7 W Main Tri-Ming Food Service LLC 2026 business plan.pdf, ZZ ALRC FACE SHEET_Redacted.pdf, 7 W Main St map.pdf

**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 | 05/27/2026 | Referred for Introduction | | | | |
| | **Action Text:** | This License was Referred for Introduction | | | | | |
| | **Notes:** | Alcohol License Review Committee- Public Hearing (6/17/26), Common Council (7/7/26) | | | | | |
| 1 | COMMON COUNCIL | 06/09/2026 | Refer For Public Hearing | ALCOHOL LICENSE REVIEW COMMITTEE | | 06/17/2026 | Pass |
| | **Action Text:** | A motion was made by Madison, seconded by Glenn, to Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other. | | | | | |
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING | | | | Pass |

**Action Text:** A motion was made by Verveer, seconded by Glenn, to RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING. The motion passed by voice vote/other.

One registration in support.

## Text of Legislative File 93367

### Title

Public Hearing - New License
Tri-Ming Food Service LLC • dba Rokuaji Asian Bistro
7 W Main St • Agent: Zhiming Zhao
Estimated Capacity (in/out): 90/0
Class B Combination Liquor & Beer • 15% alcohol, 85% food
Police Sector 405 (District 4)

# Liquor/Beer License Application

(Agenda Item Number)

(Legistar file number)

LICLIB-2026-00304
(License number)

(Alder District #) (Police Sector)

Office Use Only

City of Madison Clerk
210 MLK Jr Blvd, Room 105
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

Class A: ☐ Beer, ☐ Liquor, ☐ Cider
Class B: ☒ Beer, ☒ Liquor,
☐ Class C Wine

## Section A – Applicant

1. List the name of your ☐ Sole Proprietor, ☐ Partnership, ☐ Corporation/Nonprofit Organization or ☒ Limited Liability Company exactly as it appears on your State Seller's Permit.

   Tri-Ming Food Service LLC

2. Trade Name (doing business as) Rokuaii Asian Bistro

3. Address to be licensed 7 W Main St, Madison, WI 53703

4. Mailing address 7 W Main St, Madison, WI 53703

5. Anticipated opening date 07/20/2026

6. Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?

   ☒ No ☐ Yes (explain)

7. Does another alcohol beverage licensee or wholesale permitee have interest in this business? ☒ No ☐ Yes (explain)

## Section B—Premises

8. Describe in words the building or buildings where alcohol beverages are to be sold and stored. Include all rooms including living quarters, if used, and any outdoor seating used for the sales, service, and/or storage of alcohol beverages and receipts. Alcohol beverages may be sold and stored only on the premises as approved by Common Council and described on license.

   Alcohol will be sold and served by staff in the dining and bar areas only. All alcohol will be stored in the basement. No outdoor seating or living quarters are included. Alcohol may only be sold and stored in the areas approved by the common council and listed on the license.

9. *Applicants for on-premises consumption only.* Estimated capacity (patrons and employees):

   Indoor: 90 Outdoor: 0

10. Describe existing parking and how parking lot is to be monitored.

    Street Parking

11. Was this premises licensed for the sale of liquor or beer during the past license year?

    ☒ No ☐ Yes, license issued to _____ (name of licensee)

**Section C—Corporate Information**

This section applies to corporations, nonprofit organizations, and Limited Liability Companies only. Sole proprietorships and partnerships, skip to Section D.

12. Name of liquor license agent Zhiming Zhao

13. City, state in which agent resides Oshkosh, WI

14. How long has the agent continuously resided in the State of Wisconsin? 5 Years

15. Has the liquor license agent completed the responsible beverage server training course?

    ☐ No, but will complete prior to ALRC meeting ☒ Yes, date completed 05/04/2026

16. State and date of registration of corporation, nonprofit organization, or LLC.

    Wisconsin, 01/22/2026

17. In the table below list the directors of your corporation or the members of your LLC.
    ☒ Attach background check forms for each director/member.

| Title | Name | City and State of Residence |
|---|---|---|
| Member | Zhiming Zhao | Oshkosh, WI |
| Member | Minachen Shi | Oshkosh, WI |
| | | |
| | | |

18. Registered agent for your corporation or LLC. This is your agent for service of process, notice or demand required or permitted by law to be served on the corporation. This is not necessarily the same as your liquor agent.

    Zhiming Zhao

19. Is applicant a subsidiary of any other corporation or LLC?

    ☒ No ☐ Yes (explain) _____

20. Does the corporation, any officer, any director, any stockholder, liquor agent, LLC, any member, or any manager hold any interest in any other alcohol beverage license or permit in Wisconsin?

    ☐ No ☒ Yes (explain) Sushi Lover Oshkosh

## Section D—Business Plan

21. What type of establishment is contemplated?
☐ Tavern ☐ Nightclub ☒ Restaurant ☐ Liquor Store ☐ Grocery Store
☐ Convenience Store without gas pumps ☐ Convenience Store with gas pumps
☐ Other _____

22. Private organizations (clubs): Do your membership policies contain any requirement of "invidious" (likely to give offense) discrimination in regard to race, creed, color, or national origin? ☒ No ☐ Yes

23. Hours of operation: please enter opening and closing times in the table below.

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|---|---|---|---|---|---|
| 11AM - 9PM | 11AM - 9:30PM | 11AM - 9:30PM | 11AM - 9:30PM | 11AM - 9:30PM | 11AM - 10:30PM | 11AM - 10:30PM |
| *(Class B only) Enter below any hours when food service will not be available, if applicable* | | | | | | |
| - | - | - | - | - | - | - |

## Section E—Consumption on Premises

*This section applies to Class B and Class C applicants only. Class A license applicants (consumption off premises) may skip to Section F.*

24. Indicate any other product/service offered. Sushi and Ramen

25. All restaurants and taverns serving alcohol must substantiate their gross receipts for food and alcohol beverage sales broken down by percentage. (Note: Non-alcoholic drinks are classified as "Food.") New establishments estimate percentages:
15 % Alcohol 85 % Food _____ % Other

If applicable, describe "Other": _____

Do you have written records to document the percentages shown? ☒ No ☐ Yes
You may be required to submit documentation verifying the percentages indicated.

26. Do you plan to have live entertainment? ☒ No ☐ Yes—what kind? _____

_____

If planned entertainment includes live music (except solo acoustic), a DJ, or a designated dance floor, please also complete an Entertainment License.

## Section F—Required Contacts and Filings

27. I understand that liquor/beer license renewal applications are due April 15 of every year, regardless of when license was initially granted. ☐ No ☒ Yes

28. I understand that I am required to host an information session at least one week before the ALRC meeting. ☐ No ☒ Yes

29. I agree to contact the Alderperson for this location to discuss my application and to invite the Alderperson to my information session. ☐ No ☒ Yes

30. I agree to contact the Police Department District Captain for this location prior to the ALRC meeting. ☐ No ☒ Yes

31. I agree to contact the Deputy Clerk prior to the ALRC meeting. ☐ No ☒ Yes

32. I agree to contact the neighborhood association representative prior to the ALRC meeting. ☐ No ☒ Yes

33. I intend to operate under the alcohol license within 180 days of the Common Council granting this license. The license shall be considered surrendered if not issued within 180 days of being granted. ☐ No ☒ Yes

34. I understand we must file a Special Occupational Tax return (TTB form 5630.5) before beginning business. [phone 1-800-937-8864] ☐ No ☒ Yes

35. I understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in question 1, above. [phone 608-266-2776] ☐ No ☒ Yes

36. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? ☒ No ☐ Yes

## Section G—Information for Clerk's Office

37. This application is for the license period ending June 30, 20 26 .

38. State Seller's Permit 4 5 6 - 1 0 3 2 5 4 7 4 3 6 - 0 2

39. Federal Employer Identification Number 41-3780945

40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?

Contact person Zhiming Zhao

Business phone 920-636-9162 Business e-mail address rokuaiwi@Gmail.com

Preferred language English

If needed, a qualified interpreter can be provided at no charge to you. Would you like an interpreter?

☐ Yes (language: _____)

☒ No (If you answer no and you do require an interpreter, the ALRC will refer your application to a subsequent meeting and this may delay your application process)

Si usted requiere o necesita un/a intérprete, nosotros podemos proveer un/a intérprete sin costo alguno. ¿Le gustaría tener un/a intérprete?

☐ Sí, lenguaje: _____

☐ No. Si usted escoge "no" en la solicitud/aplicación, y usted sí requiere un/a intérprete, el comité remitirá su solicitud para una nueva junta y esto puede atrasar el proceso de su solicitud.

41. Corporate attorney, if applicable: Name _____

Phone _____ E-mail _____

**NOTICE:** Completed application are due by noon of the third Monday (fourth, if the Clerk's office is closed on the third Monday) to get on the agenda for the proceeding months Alcohol License Review Committee. A completed application **must** be accompanied by the following items:

☒ Copy of State Seller's Permit (Not Business Tax Registration Certificate), ☒ Appointment of Agent (if Corp/LLC), ☒ Member background investigation forms, ☒ Articles of Incorporation (if Corp/LLC), ☒ Floor Plans, ☒ Copy of Lease, ☒ Business Plan, and ☒ Sample Menu (if applying for Class B license)

If required items are missing, the application will not be considered complete and will not be accepted by the Clerk's Office until all requirements are submitted. No exceptions are made.

***Read carefully before signing:*** *Under penalty provided by law, the applicant states that the above information has been truthfully completed to the best of the knowledge of the signer. Signer agrees to operate the business according to law, and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. Lack of access to any portion of licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.*

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

(Officer of Corporation/Member of LLC/Partner/Sole Proprietor)

05/04/2026
(Date)

**Clerk's Office checklist for complete applications**

| | | |
|---|---|---|
| ☐ WI Seller's Permit Certificate (matching articles of incorporation) | ☒ Background investigation form(s) | ☒ Floor Plans |
| ☒ FEIN | ☐ ~~Form for sur~~render of previous license | ☒ Lease |
| ☒ Written description of premises | ☒ *Articles of Incorporation | ☒ Business Plan |
| | ☒ *Appointment of Agent | ☒ **Sample Menu |
| | * Corporation/LLC only | ** Class B only |

**Upon Application Submission, the Clerk's Office issued to the application:**

☐ Orange sign ☐ Orange business card

☐ "Applying for a Liquor/Beer License in the City of Madison" brochure with contact information

Date complete application filed with Clerk's Office _____

Date of ALRC meeting _____ Date license granted by Common Council _____

Date provisional issued _____ Date license issued _____

# Rokuaji Asian Bistro

## Business Plan

### Overview:

Rokuaji Asian Bistro is a premium culinary destination in Madison, Wisconsin, dedicated to providing an elevated dining experience centered on the peak of flavor. Our mission is to blend high-quality Asian cuisine with a health-centric, family-friendly environment that caters to a diverse range of modern diners. By focusing on culinary excellence and efficient service, we create a high-turnover atmosphere where sophistication meets accessibility, ensuring a memorable experience for every guest.

### Location:

Situated in the heart of Madison's iconic Capital Square, our restaurant occupies a spacious 4,100-square-foot facility. This generous footprint allows for a versatile layout designed to accommodate various dining preferences, from intimate family tables to a vibrant bar area. The prime location ensures high visibility and easy access for both local residents and downtown visitors, providing the perfect backdrop for a premium bistro.

### Concept & Menu:

The core concept of Rokuaji Asian Bistro is rooted in delivering exceptional service and world-class food within a cozy, inviting atmosphere. Our menu features premium, freshly sourced ingredients, highlighted by signature sushi and sashimi, including traditional nigiri and creative specialty rolls. To complement these, we offer a selection of refined small plates, such as Garlic Edamame, Hamachi Jalapeño, and Oyster Shots, designed to provide a sophisticated yet approachable dining experience for all palates.

### Target Market:

Our business targets a broad demographic, beginning with local professionals seeking an elevated lunch or a sophisticated setting for "Social Hour" at our bar. We also cater to dinner enthusiasts, including couples and families who appreciate high-quality Asian cuisine in a modern, stylish environment. To reach the widest possible audience, our robust takeout and delivery options ensure that the bistro-quality experience is available to the entire Madison community for at-home dining.

## Operational Goal:

Operational excellence at Rokuaji is defined by strict quality control, where every dish is evaluated for both "Aji" (flavor) and "Roku" (premium presentation) before it reaches the table. We aim to balance speed and attentiveness, maintaining a fast pace for the busy lunch crowd while offering a more relaxed, thorough service for dinner guests. Above all, we uphold the highest standards of sanitation and cleanliness throughout our kitchen and dining areas to ensure a safe and pleasant environment for our staff and patrons.

## Marketing Strategy:

Our marketing strategy leverages the visual appeal of our colorful sushi and vibrant entrees to engage customers across social media platforms. By showcasing our culinary artistry and the unique atmosphere of our Capital Square location, we aim to build a strong digital presence that translates into consistent foot traffic. Additionally, we offer enticing bento boxes and curated lunch specials to drive weekday business, positioning Rokuaji as the premier choice for both casual midday meals and special evening occasions.

## Financial Plan:

The financial plan for Rokuaji focuses on maintaining a healthy 75% food and 25% beverage sales split. By offering a curated selection of alcohol, sake, and specialty drinks to complement our meals, we maximize our revenue per table. We manage costs strictly by sourcing seasonal ingredients and minimizing waste, ensuring a strong profit margin while keeping our premium menu accessible to the Madison community.

# ROKUAJI
## 六味屋
## ASIAN BISTRO

## KITCHEN STARTERS

**SHRIMP TEMPURA** 10
Shrimp coated in a light tempura batter and deep-fried until crispy. Served with tempura dipping sauce.

**POPCORN CHICKEN** 10
Chicken thigh meat tossed with salt, pepper, garlic, and basil.

**GYOZA** 9
Dumplings filled with seasoned ground chicken and vegetables, pan-fried until crispy on the bottom.

**CHILI GARLIC EDAMAME** 8
Steamed edamame tossed in a bold chili garlic sauce.

**TAKOYAKI** 10
Made with batter, octopus, and green onion, topped with takoyaki sauce, mayo, and bonito flakes.

**TRUFFLE FRIES** 9
Crispy golden fries tossed in truffle oil and topped with shaved truffles.

**CHAWANMUSHI** 10
Savory egg custard with chicken, mushroom, scallion

## SUSHI BAR STARTERS

**HAMACHI JALAPEÑO** 13
Yellowtail topped with jalapeño and ponzu.

**SESAME TUNA TATAKI** 14
Seared tuna with sesame, scallions, and ponzu.

**BLUEFIN TORO TARTARE** 18
Chopped toro with truffle oil, scallions, and caviar.

**TUNA TATAKI SALAD** 13
Seared tuna with mixed greens, onions, and yuzu dressing.

**SPICY TUNA CRISPY RICE** 13
Spicy tuna on crispy rice with jalapeño.

**OYSTER SHOT** 10
Fresh oyster with ponzu, tobiko, and scallion.

**AMAZING OYSTER (5PCS)** 20
Oysters on the half shell with a special sauce.

## SUSHI 2PCS & SASHIMI 3PCS (RAW)

| | | | | | |
|---|---|---|---|---|---|
| MAGURO | Tuna | 13 | MADAI | Red Snapper | 12 |
| TORO | Tuna Belly | 18 | UNI | Sea Urchin | 15 |
| SAKE | Salmon | 12 | TOBIKO | Fish Roe | 13 |
| SUZUKI | Striped Bass | 11 | HOTATE | Scallops | 14 |
| HIRAME | Fluke | 12 | BOTAN EBI | Japanese Sweet Shrimp | 14 |
| HAMACHI | Yellowtail | 12 | IKURA | Salmon Roe | 14 |
| IKA | Cuttlefish | 11 | | | |

## SUSHI 2PCS & SASHIMI 3PCS (COOKED)

| | | | | | |
|---|---|---|---|---|---|
| EBI | Boiled Prawn | 9 | INARI | Bean Curd | 7 |
| SABA | Mackerel | 10 | TAMAGO | Omelette | 8 |
| SMOKED SALMON | | 10 | TAKO | Octopus | 9 |
| HOKKIGAI | Surf Clam | 10 | | | |
| UNAGI | Eel | 10 | | | |

## MAKI ROLL & HAND ROLL

| ITEM | DESCRIPTION | PRICE | TYPE |
|---|---|---|---|
| CALIFORNIA | Kani, avocado and cucumber | 8 | Cooked |
| NEW YORK | Tuna, avocado and cucumber | 10 | Raw |
| WISCONSIN | Salmon, avocado and cucumber | 10 | Raw |
| SHRIMP TEMPURA | Shrimp tempura and cucumber; topped with eel sauce | 11 | Cooked |
| CHICKEN TEMPURA | Chicken tempura, avocado and cucumber; topped with eel sauce | 11 | Cooked |
| SPICY SHRIMP | Prawn and cucumber; topped with spicy mayo and eel sauce | 10 | Cooked |
| UNAGI | Eel, avocado and cucumber; topped with eel sauce | 10 | Cooked |
| SALMON SKIN | Salmon skin and avocado; topped with eel sauce | 8 | Cooked |
| PHILADELPHIA | Salmon, avocado & Philadelphia cream cheese | 10 | Raw |

| ITEM | DESCRIPTION | PRICE | TYPE |
|---|---|---|---|
| YELLOWTAIL | Yellowtail and cucumber; with scallion | 8 | Raw |
| CUCUMBER | Cucumber | 6 | Vegan |
| AVOCADO | Avocado | 6 | Vegan |
| VEGETABLE | Cucumber, avocado and carrots | 7 | Vegan |
| VEGAN | Cucumber, avocado, asparagus, and carrots | 7 | Vegan |
| TUNA | Tuna | 7 | Raw |
| SALMON | Salmon | 7 | Raw |
| SPICY TUNA | Spicy tuna | 9 | Vegan |
| SPICY SALMON | Spicy salmon | 9 | Raw |
| SPICY YELLOWTAIL | Spicy yellowtail | 9 | Raw |

PLEASE INFORM YOUR SERVER OF ANY ALLERGIES.
PRICES SUBJECT TO CHANGE.

## RAW SPECIALTY ROLL

**WAGYU** ..... 24
shrimp tempura, avocado, crab;
topped with seared wagyu slices.

**SURF & TURF** ..... 22
soft shell crab, wagyu beef, asparagus;
topped with avocado, shrimp, and salmon roe.

## COOKED SPECIALTY ROLL

**DOUBLE CRUNCH SHRIMP** ..... 18
shrimp tempura, cucumber, mango, chives;
served with spicy mayo.

**RAINBOW** ..... 16
kanikama, avocado, and cucumber;
topped with chef's choice of four fish.
*Add king crab +10.*

**MANGO LOBSTER** ..... 20
lobster krab mix, avocado, and cucumber;
topped with mango slices and served
with mango sauce.

**TRUFFLE SALMON** ..... 20
tempura shrimp, avocado, kanikama, and cucumber;
topped with salmon, seasonal truffle sauce,
and plum sauce.

## VEGETARIAN SPECIALTY ROLL

*No items listed.*

## RAMEN NOODLE

**TONKOTSU RAMEN** ..... 14
slow-simmered pork bone broth ramen, rich and creamy, served with chashu pork, half marinated egg, corn, bamboo shoots, scallions, and nori.

**SPICY TONKOTSU RAMEN** ..... 14
rich and creamy pork broth ramen topped with chashu pork, half marinated egg, corn, bamboo shoots, scallions, nori, and bold chili sauce.

**MEGA RAMEN** ..... 16
rich ramen topped with chashu pork, shrimp tempura, half marinated egg, bamboo shoots, corn, scallions, nori, and black garlic oil.

**SAPPORO MISO RAMEN** ..... 14
Japanese-style miso ramen in rich pork broth, served with chashu pork, half marinated egg, bamboo shoots, corn, scallions, and nori.

**KOREAN KIMCHI RAMEN** ..... 14
savory pork broth ramen with chashu pork and kimchi, delivering a bold, tangy, slightly spicy kick.

**TONKATSU CURRY RAMEN** ..... 16
rich pork broth ramen served with crispy tonkatsu, bamboo shoots, corn, half marinated egg, scallions, and nori, finished with savory Japanese curry flavor.

## DESSERTS

**MOCHI ICE CREAM** ..... 6
**TEMPURA ICE CREAM** ..... 8

PLEASE INFORM YOUR SERVER OF ANY ALLERGIES.
PRICES SUBJECT TO CHANGE.

# ROKUAJI
## ASIAN BISTRO

## CLASSICS COCKTAILS $9

**OLD FASHIONED**
Brandy or Bourbon / Sweet or Sour

**MOSCOW MULE**
Original or Blackberry

**MAI TAI**
Original, Strawberry, Mango

**MOJITO**
Original, Strawberry, Mango

**MANHATTAN**

**WHITE RUSSIAN**

**SEX ON THE BEACH**

**PINA COLADA**

**NEGRONI**

**MARGARITA**

**BLUE MONDAY**

**TEQUILA SUNRISE**

**MALIBU BAY BREEZE**

**SNOW BALL**

## SAKE

| | GLASS | BOTTLE |
|---|---|---|
| HOT SAKE (SMALL) | | 7 |
| HOT SAKE (LARGE) | | 9 |
| HANA FLAVORED<br>Fuji Apple / White Peach / Lychee | 7 | 22 |
| SAYURI NIGORI<br>Sayuri means "little lily" in Japanese, apt for this soft floral noted nigori. Hints of white grape and elements of cherry blossom create a lush, creamy sake. | | 16 |
| SUPERIOR JUNMAI GINJO<br>A flowery and fragrant sake with silky, well balanced smoothness. Notes of blueberry and melon with well balanced flavors of pear and strawberry. | | 17 |
| ORGANIC JUNMAI<br>Light, exhilarating and crisp with hints of aromatic citrus and robust bran flavors. USDA certified organic. | | 18 |

## SIGNATURES $10

**STARBURST**

**PINEAPPLE EXPRESS**

**RED PLUM SAKE SANGRIA**

**CLOUD NINE**

**Rokuaji Iced Tea**

**LONG ISLAND ICED TEA**

## MARTINIS $13

**ASIAN FLOWER**
**COSMOPOLITAN**
**RASPBERRY COSMOPOLITAN**
**LEMON DROP**
**VESPER**
**APPLE MARTINI**
**LYCHEE MARTINI**
**MANGO MARTINI**
**DIRTY MARTINI**
**SAKETINI**

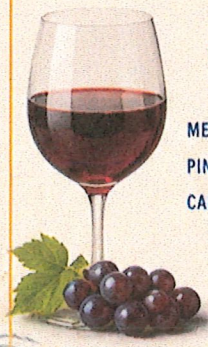
## SOJU

| | | |
|---|---|---|
| JINRO | *Original, Peach* | 12 |
| SOONHARI | *Green Apple, Apple Mango* | 12 |

## BEER

| | | | |
|---|---|---|---|
| COORS LIGHT | 4 | KIRIN ICHIBAN | 5 |
| BUD LIGHT | 4 | BLUE MOON | 5 |
| MICHELOB ULTRA | 4 | SAPPORO (SMALL) | 5 |
| SPOTTED COW | 5 | SAPPORO (LARGE) | 9 |
| CORONA | 5 | | |

## WINE

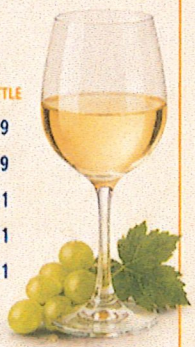


### RED WINE

| | GLASS | BOTTLE |
|---|---|---|
| MERLOT | 7 | 19 |
| PINOT NOIR | 7 | 19 |
| CABERNET | 8 | 21 |

### WHITE WINE

| | GLASS | BOTTLE |
|---|---|---|
| CHARDONNAY | 7 | 19 |
| PINOT GRIGIO | 7 | 19 |
| MOSCATO | 8 | 21 |
| RIESLING | 8 | 21 |
| PLUM WINE | 8 | 21 |



## BEVERAGES

**SODA** $2.50 PER PERSON

| | |
|---|---|
| PEPSI | DIET PEPSI |
| CHERRY PEPSI | STARRY |
| MOUNTAIN DEW | PINK LEMONADE |
| RASPBERRY ICED TEA | DR. PEPPER |

**RAMUNE** $4.50 PER BOTTLE
ORIGINAL · STRAWBERRY · MELON

**APPLE JUICE** $2.00 PER DRINK

**HOT TEA** $2.00 PER PERSON

PLEASE INFORM YOUR SERVER OF ANY ALLERGIES.
PRICES SUBJECT TO CHANGE.

# TRI-MING FOOD SERVICE

## ZHIMING ZHAO

## 7 W. MAIN ST
## MADISON, WI 53073

ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison | Rockford

TRI-MING FOOD SERVICE

AY PROJECT NUMBER: 82470

## SHEET INDEX:

**GENERAL**

| | |
|---|---|
| G001 | COVER SHEET |
| G002 | TYPICAL MOUNTING HEIGHTS AND ADA STANDARDS FOR REFERENCE ONLY |
| G003 | LIFE SAFETY |

**ARCHITECTURAL**

| | |
|---|---|
| AD101 | FIRST FLOOR DEMOLITION PLAN |
| A101 | FIRST FLOOR PLAN |
| A301 | SCHEDULES & DETAILS |


## LOCATION MAP:

REGULATORY DATA:

BUILDING CODES:
OVERALL BUILDING
2021 EXISTING BUILDING CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL FIRE CODE
2017 NFPA 10
2019 NFPA 13

ACCESSIBILITY:
2017 ANSI A117.1

USE AND OCCUPANCY CLASSIFICATION:
GROUP A-2

TYPE OF CONSTRUCTION:
TYPE III-B

FIRE PROTECTION SYSTEM:
AUTOMATIC SPRINKLER SYSTEM - NFPA 13

| ISSUANCES / REVISIONS | | |
|---|---|---|
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## PROJECT TEAM

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PHONE: 608-756-2326

WISCONSIN
JEFFREY A. DAVIS
E-17094-5
MADISON
WI

| | | | | | |
|---|---|---|---|---|---|
| 24 | 20 | 16 | 12 | 08 | 04 |
| 23 | 19 | 15 | 11 | 07 | 03 |
| 22 | 18 | 14 | 10 | 06 | 02 |
| 21 | 17 | 13 | 09 | 05 | 01 |

TITLE BLOCK

DETAILS IN THIS SET ARE PLACED ON THE SHEETS AND NUMBERED WITH RESPECT TO THE GRID ABOVE. CONSEQUENTLY, DETAILS ON A GIVEN SHEET MAY OR MAY NOT BE NUMBERED CONSECUTIVELY.

608.756.2326
www.angusyoung.com

COVER SHEET

**G001**

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MAXIMUM REACH DEPTH & HEIGHT CHART FOR FAUCET & SOAP DISPENSER CONTROLS

| MAXIMUM REACH DEPTH | 0.5" | 2" | 5" | 6" | 9" | 11" |
|---|---|---|---|---|---|---|
| MAXIMUM REACH HEIGHT | 48" | 46" | 42" | 40" | 35" | 34" |

NOTE: 10" IS APPLICABLE FOR ADDITIONAL TYPE A UNITS ONLY

## SIGNAGE NOTES

1. SIGNAGE SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS TO IDENTIFY REQUIRED ACCESSIBLE ELEMENTS:
   A. ACCESSIBLE ENTRANCES NOT FOLLOWED TO THE FOLLOWING
   B. ACCESSIBLE TOILET AND BATHING ROOMS
   C. ACCESSIBLE AREAS OF REFUGE AS REQUIRED BY IBC 1007.6
   D. ACCESSIBLE AREAS OF RESCUE ASSISTANCE AS REQUIRED AT THE FOLLOWING LOCATIONS TO IDENTIFY REQUIRED ACCESSIBLE ELEMENTS
2. TACTILE SIGNAGE SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS TO IDENTIFY REQUIRED ACCESSIBLE ELEMENTS
   A. ACCESSIBLE ROOMS OR SPACES NOT FOLLOWED TO THE FOLLOWING
   B. ACCESSIBLE AREAS OF REFUGE AS REQUIRED BY IBC 1007.6
   C. ACCESSIBLE AREAS OF RESCUE ASSISTANCE AS REQUIRED AT THE FOLLOWING LOCATIONS TO IDENTIFY REQUIRED ACCESSIBLE ELEMENTS
3. DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST LIKE ACCESSIBLE ELEMENT SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY:
   A. ACCESSIBLE ENTRANCES NOT FOLLOWED TO THE FOLLOWING OF THE NEAREST PUBLIC OR ASSISTED USE TOILET OR BATHING ROOM PROVIDED FACILITY WHERE THE ENTRANCE IS NOT ACCESSIBLE
   B. ACCESSIBLE TOILET AND BATHING ROOMS WHERE THE ENTRANCE IS NOT ACCESSIBLE
   C. ACCESSIBLE AREAS OF REFUGE AS REQUIRED BY IBC 1007.6
   D. ACCESSIBLE AREAS OF RESCUE ASSISTANCE AS REQUIRED AT THE FOLLOWING LOCATIONS TO IDENTIFY REQUIRED ACCESSIBLE ELEMENTS
4. SIGNAGE SHALL BE PROVIDED THROUGHOUT THE FACILITY SHALL BE INSTALLED, TACTILE AND COLOUR COORDINATED AND FULLY COMPLY WITH IBC
5. ACCESSIBLE ENTRANCE MAIN ENTRY SHALL BE FULLY ACCESSIBLE, EQUIPPED WITH ELECTRO-MECHANICAL DOOR ASSIST, AND COMPLY FULLY
6. VISUAL CHARACTERS SHALL COMPLY WITH ANSI A117.1
7. TACTILE SIGNAGE SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS TO IDENTIFY REQUIRED ACCESSIBLE ELEMENTS:
   A. ACCESSIBLE ROOMS OR SPACES NOT FOLLOWED TO THE FOLLOWING
   B. ACCESSIBLE AREAS OF REFUGE AS REQUIRED BY IBC 1007.6
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    C. ACCESSIBLE AREAS OF RESCUE ASSISTANCE AS REQUIRED AT THE FOLLOWING LOCATIONS TO IDENTIFY REQUIRED ACCESSIBLE ELEMENTS
12. ALL SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH IBC SECTION 1013. SIGNAGE SHALL DESIGNATE
13. ALL SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH IBC SECTION 1013. SIGNAGE SHALL DESIGNATE
14. ALL SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH IBC SECTION 1013. SIGNAGE SHALL DESIGNATE
15. AREAS OF REFUGE, SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH IBC SECTION 1007.11
16. ALL SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH IBC SECTION 1013. SIGNAGE SHALL DESIGNATE
17. SEE MECHANICAL, ELECTRICAL, AND FIRE PROTECTION DRAWINGS FOR OTHER SIGNAGE REQUIREMENTS

## ACCESSIBILITY NOTES

1. ALL ACCESSIBLE ELEMENTS AND SPACES SHALL COMPLY WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND ICC A117.1-2009.
2. ELEVATOR RESPONSE TO BE ACCESSIBLE BY ISO 7240-5:2014, COMPLY FULLY WITH THE REQUIREMENTS IN ICC A117.1-2009, SECTION 407
3. ALL DOORS SHALL HAVE MANEUVERING CLEARANCES AS REQUIRED IN ICC A117.1 SECTION 404 AND COMPLY WITH THE REQUIREMENTS FOR ACCESSIBLE DOORS AND DOORWAYS.
4. ALL DOORS SHALL HAVE ACCESSIBLE HARDWARE AS REQUIRED IN ICC A117.1 SECTION 309 AND COMPLY WITH THE REQUIREMENTS FOR OPERABLE HARDWARE.
5. ALL ACCESSIBLE ROUTES AND ACCESSIBLE MEANS OF EGRESS SHALL BE WITHIN/CONFORMANCE AS DESCRIBED IN ICC A117.1 SECTION 305 AND COMPLY WITH IBC CP A117.
6. VISUAL ALARMS SHALL BE MOUNTED NOT LESS THAN 80 INCHES (2032 MM) AND NOT MORE THAN 96 INCHES (2438 MM) ABOVE THE FINISH FLOOR OR GROUND. VISUAL ALARMS SHALL NOT BE LOCATED WITHIN 24 INCHES (610 MM) OF THE VERTICAL PROJECTION OF THE HORIZONTAL LEADING EDGE OF A DOOR. VISUAL ALARMS ONLY ARE ACCEPTABLE IN ALL PUBLIC AREAS.
7. WHERE A FIRE ALARM SYSTEM IS PROVIDED, ACTIVATION OF THE FIRE ALARM SYSTEM SHALL ACTIVATE THE VISUAL ALARM APPLIANCES THROUGHOUT THE BUILDING. WHERE A FIRE ALARM SYSTEM IS NOT PROVIDED, ACTIVATION OF THE FIRE ALARM SYSTEM SHALL ACTIVATE THE VISUAL ALARM APPLIANCES THROUGHOUT THE BUILDING. WHERE A FIRE ALARM SYSTEM IS NOT PROVIDED, ACTIVATION OF THE FIRE ALARM SYSTEM SHALL ACTIVATE THE VISUAL ALARM APPLIANCES THROUGHOUT THE BUILDING.
8. SIGNAGE ANTICIPATED THROUGHOUT THE FACILITY SHALL BE INSTALLED, TACTILE AND COLOUR COORDINATED AND FULLY COMPLY WITH IBC
9. ACCESSIBLE ENTRANCE MAIN ENTRY SHALL BE FULLY ACCESSIBLE, EQUIPPED WITH ELECTRO-MECHANICAL DOOR ASSIST, AND COMPLY FULLY
10. VISUAL CHARACTERS SHALL COMPLY WITH ANSI A117.1
11. TACTILE SIGNAGE SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS TO IDENTIFY REQUIRED ACCESSIBLE ELEMENTS:
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JAD

REVIEWED BY
JAD

DRAWN BY
EJB

TYPICAL MOUNTING HEIGHTS AND ADA STANDARDS FOR REFERENCE ONLY

G002

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**CHAPTER 01 - SCOPE AND ADMINISTRATION**

**APPLICABLE CODES**
1. IBC
2. 2021 IEBC
3. 2021 IECC
4. 2021 IMC
5. 2021 IPC
6. 2021 NFPA 70
7. ANSI A117.1

**CHAPTER 03 - USE AND OCCUPANCY CLASSIFICATION**

**ASSEMBLY**
A2

**CHAPTER 05 - GENERAL BUILDING LIMITATIONS AND AREAS**

| TABLE 506.4.1/506.2 | | | ALLOWABLE | | | | PROVIDED |
|---|---|---|---|---|---|---|---|
| GROUP | OCCUP. | TYPE | STORIES | AREA | HEIGHT | ACTUAL STORIES | 2 |
| ASSEMBLY | A2 | 1BB | 3 | 42,000 | 75 | | |

**SECTION 508.4 - MIXED USE AND OCCUPANCY**

**508.3 - NONSEPARATED OCCUPANCIES**
BUILDING OR PORTION OF BUILDING SHALL COMPLY WITH THE REQUIREMENTS THAT COMPLY WITH THE PROVISIONS OF THIS SECTION SHALL BE CONSIDERED AS NONSEPARATED OCCUPANCIES

**CHAPTER 06 - TYPES OF CONSTRUCTION**

| TABLE 601 | |
|---|---|
| BUILDING ELEMENT | CONSTRUCTION TYPE |
| | 1BB |
| PRIMARY STRUCTURE | 0 |
| BEARING WALLS | |
| EXTERIOR | 2 |
| INTERIOR | 0 |
| INTERIOR NONBEARING WALLS | 0 |
| FLOOR CONSTRUCTION | 0 |
| ROOF CONSTRUCTION | 0 |

**SECTION 602 - CONSTRUCTION CLASSIFICATION**
BUILDINGS AND STRUCTURES SHALL BE CLASSIFIED IN ONE OF THE FIVE CONSTRUCTION TYPES DEFINED IN SECTIONS 602.2 THROUGH 602.5 BASED ON THE FIRE RESISTANCE OF THE BUILDING ELEMENTS SPECIFIED IN TABLE 601

**CHAPTER 08 - INTERIOR FINISHES**

**SECTION 803 - WALL AND CEILING FINISH**

**803.11 - INTERIOR WALL AND CEILING FINISH MATERIALS**
1. CLASS A
A. FLAME SPREAD 0-25
2. CLASS B
A. FLAME SPREAD 26-75
3. CLASS C
A. FLAME SPREAD 76-200
B. SMOKE DEVELOPMENT 0-450
4. CLASS C
A. FLAME SPREAD 76-200
B. SMOKE DEVELOPMENT 0-450

| TABLE 803.11 | INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY WHEN FULLY SPRINKLERED | | | |
|---|---|---|---|---|
| GROUP | EXITS | CORRIDORS | ROOMS | |
| A-2 | B | B | C | |

**CHAPTER 09 - FIRE PROTECTION, PLUMBING**

**SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS**
NFPA 13 FULLY SPRINKLERED

**SECTION 907 - FIRE ALARM AND DETECTION SYSTEMS**
MANUAL FIRE ALARM SYSTEM WITH VOICE EVACUATION AS PER TITLE 24 SAFETY PLAN

**CHAPTER 10 - MEANS OF EGRESS**

| TABLE 1004.5 | FLOOR AREA PER OCCUPANT FOR OCCUPANT LOADS REFER TO LIFE SAFETY PLANS |
|---|---|
| SPACE FUNCTION | GROSS/NET | ACTUAL OCCUPANT LOAD PER SPACE FUNCTION |
| ASSEMBLY WITHOUT FIXED SEAT | NET | 1 MFL F / 15 = 67 OCCUPANTS |
| ASSEMBLY WITHOUT FIXED SEAT | NET | 1 MFL F / 15 = 67 OCCUPANTS |
| KITCHEN | GROSS | 695 F / 200 = 4 OCCUPANTS |
| MAY BE REMOVED FOR EVENTS | 180 GROSS | 360 F / 100 = 4 OCCUPANTS |

| TABLE 1017.2 | EXIT ACCESS TRAVEL DISTANCE WITH FULLY SPRINKLERED |
|---|---|
| OCCUPANCY | FEET |
| ASSEMBLY | 250 |

**CHAPTER 29 - PLUMBING SYSTEMS**

| TABLE 2902.1 | MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES | | | | |
|---|---|---|---|---|---|
| CLASSIFICATION | OCCUP. | WATER CLOSETS | LAVATORIES | SHOWERS | DRINKING FOUNTAIN | SERVICE SINK |
| ASSEMBLY | A2 | 1 PER 75 | 1 PER 200 | NA | 1 PER 500 | 1 |
| PROVIDED | | (2) WOMEN (2) MEN | (2) LAVATORIES | NA | * | 1 |

*OWNER TO PROVIDE WATER AT FAUCETS WITHIN 40' OF DISHWASHER/SINK

**LIFE SAFETY PLAN GENERAL NOTES:**

1. FIRE EXTINGUISHER SIGNAGE TO BE PROVIDED AS RECOGNIZED BY LOCAL FIRE DEPARTMENT
2. COORDINATE FINAL LOCATION OF FIRE EXTINGUISHERS AND HOSE BIBS WITH LOCAL FIRE DEPARTMENT
3. CONTRACTOR SHALL IDENTIFY HIGHER FIRE WALL/BARRIERS AS LISTED ON THE PLANS WITH HOSE BIB. STENCILING SHALL BE PAINTED ON FLOOR AT ALL ACCESSIBLE CONCEALED CEILING SPACES. BE REPORTED AT RECONFIGURATION OF HIGHER FIRE BARRIERS. PROTECT ALL OPENINGS.

**LIFE SAFETY LEGEND**

- 0 HOUR SMOKE TIGHT PARTITION SEPARATION
- 1 HOUR FIRE/SMOKE BARRIER SEPARATION
- 2 HOUR FIRE/SMOKE BARRIER SEPARATION
- 3 HOUR FIRE/SMOKE BARRIER SEPARATION
- ACCESS/EXIT PATH
- EXIT PATH SEGMENT DISTANCE
- EXIT STAIR
- ENCLOSURE 2HR RATED
- EXIT LOCATION
- 100 — MAXIMUM OCCUPANTS OCCUPANCY AVAILABLE PER WIDTH OF DOOR
- FIRE EXTINGUISHER CABINET/SEMI-RECESSED
- EXIT SIGN

**NOTE**
This plan is intended to be printed in color on 8 bond/any color coded life safety data. Without a color print, information contained on this plan may be missing or misinterpreted.




LIFE SAFETY PLAN - FIRST FLOOR

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ARCHITECTS/ENGINEERS
Janesville | Madison | Rockford

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TRI-MING FOOD SERVICE

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MADISON, WI 53073

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DRAWN BY
EJB

LIFE SAFETY

G003

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DN

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NORTH
FIRST FLOOR
SCALE: 1/4" = 1'-0"

15 A101 NEW RAMP WALL
SCALE: 1/2" = 1'-0"




11 A101 BACK BAR ELEVATION B
SCALE: 1/2" = 1'-0"




12 A101 BACK BAR ELEVATION A
SCALE: 1/2" = 1'-0"



SHEET NOTES

1. ALL EQUIPMENT IS PROVIDED BY OWNER
2. ALL NEW PARTITIONS ARE 3½" METAL STUDS, NOTED OTHERWISE
3. ALL DOOR FRAMES SHALL BE COUNTERSUNK AGAINST WALLS, UNLESS NOTED OTHERWISE
4. REFER TO SHEET A001 FOR ALL TYPES SCHEDULES
5. WALL CONSTRUCTION: GYP BOARD BOTH SIDES OF STUDS, OR TILE TO 7'-6" OF EXISTING WALL, SEE FLOOR PLAN FOR EXTENT
6. WALL CONSTRUCTION: GYP BOARD BOTH SIDES OF STUDS, OR TILE TO 7'-6" OF EXISTING WALL, SEE FLOOR PLAN FOR EXTENT
7. PAINT OR FINISH ALL EXPOSED SURFACES TO MATCH EXISTING

KEYNOTES

| | | |
|---|---|---|
| 01 | 36" STOCK POT, TYP. DUAL CONCENTRIC BURNER | |
| 02 | 24" COUNTERTOP RANGE, 4 BURNERS | |
| 03 | 75 TYP. PLATE LOCKER | |
| 04 | 28" DEEP FRYER | |
| 05 | 60" SPREAD, RICK - 3 BURNERS | |
| 06 | 24" SPICE COOKER | |
| 07 | HOOD TYPE 1 WITH INTEGRATED SUPPRESSION SYSTEM | |
| 08 | 30" UNDERCOUNTER DW | |
| 09 | PREP TABLE W/ DOOR COOLER | |
| 10 | 6' METAL BAFFLE | |
| 11 | WARM WORKING CTR | |
| 12 | FURNITURE BENCH | |
| 13 | EXISTING RAMP TO REMAIN | |
| 14 | ROOF TOP PACKAGE UNIT (RTU) | |
| 15 | TRANSITION TO RESTAURANT FLOORING | |
| 16 | EXISTING FIRE SPRINKLER RISER TO REMAIN | |
| 17 | EXISTING FIRE SPRINKLER RISER TO BE RELOCATED | |
| 18 | EXISTING FIRE SPRINKLER RISER TO BE REMOVED | |
| 19 | EXISTING FIRE SPRINKLER RISER TO BE REMOVED | |
| 20 | EXISTING FIRE SPRINKLER RISER TO BE REMOVED | |
|

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## WALL TYPE NOTES

A. ALL INTERIOR PARTITIONS SHALL BE THE (P1) WALL TYPE UNLESS NOTED OTHERWISE

B. SEE UNDERWRITERS LABORATORY DIRECTORY FOR ADDITIONAL INFORMATION ON WALL RATING SPECIFICS AND ALLOWABLE MATERIALS

C. SEE STRUCTURAL DRAWINGS FOR FINAL STUD SPACING, MASONRY AND CONCRETE REINFORCING

D. PROVIDE ACOUSTICAL INSULATION AND ACOUSTICAL SEALANT AT TOP & BOTTOM OF WALLS AND ALL WALL PENETRATIONS AT ALL CORRIDOR AND UNIT DEMISING WALLS FOR SOUND IMPROVEMENT. DO NOT ALIGN PENETRATIONS BETWEEN UNITS (EG. WALL OUTLETS)

E. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL WET AREAS INCLUDING KITCHENS, BATHROOMS AND RESTROOMS

F. PROVIDE BLOCKING FOR ALL LOCATIONS WHERE WOOD IS IN CONTACT WITH CONCRETE AND/OR MASONRY

| TYPE | NOTES | ASSEMBLY NO. | FIRE RATING | STC RATING |
|---|---|---|---|---|
| P1 | | EXISTING | | |
| P2 | | EXISTING | 1 HOUR | 36 |







## DOOR TYPES

HARDWARE SETS

1 SET FOR SINGLE DOOR OPENINGS
1 SET FOR PAIR OF DOORS
1 DOOR WALL STOP
3 DEADBOLTS




## FRAME TYPES




## DOOR SCHEDULE

| MARK | WIDTH x HEIGHT | DOOR | | | FRAME | | | DETAILS | HARDWARE SET | FIRE RATED | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | TYPE | MATERIAL | FINISH | TYPE | MATERIAL | FINISH | (SHEET) | | | |
| 105 | 3'-0" x 7'-0" | B | EXISTING | EXISTING | 2 | EXISTING | EXISTING | 6/A301 | 1 | | RELOCATE EXISTING RESTROOM DOOR |
| 108 | 3'-0" x 7'-0" | | HOLLOW METAL | PAINT | | HOLLOW METAL | PAINT | | | | |




05 A301 INTERIOR WOOD DOOR FRAME AT METAL STUD WALL
SCALE: 1 1/2" = 1'-0"




01 A301 INTERIOR METAL DOOR FRAME AT METAL STUD WALL
SCALE: 1 1/2" = 1'-0"

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TRI-MING FOOD SERVICE

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JAD

REVIEWED BY
JAD

DRAWN BY
EJB

SCHEDULES & DETAILS

# A301

# Liquor Agent
# Zhiming Zhao [redacted]

| State | Date | Description | Pending | Conviction | Fel/Misd/Ord |
|---|---|---|---|---|---|
| WI | 05/19/2022 | Sell Alcohol to Underage Person (1st)<br>Outagamie County 22FO451<br>Appleton PD | | 07/27/2022 | Forf U |
| WI | 03/13/2023 | Licensed Operator required on Premises<br>Outagamie County 23FO227<br>Appleton PD | | 05/17/2023 | Forf U |

**Completed by:** [redacted] **Date Completed:** 05/31/2026

_____ Submit to Council

_____ Additional Info Required/ Resubmit application

✓ Submit to ALRC

_____ Other Action: _____

Captain Initials: CH Date: 06/08/26

# June 2026 ALRC New License

Class A Licenses.csv

All items

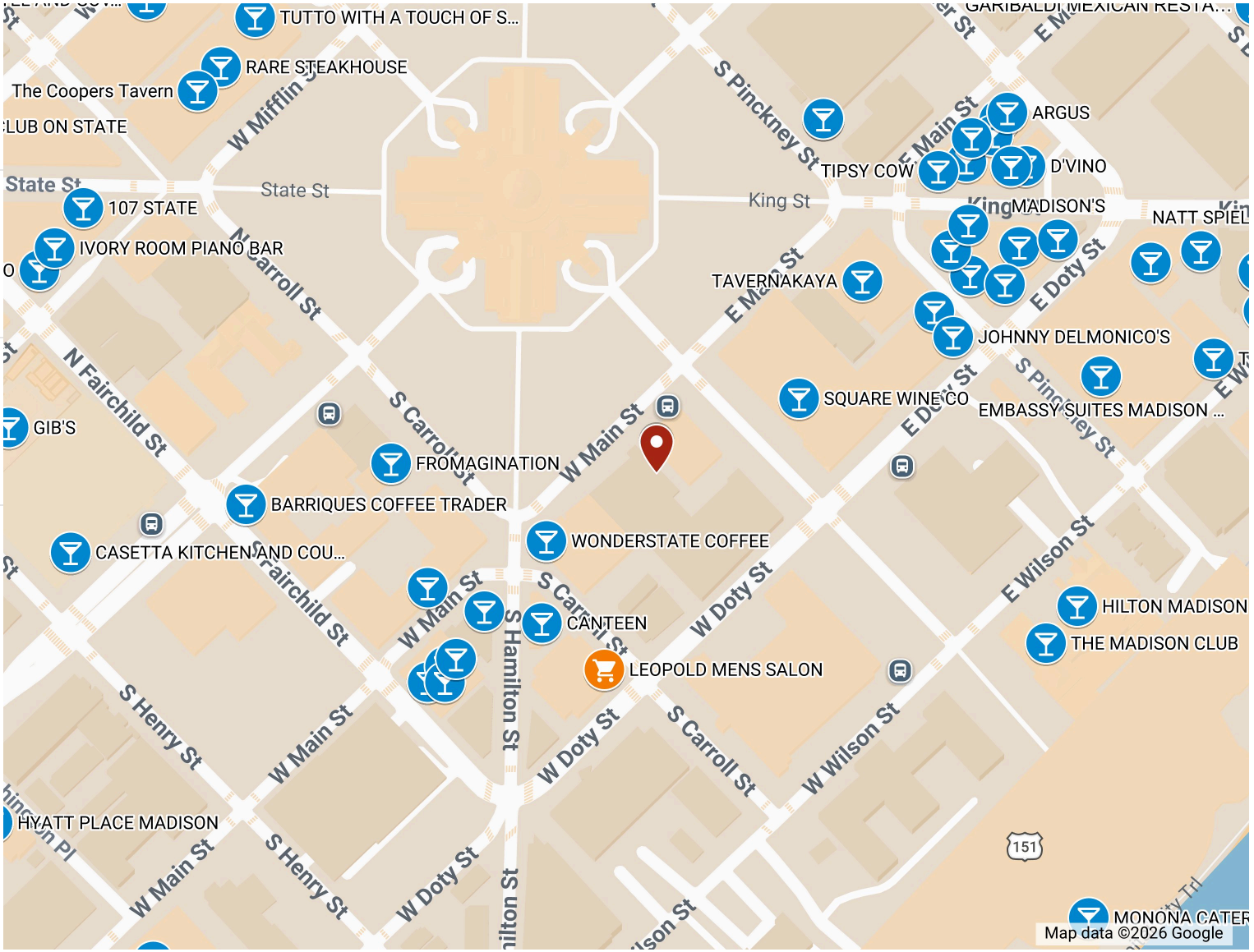
Class B Licenses.csv

All items

New Licenses.xlsx

All items

New licenses are drops, existing Class A licenses are orange shopping carts, existing Class B licenses are blue martini glasses.



# City of Madison

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

## Master

### File Number: 93368

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93368 | **File Type:** | License | **Status:** | Council Public Hearing |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Clerk's Office |
| | | | | **File Created Date :** | 05/27/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Public Hearing - New License
Growl LLC • dba BarleyPop Tap and Shop
2045 Atwood Ave STE 107 • Agent: Jason Hajdik
Estimated Capacity (in/out): 58/20
Class B Beer • 98% alcohol, 1% food, 1% other
Police Sector 410 (District 6)

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | LICLIB-2026-00308 2045 Atwood Suite 107 Growl LLC 2026 Liquor-Beer License App.pdf, 2045 Atwood Suite 107 Growl LLC 2026 business plan.pdf, 2045 Atwood Ave map.pdf | **Enactment Number:** | |
| **Author:** | | **Hearing Date:** | |
| **Entered by:** | jverbick@cityofmadison.com | **Published Date:** | |

## History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Clerk's Office | 05/28/2026 | Referred for Introduction | | | | |
| | **Action Text:** | This License was Referred for Introduction | | | | | |
| | **Notes:** | Alcohol License Review Committee- Public Hearing (6/17/26), Common Council (7/7/26) | | | | | |
| 1 | COMMON COUNCIL | 06/09/2026 | Refer For Public Hearing | ALCOHOL LICENSE REVIEW COMMITTEE | | 06/17/2026 | Pass |
| | **Action Text:** | A motion was made by Madison, seconded by Glenn, to Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other. | | | | | |
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING | | | | Pass |

**Action Text:** A motion was made by Glenn, seconded by Klemons, to RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING. The motion passed by voice vote/other.

One registration in support.

## Text of Legislative File 93368

### Title

Public Hearing - New License
Growl LLC • dba BarleyPop Tap and Shop
2045 Atwood Ave STE 107 • Agent: Jason Hajdik
Estimated Capacity (in/out): 58/20
Class B Beer • 98% alcohol, 1% food, 1% other
Police Sector 410 (District 6)

# Liquor/Beer License Application

City of Madison Clerk
210 MLK Jr Blvd, Room 105
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

(Agenda Item Number)

(Legistar file number)

LICL13-2026-00308
(License number)

6 (Alder District #) 419 (Police Sector)

Office Use Only

Class A: ☐ Beer, ☐ Liquor, ☐ Cider
Class B: ☒ Beer, ☐ Liquor,
☐ Class C Wine

## Section A – Applicant

1. List the name of your ☐ Sole Proprietor, ☐ Partnership, ☐ Corporation/Nonprofit Organization or ☒ Limited Liability Company exactly as it appears on your State Seller's Permit.
   GROWL LLC
2. Trade Name (doing business as) BARLEYPOP TAP AND SHOP
3. Address to be licensed 2045 ATWOOD AVE STE 107 MADISON, WI 53704
4. Mailing address 5519 GREENLEAF DR, MADISON, WI 53713
5. Anticipated opening date EXISTING (07/01/2026)
6. Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?
   ☒ No ☐ Yes (explain)
7. Does another alcohol beverage licensee or wholesale permitee have interest in this business? ☒ No ☐ Yes (explain)

## Section B—Premises

8. Describe in words the building or buildings where alcohol beverages are to be sold and stored. Include all rooms including living quarters, if used, and any outdoor seating used for the sales, service, and/or storage of alcohol beverages and receipts. Alcohol beverages may be sold and stored only on the premises as approved by Common Council and described on license.
   WALK-IN COOLER WITH ACCESSIBLE DOORS FOR PACKAGED ALCOHOL. SOME SHELVING IN BAR AREA. TABLES AND BAR SEATING FOR DRAUGHT SERVICE.

9. *Applicants for on-premises consumption only.* Estimated capacity (patrons and employees):

Indoor: 58 Outdoor: 20

10. Describe existing parking and how parking lot is to be monitored.

SHARED PRIVATE PARKING LOT, VISIBLE DIRECTLY THROUGH GLASS BACK DOORS

11. Was this premises licensed for the sale of liquor or beer during the past license year?

☐ No ☒ Yes, license issued to GROWL LLC (name of licensee)

**Section C—Corporate Information**

This section applies to corporations, nonprofit organizations, and Limited Liability Companies only. Sole proprietorships and partnerships, skip to Section D.

12. Name of liquor license agent JASON HAJDIK

13. City, state in which agent resides MADISON, WI

14. How long has the agent continuously resided in the State of Wisconsin? 15 YEARS

15. Has the liquor license agent completed the responsible beverage server training course?

☐ No, but will complete prior to ALRC meeting ☒ Yes, date completed 8/14/2016

16. State and date of registration of corporation, nonprofit organization, or LLC.

WISCONSIN – 8/1/2016

17. In the table below list the directors of your corporation or the members of your LLC.
☒ Attach background check forms for each director/member.

| Title | Name | City and State of Residence |
|---|---|---|
| PRESIDENT | JASON HAJDIK | MADISON, WI |
| VICE PRESIDENT | BRANDON DORMAN | MADISON, WI |
| | | |
| | | |

18. Registered agent for your corporation or LLC. This is your agent for service of process, notice or demand required or permitted by law to be served on the corporation. This is not necessarily the same as your liquor agent.

JASON HAJDIK

19. Is applicant a subsidiary of any other corporation or LLC?

☒ No ☐ Yes (explain)

20. Does the corporation, any officer, any director, any stockholder, liquor agent, LLC, any member, or any manager hold any interest in any other alcohol beverage license or permit in Wisconsin?

☒ No ☐ Yes (explain)

## Section D—Business Plan

21 What type of establishment is contemplated?

☒ Tavern ☐ Nightclub ☐ Restaurant ☐ Liquor Store ☐ Grocery Store

☐ Convenience Store without gas pumps ☐ Convenience Store with gas pumps

☐ Other _____

22 Private organizations (clubs): Do your membership policies contain any requirement of "invidious" (likely to give offense) discrimination in regard to race, creed, color, or national origin? ☐ No ☐ Yes

23 Hours of operation: please enter opening and closing times in the table below.

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|---|---|---|---|---|---|
| 1pm - 6pm | 4pm - 9pm | 1pm - 9pm | 1pm - 9pm | 1pm - 9pm | Noon - 10pm | Noon - 10pm |
| *(Class B only) Enter below any hours when food service will not be available, if applicable* | | | | | | |
| - | - | - | - | - | - | - |

## Section E—Consumption on Premises

*This section applies to Class B and Class C applicants only. Class A license applicants (consumption off premises) may skip to Section F.*

24 Indicate any other product/service offered. Packaged Snacks + Merch (T-shirts)

25 All restaurants and taverns serving alcohol must substantiate their gross receipts for food and alcohol beverage sales broken down by percentage. (Note: Non-alcoholic drinks are classified as "Food.") New establishments estimate percentages:

98 % Alcohol 1 % Food 1 % Other

If applicable, describe "Other": Merch

Do you have written records to document the percentages shown? ☐ No ☒ Yes
You may be required to submit documentation verifying the percentages indicated.

26 Do you plan to have live entertainment? ☒ No ☐ Yes—what kind? _____

If planned entertainment includes live music (except solo acoustic), a DJ, or a designated dance floor, please also complete an Entertainment License.

## Section F—Required Contacts and Filings

27 I understand that liquor/beer license renewal applications are due April 15 of every year, regardless of when license was initially granted. ☐ No ☒ Yes

28 I understand that I am required to host an information session at least one week before the ALRC meeting. ☐ No ☒ Yes

29 I agree to contact the Alderperson for this location to discuss my application and to invite the Alderperson to my information session. ☐ No ☒ Yes

30. I agree to contact the Police Department District Captain for this location prior to the ALRC meeting. ☐ No ☒ Yes

31. I agree to contact the Deputy Clerk prior to the ALRC meeting. ☐ No ☒ Yes

32. I agree to contact the neighborhood association representative prior to the ALRC meeting. ☐ No ☒ Yes

33. I intend to operate under the alcohol license within 180 days of the Common Council granting this license. The license shall be considered surrendered if not issued within 180 days of being granted. ☐ No ☒ Yes

34. I understand we must file a Special Occupational Tax return (TTB form 5630.5) before beginning business. [phone 1-800-937-8864] ☐ No ☒ Yes

35. I understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in question 1, above. [phone 608-266-2776] ☐ No ☒ Yes

36. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? ☒ No ☐ Yes

## Section 6—Information for Clerk's Office

37. This application is for the license period ending June 30, 20 27 .

38. State Seller's Permit 4 5 6 - 1 0 2 9 2 3 8 7 3 8 - 0 2

39. Federal Employer Identification Number 81-3476764

40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?

Contact person Jason Hazdik

Business phone 281-701-3396 Business e-mail address jason@barleyspoptapandshop.com

Preferred language ENGLISH

If needed, a qualified interpreter can be provided at no charge to you. Would you like an interpreter?

☐ Yes (language: _____)

☒ No (If you answer no and you do require an interpreter, the ALRC will refer your application to a subsequent meeting and this may delay your application process)

Si usted requiere o necesita un/a intérprete, nosotros podemos proveer un/a intérprete sin costo alguno. ¿Le gustaría tener un/a intérprete?

☐ Sí, lenguaje: _____

☐ No. Si usted escoge "no" en la solicitud/aplicación, y usted sí requiere un/a intérprete, el comité remitirá su solicitud para una nueva junta y esto puede atrasar el proceso de su solicitud.

41. Corporate attorney, if applicable: Name _____

Phone _____ E-mail _____

**NOTICE:** Completed application are due by noon of the third Monday (fourth, if the Clerk's office is closed on the third Monday) to get on the agenda for the proceeding months Alcohol License Review Committee. A completed application must be accompanied by the following items:

☐ Copy of State Seller's Permit (Not Business Tax Registration Certificate), ☐ Appointment of Agent (if Corp/LLC), ☐ Member background investigation forms, ☐ Articles of Incorporation (if Corp/LLC), ☐ Floor Plans, ☐ Copy of Lease, ☐ Business Plan, and ☐ Sample Menu (if applying for Class B license)

If required items are missing, the application will not be considered complete and will not be accepted by the Clerk's Office until all requirements are submitted. No exceptions are made.

*Read carefully before signing: Under penalty provided by law, the applicant states that the above information has been truthfully completed to the best of the knowledge of the signer. Signer agrees to operate the business according to law, and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. Lack of access to any portion of licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.*

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

(Officer of Corporation/Member of LLC/Partner/Sole Proprietor) (Date) 5/14/2026

**Clerk's Office checklist for complete applications**

- ☐ WI Seller's Permit Certificate (matching articles of incorporation)
- ☒ FEIN
- ☒ Written description of premises
- ☒ Background investigation form(s)
- ☐ Form for surrender of previous license
- ☒ *Articles of Incorporation
- ☒ *Appointment of Agent
- ☒ Floor Plans
- ☒ Lease
- ☐ Business Plan
- ☐ **Sample Menu

* Corporation/LLC only

** Class B only

**Upon Application Submission, the Clerk's Office issued to the application:**

☐ Orange sign ☐ Orange business card

☐ "Applying for a Liquor/Beer License in the City of Madison" brochure with contact information

Date complete application filed with Clerk's Office _____

Date of ALRC meeting _____ Date license granted by Common Council _____

Date provisional issued _____ Date license issued _____

## BUSINESS PLAN

# BarleyPop Tap + Shop

### Growler / Tap Room / Bottle Shop Concept

**Jason Hajdik, Owner**

# 1. EXECUTIVE SUMMARY

## 1.1 Product

This concept is a hybrid business best described as a combination tap room and bottle shop, specializing in craft beer sales for both on-premise and off-premise consumption. On-premise products will be pints and flights served from a fifty tap draft setup. Off-premise sales will consist of traditional packaged bottles and cans sold with easy access via a cooler and shelving, but also be heavily based around selling draft beer in growlers and crowlers. In this exploding craft beer market, many customers are seeking to bring fresh beer home that cannot traditionally be found in pre-packaged bottles and cans.

## 1.2 Customers

Our target audience is a diverse group consisting of those already knowledgeable with craft beer that want to expand their horizons to those who might just be getting started and need more assistance than a traditional tavern or liquor store can provide. Similar to specialty wine shops, by focusing only on craft beer we can provide a higher level of knowledge and expertise for customers on either end of the knowledge range. Our versatile serving options will fit a wide range of buyer personas including having a pint in a relaxed environment, picking up a six-pack or two, or wanting something more unique in a growler for a dinner party or gathering.

## 1.3 What Drives Us

We want to hone the right mix of customer service, product selection, technology, and logistics to prove a concept that can be replicated throughout Wisconsin and/or be franchised to a larger reaching customer base.

# 2. COMPANY DESCRIPTION

## 2.1 Mission Statement

To be the gold standard for beer lovers throughout Madison, offering a unique and superior selection of products and the knowledge to help customers find exactly what they are looking for in a wide and expanding beer landscape.

## 2.2 Principal Members

Jason Hajdik - owner, primary manager, technology specialist
Brandon Dorman - limited partner, operations manager

## 2.3 Legal Structure

This company is a Wisconsin Limited Liability Corporation (LLC).

# 3. MARKET RESEARCH

## 3.1 Industry

The craft beer market continues to experience rapid expansion, most recently increasing by 13% in 2015 and marking the 8th consecutive year of double-digit year over year growth. Despite this, craft beer has still only reached 12% of the overall beer, leaving a high ceiling for further growth, especially among younger to middle aged consumers. Furthermore, this is a market that thrives on choice, with the a large number of different producers co-existing and all riding the same rising tide.

This concept is based on two successful businesses on the West Coast:

- Chuck's Hop Shop (Seattle, WA) - Chuck's started in 2010 as a standard convenience store before adding seating and taps and has expanded to a second location, this is the closest business model comparison for our concept. Chuck has forged many relationships with breweries throughout the Pacific North West and has used his beer expertise to impart superior training on his staff and provide an unparalled craft beer selection. http://www.chuckscd.com

- Bottlecraft (San Diego, CA) - Bottlecraft now has three locations in the San Diego area. It best captures the look, feel, and brand design we would like to emulate with our concept. http://store.bottlecraftbeer.com

## 3.2 Customers

Our customers are primarily aged in the 25 to 49 range with some level of disposable income and a desire for premium craft products beyond the cheaper macro brews that still comprise a large segment of the overall market. Many of these customers actively seek out new or unique beers from the ever-changing roster provided by local and national breweries. At the same time, there is a significant subset which finds the available product range overwhelming and craves education and assistance in finding the right product for their personal tastes. Although the barrier for entry is not as high as with a product like premium wine, the same anxieties still exist.

## 3.3 Competitors

- Grocery stores
- Traditional liquor stores and gas stations
- "Mega" tap houses

## 3.4 Competitive Advantage

Specialization will mean deep focus on the craft beer market, from training of staff to product selection. Relatively low overhead will allow competition on price even to established alternatives in the area. Jason's experience in operating small businesses and working in startup environments will ensure tight inventory control, proper cash flow management, and smart budgeting. His extensive technical expertise opens the door to innovation through technology via real-time data analysis, custom mobile app engagement, and specialized point-of-sale operations that would be prohibitively expensive for most competitors. Brandon's experience managing in

# BARLEYPOP TAP & BOTTLESHOP

## SHEET LIST

GENERAL
T001 COVER SHEET

DEMOLITION
D101 FIRST FLOOR DEMOLITION PLAN

NEW WORK
A101 FIRST FLOOR PLAN
A102 ELEVATIONS / SECTIONS

## PROJECT TEAM

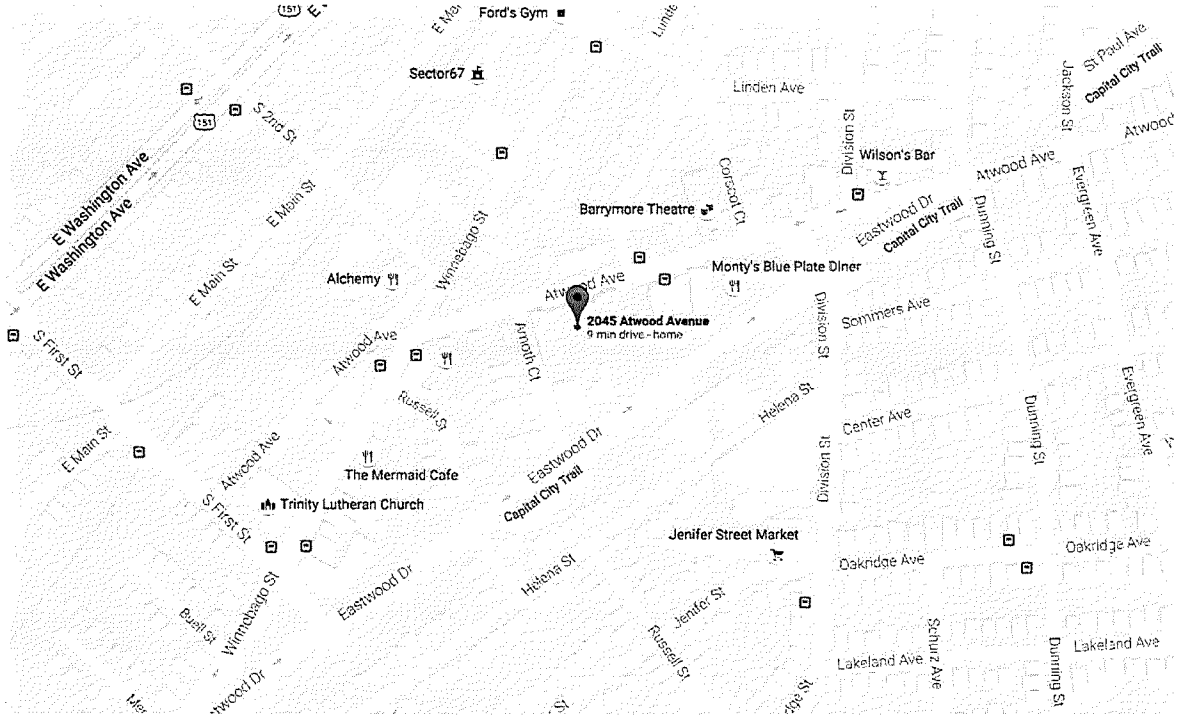
OWNER:

Jason Hajdik
5519 Greenleaf Drive
Madison, WI 53713
281-704-3396

ARCHITECT:

Aro Eberle Architects
Doug Pahl
116 King Street, Suite 202
Madison, WI 53703
608-204-7464

CONTRACTOR:




ARO EBERLE ARCHITECTS

JASON HAJDIK
BARLEYPOP TAP & SHOP
Madison, WI 53703

| No. | Description | Date |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

COVER SHEET

| | |
|---|---|
| Project number | Project |
| Date | 8/10/2015 |
| Scale | |
| Project Phase | PR |

T001

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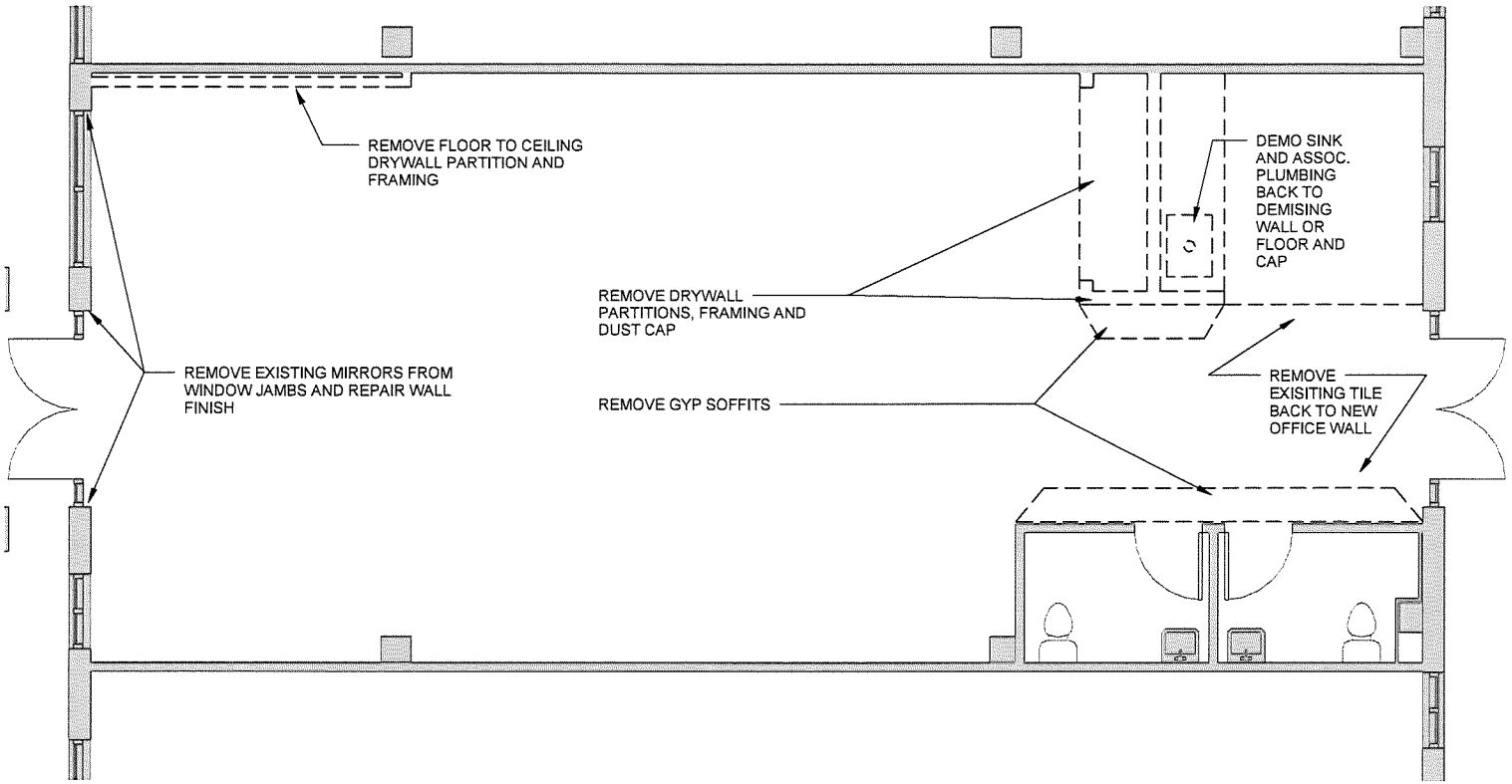


## 1 FIRST FLOOR - DEMOLITION

3/16" = 1'-0"

ARO EBERLE ARCHITECTS

JASON HAJDIK
BARLEYPOP TAP & SHOP
Madison, WI 53703

| No. | Description | Date |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

FIRST FLOOR DEMOLITION PLAN

| | |
|---|---|
| Project number | Project |
| Date | 8/10/2015 |
| Scale | 3/16" = 1'-0" |
| Project Phase | PR |

D101

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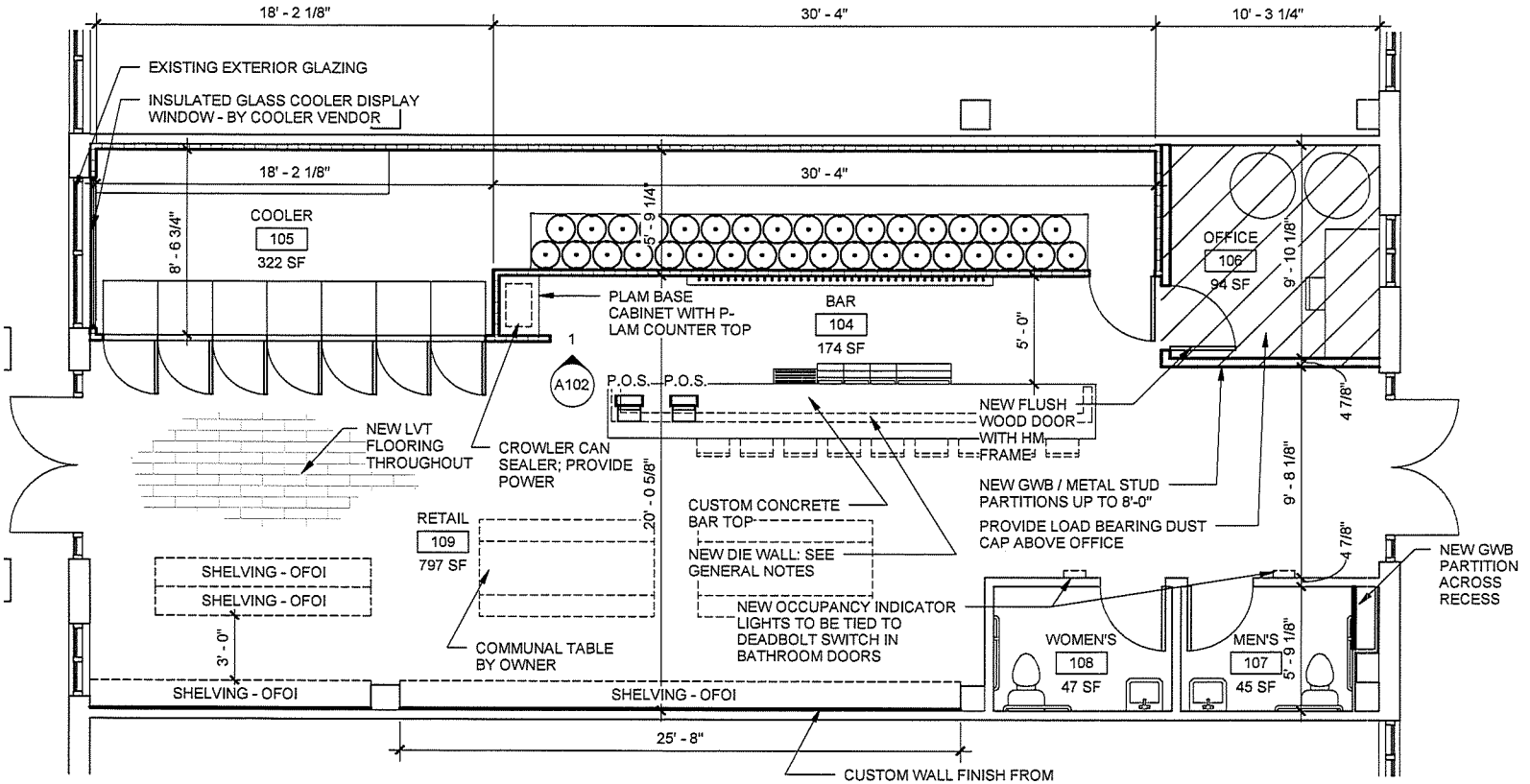
GENERAL NOTES:

1. PROVIDE ALLOWANCE OF $10/S.F FOR NEW LIGHTING WITHIN RETAIL AREA AND WALK-IN COOLER
2. PROVIDE INSTALLATION AND POWER/DATA SUPPLY TO OWNER PROVIDED LCD SCREENS
3. NEW SANITARY AND SUPPLY LINES WILL RUN FROM PARKING GARAGE BELOW THROUGH FLOOR
4. WALK-IN COOLER AND ASSOC. EQUIPMENT BY OTHERS; G.C. TO PROVIDE ELECTRICAL CONNECTIONS TO REFRIGERATION EQUIPMENT AND COOLER LIGHTING. CONDENSER TO BE INSTALLED IN LOWER LEVEL.
5. PROVIDE 4 NEW OUTLETS IN OFFICE AND NEW OFFICE LIGHTING.
6. CO2 / NITROGEN SYSTEMS, TAP SYSTEM BY OTHERS
7. G.C. TO PROVIDE DRAIN CONNECTION BELOW DRAIN BOARD BENEATH TAPS
8. EXISTING CEILING AND DUCTWORK TO BE PAINTED
9. G.C. TO RECONFIGURE FIRE SPRINKLER HEADS AT BATHROOM SOFFIT, OFFICE, AND PROVIDE NEW F.P. HEADS TO WALK-IN COOLR AS REQUIRED BY STATE CODE
10. PROVIDE ALLOWANCE FOR CUSTOM FLOOR TO CEILING WALL FINISH WHERE INDICATED ON PLANS
11. DIE WALL: FRT WOOD FRAMING; PROVIDE GFCI POWER EVERY 4'-0" ALONG WALL; PLUMBING W/IN WALL FOR 3-COMP SINK, DRAIN BOARDS AND ICE BIN; FRP FINISH ON INTERIOR; PORCELAIN TILE OR SIM FINISH ON EXTERIOR
12. COOLER WALL PANELS TO BE LEFT EXPOSED




1 **FIRST FLOOR PLAN**
3/16" = 1'-0"

ARO EBERLE ARCHITECTS

JASON HAJDIK
BARLEYPOP TAP & SHOP
Madison, WI 53703

| No. | Description | Date |
|---|---|---|
| | | |

FIRST FLOOR PLAN

| | |
|---|---|
| Project number | Project |
| Date | 8/10/2015 |
| Scale | 3/16" = 1'-0" |
| Project Phase | PR |

A101

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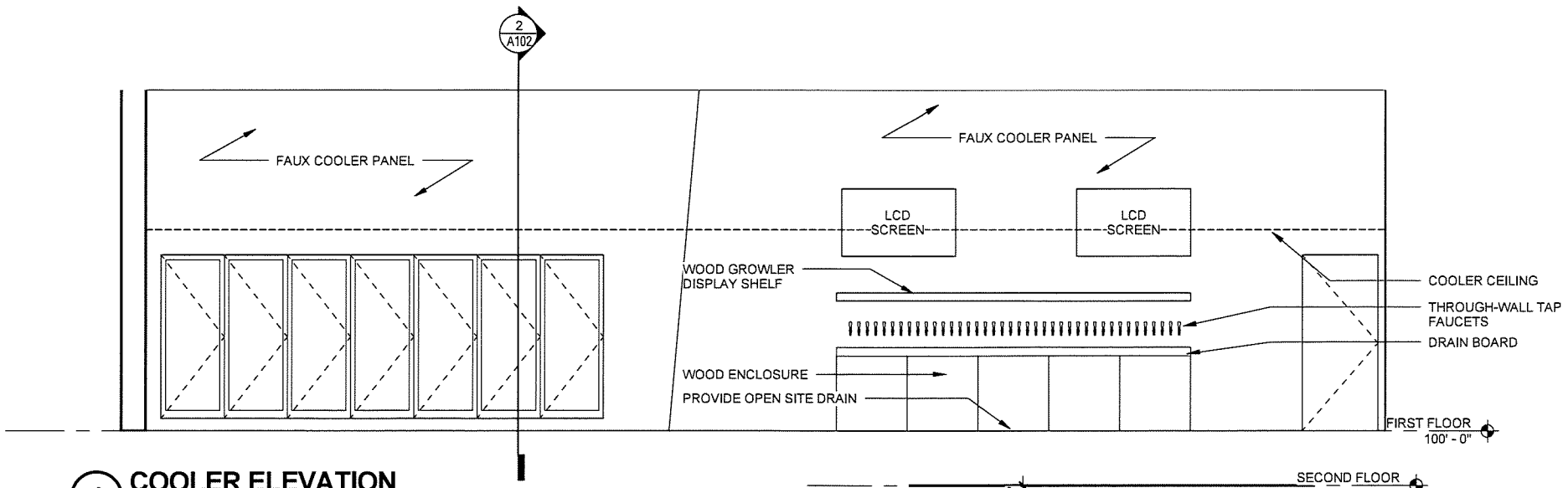
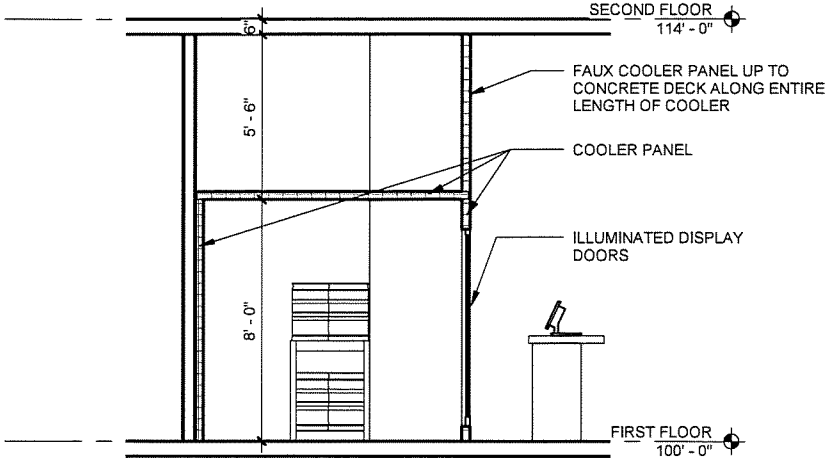



## 1 COOLER ELEVATION

1/4" = 1'-0"




## 2 COOLER SECTION

1/4" = 1'-0"

ARO EBERLE ARCHITECTS

JASON HAJDIK

# BARLEYPOP TAP & SHOP

Madison, WI 53703

| No. | Description | Date |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |

## ELEVATIONS / SECTIONS

| | |
|---|---|
| Project number | Project |
| Date | 8/10/2015 |
| Scale | 1/4" = 1'-0" |
| Project Phase | PR |

A102

9/2/2016 11:54:11 AM

# June 2026 ALRC New License

Class A Licenses.csv

All items

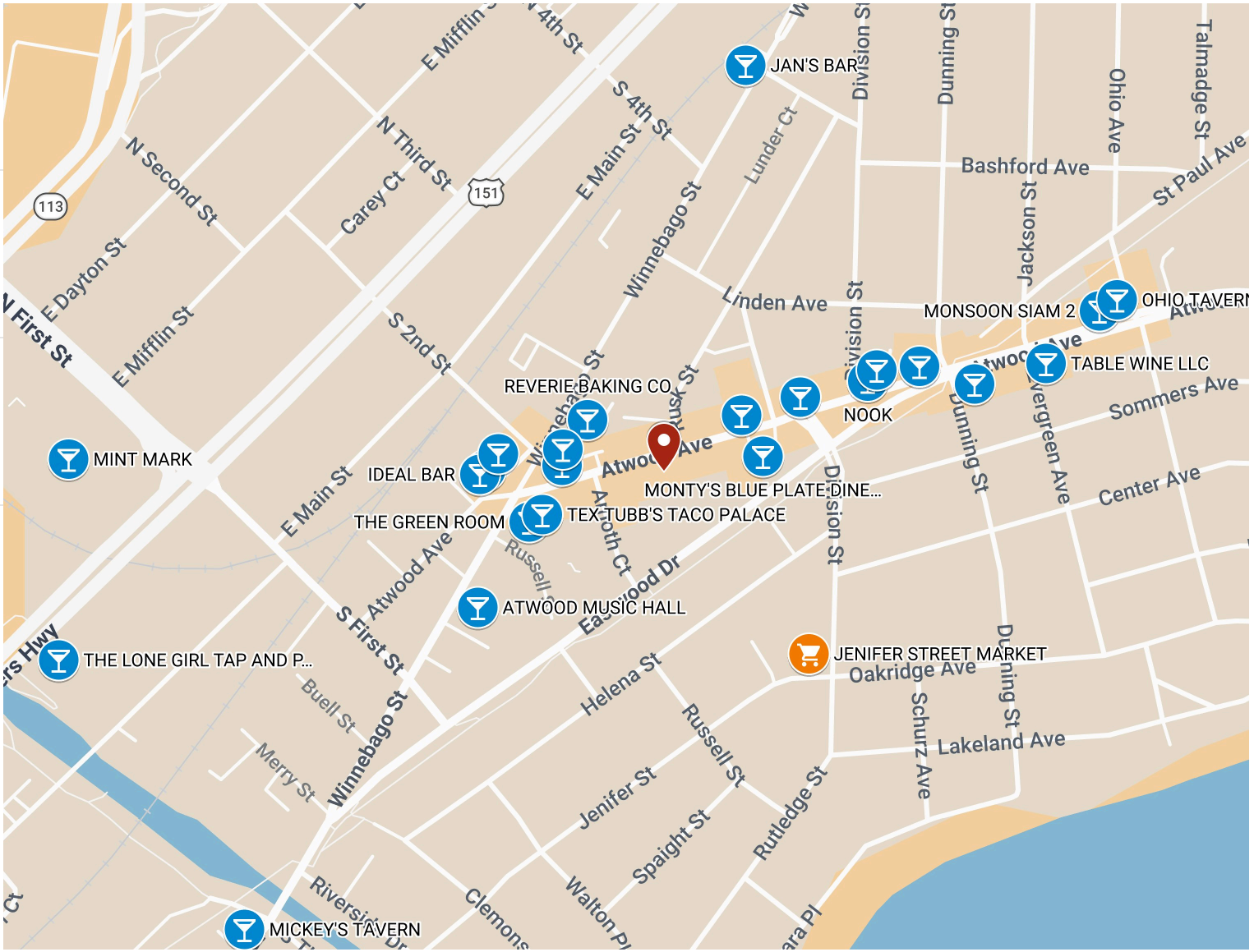
Class B Licenses.csv

All items

New Licenses.xlsx

All items

New licenses are drops, existing Class A licenses are orange shopping carts, existing Class B licenses are blue martini glasses.



# City of Madison

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

## Master

### File Number: 93369

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93369 | **File Type:** | License | **Status:** | Council Public Hearing |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | ALCOHOL LICENSE REVIEW COMMITTEE |
| | | | | **File Created Date :** | 05/27/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Public Hearing - New License
Mum LLC • dba Maurer's Urban Market
801 Cedar St • Agent: Kristina Maurer
Class A Beer, Class A Liquor, Class A Cider
Police Sector 306 (District 13)

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | LICLIA-2026-00313 801 Cedar Mum LLC 2026 Liquor-Beer License App.pdf, 801 Cedar Mum LLC 2026 business plan.pdf, 801 Cedar St map.pdf | **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 | 05/28/2026 | Referred for Introduction | | | | |
| | **Action Text:** | This License was Referred for Introduction | | | | | |
| | **Notes:** | Alcohol License Review Committee- Public Hearing (6/17/26), Common Council (7/7/26) | | | | | |
| 1 | COMMON COUNCIL | 06/09/2026 | Refer For Public Hearing | ALCOHOL LICENSE REVIEW COMMITTEE | | 06/17/2026 | Pass |
| | **Action Text:** | A motion was made by Madison, seconded by Glenn, to Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other. | | | | | |
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING | | | | Pass |

**Action Text:** A motion was made by Verveer, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING. The motion passed by voice vote/other.

One registration in support.

## Text of Legislative File 93369

**Title**

Public Hearing - New License
Mum LLC • dba Maurer's Urban Market
801 Cedar St • Agent: Kristina Maurer
Class A Beer, Class A Liquor, Class A Cider
Police Sector 306 (District 13)

# Liquor/Beer License Application

City of Madison Clerk
210 MLK Jr Blvd, Room 105
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

(Agenda Item Number)

(Legistar file number)

LICLIQ-2026-00213
(License number)

13 (Alder District #) 306 (Police Sector)

Office Use Only

Class A: ☑ Beer, ☑ Liquor, ☑ Cider
Class B: ☐ Beer, ☐ Liquor,
☐ Class C Wine

## Section A – Applicant

1. List the name of your ☐ Sole Proprietor, ☐ Partnership, ☐ Corporation/Nonprofit Organization or ☑ Limited Liability Company exactly as it appears on your State Seller's Permit.

   MUM LLC

2. Trade Name (doing business as) MAURER'S Urban Market

3. Address to be licensed 801 Cedar Street, Madison WI 53715

4. Mailing address 9 Oxford Place, Madison WI 53704

5. Anticipated opening date 8/28/2026

6. Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?

   ☑ No ☐ Yes (explain)

7. Does another alcohol beverage licensee or wholesale permitee have interest in this business? ☑ No ☐ Yes (explain)

## Section B—Premises

8. Describe in words the building or buildings where alcohol beverages are to be sold and stored. Include all rooms including living quarters, if used, and any outdoor seating used for the sales, service, and/or storage of alcohol beverages and receipts. Alcohol beverages may be sold and stored only on the premises as approved by Common Council and described on license.

   Grocery store is the first floor, 25,000 sq ft of the Park Cedar Bldg. Alcohol will have a small controlled dept by the entrance. Any & all alcohol backstock will be kept in a locked cage only accessible to employees.

9. *Applicants for on-premises consumption only.* Estimated capacity (patrons and employees):

   Indoor: _____ Outdoor: _____

10. Describe existing parking and how parking lot is to be monitored.

   Park is a covered duel parking for both residents

11. Was this premises licensed for the sale of liquor or beer during the past license year?

   ☑ No ☐ Yes, license issued to _____ (name of licensee)

**Section C—Corporate Information**

This section applies to corporations, nonprofit organizations, and Limited Liability Companies only. Sole proprietorships and partnerships, skip to Section D.

12. Name of liquor license agent Kristina Maurer

13. City, state in which agent resides Madison, WI

14. How long has the agent continuously resided in the State of Wisconsin? 16 years

15. Has the liquor license agent completed the responsible beverage server training course?

   ☐ No, but will complete prior to ALRC meeting ☑ Yes, date completed 5/10/26

16. State and date of registration of corporation, nonprofit organization, or LLC.

   WI 4/11/2023

17. In the table below list the directors of your corporation or the members of your LLC.
   ☑ Attach background check forms for each director/member.

| Title | Name | City and State of Residence |
|---|---|---|
| OWNER | Kristina Maurer | Madison, WI |
| | | |
| | | |
| | | |

18. Registered agent for your corporation or LLC. This is your agent for service of process, notice or demand required or permitted by law to be served on the corporation. This is not necessarily the same as your liquor agent.

   Same

19. Is applicant a subsidiary of any other corporation or LLC?

   ☑ No ☐ Yes (explain) _____

20. Does the corporation, any officer, any director, any stockholder, liquor agent, LLC, any member, or any manager hold any interest in any other alcohol beverage license or permit in Wisconsin?

   ☑ No ☐ Yes (explain) _____

## Section D—Business Plan

21. What type of establishment is contemplated?
☐ Tavern ☐ Nightclub ☐ Restaurant ☐ Liquor Store ☑ Grocery Store

☐ Convenience Store without gas pumps ☐ Convenience Store with gas pumps

☐ Other _____

22. Private organizations (clubs): Do your membership policies contain any requirement of "invidious" (likely to give offense) discrimination in regard to race, creed, color, or national origin? ☐ No ☐ Yes

23. Hours of operation: please enter opening and closing times in the table below.

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|---|---|---|---|---|---|
| 6a - 10p | 6a - 10p | 6a - 10p | 6a - 10p | 6a - 10p | 6a - 10p | 6a - 10p |
| *(Class B only) Enter below any hours when food service will not be available, if applicable* | | | | | | |
| - | - | - | - | - | - | - |

## Section E—Consumption on Premises

*This section applies to Class B and Class C applicants only. Class A license applicants (consumption off premises) may skip to Section F.*

24. Indicate any other product/service offered. _____

25. All restaurants and taverns serving alcohol must substantiate their gross receipts for food and alcohol beverage sales broken down by percentage. (Note: Non-alcoholic drinks are classified as "Food.") New establishments estimate percentages:
_____ % Alcohol _____ % Food _____ % Other

If applicable, describe "Other": _____

Do you have written records to document the percentages shown? ☐ No ☐ Yes
You may be required to submit documentation verifying the percentages indicated.

26. Do you plan to have live entertainment? ☐ No ☐ Yes—what kind? _____

_____

If planned entertainment includes live music (except solo acoustic), a DJ, or a designated dance floor, please also complete an Entertainment License.

## Section F—Required Contacts and Filings

27. I understand that liquor/beer license renewal applications are due April 15 of every year, regardless of when license was initially granted. ☐ No ☑ Yes

28. I understand that I am required to host an information session at least one week before the ALRC meeting. ☐ No ☑ Yes

29. I agree to contact the Alderperson for this location to discuss my application and to invite the Alderperson to my information session. ☐ No ☑ Yes

30. I agree to contact the Police Department District Captain for this location prior to the ALRC meeting. ☐ No ☑ Yes

31. I agree to contact the Deputy Clerk prior to the ALRC meeting. ☐ No ☑ Yes

32. I agree to contact the neighborhood association representative prior to the ALRC meeting. ☐ No ☑ Yes

33. I intend to operate under the alcohol license within 180 days of the Common Council granting this license. The license shall be considered surrendered if not issued within 180 days of being granted. ☐ No ☑ Yes

34. I understand we must file a Special Occupational Tax return (TTB form 5630.5) before beginning business. [phone 1-800-937-8864] ☐ No ☑ Yes

35. I understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in question 1, above. [phone 608-266-2776] ☐ No ☑ Yes

36. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? ☑ No ☐ Yes

**Section G—Information for Clerk's Office**

37. This application is for the license period ending June 30, 20 27.

38. State Seller's Permit 4 5 6 - 1 0 3 2 5 2 8 2 3 5 - 0 2

39. Federal Employer Identification Number 92-3504333

40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?

Contact person Kristina Maurer

Business phone 608 434 2372 Business e-mail address KristieC maurersurbanmarket.com

Preferred language English

If needed, a qualified interpreter can be provided at no charge to you. Would you like an interpreter?

☐ Yes (language: _____)

☑ No (If you answer no and you do require an interpreter, the ALRC will refer your application to a subsequent meeting and this may delay your application process)

Si usted requiere o necesita un/a intérprete, nosotros podemos proveer un/a intérprete sin costo alguno. ¿Le gustaría tener un/a intérprete?

☐ Sí, lenguaje: _____

☐ No. Si usted escoge "no" en la solicitud/aplicación, y usted sí requiere un/a intérprete, el comité remitirá su solicitud para una nueva junta y esto puede atrasar el proceso de su solicitud.

41. Corporate attorney, if applicable: Name Vern Jesse

Phone 608 257 7181 E-mail Vjesse@murphydesmond.com

**NOTICE:** Completed application are due by noon of the third Monday (fourth, if the Clerk's office is closed on the third Monday) to get on the agenda for the proceeding months Alcohol License Review Committee. A completed application **must** be accompanied by the following items:

☑ Copy of State Seller's Permit (Not Business Tax Registration Certificate), ☑ Appointment of Agent (if Corp/LLC), ☑ Member background investigation forms, ☑ Articles of Incorporation (if Corp/LLC), ☐ Floor Plans, ☑ Copy of Lease, ☑ Business Plan, and ☐ Sample Menu (if applying for Class B license)

If required items are missing, the application will not be considered complete and will not be accepted by the Clerk's Office until all requirements are submitted. No exceptions are made.

***Read carefully before signing:*** *Under penalty provided by law, the applicant states that the above information has been truthfully completed to the best of the knowledge of the signer. Signer agrees to operate the business according to law, and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. Lack of access to any portion of licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.*

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

(Officer of Corporation/Member of LLC/Partner/Sole Proprietor) (Date) 5/15/26

**Clerk's Office checklist for complete applications**

| | | |
|---|---|---|
| ☑ WI Seller's Permit Certificate (matching articles of incorporation) | ☐ Background investigation form(s) | ☑ Floor Plans |
| ☑ FEIN | ☐ Form for surrender of previous license | ☑ Lease |
| ☑ Written description of premises | ☑ *Articles of Incorporation | ☐ Business Plan |
| | ☑ *Appointment of Agent | ☐ **Sample Menu |
| | * Corporation/LLC only | ** Class B only |

**Upon Application Submission, the Clerk's Office issued to the application:**

☐ Orange sign ☐ Orange business card

☐ "Applying for a Liquor/Beer License in the City of Madison" brochure with contact information

Date complete application filed with Clerk's Office _____

Date of ALRC meeting _____ Date license granted by Common Council _____

Date provisional issued _____ Date license issued _____

Maurer's
URBAN MARKET

# BUSINESS PLAN

Created By:

Kristie Maurer, Owner, MUM LLC

# EXECUTIVE SUMMARY

Food is a central theme in people's lives, especially if access to it is limited. Maurer's Urban Market wants to prevent as many food insecurities as possible for its customers. As an independent grocer, our goal is to prevent an ethnically diverse neighborhood from becoming a food desert. We believe that by reducing our square footage and increasing our store sales, we can have a neighborhood grocery store that becomes a fixture of the community. We believe that by innovating and building relationships we can have a store with strong sales. If we can remove the fear of food insecurity from people's lives, and be part of their food journey, we will have a lasting impact on them. While this goal is mission focused, it will also have an impact on the bottom line and make this business extremely profitable.

# COMPANY OVERVIEW

## Company Summary:

Maurer's Urban Market is a local independent grocery store. It will be owned and managed by people who live in the community it serves. While it might have a smaller footprint at 24,00 square feet, it will focus on product variety and engaging our customers in a conversation about food. Our staff will not just be "associates"; they will be people who have independent thought, who will want to engage our customers and have purpose in their own lives, therefore spreading purpose to others. We believe food is our vehicle. Maurer's Urban Market wants to meet the customer where they are on their food journey. That journey might be transactional or experiential, regardless, we can be their store. We want to feed our community. We might be small, but we will be a player in the grocery market in Madison. We will focus on three (3) core values, Be Curious, Be Resourceful & Take Initiative. These core values will guide us as we build a team, build sales and become a lasting member of our community.

## Mission Statement:

Maurer's Urban Market exists to feed our community by providing accessible, affordable, and culturally inclusive food, while building meaningful relationships that honor where our neighbors are on their food journey.

## Company History:

The idea of Maurer's Urban Market first started in 2018. An existing store, Pick N' Save (Parent Company Kroger) decided it wanted to close its doors. This move by the company would trigger an ethnically

diverse and lower income part of Madison becoming a food desert. Originally, Kristie Maurer was approached by a broker who was putting together a deal for a large complex to be built with a hospital group and for a grocer to be an anchor tenant on the property. At the time, Kristie was the Store Director of Fresh Madison Market and was a leader in the small format grocery store concept. This initial concept fell through as the City of Madison decided to file a Request for Proposal on its already owned property known as the Truman Olson. The Truman Olson Property was adjacent to the existing Pick N' Save location. The RFP stipulated that all proposals had to include a grocery store tenant. It was at this time that Kristie Maurer decided it was her opportunity to start her next venture in the grocery industry. She had always been passionate about urban grocery store design and another urban store in Madison, a town she was already familiar with, became the obvious choice. So, Kristie filed the initial response to the RFP, then partnered with Gorman & Company a local developer and property management firm, to file the formal RFP with the City. After several neighborhood planning commission meetings, the Maurer/Gorman concept did not win. Despite the setback Kristie Maurer went on to design and launch a Maurer's Urban Market concept in Milwaukee, WI in a partnership with Northwestern Mutual and under the family business banner.[1]

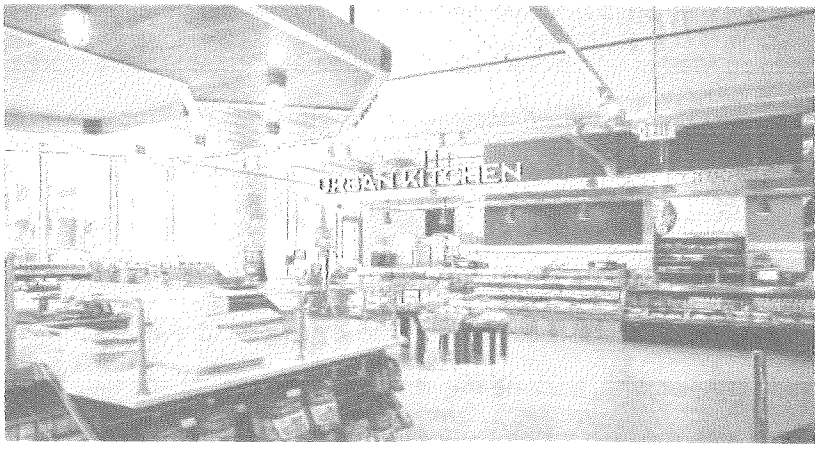
The Maurer's Urban Market history takes a turn in 2022 just as grocers from around the world take a collective sigh of relief that they survived a global pandemic; the Truman Olson Project in Madison, WI is now in need of a new grocer. The Madison Mayor had expressed her desire to see this project come to completion and had made a commitment to the south side of Madison that those neighborhoods would not become a food desert. The City agreed to own the condo portion of the property to ensure that a grocery store is always part of the neighborhood. It was at this announcement that Kristie and the City reunited. Kristie saw this as her opportunity to begin where she left off many years ago, and this is the core of Maurer's Urban Market.

Services/Markets/Products:

Maurer's Urban Market is going to be a local neighborhood grocery store in downtown Madison, WI. It will feel and look like an urban grocery store, however it is going to operate like the local neighborhood market. It will be conscious of price and the diverse neighborhood that is represents. We will be a full-service grocery store with all departments represented. Meat/Seafood, Produce, Beer/Wine/Liquor, Deli, Dairy/Frozen, Bakery, Catering, Sushi, Coffee Shop, Center Store including dollar items and

[1] City of Madison Grocery Study

health/beauty products are all departments that will be represented. A large ethnic section for specially sourced products will also be available, as the neighborhoods have asked for this type of specialization.



Maurer's Urban Market will have online shopping with delivery that we will do in-house and not with a third-party vendor. Maurer's will also have home delivery for customer-shopped groceries. This service is in recognition of the fact that many of our customers will be older and/or may not have a personal vehicle yet want to shop for their own food. Our home delivery program will allow our customers to shop in-store and have their groceries delivered to their residence later in the day.

Catering will also be a service that is provided by Maurer's Urban Market. The catering market is extremely "hot". Sadly, many restaurants have closed, and a few local grocers are reducing their catering footprint due to the labor market. This puts Maurer's Urban Market in the driver's seat to cultivate sales for its food service team, this in turn helps promote the brand and build customer awareness and loyalty. Kristie also built her reputation in catering several years ago in Madison and still has many of those relationships, which will help Maurer's pick-up contracts with several established businesses in town.

Management Team:

Kristie Maurer will be the onsite daily owner/manager. She will also be the acting Store Director. This role will ultimately be filled within 3-5 years pending sales and growth. Kristie follows the servant leadership model of management and believes that the only way to ensure the success of this store is to hire the right people and train them in her way of retail. A staff of 15 department managers will directly report to her, each with their own group of employees to manage.

Legal Structure and Ownership:

MUM LLC will be 100% female owned and operated and will be dba as Maurer's Urban Market.

Locations and Facilities:

Maurer's Urban Market will be the only commercial tenant of the Truman Olson Project. The developer Brandon Ruhl partnered with Movin Out, a local non-profit charity that specializes in providing

affordable housing to people with disabilities.[2] https://www.movin-out.org/ This complex will have 150 apartment units and as of May 2023 already has a waitlist for tenants. The condo documents require that Ruhl/Movin Out have a grocer as their tenant for a minimum of ten (10) years.[3] Maurer's Urban Market will be the tenant of a 24,000 square foot space that is owned by the City of Madison.[4]

Permits/Regulations:

Maurer's Urban Market t is subject to extensive and frequently changing federal, state, and local laws and regulations for continued operation in the food business, specifically in the processing and sales of fresh foods. The statutory and regulatory framework imposes compliance burdens and risks on Maurer's Urban Market, including requirements to obtain and maintain government permits for initial & continued operation. Maurer's Urban Market permits will be subject to periodic review and may be subject to modification or revocation by the relevant regulatory authorities. Permits include but not limited to Women & Infant Child (WIC Program), Quest/Food Stamps, Tobacco Regulations, Alcohol Permit (Special Rules for Downtown Madison), Food Service License, USDA/Meat Processing, PCI/credit card payments.

## PRODUCT DESCRIPTION

Opportunity:

Maurer's Urban Market has a great opportunity with this location. The trade area is centered in south Madison. The opportunity comes from the fact that an existing grocery store wants to close, and the city and neighborhoods are desperate to keep a grocery store. As this business plan will point out, the city has invested over ten (10) million dollars into this project. They purchased the Unit 2 parcel to be the landlord to ensure that a grocer stays in this location. The city has continued to invest in south Madison. It should be noted that Park Street is a major throughway into and out of the city and the city has committed to continue to build and improve the trade area all the way to the highway over the next ten (10) years. As the market research indicates from 2018 to 2021 the trade area has improved with increased market rate apartment units, a bus corridor, two major remodeled hospital clinics, and a

[2] Movin' Out, Inc. - Housing Solutions for People with Disabilities (movin-out.org)
[3] 2023 Condo Declaration
[4] July 2023 Proposed Fixture Plan

technical college. Madison has two major roads in/out of the city on the south side: that being Park Street & Fish Hatchery Road.

Another major opportunity is the existing grocer (Pick N' Save) has not yet closed and has given a verbal commitment to remain open until Maurer's opens. Pick N' Save will close their doors in conjunction with the opening of Maurer's Urban Market. The opportunity here is that customers do not have to shop elsewhere before they change stores. Not losing the existing customer prior to opening day is a huge opportunity and one we do not want to lose.

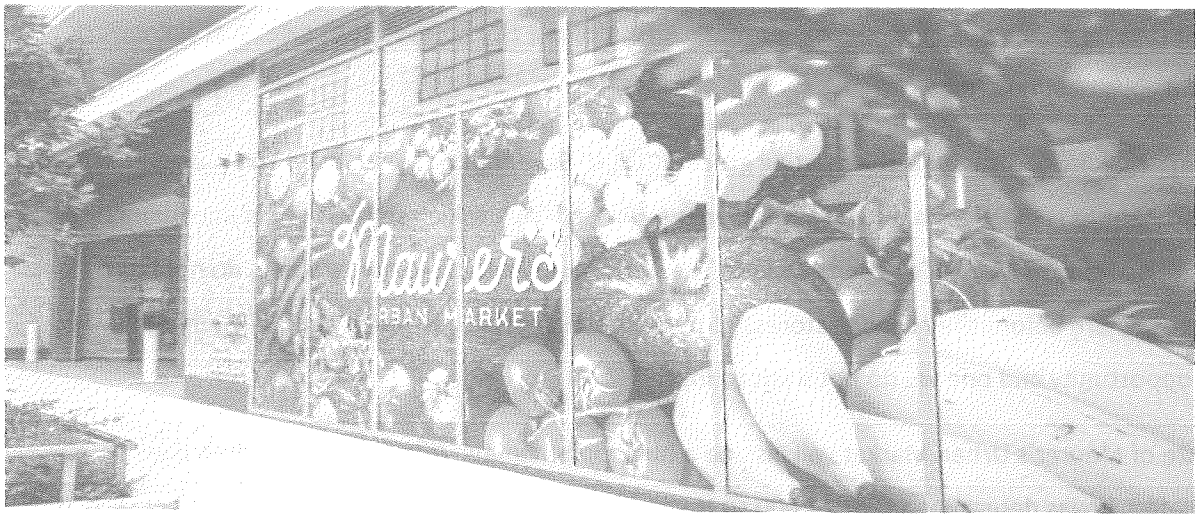
The size of Maurer's Urban Market will also be a huge opportunity. After all the research was completed, it was determined that 24,000 sq ft would allow the store to maximize its product skus and have a higher-than-average dollars per square foot. The current projected dollars per square foot are $9.82 year one (1) and increase to $11.40 by year three (3).[5]

The fact that Maurer's Urban Market is an independent local grocer is another opportunity. This will allow Maurer's to be adaptable to changing customer demands and pivot to keep sales growth always in the positive. Much of the trade area competition is under corporate ownership, which means that out-of-state players are directing sales. This advantage is worth mentioning because a marketing campaign will be created, highlighting the strength of the "Buy Local" which is a campaign that is already strong in the downtown Madison market.

Product Overview:

This will be a traditional grocery store that will have all departments represented. The perimeter departments will be of heavy focus based on the demographics. Departments like produce, deli/bakery, meat/seafood will all be sought after. The store will have a large sushi station with hot bowl options as well as boba tea. A coffee franchise will be in this store as well. Maurer's Urban Market will partner with Biggby Coffee based out of Michigan. This will be the first Biggby location in the Madison area and will be the first Biggby inside a grocery store. While the store wants to make sure it caters to its local neighborhood shopper it will not forget about all the business within walking distance of its doors. The grab-in-go options for those customers who want somewhere for lunch or need a meal solution for dinner that night will be focused on with the perimeter as well.

[5] 2021 Market Study & 2023 Proforma




Pricing:

The pricing strategy will be a major factor in the success of this store. Within the trade area the median income is $49,100 and approximately 43% of the population has an income below $40,000. The apartments directly above the store are income adjusted, so we will be judged very critically if our pricing strategy is not competitive. Inflation and reduced food stamp money is furthering the strain on families' pocketbooks. Maurer's needs to showcase that they can help the customer stretch their food dollars. The weekly ad will be extremely important, competition in the trade area does not focus on ad or ad sales, so this will be a way to differentiate. Meal deals, meat sales, store events and direct mailer campaigns will help the customer see us as a business trying to ease their food dollar burdens. We will have a pricing profile evaluation completed before the store opens and will be opening our doors with the best pricing strategy in the market. The current plan is to complete another full pricing evaluation after year three (3). This pricing strategy evaluation is sooner than the industry recommends, but it indicates our desire to keep the sales growth pressure high and make sure we have not lost touch with our market.

Maurer's Urban Market will also be implementing ESL (Electronic Shelf Tags) at the time of opening. ESL tags will allow the store to stay more competitive and pick up any penny profits by being able to adapt to changing supply costs. Traditionally, price changes require three to four days of lead time. ESL allows the retailer to adapt instantaneously, helping us maximize the gross profit dollars.

# MARKET ANALYSIS

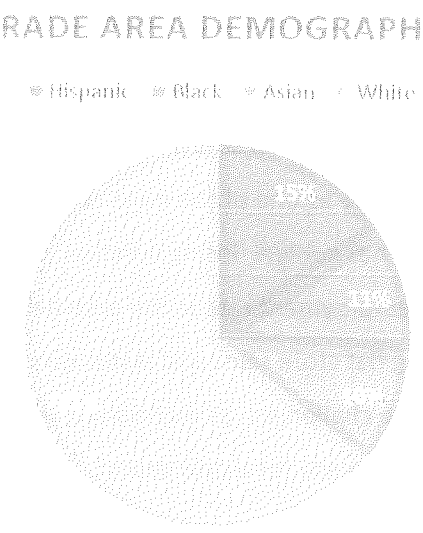
## Industry Overview:

Maurer's Urban Market will be competing in what was a highly competitive grocery landscape. Pre-Covid, Madison was known in the industry as one of the most competitive grocery markets in the country. Post covid, that competition has cooled. Rising inflation, supply chain issues, decrease in food stamp monies and a less than 2% unemployment rate in the area has all retailers feeling pressure and burnout. Many retailers are accepting flat store sales and status quo as a win. Entering the market at this moment in our economy has some challenges, as mentioned above, however the opportunities for sales growth are exciting. The market is ready for a new grocer.

## Customers & Market Segmentation:

Like many city-urban grocery stores, Maurer's Urban Market will have many different types of customers. But by defining those customers into categories, Maurer's can make a strategic marketing plan that will focus on sales growth.

1. Neighborhood Customers (those people that live in the area, apartments above, surrounding apartments and homes & those that already shop at Pick N' Save)
2. Daytime Customers (those people that travel into the city for work, that work in the surrounding area and are looking for a daytime meal solutions)
3. Business to Business Customers (local businesses who need in-store food for breakrooms, etc as well as catering needs)
4. Float Customers (those people who leave the trade area to shop as well as those that are not in the trade area but feel committed to our mission)
5. Online Customers (those that will only shop with us online, may or may not be in the trade area)




The trade area demographic is important information to review as it determines what sections of the grocery store is the most important. There are certain customer generalizations that we use for store design and growth implementation. For example, the Hispanic and Asian customer prioritizes fresh, specifically produce, then meat/seafood. The Black customer prioritizes center store items and meat/seafood departments. Therefore, when looking at the trade market we can determine that perimeter departments (meat/seafood, produce) are going to be extremely important in our go-to-market strategy.[6]

| Business to Business & Daytime Statistics |
|---|
| 600 Businesses in Trade Area |
| 18,600 employees |
| 47% Health Care & Social Assistance |
| 69% White Collar |
| 50,200 Daytime Population |
| Median Salary $48,100/Average Salary $60,600 |

The location of Maurer's Urban Market will lend itself well to the daytime customer specifically. The store is located within walking distance of two major clinics and less than a mile from two major hospital groups. Meriter Unity Point Health Hospital and Saint Mary's Hospital both have hospitals with

[6] 2018 & 2021 Market Study

emergency rooms within walking distance. And both Saint Mary's and UW Hospital group both have large clinics with a "lunch time" walk of the store. The daytime customer will be an important customer for departments like deli, bakery, coffee shop and sushi. A portion of the store sales needs to recognize the power of the daytime customer whether that be a walking coffee break or need for "fresh" lunch options. The casual food options around the store and the subsequent hospital groups are minimal. It should be noted that daytime customers are not your neighborhood customers, you most likely cannot change their already existing shopping pattern closer to home, but the goal will be to become part of their daily food needs centered around work[7].

Catering will also be a large portion of our sales growth. The Madison catering market is extremely hot right now. Restaurants are closing in record fashion around Madison which puts the pressure on local grocers for catering needs. However, grocers either cannot keep up with the volume of requests, due to staffing, and are attempting to get out of the space altogether. As the pandemic closed many gatherings down for several years in Madison, the University, law offices and other local businesses are attempting to get back together and have catering needs that cannot be met. Maurer's is in a perfect position to go after that business.

Float customers refers to those customers who currently leave the trade area to shop. They often go to big box chains or dollar stores. They feel the need to go outside the trade area for their traditional grocery needs. The opportunity here is to convert a portion of this customer base.

The online shopping customer is a customer that typically will not come to your physical store. Traditionally these customers were often home bound, elderly, disabled, or a college student but the pandemic helped explode the grocery online shopping trend. At Maurer's Urban Market we will not outsource our shopping and delivery program. The best way to ensure that deliveries and shopping are done correctly and efficiently is to keep the service internal. While many grocers are uncomfortable in this area, Kristie has been involved with online shopping/home delivery since 2010 and has adopted many best practices to make the program as efficient as possible. The other adjacent service we will be bringing to the market is refrigerated lockers. Refrigerated lockers in the right locations around town will allow for us to bring grocers to certain areas, this will increase our sales and reduce our labor since all those deliveries will be in one location.

[7] 2021 Market Study

Competition Breakdown:

A breakdown of the competition given the complex nature of the market is necessary. It should be noted that these market studies are unique, in that Madison is an Isthmus and therefore large portions of the trade area do include bodies of water. It also means that car travel is different than typical areas because the waterways create extra barriers for people. Within the 1-mile radius of the location, there is no other grocery store, which the exception of an Asian grocery store. It has been reported that the Asian grocery store will be closing in 2025 for a multi-use apartment complex to be built and may not reopen.

The 1 to 2-mile radius includes Trader Joes, Fresh Madison Market, and Capital Center Foods. Trader Joes is a chain retail grocery store that does not have a full-service store yet has a large cult-like following and does 16% of the market share. Maurer's Urban Market needs to have a strong go-to-market strategy against Trader Joes. Capital Center Foods is an independently owned grocery store with 5% market share. The owner is looking to retire, and the store is focused on the immediate community around it and no one has seen much growth from it in recent years. Fresh Madison Market is the store I am most familiar with and has 7% of the market share.[8] This store is known as a "college campus" store and many older adults are turned off by it. Fresh Madison Market is now a corporate chain run by SpartanNash based in Michigan. The opportunity here is their catering business which puts Maurer's Urban Market is in a strategic position to go after. The purpose of the competition breakdown is to show that the location of the Maurer's Urban Market is a strategic advantage, and that the ownership of Maurer's Urban Market is extremely familiar with its competitive landscape and can use that for sales growth.

## MARKETING AND SALES PLAN

Maurer's Urban Market has already gotten a lot of great press within the last year. All the major news outlets have reported on the store opening at least twice within the last year. The pre-opening and opening excitement will be huge. We will be using that "hype" to build an aggressive marketing campaign. One of the major pre-opening activities will be to hire the Executive Chef and Catering/Events Manager. The Catering/Events Manager will be able to sell catering before Maurer's is even open. Catering events also allow us to showcase our food and what we stand for, while building sales.

[8] 2018 Market Study

Key Message:

Our Mission is to feed our community, both literally and figuratively. Maurer's Urban Market is a locally owned independent grocery store that wants to feed its community.

Marketing Activities:

The strategy will be to use as many marketing options as possible within the first year and see how customers respond. We will be using traditional print media, digital media, social media, catering/events, nonprofit sponsorship and community events. We will be attempting to add more suburban/rural marketing strategies within the urban store format. The current plan is to:

- Two-week Ad: We will be running an extremely aggressive weekly Ad, that will turn over every 2 weeks. This will help us tell our pricing story to the customer. While we cannot compete on price with the large box stores, we can make our ad the most aggressive in the market.
- Direct mail: These will include fridge magnets and 4-part couponing.
- Events: Ideas such as Meat Sales, Buy 2, Get 1 Free Event, Ribfest, Holiday Showcase, Made in WI Event. These types of events are both fun for the store/neighborhood but get great press and word of mouth. Food is fun and we need to be able to celebrate that story. Events are a great way to meet our mission of feeding our community.
- Radio/On Air: Maurer's has already secured several reporters to report on its build out and design. Local anchor people have already been secured to be on site for grand opening plans. This free advertising will be used as much as possible.
- Non-profit work: Donations and sponsorships of local non-profits will be vital to showing the community who we are and what we stand for. Our core management team will all be expected to donate time/talents to local charities that they are passionate about.
- Traditional Print: Will attempt a few weeks of billboard ads and bus route ads to create brand awareness.
- Digital: Digital marketing such as social media, email marketing or SEO. I have an idea for a U-tube channel with a local anchorwoman giving all sorts of behind-the-scenes scoop.

It should be noted that Maurer's Urban Market will hire a firm that specializes in grocery store marketing, and they will keep us on track with our yearly goals. We will also be hiring a local independent contractor to advise on a more local approach that is specific to Madison, such as small videos and the use of local influencers in our digital marketing.

Sales Growth:

| Sales Growth | |
|---|---|
| 1 | $12,256,400 |
| 2 | $13,585,821 |
| 3 | $14,224,800 |
| 4 | $14,438,172 |
| 5 | $14,654,745 |
| 6 | $14,874,566 |
| 7 | $15,097,684 |
| 8 | $15,324,150 |
| 9 | $15,554,012 |
| 10 | $15,787,322 |

The sales growth is budgeted and projected over a 10-year period. This sales growth is for forecasting purposes and shows a relatively modest or "flat" growth rate. This is what would be expected in a worst case scenario, and I believe given all the reasons above that Maurer's Urban Market has the capacity to increase those sales. However, for financial planning purposes we will assume modest growth rate scenarios.[9]

## FINANCIAL PLAN

Funding Request:

| | |
|---|---|
| Equipment Build-Out | $3,600,000 |
| Construction Build-Out | $3,600,000 |
| Building Construction | $1,000,000 |
| Total Build-out Costs | $8,200,000 |
| Pre-Opening Inventory | $720,000 |
| Pre-Opening Soft Costs | $500,000 |
| Total Start-up Costs | $9,420,000 |
| UNFI Support | ($250,000) |
| City of Madison | ($3,853,000) |
| Total Funding Request | $5,317,000 |

[9] Proforma

LABELED PLANS

**MAURER'S URBAN MARKET**
801 CEDAR STREET
MADISON, WI 53715

Q102

# June 2026 ALRC New License

Class A Licenses.csv

All items

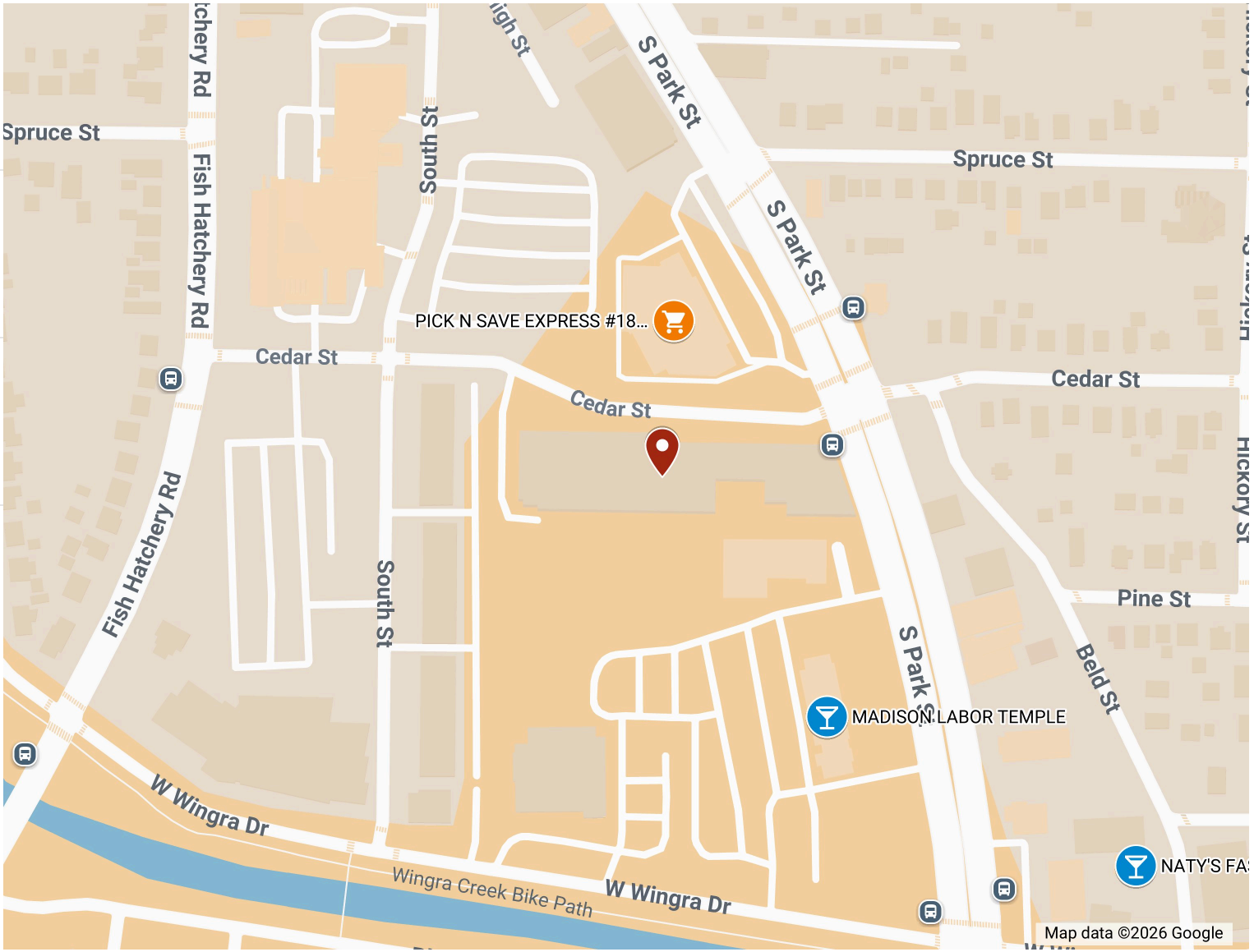
Class B Licenses.csv

All items

New Licenses.xlsx

All items

New licenses are drops, existing Class A licenses are orange shopping carts, existing Class B licenses are blue martini glasses.



# City of Madison

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

## Master

### File Number: 93370

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93370 | **File Type:** | License | **Status:** | Council Public Hearing |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Clerk's Office |
| | | | | **File Created Date :** | 05/27/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Public Hearing - New License
Juicy Organics LLC • dba Juicy Organics LLC
5 N PInckney St • Agent: Ashiantii Collier-Slaton
Estimated Capacity (in/out): 45/0
Class B Combination Liquor & Beer • 20% alcohol, 60% food, 20% other
Police Sector 406 (District 4)

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | LICLIB-2026-00325 5 N Pinckney Juicy Organics LLC 2026 Liquor-Beer License App.pdf, 5 N Pinckney Juicy Organics LLC 2026 business plan.pdf, 5 N Pinckney Juicy Organics LLC 2026 sample menu.pdf, 5 N Pinckney St map.pdf | **Enactment Number:** | |
| **Author:** | | **Hearing Date:** | |
| **Entered by:** | jverbick@cityofmadison.com | **Published Date:** | |

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Clerk's Office | 05/28/2026 | Referred for Introduction | | | | |
| | **Action Text:** | This License was Referred for Introduction | | | | | |
| | **Notes:** | Alcohol License Review Committee- Public Hearing (6/17/26), Common Council (7/7/26) | | | | | |
| 1 | COMMON COUNCIL | 06/09/2026 | Refer For Public Hearing | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | | Pass |
| | **Action Text:** | A motion was made by Madison, seconded by Glenn, to Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other. | | | | | |
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING | | | | Pass |

**Action Text:** A motion was made by Verveer, seconded by Westra, to RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING. The motion passed by voice vote/other.

Two registrations in support.

## Text of Legislative File 93370

### Title

Public Hearing - New License
Juicy Organics LLC • dba Juicy Organics LLC
5 N PInckney St • Agent: Ashiantii Collier-Slaton
Estimated Capacity (in/out): 45/0
Class B Combination Liquor & Beer • 20% alcohol, 60% food, 20% other
Police Sector 406 (District 4)

187

(Agenda Item Number)

(Legistar file number)

LICLIB-2026-00325
(License number)

4 (Alder District #)

406 (Police Sector)

Office Use Only

# Liquor/Beer License Application

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

Class A: ☐ Beer, ☐ Liquor, ☐ Cider
Class B: ☒ Beer, ☒ Liquor, ☒ Class C Wine

RECEIVED
MAY 17 2026
MADISON CITY CLERK

## Section A – Applicant

1. List the name of your ☐ Sole Proprietor, ☐ Partnership, ☐ Corporation/Nonprofit Organization or ☑ Limited Liability Company exactly as it appears on your State Seller's Permit.

   Juicy Organics LLC

2. Trade Name (doing business as) Juicy Organics LLC

3. Address to be licensed 5 N. Pinckney St, Madison, WI 53703 (suite 101)

4. Mailing address "

5. Anticipated opening date 3/18/25

6. Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?

   ☒ No ☐ Yes (explain)

7. Does another alcohol beverage licensee or wholesale permitee have interest in this business? ☐ No ☒ Yes (explain)

   Co-owner, Corey Marionneaux is applying as well

## Section B—Premises

8. Describe in words the building or buildings where alcohol beverages are to be sold and stored. Include all rooms including living quarters, if used, and any outdoor seating used for the sales, service, and/or storage of alcohol beverages and receipts. Alcohol beverages may be sold and stored only on the premises as approved by Common Council and described on license.

   Alcohol would be served in the suite mentioned above. Alcohol is served from behind the canter(service counter). Alcohol would be stored in the basement. Receipts would be kept electronically, but physical receipts would be kept in the admin area of the back office/kitchen.

9. *Applicants for on-premises consumption only.* Estimated capacity (patrons and employees):

   Indoor: 45 Outdoor: 0

10. Describe existing parking and how parking lot is to be monitored.

    Street parking, metered parking, parking ramp a couple blocks away. No parking lot, public parking only.

11. Was this premises licensed for the sale of liquor or beer during the past license year?

    ☒ No ☐ Yes, license issued to _____ (name of licensee)

**Section C—Corporate Information**

This section applies to corporations, nonprofit organizations, and Limited Liability Companies only. Sole proprietorships and partnerships, skip to Section D.

12. Name of liquor license agent Ashiantii Collier-Slaton

13. City, state in which agent resides Sun Prairie, WI

14. How long has the agent continuously resided in the State of Wisconsin? 32 years

15. Has the liquor license agent completed the responsible beverage server training course?

    ☐ No, but will complete prior to ALRC meeting ☒ Yes, date completed 8/15/24

16. State and date of registration of corporation, nonprofit organization, or LLC.

    WI 3/17/15

17. In the table below list the directors of your corporation or the members of your LLC.
    ☐ Attach background check forms for each director/member.

| Title | Name | City and State of Residence |
|---|---|---|
| Co-Owner | Ashiantii Collier-Slaton | Sun Prairie, WI |
| Co-Owner | Corey Marionneaux | Sun Prairie, WI |
| | | |
| | | |

18. Registered agent for your corporation or LLC. This is your agent for service of process, notice or demand required or permitted by law to be served on the corporation. This is not necessarily the same as your liquor agent.

    Corey Marionneaux

19. Is applicant a subsidiary of any other corporation or LLC?

    ☒ No ☐ Yes (explain) _____

20. Does the corporation, any officer, any director, any stockholder, liquor agent, LLC, any member, or any manager hold any interest in any other alcohol beverage license or permit in Wisconsin?

    ☒ No ☐ Yes (explain) _____

## Section D—Business Plan

21. What type of establishment is contemplated?
☐ Tavern ☐ Nightclub ☒ Restaurant ☐ Liquor Store ☐ Grocery Store
☐ Convenience Store without gas pumps ☐ Convenience Store with gas pumps
☐ Other _____

22. Private organizations (clubs): Do your membership policies contain any requirement of "invidious" (likely to give offense) discrimination in regard to race, creed, color, or national origin? ☒ No ☐ Yes

23. Hours of operation: please enter opening and closing times in the table below.

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|---|---|---|---|---|---|
| X | 9am - 12am | 9am - 12am | 9am - 12am | 9am - 12am | 9am - 1:30am | 9am - 1:30am |
| *(Class B only) Enter below any hours when food service will not be available, if applicable* | | | | | | |
| - | - | - | - | - | - | - |

## Section E—Consumption on Premises

*This section applies to Class B and Class C applicants only. Class A license applicants (consumption off premises) may skip to Section F.*

24. Indicate any other product/service offered. Healthy foods & drinks, retail items

25. All restaurants and taverns serving alcohol must substantiate their gross receipts for food and alcohol beverage sales broken down by percentage. (Note: Non-alcoholic drinks are classified as "Food.") New establishments estimate percentages:
30 % Alcohol 50 % Food 20 % Other

If applicable, describe "Other": retail items such as teapots, tea kits, gift sets

Do you have written records to document the percentages shown? ☒ No ☐ Yes
You may be required to submit documentation verifying the percentages indicated.

26. Do you plan to have live entertainment? ☐ No ☒ Yes—what kind? Poetry

If planned entertainment includes live music (except solo acoustic), a DJ, or a designated dance floor, please also complete an Entertainment License.

## Section F—Required Contacts and Filings

27. I understand that liquor/beer license renewal applications are due April 15 of every year, regardless of when license was initially granted. ☐ No ☒ Yes

28. I understand that I am required to host an information session at least one week before the ALRC meeting. ☐ No ☒ Yes

29. I agree to contact the Alderperson for this location to discuss my application and to invite the Alderperson to my information session. ☐ No ☒ Yes

30. I agree to contact the Police Department District Captain for this location prior to the ALRC meeting. ☐ No ☒ Yes

31. I agree to contact the Deputy Clerk prior to the ALRC meeting. ☐ No ☒ Yes

32. I agree to contact the neighborhood association representative prior to the ALRC meeting. ☐ No ☒ Yes

33. I intend to operate under the alcohol license within 180 days of the Common Council granting this license. The license shall be considered surrendered if not issued within 180 days of being granted. ☐ No ☒ Yes

34. I understand we must file a Special Occupational Tax return (TTB form 5630.5) before beginning business. [phone 1-800-937-8864] ☐ No ☒ Yes

35. I understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in question 1, above. [phone 608-266-2776] ☐ No ☒ Yes

36. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? ☒ No ☐ Yes

## Section G—Information for Clerk's Office

37. This application is for the license period ending June 30, 2026.

38. State Seller's Permit 456-1028820359-02

39. Federal Employer Identification Number 47-3413057

40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?

Contact person Ashiantii Collier-Slaton

Business phone 608-957-9390 Business e-mail address ashiantii@juicy-organics.com

Preferred language English

If needed, a qualified interpreter can be provided at no charge to you. Would you like an interpreter?

☐ Yes (language: _____)

☒ No (If you answer no and you do require an interpreter, the ALRC will refer your application to a subsequent meeting and this may delay your application process)

Si usted requiere o necesita un/a intérprete, nosotros podemos proveer un/a intérprete sin costo alguno. ¿Le gustaría tener un/a intérprete?

☐ Sí, lenguaje: _____

☐ No. Si usted escoge "no" en la solicitud/aplicación, y usted sí requiere un/a intérprete, el comité remitirá su solicitud para una nueva junta y esto puede atrasar el proceso de su solicitud.

41. Corporate attorney, if applicable: Name Robert Procter

Phone 608-692-8270 E-mail rprocter@axley.com

**NOTICE:** Completed application are due by noon of the third Monday (fourth, if the Clerk's office is closed on the third Monday) to get on the agenda for the proceeding months Alcohol License Review Committee. A completed application **must** be accompanied by the following items:

☒ Copy of State Seller's Permit (Not Business Tax Registration Certificate), ☒ Appointment of Agent (if Corp/LLC), ☒ Member background investigation forms, ☒ Articles of Incorporation (if Corp/LLC), ☐ Floor Plans, ☐ Copy of Lease, ☐ Business Plan, and ☒ Sample Menu (if applying for Class B license)

If required items are missing, the application will not be considered complete and will not be accepted by the Clerk's Office until all requirements are submitted. No exceptions are made.

***Read carefully before signing:*** *Under penalty provided by law, the applicant states that the above information has been truthfully completed to the best of the knowledge of the signer. Signer agrees to operate the business according to law, and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. Lack of access to any portion of licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.*

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

Ashwini Gallin-Salatar — 5/15/26

(Officer of Corporation/Member of LLC/Partner/Sole Proprietor) (Date)

**Clerk's Office checklist for complete applications**

| | | |
|---|---|---|
| ☑ WI Seller's Permit Certificate (matching articles of incorporation) | ☑ Background investigation form(s) | ☐ Floor Plans |
| ☒ FEIN | ☐ Form for surrender of previous license | ☒ Lease |
| ☒ Written description of premises | ☒ *Articles of Incorporation | ☑ Business Plan |
| | ☑ *Appointment of Agent | ☐ **Sample Menu |
| | * Corporation/LLC only | ** Class B only |

**Upon Application Submission, the Clerk's Office issued to the application:**

☐ Orange sign ☐ Orange business card

☐ "Applying for a Liquor/Beer License in the City of Madison" brochure with contact information

Date complete application filed with Clerk's Office _____

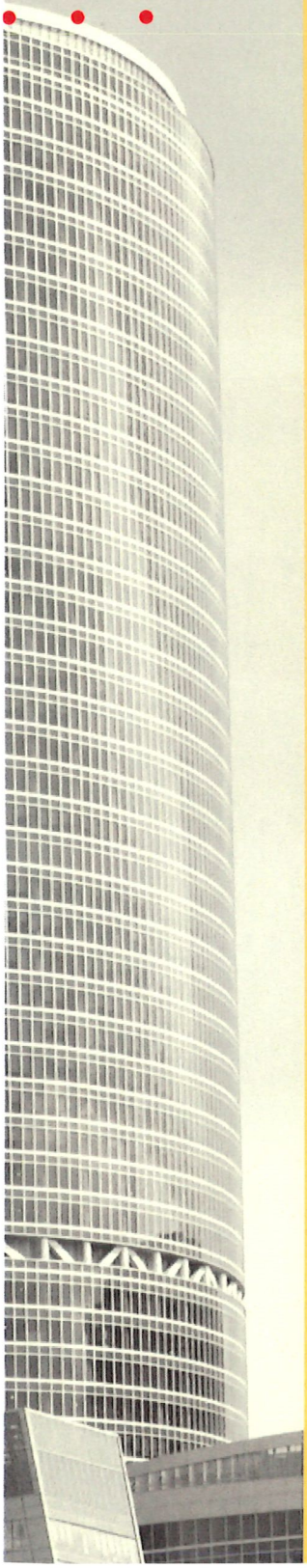
Date of ALRC meeting _____ Date license granted by Common Council _____

Date provisional issued _____ Date license issued _____

2026

# Proposal
# Business Plan

Juicy Organics



# Table Of Contents

02 About Company

04 Market Research & Analysis

06 SWOT Analysis

07 Organizational Structure

09 Products & Services

11 Marketing & Sales Strategy

13 Start Up Costs

14 Monthly Operating Budget

17 Profit & Loss Projection

# About Company

Juicy Organics is proudly situated in the heart of downtown Madison, gracing the bustling square with a touch of green and a breath of fresh air. Our prime location, directly across from the state capitol, positions us at the crossroads of urban energy and natural well-being. Since our inception, we have remained committed to a simple yet profound philosophy: all-natural, all fresh, from earth to earth. Our products are a testament to this belief, offering our customers the purest nourishment nature can provide while evolving to meet the growing demands of today's health-conscious consumers.

Since 2013, Juicy Organics has been fueling athletes, wellness enthusiasts, busy professionals, and families alike through a thoughtfully curated menu centered around health, convenience, and flavor. Our smoothies are more than just delicious beverages; they are crafted from premium fruits, vegetables, and functional ingredients, each blend designed to offer specific health benefits such as energy enhancement, immune support, and post-workout recovery. Complementing our smoothie offerings are nutrient-rich acai bowls, providing customers with satisfying, antioxidant-packed meal options that align with active and wellness-focused lifestyles.

Tea lovers continue to enjoy our expansive selection of over 100 different teas, each one featuring traditional and natural healing properties. Our shelves boast an array of all-natural herbs, including exclusive blends from a renowned Chinese herb doctor and carefully sourced varieties from countries around the globe. In addition to traditional herbal teas, Juicy Organics has expanded its beverage portfolio to include boba tea and premium coffee offerings, broadening customer appeal while preserving our commitment to quality and customer experience.

Recognizing the evolving needs of our market, Juicy Organics has strategically expanded beyond beverages alone. Our menu now includes a carefully selected lineup of signature sandwiches, offering convenient and nourishing food options that appeal to a broader consumer base while maintaining operational efficiency. This evolution allows us to serve as a comprehensive wellness café rather than solely a juice bar.

In addition to food and beverage services, Juicy Organics has introduced a retail wellness component, featuring curated health products, herbal remedies, supplements, and self-care items that align with our mission of promoting holistic well-being. This retail expansion strengthens our position as a lifestyle brand, offering customers access to wellness solutions that extend beyond the café experience.

At Juicy Organics, convenience meets health and lifestyle. Customers are welcome to visit our café for smoothies, juices, teas, coffee, boba beverages, acai bowls, sandwiches, and wellness products, all within an inviting environment that promotes balance and vitality. Our diverse offerings allow us to meet a wide range of consumer preferences while remaining rooted in our foundational commitment to natural wellness.

As a member of the thriving health café, specialty beverage, and wellness retail industries, Juicy Organics caters to the growing demand for accessible, nutritious, and lifestyle-oriented products. The industry has experienced significant growth in recent years, fueled by societal shifts toward health-conscious living, functional nutrition, and demand for businesses that integrate wellness into daily life.

The inception of Juicy Organics was motivated by a recognized gap in the local market for genuinely fresh, health-focused food and beverage options. By providing a sanctuary where customers can nurture their bodies while enjoying convenient, flavorful offerings, Juicy Organics has successfully positioned itself as a trusted wellness destination in downtown Madison.

At the core of Juicy Organics is its mission: "To invigorate the community with a kaleidoscope of fresh, wholesome juices, smoothies, foods, and wellness products that elevate health and enliven the senses." This mission continues to guide every aspect of business operations, from sourcing and menu development to customer service and retail curation. It reflects our deep commitment to inspiring healthier lifestyles within the community.

Legally, Juicy Organics is structured as a Limited Liability Company (LLC), combining the flexibility of a partnership with the liability protections of a corporation. This structure safeguards the personal assets of the owners while offering a favorable framework for growth and scalability.

# Market Research & Analysis

The organic juice bar, specialty tea, coffee, wellness café, and health-focused quick-service industries represent a rapidly expanding segment of the broader food service and wellness economy. These sectors are characterized by significant shifts in consumer behavior toward improved nutrition, convenience, functional foods, and holistic well-being. Industry trends are heavily influenced by increasing awareness of the health benefits associated with fresh fruits and vegetables, herbal teas, nutrient-dense foods such as acai bowls, specialty beverages like boba tea and coffee, and an overall desire for transparency in sourcing and production. Fueled by these sentiments, the industry has enjoyed consistent growth, with consumers increasingly seeking businesses that combine wellness, convenience, and lifestyle integration.

In the United States, the juice bar and health café markets have successfully capitalized on growing demand for organic juices, smoothies, acai bowls, herbal teas, coffee, and functional wellness products. This market now represents a multi-billion-dollar industry, bolstered by consumer spending on health products, convenient meal options, and premium specialty beverages. The addition of wellness retail products further aligns businesses like Juicy Organics with the expanding global wellness economy, where consumers are increasingly drawn to trusted brands that provide integrated health and self-care solutions.

The target market for Juicy Organics consists primarily of health-conscious individuals across multiple demographics, including millennials, Gen Z consumers, busy professionals, students, fitness enthusiasts, families, and tourists. Millennials and younger consumers in particular often demonstrate higher spending on wellness-based food, specialty beverages, and lifestyle-oriented brands that align with their personal values and image. Downtown professionals and visitors also represent significant market segments due to their interest in convenient, premium, and health-forward food and beverage options.

Market needs and demands within this industry revolve around convenience, nutritional value, product variety, taste, and experience. Consumers increasingly seek businesses that offer multiple healthy options in one location, including smoothies, juices, teas, coffee, acai bowls, sandwiches, and wellness products. This diversification allows businesses to serve customers throughout multiple dayparts, from breakfast and lunch to afternoon beverages and retail purchases. Convenience remains a critical deciding factor, with customers prioritizing quick service while still expecting premium quality and functional health benefits.

Market trends and patterns further indicate growing consumer preference for businesses that emphasize sustainability, ethically sourced ingredients, clean-label products, and wellness-centered branding. Customers are increasingly drawn to businesses that offer superfoods, herbal remedies, adaptogenic beverages, and holistic health products alongside traditional café offerings. Additionally, the popularity of boba tea, specialty coffee, and customizable health foods has expanded the market potential for diversified wellness cafés.

Competitor analysis reveals that Juicy Organics operates within several overlapping competitive categories, including national smoothie and juice chains, local coffee shops, bubble tea establishments, health food cafés, acai bowl concepts, and wellness retailers. Major chains such as Jamba Juice, Tropical Smoothie Café, Starbucks, and regional tea or boba shops maintain advantages in brand recognition and scale. However, these larger competitors often lack the comprehensive, wellness-centered, and community-driven experience that Juicy Organics provides through its integrated menu and retail offerings.

Local competitors may offer individual components such as coffee, smoothies, or wellness products, but few establishments successfully combine fresh juices, smoothies, herbal teas, boba tea, coffee, acai bowls, sandwiches, and retail wellness products under one cohesive brand. This creates a unique competitive advantage for Juicy Organics, allowing it to differentiate itself through:

- Multiple diversified revenue streams
- Broad demographic appeal
- Strong downtown location
- Health and wellness brand identity
- Customer convenience through comprehensive offerings
- Cross-selling opportunities between café and retail products

Potential barriers to entry include high startup costs for equipment and inventory, premium downtown real estate expenses, fresh ingredient supply chain management, product diversification complexity, and brand differentiation within a competitive marketplace. However, Juicy Organics' established reputation, broad product offerings, and strong location help mitigate these challenges while creating meaningful barriers for future competitors.

The forecast for Juicy Organics remains exceptionally positive given the continued growth of wellness-oriented consumer spending and the company's strategic positioning within multiple expanding markets. By grounding its business model in quality, consumer trends, diversified product offerings, and a comprehensive understanding of the competitive landscape, Juicy Organics is well-positioned to capture a substantial share of the local health café, specialty beverage, and wellness retail markets.

# SWOT Analysis

## STRENGTHS

Juicy Organics benefits from a strong wellness-centered brand built around fresh, organic products and a diverse menu that includes juices, smoothies, herbal teas, boba tea, coffee, acai bowls, sandwiches, and retail wellness products. Its strategic downtown Madison location provides consistent foot traffic from professionals, students, tourists, and health-conscious consumers. The company's broad product offerings create multiple revenue streams while appealing to a wide customer demographic. Additionally, its inviting atmosphere, convenience-focused service model, and experienced management team strengthen its market position and support long-term growth.

## WEAKNESSES

As a small business, Juicy Organics faces financial limitations that may restrict aggressive marketing, expansion, or infrastructure investments compared to larger competitors. Managing a diversified menu and retail inventory increases operational complexity and can present challenges in maintaining consistent quality across product categories. The business also remains vulnerable to supply chain disruptions, seasonal ingredient fluctuations, and rising costs associated with fresh produce, specialty ingredients, and wellness products.

## OPPORTUNITIES

Increasing consumer demand for health-focused food, specialty beverages, and holistic wellness products presents substantial opportunities for Juicy Organics. Strategic partnerships with local gyms, wellness centers, businesses, and community organizations can expand customer reach and brand visibility. Additional growth opportunities include digital ordering platforms, delivery services, e-commerce wellness sales, seasonal product innovation, and expanded retail offerings that align with evolving consumer wellness trends.

## THREATS

Juicy Organics operates in a highly competitive industry facing pressure from national chains, local cafés, coffee shops, smoothie bars, and wellness retailers. Economic downturns, inflation, and reduced discretionary spending may impact consumer purchasing behavior for premium-priced products. Rising ingredient costs, labor shortages, regulatory changes, and supply chain disruptions also pose ongoing operational risks. Additionally, changing consumer preferences and increasing market saturation may challenge long-term competitive sustainability.

# Organizational Structure

Juicy Organics is defined by an organizational structure that fosters communication, operational efficiency, and sustainable growth. At the apex of the hierarchy is the Owner/Founder, Corey Marionneaux, who maintains overall responsibility for strategic decision-making, business development, and long-term company direction. Corey oversees the broader vision of Juicy Organics while also ensuring that daily operations align with the company's commitment to health, wellness, customer service, and brand excellence.

Under Corey's leadership, the business is structured into key operational areas including daily café operations, marketing, and financial management. Corey directly supervises the day-to-day logistics of the wellness café, including product sourcing, vendor relationships, menu development, customer experience, and overall business performance. This includes oversight of Juicy Organics' diverse offerings such as juices, smoothies, teas, boba beverages, coffee, acai bowls, sandwiches, and retail wellness products. Supporting operations are shift supervisors who manage front-line teams of baristas and service staff, ensuring efficient workflow, quality control, and exceptional customer interactions.

Front-line staff serve as the face of Juicy Organics, delivering friendly, knowledgeable, and expedient service while maintaining the brand's wellness-centered customer experience. As product offerings expand, staff training remains critical to ensuring expertise across beverage preparation, food service, retail wellness sales, and customer engagement.

The Marketing department is outsourced through Thrive, which manages the company's strategic marketing efforts. Thrive oversees digital campaigns, website management, social media strategy, community engagement, and public relations initiatives designed to strengthen Juicy Organics' visibility and position within the health café and wellness marketplace. Their support ensures consistent brand messaging and customer acquisition through both online and local channels.

Wegner CPAs leads the financial management of Juicy Organics, providing oversight for payroll, bookkeeping, tax preparation, financial analysis, and strategic fiscal planning. Their expertise supports responsible financial management, regulatory compliance, and long-term business sustainability while allowing leadership to focus on operational growth.

Current staffing needs are met through a team of baristas, food service staff, and shift supervisors who support daily business functions across beverage, food, and retail operations. As the company continues to grow, Juicy Organics anticipates expanding its workforce to include additional service staff, supervisory roles, inventory specialists, and customer service support to accommodate increased operational demands and customer volume.

Human resources policies at Juicy Organics emphasize a respectful, inclusive, and performance-driven workplace culture. The company prioritizes ongoing training, employee wellness, professional development, and advancement opportunities while fostering diversity, equity, and workplace safety. Competitive compensation, clear expectations, and regular performance evaluations support employee retention and organizational excellence.

External advisors continue to play an important role in Juicy Organics' success. The business engages financial professionals, legal advisors, marketing experts, and industry consultants to strengthen operational efficiency, regulatory compliance, and strategic positioning. As Juicy Organics expands its digital capabilities and retail offerings, technology and operational advisors may also be incorporated to optimize online ordering systems, inventory controls, and customer experience.

The organizational structure and management approach of Juicy Organics are intentionally designed to support a growing, diversified wellness café built on excellence in product quality, customer service, operational strength, and community engagement. As the company evolves, it will continue refining its infrastructure, investing in its team, and leveraging specialized expertise to support long-term growth and scalability.

# Products & Services

JJuicy Organics offers a vibrant and diversified array of products and services centered on health, wellness, convenience, and quality to meet the evolving demands of today's health-conscious consumers. Our product line includes freshly squeezed juices, smoothies blended to order, over 100 herbal teas with traditional and natural healing properties, boba teas, premium coffee beverages, health shots for functional wellness boosts, nutrient-rich açaí bowls topped with wholesome ingredients, signature sandwiches, and a curated selection of retail wellness products including herbs, supplements, and self-care items. Beginning in the evening hours, Juicy Organics expands its beverage portfolio to include curated alcoholic offerings, creating an elevated social experience that broadens customer reach while maximizing operational capacity.

A unique selling point that distinguishes Juicy Organics within the competitive marketplace is our unwavering commitment to freshness, product diversity, and holistic wellness while successfully blending daytime health-focused offerings with evening specialty beverage experiences. Our juices, smoothies, and açaí bowls are crafted from high-quality fruits, vegetables, and functional ingredients, with produce sourced daily from trusted suppliers and local farms whenever possible. Our expansive tea program, including herbal teas and boba options, offers both traditional healing benefits and modern specialty beverage appeal. Coffee selections broaden accessibility, while our sandwiches provide convenient, nourishing meal options. Evening alcoholic beverages further diversify our offerings, positioning Juicy Organics as both a wellness café and a dynamic social destination. Our retail wellness products extend the customer experience beyond food and beverages, creating a comprehensive lifestyle brand.

Customization remains a critical component of our product strategy. Customers have the flexibility to personalize smoothies, teas, boba beverages, açaí bowls, and select specialty beverages according to dietary preferences, nutritional goals, and taste profiles. This adaptability enhances customer satisfaction while aligning with increasing consumer demand for personalized health and lifestyle experiences.

Juicy Organics is currently operating in a strong growth stage, with well-established offerings that have generated positive reception from the local community. Looking ahead, we plan to continually refine and expand our menu through seasonal offerings, innovative beverage creations, expanded alcohol selections, enhanced wellness retail inventory, and potential proprietary packaged products such as bottled juices, wellness teas, or supplements. The addition of evening beverage services significantly increases revenue diversification by extending customer engagement beyond traditional café hours.
Our production processes are designed to maximize efficiency, quality, and consistency across all product categories. Fresh ingredients are carefully sourced, prepared, and stored under optimal conditions to preserve quality. Skilled staff are trained across beverage preparation, food service, customer engagement, and retail product knowledge to ensure every customer interaction reflects Juicy Organics' standards of excellence. As alcohol offerings are introduced, Juicy Organics will maintain strict compliance with licensing requirements, staff certifications, and regulatory standards to ensure responsible service and legal compliance.

Supplier relationships remain central to our business sustainability and brand integrity. We prioritize partnerships with suppliers who align with our values of quality, freshness, and responsible sourcing. Preference is given to local producers and organically focused suppliers whenever feasible to support product excellence, sustainability, and community economic development. Alcohol suppliers will similarly be selected to complement our brand's premium customer experience.

In addition to our in-store experience, Juicy Organics offers convenient service options that may include select delivery capabilities, retail product sales, digital ordering opportunities, and special evening events that increase customer accessibility and engagement. As consumer preferences increasingly prioritize convenience, experience, and versatility, we will continue exploring technological advancements and operational improvements that enhance service efficiency while preserving product quality.

Juicy Organics delivers a comprehensive product and service experience that aligns with modern consumer trends emphasizing health, convenience, taste, social engagement, and lifestyle integration. Through our dedication to quality, innovation, and customer-centered service, Juicy Organics is positioned to strengthen its reputation as a full-spectrum wellness café and specialty beverage destination while expanding its market presence within the health café, hospitality, and wellness retail industries.

# Marketing & Sales Strategy

Juicy Organics' marketing strategy is designed to elevate brand visibility, engage a broad and diverse customer base, and drive both online and in-store traffic across its multifaceted wellness café model. Given our expanded offerings—including juices, smoothies, herbal teas, boba tea, coffee, açaí bowls, sandwiches, retail wellness products, and evening alcoholic beverages—our marketing approach utilizes a comprehensive multi-channel strategy to effectively reach health-conscious consumers, professionals, students, tourists, and social lifestyle audiences.

A strong digital presence remains central to our strategy. We leverage visually driven platforms such as Instagram, Facebook, TikTok, and Google Business to showcase the vibrant appeal of our products, café atmosphere, and evolving menu. Through high-quality imagery, engaging video content, wellness-focused messaging, lifestyle branding, and promotion of both daytime and evening experiences, Juicy Organics aims to build a loyal customer following, encourage user-generated content, and increase social sharing. Social media campaigns will also highlight seasonal offerings, specialty beverages, retail wellness products, and community events to maintain customer engagement.

Our local SEO strategy is designed to capture consumers searching for juice bars, coffee shops, wellness cafés, boba tea, açaí bowls, sandwiches, and specialty beverages in the Madison area. By optimizing our Google My Business profile, maintaining positive online reviews, and implementing targeted local search strategies, Juicy Organics seeks to secure prominent visibility within highly relevant local search results.

Strategic partnerships with fitness centers, wellness organizations, downtown businesses, tourism networks, universities, and community events will expand our reach through cross-promotional opportunities. These collaborations may include co-branded campaigns, loyalty incentives, wellness packages, and event sponsorships designed to position Juicy Organics as both a health-focused destination and a lifestyle brand.

Our broader marketing campaigns integrate digital advertising, influencer collaborations, community engagement, email marketing, and traditional local advertising. Participation in fairs, festivals, wellness expos, and downtown events will further increase visibility while providing opportunities for product sampling, direct customer interaction, and brand strengthening.

Sales strategy integrates exceptional in-store customer experiences with modern digital convenience. Staff are trained not only in product preparation but also in customer education, upselling, and brand representation. Team members serve as ambassadors who can effectively communicate product benefits, recommend complementary purchases, and enhance customer satisfaction across both café and retail experiences.

Juicy Organics will utilize customer relationship management systems and loyalty programs to monitor customer behaviors, forecast sales trends, personalize promotions, and reward repeat customers. Membership incentives, happy hour promotions, bundled offerings, wellness packages, and seasonal specials will drive customer retention while maintaining premium brand positioning.

Digital ordering platforms will support pickup, delivery, and potentially expanded e-commerce opportunities for retail wellness products and select menu items. Investments in quality packaging, user-friendly technology, and efficient fulfillment systems will ensure customer convenience without compromising product integrity.

Pricing strategy reflects the premium quality, product diversity, and lifestyle value Juicy Organics provides while remaining competitive within the local market. Strategic promotions, loyalty rewards, and bundled offerings create accessible entry points for customers while preserving healthy margins.

Distribution channels currently focus on in-store purchases, local pickup, delivery services, and retail product sales, with future opportunities for expanded delivery partnerships, packaged products, and digital commerce growth.

Customer service remains foundational to Juicy Organics' success. Staff training emphasizes friendly, knowledgeable, and efficient service that reflects our brand values of wellness, quality, and community. Ongoing customer feedback, online reputation management, and continuous staff development will ensure consistently positive customer experiences. Through this comprehensive and diversified marketing and sales strategy, Juicy Organics is positioned to strengthen brand recognition, maximize customer acquisition and retention, diversify revenue streams, and establish itself as a leading wellness café and lifestyle destination within Madison's competitive food, beverage, and retail marketplace.

# Start Up Costs

| INITIAL START UP COSTS (One Time Costs) | |
|---|---|
| **Item Description** | **Cost** |
| Initial Inventory & Supplies | $ 20,000.00 |
| Equipment (Blenders, Juicers, Refrigeration, etc.) | $ 45,000.00 |
| Branding, Signage, & Storefront Setup | $ 30,000.00 |
| Permits & Licenses | $ 5,000.00 |
| Liquor License | $ 15,000.00 |
| Marketing & Grand Opening | $ 15,000.00 |
| Miscellaneous Setup Costs | $ 15,000.00 |
| **TOTAL INITIAL INVESTMENT** | **$ 145,000.00** |

# Monthly Operating Budget

| FIXED COSTS | | |
|---|---|---|
| **Rent** | **$** | **5,000** |
| **Payroll (including Taxes & Benefits)** | **$** | **12,263** |
| Manager (1.0 FTE) | $ | 3,467 |
| 2 Staff (1.0 FTE) | $ | 5,547 |
| 2 Staff (0.5 FTE) | $ | 3,250 |
| **Payroll Taxes & Benefits** | **$** | **3,066** |
| **Utilities** | **$** | **600** |
| Madison Gas & Electric (Gas & Electric) | $ | 400 |
| City of Madison (Water) | $ | 200 |
| **Internet & Phone** | **$** | **200** |
| **Software & POS System** | **$** | **837** |
| Microsoft 365 (Email & Software) | $ | 50 |
| Toast (POS) | $ | 500 |
| Thryv (Website) | $ | 287 |
| **Insurance** | **$** | **350** |
| Liability | $ | 200 |
| Auto (Hired & Non-Owned) | $ | 100 |
| Renter's | $ | 50 |
| **TOTAL FIXED COSTS** | **$** | **22,316** |

# Monthly Operating Budget (cont.)

| VARIABLE COSTS | | |
|---|---|---|
| **Food & Beverage Supplies** | **$** | **7,900** |
| Alcohol Beverages | $ | 2,500 |
| Teas & Coffee | $ | 700 |
| Juice & Smoothies | $ | 1,500 |
| Acai Bowls | $ | 1,200 |
| Retail (Spices, Sea Moss, Honey, etc.) | $ | 2,000 |
| **Wine Inventory** | **$** | **2,000** |
| **Marketing & Advertising** | **$** | **1,000** |
| **Delivery Service Fees (DoorDash, etc.)** | **$** | **1,500** |
| **Equipment Maintenance & Miscellaneous** | **$** | **500** |
| **Waste & Spoilage** | **$** | **400** |
| **TOTAL VARIABLE COSTS** | **$** | **13,300** |
| **TOTAL MONTHLY EXPENSES** | **$** | **35,616** |

# Monthly Projected Revenue

| PROJECTED SALES BY CATEGORY | | | |
|---|---|---|---|
| **Category** | **Avg Cost** | **Avg Units** | **Total** |
| Teas (cups) | $ 6.25 | 2,000 | $ 12,500 |
| Smoothies | $ 8.75 | 1,200 | $ 10,500 |
| Smoothie Add Ons | $ 2.00 | 800 | $ 1,600 |
| Slushies | $ 6.50 | 500 | $ 3,250 |
| Boba Teas | $ 6.50 | 700 | $ 4,550 |
| Coffees | $ 4.25 | 800 | $ 3,400 |
| Acai Bowls | $ 12.00 | 700 | $ 8,400 |
| Retail Items | $ 6.50 | 1,500 | $ 9,750 |
| Wine & Alcohol Sales | $ 35.00 | 730 | $ 25,550 |
| Organic Pizzas | $ 12.00 | 1,000 | $ 12,000 |
| Delivery & Online Orders (10% premium) | | | $ 5,000 |
| Event Space Rental (Tea Parties & Wine Tastings) | | | $ 5,000 |
| **TOTAL MONTHLY REVENUE** | | | **$ 98,100** |

# Profit & Loss Projection

| PROJECTED SALES BY CATEGORY | | | |
|---|---|---|---|
| **Category** | **2026** | **2027** | **2028** |
| Revenue | $ 1,177,200 | $ 1,294,920 | $ 1,424,412 |
| Expenses | $ 427,392 | $ 470,131 | $ 517,144 |
| **Net Profit** | **$ 749,828** | **$ 824,789** | **$ 907,268** |

# THANK YOU.

(608) 721-3341
www.juicy-organics.com
info@juicy-organics.com
5 N Pinckney Street, Suite 101
Madison, WI 53703

# Juicy Organics - Sample Menu

## Smoothies $8.75

### GO-MAN-GO
SPINACH, PINEAPPLE, BANANA, COCONUT WATER, ELECTROLYTE POWDER, PROTEIN POWDER

### IRON WOMAN
BLUEBERRY, BANANA, BEET ROOT POWDER, PROTEIN POWDER, GOGI BERRY, ALMOND MILK, AGAVE, PEANUT BUTTER

### RUNNERS HIGH
BANANA, ALMOND MILK, CACAO POWDER, MACA POWDER, PROTEIN POWDER

### JUST BERRIES
BLUEBERRY, STRAWBERRY, CRANBERRY, GUAVA JUICE, ACAI BERRY POWDER, RAW SUGAR

### LIFE SUPPORT
MANGO, BANANA, PINEAPPLE, GINGER, COCONUT WATER, BEET ROOT POWDER, MACA POWDER, HEMP SEED, WHEAT GRASS

### BUILD YOUR OWN
Up to 3 fruit, 1 liquid base (guava, almond milk coconut milk, coconut water), 1 Super Power (ask employee for list)

## Iced Refreshers $6.50

### LAVENDER LEMONADE
LAVENDAR, LEMONADE

### PINK LADY
HIBISCUS, RASPBERRY LEAF, PEPPERMINT, LEMONADE, AGVE, SPARKLING WATER

### TROPICAL SUNSET
MANGO PUREE, LEMONADE, ORANGE JUICE, HIBISCUS

### GARDEN REFRESHER
PINEAPPLE PUREE, GINGER, AGAVE, TULSI GINGER TEA, LEMONADE

## Herbal Tea Hot $5.99 Iced $6.50

### STAY ROOTED
LEMONGRASS, DANDELION ROOT, ASHWAGANDHA, BURDOCK ROOT, VALERIAN ROOT, AGAVE

### LADY IN RED
HIBISCUS, RASPBERRY LEAF, PEPPERMINT, AGAVE

### GREEN TEA
CHOICE OF: MANGO, RASPBERRY, OR CITRUS MINT

### OOLONG
CHOICE OF: MILK, VANILLA, OR PEACH

## Coffees
ESPRESSO Single $3.25 Double $4.25
LATTE Hot $6.25 Iced $6.50

### ESPRESSO SHOT
CHOICE OF: VANILLA CARAMEL, OR CHOCOLATE

### LATTE
CHOICE OF: AMERICANO, VANILLA, CARAMEL MACHIATTO, OR MOCHACHINO

## Tea Latte Hot $5.99 Iced $6.50

### MATCHA LATTE
CHOICE OF: REGULAR, LAVENDAR, CARAMEL, RASPBERRY, VANILLA, MILK CHOICE: ALMOND OR COCONUT

### LONDON FOG
EARL GREY, VANILLA, MILK CHOICE: ALMOND OR COCONUT

### CHAI LATTE
CHOICE OF: PUMPKIN, MASALA MILK CHOICE: ALMOND OR COCONUT

## Bowls

**VERY BERRY AÇAI** — $12.00 STRAWBERRY AÇAÍ BASE, STRAWBERRIES, BLUEBERRIES, BANANAS, GRANOLA, HONEY

**ORIGIN AÇAÍ** — $12.00 ORIGINAL AÇAÍ BASE, BANANA, PEANUT BUTTER SPREAD, STRAWBERRIES, AGAVE, COCONUT SHAVINGS

## Sandwiches

**ASHII'S FIREBIRD (BEST SELLER)** — $10.95
CIABATTA BUN, SLICED CHICKEN, MOZZARELLA, TOMATO, RED ONION, SPINACH, RED PEPPER, CHIPOTLE AOILI, CRUSHED RED PEPPER

**HARVEST GLOW** — $10.95 CIABATTA BUN, SLICED TURKEY, TOMATO, MOZARELLA, AVOCADO, GARLIC AOILI

**Prospective Alcohol Options for Alcoholic Beverages**
Tequila, Vodka, Cognac, Whiskey, Red Wine, White Wine, Champagne, Canned Beer

## Loose Leaf Teas Hot $5.99 Iced $6.50

### BLACK TEAS
EARL GREY, EARL GREY CREME, ENGLISH BREAKFAST, FIREY CINNAMON SPICE, IRISH BREAKFAST, PEACH BLACK, TURKISH CAY, RASPBERRY, BLACK DRAGON PEARLS

### GREEN TEAS
CASA BLANCA MINT, CITRUS MINT GREEN, GINSENG GREEN, GUAVA GREEN, MANGO GREEN, MATCH, JASMINE PHOENIX PEARLS

### DECAF TEAS
DECAF EARL GREY, DECAF GREEN

### ROOIBOS TEAS
PASSION BLUEBERRY

### PU ERH TEAS
HAZELBERRY

### HERBAL TEAS
DRAGON FRUIT DREAM, CRANBERRY SPICE, CHAMOMILE, ELDERBERRY, HIBISCUS, LAVENDER, MULLING SPICE, PEACH BELLINI, RASPBERRY LEAF, LEMONGRASS GINGER, MINDFUL MORINGA, PEPPERMINT, ZESTY FRESH

### WELLNESS
DETOX, HAPPY BELLY, MAMMA MIA, MINTY COMFORT, NATURALLY SLIM, SENNA LEAVES, SOURSOP, SPEEDY RECOVERY, THROAT THERAPY, 40 WINKS

### WHITE TEAS
WHITE PEACH, YOUTHBERRY WHITE

### HONEYBUSH TEAS
CHOCOLATE HAZELNUT, HONEYBUSH PUMPKIN CHAI

### TURKISH TEAS
BLACKBERRY, CITRUS WHITE GRAPE, EUCALYPTUS, MANGO, POMMEGRANITE, JOLLY RANCHER

Window
Windows
Entrance to bike
Window
Retail wall
Bar/serve area
entrance to kitchen
Back kitchen
Emergency exit
Women's restroom
Stall
Stall
Men's restroom

# June 2026 ALRC New License

Class A Licenses.csv

All items

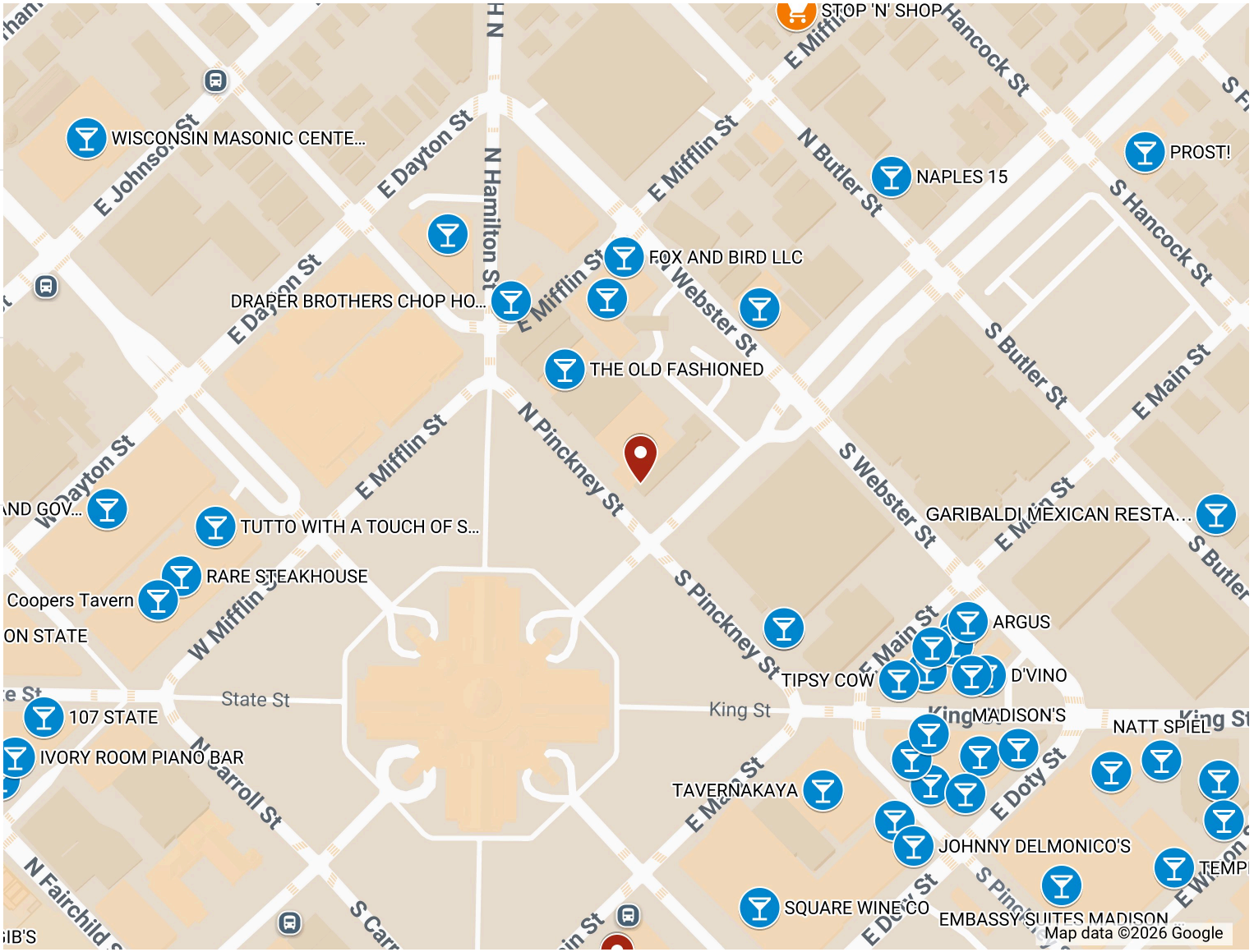
Class B Licenses.csv

All items

New Licenses.xlsx

All items

New licenses are drops, existing Class A licenses are orange shopping carts, existing Class B licenses are blue martini glasses.



# City of Madison

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

## Master

### File Number: 93403

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93403 | **File Type:** | Ordinance | **Status:** | Council Public Hearing |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Attorney's Office |
| | | | | **File Created Date :** | 06/01/2026 |
| **File Name:** | Vehicular Access to Collector Streets | | | **Final Action:** | |

**Title:** Amending Sections 28.032, 28.091, and 28.151 of the Madison General Ordinances to remove the requirement of vehicular access to a collector street for ten use types.

**Notes:** 7054VehicleAccessCollectorStreet

| | | | |
|---|---|---|---|
| **Sponsors:** | Derek Field, Yannette Figueroa Cole And John P. Guequierre | **Effective Date:** | |
| **Attachments:** | 93403 Body, Zoning Text Memo 6-29-26 Access to Collector or Higher.pdf, Traffic Engineering Support Legistar 93403_.pdf, Public Comment 6-29-26.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 | 06/01/2026 | Referred for Introduction | | | | |
| | **Action Text:** | This Ordinance was Referred for Introduction | | | | | |
| | **Notes:** | Plan Commission Public Hearing (6/29/26), Common Council (7/7/26) | | | | | |
| 1 | COMMON COUNCIL | 06/09/2026 | Refer For Public Hearing | PLAN COMMISSION | 06/29/2026 | | 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 | 06/29/2026 | RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING | | | | Pass |
| | **Action Text:** | A motion was made by Guequierre, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other. | | | | | |
| | **Notes:** | On a motion by Ald. Guequierre, seconded by Ald. Figueroa Cole, the Plan Commission found the standards met and recommended that the Common Council adopt the zoning text amendment. The motion passed by voice vote/other. | | | | | |

### Text of Legislative File 93403

**Fiscal Note**

No City appropriation required.

**Title**

Amending Sections 28.032, 28.091, and 28.151 of the Madison General Ordinances to remove the requirement of vehicular access to a collector street for ten use types.

**Body**

DRAFTER'S ANALYSIS: This proposed change removes the requirement under the zoning code's supplemental regulations (MGO Sec. 28.151) for ten different uses to need vehicular access to a collector or higher classification street. Those uses are "assisted living facility, congregate care facility, skilled nursing facility," "covenant, monastery, similar residential group," "farmers market," "hospital," "library, museum," "mission house (accessory)," "outdoor recreation," "place of worship," "school, arts, technical or trade," and "schools, public or private." Tables 28C-1 and 28G-1 are also amended to remove the "Y" in the Supplemental Regulations column for "library, museum" since there are no longer any supplemental regulations for that use as a result of this change.

**********

**Please see Legistar File 93403 Body in Attachments.**

**Legistar File No. 93403 Body**

DRAFTER'S ANALYSIS: This proposed change removes the requirement under the zoning code's supplemental regulations (MGO Sec. 28.151) for ten different uses to need vehicular access to a collector or higher classification street. Those uses are "assisted living facility, congregate care facility, skilled nursing facility," "covenant, monastery, similar residential group," "farmers market," "hospital," "library, museum," "mission house (accessory)," "outdoor recreation," "place of worship," "school, arts, technical or trade," and "schools, public or private." Tables 28C-1 and 28G-1 are also amended to remove the "Y" in the Supplemental Regulations column for "library, museum" since there are no longer any supplemental regulations for that use as a result of this change.

**********

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

1. Table 28C-1 entitled "Residential Districts" of Subsection (1) of Section 28.032 entitled "Residential District Uses" of the Madison General Ordinances is amended by amending therein the following:

"**Table 28C-1**

| Residential Districts | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | SR-C1 | SR-C2 | SR-C3 | SR-V1 | SR-V2 | TR-C1 | TR-C2 | TR-C3 | TR-C4 | TR-V1 | TR-V22 | TR-U1 | TR-U2 | TR-R | TR-P | Supplemental Regulations Sec. 28.151 |
| Civic and Institutional | | | | | | | | | | | | | | | | |
| Health/sports club, fitness center or studio | | | | | C | | | | | | C | C | C | | C | Y |
| Library, museum | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | ~~Y~~ |
| Parks and playgrounds | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P" | |

2. Table 28.091 of Subsection (1) of Section 28.091 entitled "Special District Uses" of the Madison General Ordinances is amended by amending therein the following:

"**Table 28G-1**

| | A | UA | CN | PR | AP | MC | Supplemental Regulations Sec. 28.151 |
|---|---|---|---|---|---|---|---|
| Civic and Institutional Uses | | | | | | | |
| Land and water preserves | | | P | P | | | Y |
| Library/museum | | | | P | | | ~~Y~~ |
| Parks and playgrounds | P | P | P | P” | | | |

3. Section 28.151 entitled “Applicability” of the Madison General Ordinances is amended by amending therein the following:

“Assisted Living Facility, Congregate Care Facility, Skilled Nursing Facility.

(a) The yard requirements for multi-family use in the district apply

(~~b~~) ~~A facility established after the effective date of this ordinance within a predominantly residential or mixed-use area shall have vehicular access to a collector or higher classification street.~~

(~~c~~b) An appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.

(c~~d~~) The owner shall submit a Management Plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Convent, Monastery, Similar Residential Group.

(a) The use shall be accessory to a place of worship. The use may be located on a separate zoning lot where separated by a public right-of-way from the primary use.

(b) The yard requirements for multi-family use in the district apply.

(~~c~~) ~~A facility established after the effective date of this ordinance within a predominantly residential or mixed-use area shall have vehicular access to a collector or higher classification street.~~

(~~d~~c) Where the principal use is a conditional use, an appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.

Farmers Market.

(a) Within the NMX, DC and UMX Districts, a farmer's market with more than fifteen (15) vendor stalls requires conditional use approval.

(~~b~~) ~~Within any district, a permanent facility established after the effective date of this ordinance shall have vehicular access to a collector or higher classification street.~~

(~~c~~b) Within any residential district, a farmer's market shall be accessory to a non-residential use and located in the parking facility of such use.

(~~d~~c) In the EC, IG, and IL Districts, a farmer's market shall only be an accessory use.

Hospital.

(~~a~~) ~~The facility shall have vehicular access to a collector or higher classification street.~~

(~~b~~a) Where the use is conditional, an appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.

(~~c~~b) The boundaries of the institution shall be as defined in the conditional use permit or Master Plan. The institution that is defined by the boundaries shall be a minimum of three (3) acres.

~~Library, Museum. A library or museum established after the effective date of this ordinance within a predominantly residential area shall have vehicular access to a collector or higher classification street.~~

Mission House (Accessory).

(a) The use shall be accessory to a religious institution or a non-profit organization.

(b) The yard requirements for multi-family use in the district apply.

(~~c~~) ~~A facility established after the effective date of this ordinance within a predominantly residential or mixed-use area shall have vehicular access to a collector or higher classification street.~~

(~~d~~c) Where the principal use is conditional, an appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.

(~~e~~d) The owner shall submit a Management Plan for the facility:

1. Required management plan contents: floor plan showing sleeping areas, emergency exits and bathrooms.
2. Recommended management plan contents: parking, bicycle parking, storage of belongings, trash storage/removal, transportation support.

Outdoor Recreation.

(a) A minimum twenty-five (25) foot setback area maintained as open space shall be provided along the perimeter of the site wherever it abuts a residential district.

(~~b~~) ~~If the use will be available to the general public, an arterial or collector street of sufficient capacity to accommodate the traffic that the use will generate shall serve the site. Ease of access to the site by automobiles, transit, bicycles, and pedestrians shall be considered as a factor in the review of any application.~~

(~~c~~b) The site shall be designed in such a way as to minimize the effects of lighting and noise on surrounding properties. Hours of operation may be restricted and noise and lighting limits imposed as part of the conditional use approval.

(~~d~~c) An appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.

Place of Worship.

(~~a~~) ~~A facility established after the effective date of this ordinance with seating capacity of greater than six hundred (600) persons in the sanctuary or main activity area and within a predominantly residential or mixed-use area shall have vehicular access to a collector or higher classification street.~~

(~~b~~a) Any facility with seating capacity of greater than six hundred (600) persons in the sanctuary or main activity area shall be a conditional use. Such facility shall be located with vehicular access to a collector or higher classification street.

(~~c~~b) Where the use is conditional, an appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.

School, Arts, Technical or Trade.

(~~a~~) ~~A facility established after the effective date of this ordinance within a predominantly residential or mixed-use area shall have vehicular access to a collector or higher classification street.~~

(~~b~~a) Where the use is conditional, an appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.

(~~c~~b) With the exception of facilities located in industrial districts, all activities shall occur within enclosed buildings.

Schools, Public and Private. Where the use is conditional, an appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.

~~(a) A facility established after the effective date of this ordinance within a predominantly residential or mixed-use area shall have vehicular access to a collector or higher classification street.~~

~~(b) Where the use is conditional, an appropriate transition area between the use and adjacent property may be required, using landscaping, screening, and other site improvements consistent with the character of the neighborhood.~~"

## PLANNING DIVISION STAFF REPORT

**June 29, 2026**

PREPARED FOR THE PLAN COMMISSION

**Proposal:** **Zoning Text Amendment**

**Legistar File ID #:** 93403 (Vehicular Access to Collector or Higher Classified Street)

**Prepared By:** Zoning and Planning Staff

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93403 – This zoning code change would remove the requirement for some uses to have vehicular access from a street classified as collector or higher. Those uses are "assisted living facility, congregate care facility, skilled nursing facility," "covenant, monastery, similar residential group," "farmers market," "hospital," "library, museum," "mission house (accessory)," "outdoor recreation," "place of worship," "school, arts, technical or trade," and "schools, public or private."

What we have found is that this requirement can be overly restrictive. There are sites and uses where Traffic Engineering does not want vehicular access to be taken from a higher classified street due to various site and surrounding conditions like slope and safety considerations, but the zoning code requires it. The proposed code change removes the zoning code requirement and allows Traffic Engineering to use their tools and expertise to manage vehicular access to sites.

Staff supports this amendment.

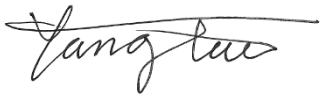
## Traffic Engineering Division

Yang Tao, PhD, PE, PTP, Director

Madison Municipal Building, Suite 109
215 Martin Luther King Jr Blvd
Madison, Wisconsin 53703
Phone: (608) 266-4761
Fax: (608) 267-1158
www.cityofmadison.com/trafficengineering


Traffic Engineering supports the Zoning Text Amendment in Legistar File ID # 93403 (Vehicular Access to Collector or Higher Classified Street) as this amendment gives Traffic Engineering staff more flexibility and allows engineering judgement to determine the safest and most efficient vehicular access to proposed sites through the Commercial Driveway Permit process.

Sincerely,



Yang Tao, PhD, PE
Director of Traffic Engineering

# M E M O R A N D U M

**Date:** June 29, 2026

**To:** Plan Commission

**From:** Alex Saloutos

**RE:** **Legistar 93403 and 93404. Recommendation that the Common Council not approve these files**

This memo submits public comments on Legistar 93403 and 93404. File 93403 permits access from a local street to an assisted living facility, congregate care facility, or skilled nursing facility; a covenant, monastery, or similar residential group; a farmers market; a hospital; a library or museum; mission house; outdoor recreation; a place of worship; a school, arts, technical, or trade; and schools, public or private. File 93404 allows commercial and institutional buildings up to 50 feet in height as a conditional use in all 15 residential zoning districts. Both were introduced on June 9, both carry a staff recommendation to approve, and both are set to reach the Common Council on July 7.[1,2]

## SUMMARY

I ask the Commission to recommend that the Common Council not approve File 93403 or File 93404. There is almost nothing in the staff reports to support either one. Each is a fraction of a page that states a conclusion and skips the analysis: no problem is defined, no effect is shown, and no comparison to any other city is made. And 93404 moves a major height decision, from about 35 feet to 50 feet, out of the rezoning process and into a case-by-case conditional use granted by an appointed body. If the Commission is not prepared to recommend denial, it should at least refuse to make a recommendation on an empty record. The alternative is to direct staff to provide the information described in this memo and to recommend that the Council re-refer both files so the Commission can act on a complete record.

## THE STANDARD FOR A STAFF REPORT

The American Planning Association has written for decades about what a staff report should contain, and the right contents depend on the decision before the body. These two files are not development proposals tied to a single site. These are changes to the zoning ordinance that apply citywide. A report on a citywide change like this should state the problem the amendment is meant to solve. It should explain how the change fits the Comprehensive Plan and the city's adopted policies. It should describe the full scope of the change, where it applies, and what it affects. It should weigh the likely consequences and the alternatives, not only the benefits. Where it helps, it should show the effect with examples or drawings, and it should compare the approach to how peer communities handle the same question. In every case, it should separate fact from analysis and give reasons for its recommendation. The 2016 study, The Unexamined Staff Report, published in the Journal of the

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1 City of Madison, Planning Division Staff Report, Legistar File ID 93403, Vehicular Access to Collector or Higher Classified Street, June 29, 2026, https://madison.legistar.com/LegislationDetail.aspx?ID=8055512&GUID=BD09AC7C-7427-4725-B934-313B59AB5C9F&Options=ID|Text|&Search=93403.

2 City of Madison, Planning Division Staff Report, Legistar File ID 93404, Non-Residential in Residential Districts Height Conditional Use, June 29, 2026, https://madison.legistar.com/LegislationDetail.aspx?ID=8055513&GUID=FF551B5D-C80C-4396-828E-18A23F3AB876&Options=ID|Text|&Search=93404.

American Planning Association, found that the most common failures are reports that supply background but no analysis, mix fact with opinion, and give no rationale for the recommendation.[3,4,5]

Neither report before you tonight fills a page. The report on 93404 is a single paragraph that describes the change, notes that the current height limit is sometimes too low, and recommends approval:

> The proposed code change would allow additional height, up to 50', to be allowed for nonresidential uses in these residential districts as a conditional use. Our mixed-use and commercial zoning districts already have a provision for conditional uses for height, and these requests would follow the same standards and process.

The report on 93403 consists of two paragraphs, the first of which is mostly a list of the ten affected uses before it reaches the same recommendation. After the description, it states:

> What we have found is that this requirement can be overly restrictive. There are sites and uses where Traffic Engineering does not want vehicular access to be taken from a higher classified street due to various site and surrounding conditions like slope and safety considerations, but the zoning code requires it. The proposed code change removes the zoning code requirement and allows Traffic Engineering to use their tools and expertise to manage vehicular access to sites.

Both close with the same sentence: "Staff supports this amendment." Neither separates fact from advocacy. Neither documents the problem it claims to solve. Neither contains a map, a table, a drawing, or a single example. Neither relates the change to an adopted plan. Neither compares the proposal to how other cities handle the same question. That is advocacy. It is not an analysis.

This is not only an academic standard. Many members of the City's planning staff are Certified Planners, and the Director of Planning, Meagan Tuttle, is among them.[6] Their professional code, the AICP Code of Ethics and Professional Conduct, asks more of a planning report than these two deliver. It states that a planner should:[7]

- "Provide timely, adequate, clear, accessible, and accurate information on planning issues to all affected persons, to governmental bodies, to the public, to clients and to decision makers."
- "Identify the human and environmental consequences of alternative actions including the short and long-term costs and benefits."

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3 Bonnie J. Johnson and Ward Lyles, The Unexamined Staff Report: Results from an Evaluation of a National Sample, Journal of the American Planning Association 82(1), 2016.

4 Bonnie J. Johnson, The Better Staff Report, Planning, American Planning Association, March 2017, https://www.planning.org/planning/2017/mar/betterstaffreport/.

5 Stuart Meck and Marya Morris, Formatting and Writing the Staff Report, Zoning Practice, American Planning Association, November 2004, https://www.planning.org/publications/document/9027979/.

6 Meagan Tuttle, AICP, Director, City of Madison Planning Division. See https://www.linkedin.com/in/tuttlemeagan/.

7 American Planning Association, AICP Code of Ethics and Professional Conduct, Section A, Principles 2.1, 2.4, 4.8, and 5.2, https://www.planning.org/media/document/9227582/.

- "Examine the applicability of planning theories, methods, research, and standards to the facts and analysis of each particular situation and do not accept the applicability of a customary solution without first establishing its appropriateness to the situation."

- "Do not participate in any matter unless adequately prepared and able to render thorough and diligent services."

The Code makes these duties an enforceable rule of conduct.[8] A one-paragraph report that states a conclusion and skips the analysis meets none of these.

## LEGISTAR 93404: 50-FOOT INSTITUTIONAL BUILDINGS IN RESIDENTIAL DISTRICTS

**A change like this belongs in a rezoning**

There is a more basic reason to recommend against 93404, and it is not about the record. Madison already has a way for property owners to build taller in residential districts. They can ask the Council to rezone the property. Rezoning is a legislative act. It comes with notice, a public hearing, and a vote by the elected body that answers to residents. 93404 sees a significant increase, from about 35 feet to 50 feet, and that decision moves from rezoning to a conditional use granted by an appointed commission, one application at a time. The height limit printed in the base district remains on the books, but it no longer means what it says.

Zoning districts differ for a reason. Their limits are a promise to property owners and neighbors about what can be built next door, and the place to change that promise is the process built to change it. Moving a major height decision to conditional use affects more than one project. It shifts who decides, from the elected Council through a rezoning to staff and an appointed body through a permit, and it narrows the Council's role in deciding when taller buildings belong in residential neighborhoods.

The law says as much. Wisconsin's zoning enabling statute, the source of the City's authority, requires that zoning be made "in accordance with a comprehensive plan" and "with reasonable consideration ... of the character of the district and its peculiar suitability for particular uses."[9] The City's own districts carry that duty to the ground, directing that new buildings be "designed with sensitivity to their context," including their height and proportions.[10] A 50-foot nonresidential building among single-story homes is not peculiarly suited to the block. It is the opposite of what the district is meant to protect, and it would stand well above the height limits these districts impose on the homes themselves.

It is also how a zoning code loses its shape over time. As more decisions migrate into conditional use, the standards that define each district mean less, and a property owner can no longer read the zoning and know what may be built nearby. Each change of this kind looks small on its own. Together, they make the code less predictable and the districts less distinct, which is the opposite of what zoning is meant to do.

**Why the staff's case for approval fails**

The report on 93404 contains a single sentence of analysis. It says that the mixed-use and commercial districts already allow added height through a conditional use, and that requests in residential districts would "follow the same standards and process." That is an argument from administrative consistency, and it does not establish that the height belongs in a residential setting.

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[8] American Planning Association, AICP Code of Ethics and Professional Conduct, Section B, Rule 1, https://www.planning.org/media/document/9227582/.

[9] Wisconsin Statutes sec. 62.23(7)(c), Purposes in view.

[10] Madison General Ordinances, sec. 28.034(1)(a), Suburban Residential-Consistent Districts, Statement of Purpose.

Zoning districts exist to set different expectations by context. Residential height limits are calibrated to protect adjacent homes from shadow, overlook, and out-of-scale bulk, and a 50-foot building reads very differently next to single-story houses than next to other commercial buildings. That another district already allows something makes it administratively familiar. It does not make it appropriate for a residential block.

For 93404, the report leans on the conditional use as its safeguard, the step where added height is reviewed one application at a time. That safeguard is thinner than it sounds. The conditional use standards are general. They are not written for building height, and none of them fixes a point at which a building is too tall for the homes around it. Whether 50 feet is approved next to single-story bungalows turns on the staff's recommendation and the Commission's judgment at the hearing, not on a standard the public can hold up in advance. It is fair to ask when staff would recommend denying the height that the ordinance now invites, and because this rests on practice rather than law or policy, a position that supports added height today can change tomorrow.

Wisconsin law tilts the outcome further toward approval. A conditional use that meets the standards must be granted, and a denial must rest on substantial evidence in the record. When the standards are general, and the harm from extra height is the kind that resists easy measurement, that is a bar opponents rarely clear.[11]

**What the 93404 report leaves out**
The record on 93404 is just as thin. Before a vote, staff should provide the following:

- Scaled elevation drawings of streetscapes with entire blocks showing a 50-foot nonresidential building next to the homes it would stand beside. In a TR-C2 neighborhood like Eastmorland, where the blocks are small single-story post-war bungalows with low-pitched roofs that stand 15 to 18 feet tall, a 50-foot building is close to three times their height. Residents should be able to see that before the Commission votes.

- Documentation of where the current limit, which the report calls "too constraining," has actually constrained a project.

- Identification of any specific project or applicant the change is meant to accommodate.

- An objective list of the benefits and the costs, not a single sentence of benefits.

- Any review of how peer communities handle nonresidential building height in residential neighborhoods.

## LEGISTAR 93403: COMMERCIAL AND INSTITUTIONAL ACCESS ON LOCAL STREETS

**What the 93403 report leaves out**
The staff report on 93403 does not give the Commission what it needs to evaluate the change. Before a vote, staff should provide the following:

- Any data or examples showing that the current rule is, in the report's words, "overly restrictive."

- A list of the sites or situations where the requirement has been a problem.

[11] Wisconsin Statutes sec. 62.23(7)(de), conditional uses.

- What will access from a local street look like for a hospital, a school, or a place of worship sitting next to homes?

- The central question is not answered in the report. Once the collector requirement is gone, a property owner may seek access from a local residential street. If Traffic Engineering wants to keep access on the busier street, what authority lets it refuse the owner's choice, and what happens when the two disagree?

- Any review of how peer communities regulate vehicular access for these uses.

**Process**
Staff making a presentation or answering questions for the Commission after the public hearing closes is not a substitute for a written record that the public can read in advance. The public cannot respond to information it has not seen or heard, and the Commission cannot weigh testimony against facts that arrive after testimony ends. A vote taken on that basis treats public comment as a formality to clear before approving what has already been decided.

It is also worth asking whether the Commission is confident it knows what the affected public thinks. The hearing tonight was noticed in the ordinary way, but a notice in the agenda is not outreach, and nothing in the record shows that staff asked the neighborhoods about these changes that affect their homes. The timeline makes the gap worse. The files were introduced on June 9; they are up for a vote tonight, and the Common Council takes them up on July 7. In a neighborhood like Eastmorland, few residents have any idea that a 50-foot allowance for their block is moving through City Hall, or that it could be settled within weeks of being introduced. A change to the rules that govern people's homes and neighborhoods should rest on more than the silence of neighbors who never heard it was coming.

The schedule compounds the problem. These files were sent here for a single hearing so a recommendation can be on the Council's desk by July 7. That pace might suit routine housekeeping, but these are not housekeeping changes, and the Commission is not required to move at the speed the calendar sets. If the record is not ready, the Commission can recommend that the Council re-refer these files back to the Commission.

**Conclusion and recommendation**
For the reasons above, I ask that the Plan Commission vote to recommend that the Council not approve 93403 and 93404.

If the Commission is not prepared to make this recommendation, I ask that you approve a resolution that 1) directs staff to return with reports that document the problem, separate fact from analysis, show what the changes look like on the ground, relate them to the city's adopted plans, and compare them to practice in peer communities, and 2) recommends that the Council re-refer both files to the Commission so it can consider them once that record exists.

What the Commission should not do is approve a resolution recommending approval to the Council based on the record currently before you.

Setting expectations of what is in a staff report and legislation file is the Commission's job. The public, the Commission, and the Council all rely on the staff report and legislative file to decide. The quality of that record is the Commission's responsibility, not the staff's alone. A report this brief, asking you to trust its conclusion without the facts and analysis behind it, does not meet the standard the work deserves.

Thank you for your consideration.

# City of Madison

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

## Master

### File Number: 93404

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93404 | **File Type:** | Ordinance | **Status:** | Council Public Hearing |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Attorney's Office |
| | | | | **File Created Date :** | 06/01/2026 |
| **File Name:** | Maximum Additional Height Conditional Use | | | **Final Action:** | |

**Title:** Amending Sections of Chapter 28 of the Madison General Ordinances to increase the maximum height allowed for nonresidential buildings in certain districts through conditional use approval.

**Notes:** 7055CondUseMaxAddHeight

| | | | |
|---|---|---|---|
| **Sponsors:** | Derek Field, Yannette Figueroa Cole And John P. Guequierre | **Effective Date:** | |
| **Attachments:** | 93404 Body, Zoning Text Memo 6-29-26 NonRes in Res District Height Conditional Use.pdf, Public Comment 6-28-26.pdf, Public Comment 6-29-26.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 | 06/01/2026 | Referred for Introduction | | | | |
| | **Action Text:** | This Ordinance was Referred for Introduction | | | | | |
| | **Notes:** | Plan Commission Public Hearing (6/29/26), Common Council (7/7/26) | | | | | |
| 1 | COMMON COUNCIL | 06/09/2026 | Refer For Public Hearing | PLAN COMMISSION | 06/29/2026 | | 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 | 06/29/2026 | RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING | | | | Pass |
| | **Action Text:** | A motion was made by Guequierre, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT - 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 that the Common Council adopt the zoning text amendment. The motion passed by voice vote/other. | | | | | |

### Text of Legislative File 93404

**Fiscal Note**

No City appropriation required.

**Title**

Amending Sections of Chapter 28 of the Madison General Ordinances to increase the maximum height allowed for nonresidential buildings in certain districts through conditional use approval.

**Body**

DRAFTER'S ANALYSIS: This proposed change amends several sections of the zoning code, MGO Chapter 28, to increase the maximum height allowed for nonresidential buildings in the SR-C1, SR-C2, SR-C3, SR-V1, SR-V2, TR-C1, TR-C2, TR-C3, TR-C4, TR-V1, TR-V2, TR-U1, TR-U2, TR-R, and TR-P districts. In those districts, buildings may be allowed to exceed the maximum listed district height up to fifty (50) feet through a conditional use.

**********

**Please see Legistar File No. 93404 Body in Attachments.**

**Legistar File No. 93404 Body**

DRAFTER'S ANALYSIS: This proposed change amends several sections of the zoning code, MGO Chapter 28, to increase the maximum height allowed for nonresidential buildings in the SR-C1, SR-C2, SR-C3, SR-V1, SR-V2, TR-C1, TR-C2, TR-C3, TR-C4, TR-V1, TR-V2, TR-U1, TR-U2, TR-R, and TR-P districts. In those districts, buildings may be allowed to exceed the maximum listed district height up to fifty (50) feet through a conditional use.

**********

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

1. Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.035 entitled "SR-C1 District" of the Madison General Ordinances is amended by amending therein the following:

"(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

| SR-C1 | | | | |
|---|---|---|---|---|
| | Single-family detached | Two-family Two unit | Two-family - Twin | Nonresidential |
| Lot Area (sq. ft.) | 6,000 | 6,000 | 3,000/d.u. | 8,000 |
| Lot Width | 55 | 55 | 27/d.u. | 60 |
| Front Yard Setback | 30 | 30 | 30 | 30 |
| Side Yard Setback | 6 | 6 | 6 | 6 |
| Reversed Corner Side Yard Setback | 15 | 15 | 15 | 30 |
| Rear Yard Setback | Lesser of 30% lot depth or 30 See (a) below Alley accessed: 3 See (b) below | Lesser of 30% lot depth or 30 See (a) below Alley accessed: 3 See (b) below | Lesser of 30% lot depth or 30 See (a) below Alley accessed: 3 See (b) below | Lesser of 30% lot depth or 35 See (a) below |
| Maximum height | 2 stories/35 | 2 stories/35 | 2 stories/35 | 35 See (c) below |
| Maximum lot coverage | 50% | 50% | 50% | 60% |
| Maximum building coverage | n/a | n/a | n/a | 50% |

(a) If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).

(b) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

(c) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet."

2. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.036 entitled “SR-C2 District” of the Madison General Ordinances is amended by amending therein the following:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

| SR-C2 | | | | |
|---|---|---|---|---|
| | Single-family detached | Two-family Two unit | Two-family - Twin | Nonresidential |
| Lot Area (sq. ft.) | 5,000 | 5,000 | 2,500/d.u. | 6,000 |
| Lot Width | 50 | 50 | 25/d.u. | 50 |
| Front Yard Setback | 30 | 30 | 30 | 30 |
| Side Yard Setback | 6 | 6 | 6 | 6 |
| Reversed Corner Side Yard Setback | 15 | 15 | 15 | 30 |
| Rear Yard Setback | Lesser of 30% lot depth or 30 See (a) below Alley accessed: 3 See (b) below | Lesser of 30% lot depth or 30 See (a) below Alley accessed: 3 See (b) below | Lesser of 30% lot depth or 30 See (a) below Alley accessed: 3 See (b) below | Lesser of 30% lot depth or 35 See (a) below |
| Maximum height | 2 stories/35 | 2 stories/35 | 2 stories/35 | 35 See (c) below |
| Maximum lot coverage | 50% | 50% | 50% | 60% |
| Maximum building coverage | n/a | n/a | n/a | 50% |

(a) If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).

(b) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

(c) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet.”

3. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.037 entitled “SR-C3 District” of the Madison General Ordinances is amended by amending therein the following:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

| SR-C3 | | | | |
|---|---|---|---|---|
| | Single-family detached | Two-family Two unit | Two-family - Twin | Nonresidential |
| Lot Area (sq. ft.) | 5,000 | 5,000 | 2,500/d.u. | 6,000 |
| Lot Width | 50 | 50 | 25/d.u. | 50 |
| Front Yard Setback | 25 | 25 | 25 | 25 |
| Side Yard Setback | 5 | 5 | 5 | 5 |
| Reversed Corner Side Yard Setback | 15 | 15 | 15 | 25 |
| Rear Yard Setback | Lesser of 30% lot depth or 30<br>See (a) below<br>Alley accessed: 3<br>See (b) below | Lesser of 30% lot depth or 30<br>See (a) below<br>Alley accessed: 3<br>See (b) below | Lesser of 30% lot depth or 30<br>See (a) below<br>Alley accessed: 3<br>See (b) below | Lesser of 30% lot depth or 35<br>See (a) below |
| Maximum height | 2 stories/35 | 2 stories/35 | 2 stories/35 | 35<br>See (c) below |
| Maximum lot coverage | 60% | 60% | 60% | 60% |
| Maximum building coverage | n/a | n/a | n/a | 50% |

(a) If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).

(b) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

(c) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet."

4. Table entitled "SR-V1 District: Conditional and Nonresidential Uses" of Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.039 entitled "SR-V1 District" of the Madison General Ordinances is amended by amending therein the following:

| "SR-V1 District: Conditional and Nonresidential Uses | | |
|---|---|---|
| | Single-family attached (5—8 units) | Nonresidential |
| Lot Area (sq. ft.) | 1,500/d.u. | 6,000 |
| Lot Width | 20/d.u. | 50 |
| Front Yard Setback | 25 | 25 |
| Side Yard Setback | Exterior end walls: 6 | 6 |
| Reversed Corner Side Yard Setback | 12 | 25 |
| Rear Yard | Lesser of 25% lot depth or 25<br>Alley accessed: 3 | Equal to building height but at least 30 |

| | | |
|---|---|---|
| | See (a) below | |
| Maximum height | 3 stories/40 | 40<br>See (b) below |
| Maximum lot coverage | 90% | 60% |
| Maximum building coverage | n/a | 50% |

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

(b) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet."

5. Table entitled "SR-V2 District: Conditional and Nonresidential Uses" of Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.040 entitled "SR-V2 District" of the Madison General Ordinances is amended by amending therein the following:

| SR-V2 District: Conditional and Nonresidential Uses | | | |
|---|---|---|---|
| | Single-family attached (>8 units) | Multi-family (>24 units) | Nonresidential |
| Lot Area (sq. ft.) | 1,500/d.u. | 1,500/d.u. | 6,000 |
| Lot Width | 20/d.u. | 60 | 50 |
| Front Yard Setback | 25 | 25 | 25 |
| Side Yard Setback | Exterior end walls: 6 | 10 | 6 |
| Reversed Corner Side Yard Setback | 12 | 12 | 25 |
| Rear Yard | Lesser of 25% lot depth or 25<br>Alley accessed: 3<br>See (a) below | Lesser of 25% lot depth or 25 | Equal to building height but at least 25 |
| Maximum height | 3 stories/40 | 4 stories/52 | 35<br>See (b) below |
| Maximum lot coverage | 90% | 60% | 60% |
| Maximum building coverage | n/a | n/a | 50% |

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

(b) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet."

6. Table entitled "TR-C1 District" of Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.042 entitled "TR-C1 District" of the Madison General Ordinances is amended by amending therein the following:

| TR-C1 District | | | | |
|---|---|---|---|---|
| | Single-family detached | Two-family Two unit | Two-family - Twin | Nonresidential |
| Lot Area (sq. ft.) | 5,000 | 5,000 | 2,500/d.u. | 6,000 |

| | | | | |
|---|---|---|---|---|
| Lot Width | 45 | 45 | 22/d.u. | 50 |
| Front Yard Setback | 20 | 20 | 20 | 20 |
| Maximum Front Yard Setback | 30 ft. or up to 20% greater than block average | 30 ft. or up to 20% greater than block average | 30 ft. or up to 20% greater than block average | n/a |
| Side Yard Setback | 6 | 6 | 6 | 10 |
| Reversed Corner Side Yard Setback | 15 | 15 | 15 | 15 |
| Rear Yard Setback | Lesser of 30% lot depth or 30 See (a) below Alley accessed: 3 See (b) below | Lesser of 30% lot depth or 30 See (a) below Alley accessed: 3 See (b) below | Lesser of 30% lot depth or 30 See (a) below Alley accessed: 3 See (b) below | Equal to building height but at least 35 See (a) below |
| Maximum height | 2 stories/35 | 2 stories/35 | 2 stories/35 | 35 See (c) below |
| Maximum lot coverage | 50% | 50% | 50% | 65% |
| Maximum building coverage | n/a | n/a | n/a | 50% |

(a) If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).

(b) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

(c) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet."

7. Table entitled "TR-C2 District" of Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.043 entitled "TR-C2 District" of the Madison General Ordinances is amended by amending therein the following:

| TR-C2 District | | | | |
|---|---|---|---|---|
| | Single-family detached | Two-family Two unit | Two-family - Twin | Nonresidential |
| Lot Area (sq. ft.) | 4,000 | 4,000 | 2,000/d.u. | 4,800 |
| Lot Width | 40 | 40 | 20/d.u. | 40 |
| Front Yard Setback | 20 | 20 | 20 | 20 |
| Maximum Front Yard Setback | 30 ft. or up to 20% greater than block average | 30 ft. or up to 20% greater than block average | 30 ft. or up to 20% greater than block average | n/a |

| | | | | |
|---|---|---|---|---|
| Side Yard Setback | 5<br>Lot width < 50: 10% lot width | 5<br>Lot width < 50: 10% lot width | 5<br>Lot width < 50: 10% lot width | 10 |
| Reversed Corner Side Yard Setback | 12 | 12 | 12 | 20 |
| Rear Yard | Lesser of 30% lot depth or 30<br>Alley accessed: 3<br>See (a) below | Lesser of 30% lot depth or 30<br>Alley accessed: 3<br>See (a) below | Lesser of 30% lot depth or 30<br>Alley accessed: 3<br>See (a) below | Equal to building height but at least 30 |
| Maximum height | 2 stories/35 | 2 stories/35 | 2 stories/35 | 35<br>See (b) below |
| Maximum lot coverage | 65% | 65% | 65% | 65% |
| Maximum building coverage | n/a | n/a | n/a | 50% |

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

(b) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet."

8. Table entitled "TR-C3 District" of Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.044 entitled "TR-C3 District" of the Madison General Ordinances is amended by amending therein the following:

| TR-C3 District | | | | |
|---|---|---|---|---|
| | Single-family detached | Two-family Two unit | Two-family - Twin | Nonresidential |
| Lot Area (sq. ft.) | 3,000 | 3,000 | 1,500/d.u. | 4,000 |
| Lot Width | 30 | 30 | 15/d.u. | 40 |
| Front Yard Setback | 15 | 15 | 15 | 15 |
| Maximum Front Yard Setback | 30 ft. or up to 20% greater than block average | 30 ft. or up to 20% greater than block average | 30 ft. or up to 20% greater than block average | n/a |
| Side Yard Setback | 5<br>Lot width < 50: 10% lot width | 5<br>Lot width < 50: 10% lot width | 5<br>Lot width < 50: 10% lot width | 5 |
| Reversed Corner Side Yard Setback | 15 | 15 | 15 | 15 |
| Rear Yard | Lesser of 20% lot depth or 20<br>alley-accessed: 3<br>See (a) below | Lesser of 20% lot depth or 20<br>alley-accessed: 3<br>See (a) below | Lesser of 20% lot depth or 20<br>alley-accessed: 3<br>See (a) below | Equal to building height but at least 20 |
| Maximum height | 2 stories/35 | 2 stories/35 | 2 stories/35 | 35 |

| | | | | |
|---|---|---|---|---|
| | | | | See (b) below |
| Maximum lot coverage | 75% | 75% | 75% | 75% |
| Maximum building coverage | n/a | n/a | n/a | 65% |

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

(b) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet."

9. Table entitled "TR-C4 District" of Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.045 entitled "TR-C4 District" of the Madison General Ordinances is amended by amending therein the following:

| TR-C4 District | | | | | |
|---|---|---|---|---|---|
| | Single-family detached | Two-family Two unit | Two-family - Twin | Three-unit | Nonresidential |
| Lot Area (sq. ft.) | 4,000 | 4,000 | 2,000/d.u. | 4,000 | 4,800 |
| Lot Width | 40 | 40 | 20/d.u. | 40 | 40 |
| Front Yard Setback | 20 | 20 | 20 | 20 | 20 |
| Maximum Front Yard Setback | 30 ft. or up to 20% greater than block average | 30 ft. or up to 20% greater than block average | 30 ft. or up to 20% greater than block average | 30 ft. or up to 20% greater than block average | n/a |
| Side Yard Setback | 5<br>Lot width < 50: 10% lot width | 5<br>Lot width < 50: 10% lot width | 5<br>Lot width < 50: 10% lot width | 5<br>Lot width <50: 10% lot width | 5 |
| Reversed Corner Side Yard Setback | 12 | 12 | 12 | 12 | 20 |
| Rear Yard | Lesser of 30% lot depth or 30<br>Alley accessed: 3<br>See (a) below | Lesser of 30% lot depth or 30<br>Alley accessed: 3<br>See (a) below | Lesser of 30% lot depth or 30<br>Alley accessed: 3<br>See (a) below | Lesser of 30% lot depth or 30<br>Alley accessed: 3<br>See (a) below | Equal to building height but at least 30 |
| Maximum height | 2 stories/35 | 2 stories/35 | 2 stories/35 | | 35<br>See (b) below |
| Maximum lot coverage | 65% | 65% | 65% | 65% | 65% |
| Maximum building coverage | n/a | n/a | n/a | n/a | 50% |

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

(b) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet."

10. Table entitled "TR-V1: Nonresidential (permitted or conditional)" of Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.047 entitled "TR-V1 District" of the Madison General Ordinances is amended by amending therein the following:

| "TR-V1: Nonresidential (permitted or conditional) | |
|---|---|
| | Nonresidential |
| Lot Area (sq. ft.) | 6,000 |
| Lot Width | 50 |
| Front Yard Setback | 20 |
| Side Yard Setback | 5 |
| Reversed Corner Side Yard Setback | 20 |
| Rear Yard | Equal to building height but at least 30 |
| Maximum Height | 35<br>See (a) below |
| Maximum Lot Coverage | 65% |
| Maximum Building Coverage | 50% |
| Lot Area (sq. ft.) | 6,000 |

(a) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet."

11. Table entitled "TR-V2 District: Conditional and Nonresidential Uses" of Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.048 entitled "TR-V2 District" of the Madison General Ordinances is amended by amending therein the following:

| TR-V2 District: Conditional and Nonresidential Uses | | | |
|---|---|---|---|
| | Single-family attached (>8 units) | Multi-family (>12 units) | Nonresidential |
| Lot Area (sq. ft.) | 1,000/d.u. | 1,000/d.u. | 6,000 |
| Lot Width | 15/d.u. | 60 | 50 |
| Front Yard Setback | 20 | 20 | 20 |
| Maximum Front Yard Setback | 30 ft. or up to 20% greater than block average | 30 ft. or up to 20% greater than block average | 30 ft. or up to 20% greater than block average |
| Side Yard Setback | Exterior end walls: 5 | 10 | 6 |
| Reversed Corner Side Yard Setback | 12 | 12 | 20 |
| Rear Yard | Lesser of 25% lot depth or 25<br>Alley accessed: 3<br>See (a) below | Lesser of 25% lot depth or 25 | Equal to building height but at least 30 |
| Maximum height | 3 stories/40 | 3 stories/40 | 40<br>See (b) below |
| Maximum lot coverage | 90% | 70% | 65% |

| | | | |
|---|---|---|---|
| Maximum building coverage | n/a | n/a | 50% |

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

(b) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted."

12. Table entitled "TR-U1 District: Conditional and Nonresidential Uses" of Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.050 entitled "TR-U1 District" of the Madison General Ordinances is amended by amending therein the following:

| TR-U1 District: Conditional and Nonresidential Uses | | | |
|---|---|---|---|
| | Single-family attached (>8 units) | Multi-family (>24 units) | Nonresidential |
| Lot Area (sq. ft.) | 1,000/d.u. | 750/d.u. | 6,000 |
| Lot Width | 15/d.u. | 50 | 50 |
| Front Yard Setback | 15 or avg. | 15 or avg. | 15 or avg. |
| Maximum Front Yard Setback | 30 ft. or up to 20% greater than block average | 30 ft. or up to 20% greater than block average | n/a |
| Side Yard Setback | 5 | 10 | 5 |
| Reversed Corner Side Yard Setback | 12 | 12 | 15 |
| Rear Yard | Lesser of 20% lot depth or 20<br>Alley accessed: 3 | Lesser of 20% lot depth or 20 | Equal to building height but at least 30 |
| Maximum height | 3 stories/40<br>See (b) below | 5 stories/65<br>See (b) below | 40<br>See (b) below |
| Maximum lot coverage | 90% | 75% | 70% |
| Maximum building coverage | n/a | n/a | 50%" |

13. Subdivision (b) of Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.050 entitled "TR-U1 District" of the Madison General Ordinances is amended by amending therein the following:

"(b) Heights exceeding the maximum may be allowed with conditional use approval. If non-residential, conditional use may allow a maximum of fifty (50) feet."

14. Table entitled "TR-U2 District: Conditional and Nonresidential Uses" of Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.051 entitled "TR-U2 District" of the Madison General Ordinances is amended by amending therein the following:

| TR-U2 District: Conditional and Nonresidential Uses | | | | | | |
|---|---|---|---|---|---|---|
| | Single-family attached (>8 units) | Single-family detached | Two-family Two unit | Two-family - Twin | Multi-family (>36 units) | Nonresidential |
| Lot Area (sq. ft.) | 800/d.u. | 3,000 | 3,000 | 1,500/d.u. | 350/d.u. | 6,000 |
| Lot Width | 15/d.u. | 30 | 30 | 15/d.u. | 50 | 50 |
| Front Yard Setback | 15 | 15 | 15 | 15 | 15 | 15 |
| Maximum Front Yard Setback | 30 ft. or up to 20% greater than block average | 30 ft. or up to 20% greater than block average | 30 ft. or up to 20% greater than block average | 30 ft. or up to 20% greater than block average | 30 ft. or up to 20% greater than block average | n/a |
| Side Yard Setback | Exterior end | 5<br>Lot width <50: 10% lot width | 5<br>Lot width <50: 10% lot width | 5<br>Lot width <50: 10% lot width | 10 | 5 |
| Reversed Corner Side Yard Setback | 12 | 12 | 12 | 12 | 12 | 15 |
| Rear Yard | Lesser of 20% lot depth or 20<br>Alley accessed: 3 | Lesser of 20% lot depth or 20<br>Alley accessed: 3<br>See (a) below | Lesser of 20% lot depth or 20<br>Alley accessed: 3<br>See (a) below | Lesser of 20% lot depth or 20<br>Alley accessed: 3<br>See (a) below | Lesser of 20% lot depth or 20 | Equal to building height but at least 30 |
| Maximum Height | 3 stories/40<br>See (b) below | 3 stories/40<br>See (b) below | 2 stories/35<br>See (b) below | 2 stories/35<br>See (b) below | 6 stories/78<br>See (b) below | 40<br>See (b) below |
| Maximum lot coverage | 90% | 75% | 75% | 75% | 80% | 75% |
| Maximum building coverage | n/a | n/a | n/a | n/a | n/a | 50% |

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

(b) Heights exceeding the maximum may be allowed with conditional use approval. If non-residential, conditional use may allow a maximum of fifty (50) feet."

15. Table entitled “TR-R District: Permitted and Conditional Uses” of Subsection (3) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.052 entitled “Traditional Residential - Rustic (TR-R) District” of the Madison General Ordinances is amended by amending therein the following:

| “TR-R District: Permitted and Conditional Uses | | | | |
|---|---|---|---|---|
| | Single-family detached | Two-family Two-unit | Two-family Twin | Nonresidential |
| Lot Area (sq. ft.) | 10,000 | 10,000 | 5,000/d.u. | 10,000 |
| Lot Width | 65 | 65 | 32/d.u. | 65 |
| Front Yard Setback | 50 | 50 | 50 | 50 |
| Side Yard Setback | 30 | 30 | 30 | 30 |
| Reversed Corner Side Yard Setback | 30 | 30 | 30 | 30 |
| Rear Yard | 40<br>Alley accessed: 3<br>See (a) below | 40<br>Alley accessed: 3<br>See (a) below | 40<br>Alley accessed: 3<br>See (a) below | 40<br>Alley accessed: 3<br>See (a) below |
| Maximum height | 3 stories/40 | 3 stories/40 | 3 stories/40 | 40<br>See (b) below |
| Maximum lot coverage | 40% | 40% | 40% | 40% |

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

(b) Additional Height. Building heights exceeding the maximum may be allowed with conditional use approval, to a maximum of fifty (50) feet.”

16. Table entitled “TR-P District: Conditional and Nonresidential Uses” of Subsection (3) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.053 entitled “Traditional Residential - Planned (TR-P) District” of the Madison General Ordinances is amended by amending therein the following:

| TR-P District: Conditional and Nonresidential Uses | | |
|---|---|---|
| | Residential building complex | Nonresidential |
| Lot Area (sq. ft.) | 600/d.u. + 300 per bedroom >2 | 5,000 |
| Lot Width | 50 | 50 |
| Front Yard Setback | 15 | 15 |
| Maximum Front Yard Setback | 30 ft. or up to 20% greater than block average | 30 ft. or up to 20% greater than block average |
| Side Yard Setback | 10 | 5 |
| Reversed Corner Side Yard Setback | 12 (10 for garage) | 15 |
| Rear Yard | Street-accessed: 20<br>Alley-accessed: 3<br>See (a) below | ~~equal~~ Equal to building height but at least 20 |
| Maximum Height | 4 stories/52 | 3 stories/40 |

| | | |
|---|---|---|
| | See (b) below | See (b) below |
| Maximum lot coverage | 75% | 70% |

(a) Only a one-story, alley-accessed attached garage projection for garage purposes may have a minimum rear yard setback of three (3) feet.

(b) Heights exceeding the maximum may be allowed with conditional use approval. If non-residential, conditional use may allow a maximum of fifty (50) feet."

## PLANNING DIVISION STAFF REPORT

**June 29, 2026**

PREPARED FOR THE PLAN COMMISSION

**Proposal:** **Zoning Text Amendment**

**Legistar File ID #:** 93404 (Non-Residential in Residential Districts Height Conditional Use)

**Prepared By:** Zoning and Planning Staff

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93404 – Limited non-residential uses are allowed within residential zoning districts – uses like places of worship, community centers, and schools. In some cases, the maximum building height for nonresidential buildings in these districts, typically 35’ to 40’, is too constraining. The proposed code change would allow additional height, up to 50’, to be allowed for nonresidential uses in these residential districts as a conditional use. Our mixed-use and commercial zoning districts already have a provision for conditional uses for height, and these requests would follow the same standards and process.

Staff supports this amendment.

| | |
|---|---|
| **From:** | Linda |
| **To:** | darrin.wasniewski@gmail.com; Field, Derek; ergnam-msn@proton.me; Guequierre, John; nicole.solheim@gmail.com; pwheck@gmail.com; srsande608@gmail.com; Figueroa Cole, Yannette |
| **Cc:** | Plan Commission Comments |
| **Subject:** | 6.29 meeting, Legistar 93494 comments |
| **Date:** | Sunday, June 28, 2026 10:38:48 PM |

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

This ordinance change would allow nonresidential buildings to be as tall as 50 feet, or 10-15 feet higher than the maximum for residential buildings. (A nonresidential building is defined as one "that houses no residential uses, with the exception of a caretaker's dwelling.")

The staff report states the current maximum of 35/40 feet is "too constraining." Yet the 35/40 feet maximums have been effect for 15 years without a problem. If one developer currently believes the 35/40 feet is too constraining, that developer could apply to rezone the property.

The residential districts are established to stabilize and *protect* the essential characteristics of the residential areas. Residential homes almost always have gabled roofs. A gable roof reduces the massing of the building. A two-story home may have 20' of height and gabled roof ridgeline at 35', but this home does not look as massive as a 35' building with flat roof. In addition, many residential areas primarily consist of one-story homes, homes just perhaps reaching 20' in height at the ridgeline. Yet, under this proposed ordinance, a nonresidential building could go to 50'. This is not protecting the essential characteristics of residential areas.

One of the purposes for building form standards, MGO 28.171(1), is to "ensure compatibility between different land uses and building forms" and another is to "encourage building forms that respect their context." A 50-foot high nonresidential building does not meet either of these purposes. In a residential district with a 35' maximum for residential buildings, that 50' building would be 43% higher than the residential maximum.

The staff report notes that conditional use approval for nonresidential buildings up to 50 feet in height would apply the same standards and process as is currently applied to mixed-use and commercial zoning districts. Staff always advises that conditional use findings must be based on "substantial evidence" that directly pertains to each standard and not based on personal preference or speculation. Thus, if this ordinance change is approved, it would almost certainly ensure that any proposal for a 50' nonresidential building would be approved.

I urge Plan Commission to not recommend approval of this change.

Respectfully Submitted,
Linda Lehnertz

# M E M O R A N D U M

**Date:** June 29, 2026

**To:** Plan Commission

**From:** Alex Saloutos

**RE:** **Legistar 93403 and 93404. Recommendation that the Common Council not approve these files**

This memo submits public comments on Legistar 93403 and 93404. File 93403 permits access from a local street to an assisted living facility, congregate care facility, or skilled nursing facility; a covenant, monastery, or similar residential group; a farmers market; a hospital; a library or museum; mission house; outdoor recreation; a place of worship; a school, arts, technical, or trade; and schools, public or private. File 93404 allows commercial and institutional buildings up to 50 feet in height as a conditional use in all 15 residential zoning districts. Both were introduced on June 9, both carry a staff recommendation to approve, and both are set to reach the Common Council on July 7.[1,2]

## SUMMARY

I ask the Commission to recommend that the Common Council not approve File 93403 or File 93404. There is almost nothing in the staff reports to support either one. Each is a fraction of a page that states a conclusion and skips the analysis: no problem is defined, no effect is shown, and no comparison to any other city is made. And 93404 moves a major height decision, from about 35 feet to 50 feet, out of the rezoning process and into a case-by-case conditional use granted by an appointed body. If the Commission is not prepared to recommend denial, it should at least refuse to make a recommendation on an empty record. The alternative is to direct staff to provide the information described in this memo and to recommend that the Council re-refer both files so the Commission can act on a complete record.

## THE STANDARD FOR A STAFF REPORT

The American Planning Association has written for decades about what a staff report should contain, and the right contents depend on the decision before the body. These two files are not development proposals tied to a single site. These are changes to the zoning ordinance that apply citywide. A report on a citywide change like this should state the problem the amendment is meant to solve. It should explain how the change fits the Comprehensive Plan and the city's adopted policies. It should describe the full scope of the change, where it applies, and what it affects. It should weigh the likely consequences and the alternatives, not only the benefits. Where it helps, it should show the effect with examples or drawings, and it should compare the approach to how peer communities handle the same question. In every case, it should separate fact from analysis and give reasons for its recommendation. The 2016 study, The Unexamined Staff Report, published in the Journal of the

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1 City of Madison, Planning Division Staff Report, Legistar File ID 93403, Vehicular Access to Collector or Higher Classified Street, June 29, 2026, https://madison.legistar.com/LegislationDetail.aspx?ID=8055512&GUID=BD09AC7C-7427-4725-B934-313B59AB5C9F&Options=ID|Text|&Search=93403.

2 City of Madison, Planning Division Staff Report, Legistar File ID 93404, Non-Residential in Residential Districts Height Conditional Use, June 29, 2026, https://madison.legistar.com/LegislationDetail.aspx?ID=8055513&GUID=FF551B5D-C80C-4396-828E-18A23F3AB876&Options=ID|Text|&Search=93404.

American Planning Association, found that the most common failures are reports that supply background but no analysis, mix fact with opinion, and give no rationale for the recommendation.[3,4,5]

Neither report before you tonight fills a page. The report on 93404 is a single paragraph that describes the change, notes that the current height limit is sometimes too low, and recommends approval:

> The proposed code change would allow additional height, up to 50', to be allowed for nonresidential uses in these residential districts as a conditional use. Our mixed-use and commercial zoning districts already have a provision for conditional uses for height, and these requests would follow the same standards and process.

The report on 93403 consists of two paragraphs, the first of which is mostly a list of the ten affected uses before it reaches the same recommendation. After the description, it states:

> What we have found is that this requirement can be overly restrictive. There are sites and uses where Traffic Engineering does not want vehicular access to be taken from a higher classified street due to various site and surrounding conditions like slope and safety considerations, but the zoning code requires it. The proposed code change removes the zoning code requirement and allows Traffic Engineering to use their tools and expertise to manage vehicular access to sites.

Both close with the same sentence: "Staff supports this amendment." Neither separates fact from advocacy. Neither documents the problem it claims to solve. Neither contains a map, a table, a drawing, or a single example. Neither relates the change to an adopted plan. Neither compares the proposal to how other cities handle the same question. That is advocacy. It is not an analysis.

This is not only an academic standard. Many members of the City's planning staff are Certified Planners, and the Director of Planning, Meagan Tuttle, is among them.[6] Their professional code, the AICP Code of Ethics and Professional Conduct, asks more of a planning report than these two deliver. It states that a planner should:[7]

- "Provide timely, adequate, clear, accessible, and accurate information on planning issues to all affected persons, to governmental bodies, to the public, to clients and to decision makers."
- "Identify the human and environmental consequences of alternative actions including the short and long-term costs and benefits."

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3 Bonnie J. Johnson and Ward Lyles, The Unexamined Staff Report: Results from an Evaluation of a National Sample, Journal of the American Planning Association 82(1), 2016.

4 Bonnie J. Johnson, The Better Staff Report, Planning, American Planning Association, March 2017, https://www.planning.org/planning/2017/mar/betterstaffreport/.

5 Stuart Meck and Marya Morris, Formatting and Writing the Staff Report, Zoning Practice, American Planning Association, November 2004, https://www.planning.org/publications/document/9027979/.

6 Meagan Tuttle, AICP, Director, City of Madison Planning Division. See https://www.linkedin.com/in/tuttlemeagan/.

7 American Planning Association, AICP Code of Ethics and Professional Conduct, Section A, Principles 2.1, 2.4, 4.8, and 5.2, https://www.planning.org/media/document/9227582/.

- "Examine the applicability of planning theories, methods, research, and standards to the facts and analysis of each particular situation and do not accept the applicability of a customary solution without first establishing its appropriateness to the situation."

- "Do not participate in any matter unless adequately prepared and able to render thorough and diligent services."

The Code makes these duties an enforceable rule of conduct.[8] A one-paragraph report that states a conclusion and skips the analysis meets none of these.

## LEGISTAR 93404: 50-FOOT INSTITUTIONAL BUILDINGS IN RESIDENTIAL DISTRICTS

**A change like this belongs in a rezoning**

There is a more basic reason to recommend against 93404, and it is not about the record. Madison already has a way for property owners to build taller in residential districts. They can ask the Council to rezone the property. Rezoning is a legislative act. It comes with notice, a public hearing, and a vote by the elected body that answers to residents. 93404 sees a significant increase, from about 35 feet to 50 feet, and that decision moves from rezoning to a conditional use granted by an appointed commission, one application at a time. The height limit printed in the base district remains on the books, but it no longer means what it says.

Zoning districts differ for a reason. Their limits are a promise to property owners and neighbors about what can be built next door, and the place to change that promise is the process built to change it. Moving a major height decision to conditional use affects more than one project. It shifts who decides, from the elected Council through a rezoning to staff and an appointed body through a permit, and it narrows the Council's role in deciding when taller buildings belong in residential neighborhoods.

The law says as much. Wisconsin's zoning enabling statute, the source of the City's authority, requires that zoning be made "in accordance with a comprehensive plan" and "with reasonable consideration ... of the character of the district and its peculiar suitability for particular uses."[9] The City's own districts carry that duty to the ground, directing that new buildings be "designed with sensitivity to their context," including their height and proportions.[10] A 50-foot nonresidential building among single-story homes is not peculiarly suited to the block. It is the opposite of what the district is meant to protect, and it would stand well above the height limits these districts impose on the homes themselves.

It is also how a zoning code loses its shape over time. As more decisions migrate into conditional use, the standards that define each district mean less, and a property owner can no longer read the zoning and know what may be built nearby. Each change of this kind looks small on its own. Together, they make the code less predictable and the districts less distinct, which is the opposite of what zoning is meant to do.

**Why the staff's case for approval fails**

The report on 93404 contains a single sentence of analysis. It says that the mixed-use and commercial districts already allow added height through a conditional use, and that requests in residential districts would "follow the same standards and process." That is an argument from administrative consistency, and it does not establish that the height belongs in a residential setting.

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[8] American Planning Association, AICP Code of Ethics and Professional Conduct, Section B, Rule 1, https://www.planning.org/media/document/9227582/.

[9] Wisconsin Statutes sec. 62.23(7)(c), Purposes in view.

[10] Madison General Ordinances, sec. 28.034(1)(a), Suburban Residential-Consistent Districts, Statement of Purpose.

Zoning districts exist to set different expectations by context. Residential height limits are calibrated to protect adjacent homes from shadow, overlook, and out-of-scale bulk, and a 50-foot building reads very differently next to single-story houses than next to other commercial buildings. That another district already allows something makes it administratively familiar. It does not make it appropriate for a residential block.

For 93404, the report leans on the conditional use as its safeguard, the step where added height is reviewed one application at a time. That safeguard is thinner than it sounds. The conditional use standards are general. They are not written for building height, and none of them fixes a point at which a building is too tall for the homes around it. Whether 50 feet is approved next to single-story bungalows turns on the staff's recommendation and the Commission's judgment at the hearing, not on a standard the public can hold up in advance. It is fair to ask when staff would recommend denying the height that the ordinance now invites, and because this rests on practice rather than law or policy, a position that supports added height today can change tomorrow.

Wisconsin law tilts the outcome further toward approval. A conditional use that meets the standards must be granted, and a denial must rest on substantial evidence in the record. When the standards are general, and the harm from extra height is the kind that resists easy measurement, that is a bar opponents rarely clear.[11]

**What the 93404 report leaves out**
The record on 93404 is just as thin. Before a vote, staff should provide the following:

- Scaled elevation drawings of streetscapes with entire blocks showing a 50-foot nonresidential building next to the homes it would stand beside. In a TR-C2 neighborhood like Eastmorland, where the blocks are small single-story post-war bungalows with low-pitched roofs that stand 15 to 18 feet tall, a 50-foot building is close to three times their height. Residents should be able to see that before the Commission votes.

- Documentation of where the current limit, which the report calls "too constraining," has actually constrained a project.

- Identification of any specific project or applicant the change is meant to accommodate.

- An objective list of the benefits and the costs, not a single sentence of benefits.

- Any review of how peer communities handle nonresidential building height in residential neighborhoods.

## LEGISTAR 93403: COMMERCIAL AND INSTITUTIONAL ACCESS ON LOCAL STREETS

**What the 93403 report leaves out**
The staff report on 93403 does not give the Commission what it needs to evaluate the change. Before a vote, staff should provide the following:

- Any data or examples showing that the current rule is, in the report's words, "overly restrictive."

- A list of the sites or situations where the requirement has been a problem.

[11] Wisconsin Statutes sec. 62.23(7)(de), conditional uses.

- What will access from a local street look like for a hospital, a school, or a place of worship sitting next to homes?

- The central question is not answered in the report. Once the collector requirement is gone, a property owner may seek access from a local residential street. If Traffic Engineering wants to keep access on the busier street, what authority lets it refuse the owner's choice, and what happens when the two disagree?

- Any review of how peer communities regulate vehicular access for these uses.

**Process**
Staff making a presentation or answering questions for the Commission after the public hearing closes is not a substitute for a written record that the public can read in advance. The public cannot respond to information it has not seen or heard, and the Commission cannot weigh testimony against facts that arrive after testimony ends. A vote taken on that basis treats public comment as a formality to clear before approving what has already been decided.

It is also worth asking whether the Commission is confident it knows what the affected public thinks. The hearing tonight was noticed in the ordinary way, but a notice in the agenda is not outreach, and nothing in the record shows that staff asked the neighborhoods about these changes that affect their homes. The timeline makes the gap worse. The files were introduced on June 9; they are up for a vote tonight, and the Common Council takes them up on July 7. In a neighborhood like Eastmorland, few residents have any idea that a 50-foot allowance for their block is moving through City Hall, or that it could be settled within weeks of being introduced. A change to the rules that govern people's homes and neighborhoods should rest on more than the silence of neighbors who never heard it was coming.

The schedule compounds the problem. These files were sent here for a single hearing so a recommendation can be on the Council's desk by July 7. That pace might suit routine housekeeping, but these are not housekeeping changes, and the Commission is not required to move at the speed the calendar sets. If the record is not ready, the Commission can recommend that the Council re-refer these files back to the Commission.

**Conclusion and recommendation**
For the reasons above, I ask that the Plan Commission vote to recommend that the Council not approve 93403 and 93404.

If the Commission is not prepared to make this recommendation, I ask that you approve a resolution that 1) directs staff to return with reports that document the problem, separate fact from analysis, show what the changes look like on the ground, relate them to the city's adopted plans, and compare them to practice in peer communities, and 2) recommends that the Council re-refer both files to the Commission so it can consider them once that record exists.

What the Commission should not do is approve a resolution recommending approval to the Council based on the record currently before you.

Setting expectations of what is in a staff report and legislation file is the Commission's job. The public, the Commission, and the Council all rely on the staff report and legislative file to decide. The quality of that record is the Commission's responsibility, not the staff's alone. A report this brief, asking you to trust its conclusion without the facts and analysis behind it, does not meet the standard the work deserves.

Thank you for your consideration.

# City of Madison

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

## Master

### File Number: 93781

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93781 | **File Type:** | Appointment | **Status:** | Mayoral Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Mayor's Office |
| | | | | **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:**

**Attachments:**

**Author:** Satya Rhodes-Conway

**Entered by:** ldcosta@cityofmadison.com

**Effective Date:**

**Enactment Number:**

**Hearing Date:**

**Published Date:**

### History of Legislative File

| Ver-sion: | 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 | | | | | |

### 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.

Respectfully submitted,

Satya Rhodes-Conway
Mayor

# City of Madison

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

## Master

### File Number: 89027

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 89027 | **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:
7/21/26 - Hybrid (Virtual & CCB 201)
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

| Ver-sion: | 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 89027

Title
Confirming the Madison Common Council meeting formats through December 8, 2026:
7/21/26 - Hybrid (Virtual & CCB 201)

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
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## Master

### File Number: 93439

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93439 | **File Type:** | Ordinance | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | AFFIRMATIVE ACTION COMMISSION |
| | | | | **File Created Date :** | 06/02/2026 |
| **File Name:** | Contracts Tribal Exception Clarification | | | **Final Action:** | |

**Title:** Amending Section 39.02(9)(a)2.i. of the Madison General Ordinances to clarify an exemption for self-governed nations, tribes, and communities of Indigenous peoples.

**Notes:** 7056TribalException

| | | | |
|---|---|---|---|
| **Sponsors:** | Satya V. Rhodes-Conway | **Effective Date:** | |
| **Attachments:** | | **Enactment Number:** | |
| **Author:** | Lara Mainella | **Hearing Date:** | |
| **Entered by:** | mglaeser@cityofmadison.com | **Published Date:** | |

### History of Legislative File

| Version: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Attorney's Office | 06/02/2026 | Referred for Introduction | | | | |
| | **Action Text:** | This Ordinance was Referred for Introduction | | | | | |
| | **Notes:** | Affirmative Action Commission (7/2/26), Common Council (7/7/26) | | | | | |
| 1 | COMMON COUNCIL | 06/09/2026 | Refer | AFFIRMATIVE ACTION COMMISSION | | | Pass |
| | **Action Text:** | A motion was made by Madison, seconded by Glenn, to Refer to the AFFIRMATIVE ACTION COMMISSION. The motion passed by voice vote/other. | | | | | |

### Text of Legislative File 93439

**Fiscal Note**

No City appropriation required.

**Title**

Amending Section 39.02(9)(a)2.i. of the Madison General Ordinances to clarify an exemption for self-governed nations, tribes, and communities of Indigenous peoples.

**Body**

DRAFTER'S ANALYSIS: Section 39.02(9) requires certain contract language when the City spends $50,000 or more annually with a contractor. Federal, state and local governments are exempt from these requirements. Indigenous nations or tribes that are self-governed sovereign

entities are similar to other exempt governmental entities for purposes of making contracts with the City. This amendment makes that exemption explicit.

**********

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

1. Subparagraph i. of Paragraph 2. entitled "Contract" of Subdivision (a) entitled "Definitions" of Subsection (9) entitled "Contract Compliance Provisions" of Section 39.02 entitled "Affirmative Action Ordinance" of the Madison General Ordinances is amended as follows:

"i. Contracts with the United States of America and individual agencies of the U.S. government, and contracts with a state recognized or federally recognized tribe, band, nation, pueblo, village, or similar sovereign community; or other self-governed community of Indigenous peoples with the capacity to contract in a government-to-government relationship."

# City of Madison

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

## Master

### File Number: 92680

**File ID:** 92680 **File Type:** License **Status:** Report of Officer

**Version:** 1 **Reference:** **Controlling Body:** ALCOHOL LICENSE REVIEW COMMITTEE

**File Created Date :** 04/09/2026

**File Name:** **Final Action:**

**Title:** Operator License Application
Michael Stresing - Establishment where employed: Bowl-a-Vard Lanes

**Notes:**

**Sponsors:** **Effective Date:**

**Attachments:** LICOPR-2025-00653 revised_Redacted.pdf, LICOPR-2025-00653 Face sheet_Redacted.pdf, LICOPR-2025-00653 current app_Redacted.pdf, face sheet ms_Redacted.pdf, Watenpuhl Support Letter.pdf

**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 | ALCOHOL LICENSE REVIEW COMMITTEE | 04/15/2026 | Refer | ALCOHOL LICENSE REVIEW COMMITTEE | | 06/17/2026 | Pass |
| | **Action Text:** | A motion was made by Figueroa Cole, seconded by Klemons, to Refer to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.<br><br>One registration in support. | | | | | |
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 05/20/2026 | Refer | ALCOHOL LICENSE REVIEW COMMITTEE | | 06/17/2026 | Pass |
| | **Action Text:** | A motion was made by Klemons, seconded by Figueroa Cole, to Refer to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.<br><br>Appearance by Michael Stresing<br><br>Recommendation to provide proof of rehabilitation. | | | | | |

| | | | | |
|---|---|---|---|---|
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER | Pass |

**Action Text:** A motion was made by Verveer, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Appearance by Michael Stresing.

## Text of Legislative File 92680

### Title

Operator License Application
Michael Stresing - Establishment where employed: Bowl-a-Vard Lanes

# Operator Application for Licenses to expire 6/30/2026

For individuals selling or serving alcohol, pursuant to Madison General Ordinance 38.05. **Fees are not refundable.**

☐ Operator License ($80).

☑ Operator License with two month Provisional License issued today ($95).

| Office use: | LICOPR-2025-00653 | BST Date 7/7/25 |
|---|---|---|

**Filling out your application**

- An Operator License is a privilege, not a right. **Any false answers or omissions may result in the denial of your application.**
- This application must be filled out accurately and completely.
- If you have any doubt as to whether to include the facts of a specific incident it is recommended that you disclose the information.
- If you are unsure about how to respond to any questions on this form, check with the City Clerk for clarification.
- Your application will not be processed until you deal with outstanding warrants.
- You can obtain information regarding your arrest and conviction record from the police department, the court with which you interacted, or the Wisconsin Circuit Court Access website at www.wcca.wicourts.gov/index.xsl (*CCAP may not provide a comprehensive list of ALL arrests and convictions).*

**Review of your application**

- The Madison Police Department will perform a background check to verify that the information you have provided is complete and accurate.
- If there are concerns about your arrest and/or conviction record as it relates to your application, or if it appears that you falsified or omitted information from your application, you may be called to appear before the Alcohol License Review Committee.
- If you are asked to appear but choose not to do so, your application may be denied.
- *Meetings of the Alcohol License Review Committee are open to the public and televised.*

| First Name | M. I. | Last Name |
|---|---|---|
| Michael | L | Stresing |

| Residence: Street Address | City | State | Zip |
|---|---|---|---|
| [redacted] | Madison | WI | 53703 |

| Phone | Date of Birth | Birth Place (City, State) | Sex |
|---|---|---|---|
| [redacted] | [redacted] | Brookfield, WI | M |

| Driver's License Number (State & Number) | Place of employment and phone # | Email Address |
|---|---|---|
| [redacted] | Bowl-a-rama Lanes | [redacted] |

Other names, aliases or birthdates ever used: ~~608-335-4689~~ 608-244-7246 [redacted] ~~NONE~~ NA

| Cites and States lived in since age 18, including where you now reside: | From: | To: |
|---|---|---|
| California, Lincoln Heights 90031 | 2013 | 2014 |
| Wisconsin, Madison | ~~1990~~ 2008 | 2013 |
| Colorado, Denver | 2017 | 2018 |
| Wisconsin, Brookfield | 2018 | ~~present~~ 2021 |
| Wisconsin, Germantown | 2008 | 2024 |
| Wisconsin, Milwaukee | 2021 | 2023 |
| Wisconsin, Madison | 2024 | Present |
| Wisconsin, Germantown | 2014 | 2017 |

-over-

## Arrest and Conviction Record

| | | |
|---|---|---|
| Since your 17th birthday, have you ever been convicted of a felony or misdemeanor? (Including criminal traffic offenses) | ☑ Yes | ☐ No |
| As a juvenile, were you ever waived into adult court and convicted of a felony or misdemeanor? | ☐ Yes | ☑ No |
| Have you ever been convicted by a military court-martial? | ☐ Yes | ☑ No |
| Have you ever been convicted of disorderly conduct that involved violence against another person? | ☐ Yes | ☑ No |

## List Any Pending Citations, Tickets, or Criminal Charges

| Year | Location | Charge | At the time of incident were you under the influence of alcohol and/or other drugs? | Did the incident occur in or around an establishment that serves alcohol? |
|---|---|---|---|---|
| 2023 | Dane County | Stalking, bail jumping, dropped, held open on all Probation cases | No | No |
| 2023 | Dane County | Bail Jumping, dropped, held open on all probation cases | No | No |
| | | | | |

## List All Citations, Tickets, Municipal/Ordinance Violations and Criminal Convictions

(Excluding Parking Tickets). Attach additional paper if necessary.

| Year | Location | Charge | At the time of incident were you under the influence of alcohol and/or other drugs? | Did the incident occur in or around an establishment that serves alcohol? |
|---|---|---|---|---|
| 2023 | Dane County | Resisting arrest | No | No |
| 2023 | | DUI | ~~No~~ Yes | No |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

## Application must be signed.

*The undersigned acknowledges that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000, and understands that his/her past record will become part of this application and that the applicant applying for an Operator License is a Wisconsin resident.*

Applicant's Signature

6/7/2025
Date

## To be filled out by the Madison Police Department

☐ Subject has no Criminal Arrest Record with either the Wisconsin State Crime Bureau or with the Madison Police Department
☐ Files indicate that subject has the attached Criminal Arrest Record

Madison Police Department Authorized Signature

Date

# Michael L. Stresing : [redacted]

## Guideline(s) 1

| State | Date | Description | Pending | Conviction | Fel/Misd/Ord |
|---|---|---|---|---|---|
| WI | 07/15/2023 | OWI 1st<br>Refuse to Take Test for Intoxication After Arrest<br>La Crosse County 23TR1654 & 23TR2138<br>West Salem PD | | 09/14/2023 | Forf U<br>Forf U |
| WI | 02/04/2023 | Stalking<br>Dane County23CF395<br>Madison PD | | Deferred Prosecution/<br>24 months<br>04/08/2024 | Felony I |

**Completed by:** [redacted] **Date Completed:** 10/14/2025

_____ Submit to Council

_____ Additional Info Required/ Resubmit application

_____ Submit to ALRC

_____ Other Action: _____

Captain Initials: [redacted] Date: 10/14/25

# Operator Application for Licenses to expire 6/30/2026

For individuals selling or serving alcohol, pursuant to Madison General Ordinance 38.05. **Fees are not refundable.**

☐ Operator License ($45).

☐ Operator License with two month Provisional License issued today ($60).

| Office use: | LICOPR-20___- | BST Date |
|---|---|---|

**Filling out your application**

- An Operator License is a privilege, not a right. **Any false answers or omissions may result in the denial of your application.**
- This application must be filled out accurately and completely.
- If you have any doubt as to whether to include the facts of a specific incident it is recommended that you disclose the information.
- If you are unsure about how to respond to any questions on this form, check with the City Clerk for clarification.
- Your application will not be processed until you deal with outstanding warrants.
- You can obtain information regarding your arrest and conviction record from the police department, the court with which you interacted, or the Wisconsin Circuit Court Access website at www.wcca.wicourts.gov/index.xsl (*CCAP may not provide a comprehensive list of ALL arrests and convictions).*

**Review of your application**

- The Madison Police Department will perform a background check to verify that the information you have provided is complete and accurate.
- If there are concerns about your arrest and/or conviction record as it relates to your application, or if it appears that you falsified or omitted information from your application, you may be called to appear before the Alcohol License Review Committee.
- If you are asked to appear but choose not to do so, your application may be denied.
- *Meetings of the Alcohol License Review Committee are open to the public and televised.*

| First Name | M. I. | Last Name |
|---|---|---|
| Michael | L | Stresing |

| Residence: Street Address | City | State | Zip |
|---|---|---|---|
| [redacted] | Madison | | |

| Phone | Date of Birth | Birth Place (City, State) | Sex |
|---|---|---|---|
| [redacted] | [redacted] | Brookfield, WI | |

| Driver's License Number (State & Number) | Place of employment and phone # | Email Address |
|---|---|---|
| [redacted] | Triple Shift Entertainment (Bowl-A-Vard Lanes) | [redacted] |

Other names, aliases or birthdates ever used: —

| Cites and States lived in since age 18, including where you now reside: | From: | To: |
|---|---|---|
| Madison, WI | 2008 | 2013 |
| Germantown WI, 53022 | 2008 | 2008 |
| Los Angeles, CA | 2013 | 2014 |
| Germantown, WI | 2014 | 2017 |
| Denver, CO | 2017 | 2018 |
| Wauwatosa, WI | From: 2018 | To: 2021 |
| Milwaukee, WI | From: 2021 | To: 2023 |
| Madison, WI | From: 2024 | To: Present |

**-over-**

## Arrest and Conviction Record

| | | |
|---|---|---|
| Since your 17th birthday, have you ever been convicted of a felony or misdemeanor? (Including criminal traffic offenses) | ☑ Yes | ☐ No |
| As a juvenile, were you ever waived into adult court and convicted of a felony or misdemeanor? | ☐ Yes | ☑ No |
| Have you ever been convicted by a military court-martial? | ☐ Yes | ☑ No |
| Have you ever been convicted of disorderly conduct that involved violence against another person? | ☐ Yes | ☑ No |

## List Any Pending Citations, Tickets, or Criminal Charges

| Year | Location | Charge | At the time of incident were you under the influence of alcohol and/or other drugs? | Did the incident occur in or around an establishment that serves alcohol? |
|---|---|---|---|---|
| 2023 | Madison, WI | Stalking (dropped after probation) | No | No |
| | | Probation ended April 8th 2026 | | |
| | | still need to go to court | | |

## List All Citations, Tickets, Municipal/Ordinance Violations and Criminal Convictions

(Excluding Parking Tickets). Attach additional paper if necessary.

| Year | Location | Charge | At the time of incident were you under the influence of alcohol and/or other drugs? | Did the incident occur in or around an establishment that serves alcohol? |
|---|---|---|---|---|
| 2023 | Madison, WI | Resisting an officer | No | No |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

## Application must be signed.

*The undersigned acknowledges that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000, and understands that his/her past record will become part of this application and that the applicant applying for an Operator License is a Wisconsin resident.*

[signature] — Applicant's Signature

4/17/26 — Date

### To be filled out by the Madison Police Department

☐ Subject has no Criminal Arrest Record with either the Wisconsin State Crime Bureau or with the Madison Police Department

☐ Files indicate that subject has the attached Criminal Arrest Record

Madison Police Department Authorized Signature

Date

# Michael L. Stresing : [redacted]

## Guideline(s) 1, 2(b)

| State | Date | Description | | Pending Conviction | Fel/Misd/Ord |
|---|---|---|---|---|---|
| WI | 07/15/2023 | OWI 1st<br>Refuse to Take Test for Intoxication After Arrest<br>La Crosse County 23TR1654 & 23TR2138<br>West Salem PD | | 09/14/2023 | Forf U<br>Forf U |
| WI | 01/24/2023 | Resisting or Obstructing an Officer<br>Dane County 23CM144<br>UW Madison | | 04/08/2024 | Misd A |
| WI | 02/04/2023 | Stalking<br>Dane County23CF395<br>Madison PD | | Deferred Prosecution/<br>24 months<br>Adjudication/sentencing hearing 05/28/2026 | Felony I |

**Completed by:** [redacted] **Date Completed:** 05/12/2026

_____ Submit to Council

_____ Additional Info Required/ Resubmit application

X Submit to ALRC

_____ Other Action: _____

Captain Initials: [redacted] Date: 05/13/26

Dear

Bartending License Committee

It is my pleasure to recommend MICHEAL STRESING to receive his Wisconsin Bartending license

Micheal and I have been working together at Bowlavard Lanes for a year come July.

I thoroughly enjoy my time working with Micheal and came to know him as valuable and dependable asset to the company. He works well with others and is over all liked by both fellow employees and customers.

I have seen his bartending skills increase over time and look forward to seeing what more he can accomplish while continuing to work with us.

Without a doubt, I confidently recommend Micheal to join our team of LICENSED BARTENDERS here at Bowlavard

Feel free to contact me Ivan Watenpuhl at 608– 244-7246 (Bowlavard Lanes) should you like to discuss Micheal's qualifications and experience further .

Best wishes

Ivan Watenpuhl

Bowlavard Lanes Team Leader

# City of Madison

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

## Master

### File Number: 92881

**File ID:** 92881 **File Type:** License **Status:** Report of Officer

**Version:** 1 **Reference:** **Controlling Body:** ALCOHOL LICENSE REVIEW COMMITTEE

**File Created Date :** 04/27/2026

**File Name:** **Final Action:**

**Title:** Change of Agent
Papavero LLC • dba Osteria Papavero • 128 E Wilson St
New Agent: Samantha Schuette
Class B Combination Liquor & Beer
(District 4)

**Notes:**

**Sponsors:** **Effective Date:**

**Attachments:** 69508-73980 Agent Change App(2).pdf, FACE SHEET SS_Redacted.pdf, SS Completion Report (002)_Redacted.pdf

**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 | ALCOHOL LICENSE REVIEW COMMITTEE | 05/20/2026 | Refer | ALCOHOL LICENSE REVIEW COMMITTEE | | 06/17/2026 | Pass |
| | **Action Text:** | A motion was made by Figueroa Cole, seconded by Klemons, to Refer to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.<br><br>One registration in support. | | | | | |
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER | | | | Pass |
| | **Action Text:** | A motion was made by Verveer, seconded by Glenn, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.<br><br>One registration in support. | | | | | |

## Text of Legislative File 92881

**Title**
Change of Agent
Papavero LLC • dba Osteria Papavero • 128 E Wilson St
New Agent: Samantha Schuette
Class B Combination Liquor & Beer
(District 4)

# Liquor/Beer Agent

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

(Agenda Item Number) –if change-

(Legistar file number) –if change-

(License number)

(Alder District # and Name)

Office Use Only

Class A: ☐ Beer, ☐ Liquor, ☐ Cider
Class B: ☐ Beer, ☐ Liquor,
☐ Class C Wine

- This application is for Liquor/Beer Agents for new alcohol licenses and for a change of Liquor/Beer Agent to an existing alcohol license.
  - If you are a **new** agent for a **new** license, there is no charge.
  - If this is a **change of agent**, there is a $10.00 charge.
- Please include a **background check form** and copy of your **picture ID** with this application.
- Please include documentation that you have taken **Beverage Server Training** or have held an **Operator's License** within the last two years.

## To be completed by Corporate Officer or Member of LLC

I, Francesco Longano, officer/member for Paparo (Corp/LLC),

doing business as OSTERIA PAPARO, authorize and appoint SAMANTHA SCHUETTE
*Name*

as the liquor/beer agent for the premise located at 128 EAST WILSON.

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

_____, 4/6/2026
*Signature of corporate officer/member* *Date*

## To be completed by appointed Liquor/Beer Agent

I, Samantha Schuette, appointed liquor/beer agent for PAPARO (Corp/LLC),

being first duly sworn, affirm that I have full authority and control of the premise described

in this license, and I am involved in the actual conduct of the business as an employee, or have a direct

financial interest in the business of the licensee. The percent of the business I own is 0 %.

☒ I have included a copy of my photo ID and Beverage Server Training certificate/Operator's license.

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

_____, April 7, 2026
*Signature of corporate Agent* *Date*

REV 09/2018

☐ Form submitted by mail/e-mail
Office Use Only

# Liquor Agent
# Samantha Schuette [redacted]

| State | Date | Description | Pending | Conviction | Fel/Misd/Ord |
|---|---|---|---|---|---|
| WI | 09/15/2019 | OWI (1ST)<br>Verona PD | | 10/15/2019 | Ord |
| WI | 05/06/2021 | OWI (2nd)<br>Fitchburg PD<br>Dane Co 21CT369 | | 02/03/2022 | Misd U |

**Completed by:** [redacted] **Date Completed:** 04/29/2026

_____ Submit to Council

_____ Additional Info Required/ Resubmit application

__X__ Submit to ALRC

_____ Other Action: _____

Captain Initials: [redacted] Date: 05/06/26

Completion Report

# DRIVER SAFETY PLAN STATUS REPORT

Wisconsin Department of Transportation
s.343.16, 343.30(1q), or 343.305(10) Wis. Stats.
MV3631 10/2004

## General Information

| Name (Last, First, MI) | Birth Date | Sex | Driver License Number | State |
|---|---|---|---|---|
| SCHUETTE,SAMANTHA,MARY | [redacted] | F | [redacted] | WI |

| Address | City, State, ZIP Code | County of Residence | Area Code – Telephone |
|---|---|---|---|
| [redacted] | MADISON, WI 53711 | DANE | |

| Judge | Court Address (Street, City, ZIP Code) | Client Occupation |
|---|---|---|
| | | |

| Citation Number | Court Case Number | Non-UTC Number | Most Recent Conviction Date(s) |
|---|---|---|---|
| BC506698-3 | | | |

## Arrest Information

Arrest Date(s): 05-06-2021/WI

Blood Alcohol Level: .190

Arrested For:

- ☐ Controlled Substance and/or Other Impairing Drug:
- ☐ Implied Consent
- ☒ OWI - Operating While Intoxicated
- ☐ Repeat Offense
- ☐ OWI – Injury
- ☐ OWI – Great Bodily Harm
- ☐ OWI – Homicide

Total Lifetime OWI Arrests: 2

**Referred Information:** ☐ Court ☐ DOT ☒ Voluntary

## Assessment Finding Information

☒ Alcohol ☐ Other Drug(s) ☐ Controlled Substances

Final Diagnosis
Client completed 10 sessions with a prognosis of benefits from individual therapy. Client fully engaged in the therapeutic process and learned new coping and holistic strategies

## Driver Safety Plan Information - Program Recommendation

☐ Group Dynamics ☐ Multiple Offender Program Provider Name

☒ Outpatient Treatment — Regimen and Provider Name: tools for coping and self evaluation Choice #77777779

☐ Inpatient Treatment — Regimen and Provider Name:

☐ Victim Impact Panel

For any of the 6 choices below, please give provider name and explanation

☐ Medical Exam ☐ Psychiatric ☐ Detoxification ☐ Residential ☐ Day Treatment ☐ Other

Provider Name

Explanation
Client to follow recommendations of the provider.

| Plan Completion Date | Plan Extended Through – Total Assessment Period Cannot Exceed 16 Months |
|---|---|
| 05-15-2023 | |

| In Compliance Date(s) | Non-Compliance Date(s) |
|---|---|
| Plan | Assessment Interview |
| Assessment Fee | Plan |
| Treatment Fee | Assessment Fee |
| N/C Report Sent in Error | Treatment Fee |

(Provide date(s) only for the action(s) being taken for this report filing.)

Description, Prognosis or Comments
Completed, case closed.

## Assessment Facility/Assessor Information

| Agency | Name - Please Print | |
|---|---|---|
| Journey Mental Health Center - Clinical Assessment Unit | Quinton Wedig | 5-15-23 |
| Address: 25 Kessel Ct. Suite 200 / Area Code – Telephone: 608 280 2546 | Signature | Date: ~~06-09-2022~~ |
| City, State, ZIP Code: Madison WI 53711 | Title/Certification: BS, CSAC, CS-IT, IDP-AT | |

**Distribution**: 1 – Assessment; 2 – Plan Provider; 3 – DOT; 4 - Client

# City of Madison

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

## Master

### File Number: 92966

**File ID:** 92966 **File Type:** License **Status:** Report of Officer

**Version:** 1 **Reference:** **Controlling Body:** ALCOHOL LICENSE REVIEW COMMITTEE

**File Created Date :** 04/30/2026

**File Name:** **Final Action:**

**Title:** Change of Agent
Cenote LLC • dba Liquid • 624 University Ave
New Agent: Benjamin Churley
Class B Combination Liquor & Beer
(District 2)

**Notes:**

**Sponsors:** **Effective Date:**

**Attachments:** LICLIB-2024-00491 Agent Change App.pdf, Face Sheet BC_Redacted.pdf, BC Completion Report_Redacted.pdf

**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 | ALCOHOL LICENSE REVIEW COMMITTEE | 05/20/2026 | Refer | ALCOHOL LICENSE REVIEW COMMITTEE | | 06/17/2026 | Pass |
| | **Action Text:** | A motion was made by Klemons, seconded by Figueroa Cole, to Refer to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other. | | | | | |
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER | | | | Pass |
| | **Action Text:** | A motion was made by Figueroa Cole, seconded by Verveer, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.<br><br>One registration in support. | | | | | |

## Text of Legislative File 92966

**Title**

Change of Agent
Cenote LLC • dba Liquid • 624 University Ave
New Agent: Benjamin Churley
Class B Combination Liquor & Beer
(District 2)

273

# Liquor/Beer Agent

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

_____ *(Agenda Item Number) –if change-*

_____ *(Legistar file number) –if change-*

_____ *(License number)*

_____ *(Alder District # and Name)*

Office Use Only

Class A: ☐ Beer, ☐ Liquor, ☐ Cider
Class B: ☒ Beer, ☒ Liquor,
☐ Class C Wine

- This application is for Liquor/Beer Agents for new alcohol licenses and for a change of Liquor/Beer Agent to an existing alcohol license.
  - If you are a **new** agent for a **new** license, there is no charge.
  - If this is a **change of agent**, there is a $10.00 charge.
- Please include a **background check form** and copy of your **picture ID** with this application.
- Please include documentation that you have taken **Beverage Server Training** or have held an **Operator's License** within the last two years.

## To be completed by Corporate Officer or Member of LLC

I, Benjamin Churley, officer/member for Cenote LLC (Corp/LLC),

doing business as Liquid, authorize and appoint Benjamin Churley
*Name*

as the liquor/beer agent for the premise located at 624 University Ave, Madison, WI 53715.

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

Benjamin C. Churley, 4/15/26
*Signature of corporate officer/member* *Date*

## To be completed by appointed Liquor/Beer Agent

I, Benjamin Churley, appointed liquor/beer agent for Cenote LLC (Corp/LLC),

being first duly sworn, affirm that I have full authority and control of the premise described

in this license, and I am involved in the actual conduct of the business as an employee, or have a direct

financial interest in the business of the licensee. The percent of the business I own is 100 %.

☒ I have included a copy of my photo ID and Beverage Server Training certificate/Operator's license.

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

Benjamin C. Churley, 4/15/26
*Signature of corporate Agent* *Date*

REV 09/2018

☐ Form submitted by mail/e-mail
Office Use Only

# Liquor Agent
# Benjamin Churley [redacted]

| State | Date | Description | Pending | Conviction | Fel/Misd/Ord |
|---|---|---|---|---|---|
| NE | 08/09/2002 | OWI (1ST ) | | 01/08/2003 | |
| WI | 07/11/2014 | OWI (2ND)<br>State Capitol Police<br>Dane Co 2014TR13927 | | 08/29/2014 | |
| WI | 10/16/2017 | OWI (3RD )<br>UWPD<br>Dane Co 17CT866 | | 11/23/2021 | Misd U |

**Completed by:** [redacted] **Date Completed:** 05/12/2026

_____ Submit to Council

_____ Additional Info Required/ Resubmit application

X Submit to ALRC

_____ Other Action: _____

Captain Initials: [redacted] Date: 05/13/26

Completion Report

# DRIVER SAFETY PLAN STATUS REPORT

Wisconsin Department of Transportation
s.343.16, 343.30(1q), or 343.305(10) Wis. Stats.
MV3631 10/2004

## General Information

| Name (Last, First, MI) | Birth Date | Sex | Driver License Number | State |
|---|---|---|---|---|
| CHURLEY,BENJAMIN,GEORGE | [redacted] | M | [redacted] | WI |

| Address | City, State, ZIP Code | County of Residence | Area Code – Telephone |
|---|---|---|---|
| [redacted] | MADISON, WI 53704 | DANE | |

| Judge | Court Address (Street, City, ZIP Code) | Client Occupation |
|---|---|---|
| | | |

| Citation Number | Court Case Number | Non-UTC Number | Most Recent Conviction Date(s) |
|---|---|---|---|
| AT751233-0 | | | |

## Arrest Information

Arrest Date(s)
10-06-2017/WI

Blood Alcohol Level
.110

Arrested For

☒ Controlled Substance and/or Other Impairing Drug:

☐ Implied Consent ☒ OWI - Operating While Intoxicated ☐ Repeat Offense

☐ OWI – Injury ☐ OWI – Great Bodily Harm ☐ OWI – Homicide

Total Lifetime OWI Arrests: 3

**Referred Information:** ☐ Court ☐ DOT ☒ Voluntary

## Assessment Finding Information

☒ Alcohol ☐ Other Drug(s) ☐ Controlled Substances

Final Diagnosis
Ben completed 6 sessions with a good prognosis. They attended all their sessions actively, processed how their career is a contributing factor to their use, committed to using an Uber when drinking, and has developed an awareness of the impact of their use.

## Driver Safety Plan Information - Program Recommendation

☐ Group Dynamics ☐ Multiple Offender Program Provider Name

☒ Outpatient Treatment — Regimen and Provider Name: education and self evaluation Choice #77777779

☐ Inpatient Treatment — Regimen and Provider Name:

☐ Victim Impact Panel

For any of the 6 choices below, please give provider name and explanation

☐ Medical Exam ☐ Psychiatric ☐ Detoxification ☐ Residential ☐ Day Treatment ☐ Other

Provider Name

Explanation
Biomarker, Abstinence needed for biomarker. Client to follow recommendations of the provider.

| Plan Completion Date | Plan Extended Through – Total Assessment Period Cannot Exceed 16 Months |
|---|---|
| 05-18-2023 | |

| In Compliance Date(s) | Non-Compliance Date(s) |
|---|---|
| Plan | Assessment Interview |
| Assessment Fee | Plan |
| Treatment Fee | Assessment Fee |
| N/C Report Sent in Error | Treatment Fee |

(Provide date(s) only for the action(s) being taken for this report filing.)

Description, Prognosis or Comments
Completed. Case closed.

## Assessment Facility/Assessor Information

| Agency | Name - Please Print |
|---|---|
| Journey Mental Health | Jessica Dottl |

| Address | Area Code – Telephone | Signature | Date |
|---|---|---|---|
| | 608 280 2468 | | 01-19-2022 |

| City, State, ZIP Code | Title/Certification |
|---|---|
| WI | Case Manager/BS |

**Distribution**: 1 – Assessment; 2 – Plan Provider; 3 – DOT; 4 - Client

# City of Madison

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

## Master

### File Number: 93218

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93218 | **File Type:** | License | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | ALCOHOL LICENSE REVIEW COMMITTEE |
| | | | | **File Created Date :** | 05/15/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Entity Reorganization
BB1 LLC • dba Butterbird
1134 Regent St
Class B Combination Liquor & Beer
District #8
Remove 1 Officer

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | BB1 LLC Officer Change 051526.pdf | **Enactment Number:** | |
| **Author:** | | **Hearing Date:** | |
| **Entered by:** | jhaar@cityofmadison.com | **Published Date:** | |

## History of Legislative File

| Version: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER | | | | Pass |

**Action Text:** A motion was made by Verveer, seconded by Glenn, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

## Text of Legislative File 93218

**Title**

Entity Reorganization
BB1 LLC • dba Butterbird
1134 Regent St
Class B Combination Liquor & Beer
District #8

Remove 1 Officer

# Change of Officers

(Agenda Item Number)

93218

(Legistar file number)

LICLIB-2023-00235

(License number)

DISTRICT 8 - Zhang

(Alder District # and Name)

Office Use Only

City of Madison Clerk
210 MLK Jr Blvd, Room 105
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

Class A: ☐ Beer, ☐ Liquor, ☐ Cider
Class B: ☐ Beer, ☒ Liquor,
☐ Class C Wine

- This application is to inform the city of any changes in corporate structure.
- **The fee** for filing this application is $25.00.
- Please include a completed a **Background Investigation Form** and copy of a **picture ID** for each **new** officer/member/director with this application (not necessary for title changes).

**Licensed Premises Information**

This application modifies existing alcohol license number: LICLIB-2023-00235

Business dba Name: BUTTERBIRD

Licensed Address: 1134 REGENT ST. MADISON WI 53715

Liquor/Beer Agent Name: SHAINA PAPACH Alder, District #: ZHANG, 8

**Corporate Information**

Business Legal Name (as on WI State Sellers Permit): BBI LLC

Business Mailing Address: 3445 CRESTWOOD DR MADISON WI 53705

Business Contact Name, Position: DANIEL MOMONT / OFFICE MANAGER

Business Phone: 608 658 1083 Business Email: accounting@butterbird.com

| List New Officers/Members/Directors, if applicable (attach background check form for each): | |
|---|---|
| Name | Title |
| | |
| | |
| | |
| | |
| | |
| Officers/Members/Directors who will no longer hold their positions: | |
| Name KAITLIN EISMER | Former Title OFFICER/MEMBER |
| | |
| | |
| | |

continued on page two -OVER

Do any of the officers/members/directors possess any interest or control in any other Class A, B or C license?

☐ No ☐ Yes, explain: _____

After this change, how many total officers/members/directors will be in the organization?: 2

*If this changes ownership by 50% or more, you will also need to include a completed Liquor/Beer License Application, business plan, and sample menu with this form.*

Will this change alter your business plan? ☒ No ☐ Yes, please attach new business plan with application.

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

*Authorized Signature*

5/13/26
*Date*

☐ Form submitted by mail/e-mail
Office Use Only

REV 01/2025

# City of Madison

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

## Master

### File Number: 93221

**File ID:** 93221 **File Type:** License **Status:** Report of Officer

**Version:** 1 **Reference:** **Controlling Body:** ALCOHOL LICENSE REVIEW COMMITTEE

**File Created Date :** 05/15/2026

**File Name:** **Final Action:**

**Title:** Change of Agent
LRP Madison1 LLC • dba Madison Marriott South
706 John Nolen Dr
New Agent: Christopher Scheel
Class B Combination Liquor & Beer
(District #14)

**Notes:**

**Sponsors:** **Effective Date:**

**Attachments:** 93221 Change of Agent App.pdf **Enactment Number:**

**Author:** **Hearing Date:**

**Entered by:** jhaar@cityofmadison.com **Published Date:**

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER | | | | Pass |

**Action Text:** A motion was made by Verveer, seconded by Glenn, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

### Text of Legislative File 93221

**Title**

Change of Agent
LRP Madison1 LLC • dba Madison Marriott South
706 John Nolen Dr
New Agent: Christopher Scheel
Class B Combination Liquor & Beer

(District #14)

# Liquor/Beer Agent

City of Madison Clerk
210 MLK Jr Blvd, Room 105
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

(Agenda Item Number) –if change-
93221
(Legistar file number) –if change-
LICLIB-2018-00439
(License number)
District 14 - Lieberman
(Alder District # and Name)
Office Use Only

Class A: ☐ Beer, ☐ Liquor, ☐ Cider
Class B: ☒ Beer, ☐ Liquor,
☒ Class C Wine

- This application is for Liquor/Beer Agents for new alcohol licenses and for a change of Liquor/Beer Agent to an existing alcohol license.
  - If you are a **new** agent for a **new** license, there is no charge.
  - If this is a **change of agent**, there is a $10.00 charge.
- Please include a **background check form** and copy of your **picture ID** with this application.
- Please include documentation that you have taken **Beverage Server Training** or have held an **Operator's License** within the last two years.

## To be completed by Corporate Officer or Member of LLC

I, David D. Marvin, officer/member for LRP Madison1, LLC (Corp/LLC),

doing business as Madison Marriot South, authorize and appoint Christopher Scheel
*Name*

as the liquor/beer agent for the premise located at 706 John Nolen Drive.

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

*Signature of corporate officer/member* , 5/12/2026 *Date*

## To be completed by appointed Liquor/Beer Agent

I, Christopher Scheel, appointed liquor/beer agent for LRP Madison1, LLC (Corp/LLC),

being first duly sworn, affirm that I have full authority and control of the premise described

in this license, and I am involved in the actual conduct of the business as an employee, or have a direct

financial interest in the business of the licensee. The percent of the business I own is 0 %.

☒ I have included a copy of my photo ID and Beverage Server Training certificate/Operator's license.

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

*Signature of corporate Agent* , 5/12/2026 *Date*

REV 09/2018

☐ Form submitted by mail/e-mail
Office Use Only

# City of Madison

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

## Master

### File Number: 93235

**File ID:** 93235 **File Type:** License **Status:** Report of Officer

**Version:** 1 **Reference:** **Controlling Body:** ALCOHOL LICENSE REVIEW COMMITTEE

**File Created Date :** 05/18/2026

**File Name:** **Final Action:**

**Title:** Entity Reorganization
SSP America Inc • dba Ancora Coffee Roaster (2), Launce Deck Bar, Stella Bar, Goose Island Bar, Look Mom No Hands, Madtown Gastro Pub, Metcalfe's, Vinoteca Wine & Tapas, and Picnic Point Public House
4000 International Ln
Class B Combination Liquor & Beer
(District #12)
Remove 1 officer

**Notes:**

**Sponsors:** **Effective Date:**

**Attachments:** 93235 COO App.pdf **Enactment Number:**

**Author:** **Hearing Date:**

**Entered by:** jhaar@cityofmadison.com **Published Date:**

## History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER | | | | Pass |

**Action Text:** A motion was made by Verveer, seconded by Glenn, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

## Text of Legislative File 93235

**Title**

Entity Reorganization
SSP America Inc • dba Ancora Coffee Roaster (2), Launce Deck Bar, Stella Bar, Goose Island Bar, Look Mom No Hands, Madtown Gastro Pub,

Metcalfe's, Vinoteca Wine & Tapas, and Picnic Point Public House
4000 International Ln
Class B Combination Liquor & Beer
(District #12)
Remove 1 officer

# Change of Officers

City of Madison Clerk
210 MLK Jr Blvd, Room 105
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

(Agenda Item Number)
93235
(Legistar file number)
LICLIB-2016-00416
(License number)
District 12 - Matthews
(Alder District # and Name)
Office Use Only

Class A: ☐ Beer, ☐ Liquor, ☐ Cider
Class B: ☑ Beer, ☑ Liquor,
☐ Class C Wine

- This application is to inform the city of any changes in corporate structure.
- **The fee** for filing this application is $25.00.
- Please include a completed a **Background Investigation Form** and copy of a **picture ID** for each **new** officer/member/director with this application (not necessary for title changes).

**Licensed Premises Information**

This application modifies existing alcohol license number: LICLIB-2016-00416

Business dba Name: SSP America Inc

Licensed Address: 6000 International Ln, Madison, WI 53704

Liquor/Beer Agent Name: Shanna K Olivero Alder, District #:

**Corporate Information**

Business Legal Name (as on WI State Sellers Permit): SSP America Inc

Business Mailing Address: 20408 Bashan Dr, Suite 300, Ashburn, VA 20147

Business Contact Name, Position: Bernadette Maramba, Licensing Manager

Business Phone: 703-723-7264 Business Email: licensingrenewals@foodtravelexperts.com

| List New Officers/Members/Directors, if applicable (attach background check form for each): | |
|---|---|
| Name | Title |
| George Mboya | CEO, President |
| This is a current member. | |
| | |
| | |
| Officers/Members/Directors who will no longer hold their positions: | |
| Name | Former Title |
| Patrick Murray | Deputy CEO |
| | |
| | |

continued on page two -OVER

Do any of the officers/members/directors possess any interest or control in any other Class A, B or C license?

☑ No ☐ Yes, explain: _____

After this change, how many total officers/members/directors will be in the organization?: 1

*If this changes ownership by 50% or more, you will also need to include a completed Liquor/Beer License Application, business plan, and sample menu with this form.*

Will this change alter your business plan? ☑ No ☐ Yes, please attach new business plan with application.

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

Authorized Signature

05/12/2026
Date

☐ Form submitted by mail/e-mail
Office Use Only

# City of Madison

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

## Master

### File Number: 93236

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93236 | **File Type:** | License | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | ALCOHOL LICENSE REVIEW COMMITTEE |
| | | | | **File Created Date :** | 05/18/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Business Name Change
LRP Madison1 LLC • Current dba: Sheraton Madison Hotel
706 John Nolen Dr
Class B Combination Liquor & Beer
(District #14)
New dba: Madison Marriott South

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | LICLIB-2018-00439 DBA CHANGE APP.pdf | **Enactment Number:** | |
| **Author:** | | **Hearing Date:** | |
| **Entered by:** | jhaar@cityofmadison.com | **Published Date:** | |

## History of Legislative File

| Version: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER | | | | Pass |

**Action Text:** A motion was made by Verveer, seconded by Glenn, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

## Text of Legislative File 93236

**Title**

Business Name Change
LRP Madison1 LLC • Current dba: Sheraton Madison Hotel
706 John Nolen Dr
Class B Combination Liquor & Beer
(District #14)
New dba: Madison Marriott South

# City of Madison

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

## Master

**File Number: 93236**

# Change of dba Name

Fee: $25.00

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

(Agenda Item Number)

93236

(Legistar file number)

LICLIB-2018-00439

(License number)

District 14 - Lieberman

(Alder District # and Name)

Office Use Only

Class A: ☐ Beer, ☐ Liquor, ☐ Cider
Class B: ☒ Beer, ☐ Liquor,
☒ Class C Wine

**Licensed Premises Information**

This application modifies existing alcohol license number: LICLIB-2018-00439

Current Business dba Name: Sheraton Madison Hotel

Licensed Address: 706 John Nolen Drive

Liquor/Beer Agent Name: Chris Scheel  Alder, District #: Lieberman/14

**Corporate Information**

Business Legal Name (as on WI State Sellers Permit): LRP Madison1, LLC

Business Mailing Address: 300 Marietta Street NW, Ste 304, Atlanta, GA 30313

Business Contact Name, Position: Elizabeth Roth

Business Phone: 404-222-9100  Business Email: eroth@lvmgt.com

New dba Name: Madison Marriot South

Authorized Signature , 5/12/2026 Date

☐ Form submitted by mail/e-mail
Office Use Only

REV 8/2018

# City of Madison

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

## Master

### File Number: 93274

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93274 | **File Type:** | License | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | ALCOHOL LICENSE REVIEW COMMITTEE |
| | | | | **File Created Date :** | 05/21/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Change of Agent
SSA Group LLC • dba SSA Group LLC
606 S Randall Ave
New Agent: Francis Svec
Class B Combination Liquor & Beer
(District #13)

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | LICLIB-2022-00172 CHANGE OF AGENT.pdf | **Enactment Number:** | |
| **Author:** | | **Hearing Date:** | |
| **Entered by:** | jhaar@cityofmadison.com | **Published Date:** | |

### History of Legislative File

| Version: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER | | | | Pass |

**Action Text:** A motion was made by Verveer, seconded by Glenn, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

### Text of Legislative File 93274

**Title**

Change of Agent
SSA Group LLC • dba SSA Group LLC
606 S Randall Ave
New Agent: Francis Svec
Class B Combination Liquor & Beer
(District #13)

# City of Madison

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

## Master

**File Number: 93274**

# Liquor/Beer Agent

City of Madison Clerk
210 MLK Jr Blvd, Room 105
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

(Agenda Item Number) –if change-

93274
(Legistar file number) –if change-

LICLIB-2022-00172
(License number)

District #13 - Evers
(Alder District # and Name)

Office Use Only

Class A: ☐ Beer, ☐ Liquor, ☐ Cider
Class B: ☐ Beer, ☐ Liquor,
☐ Class C Wine

- This application is for Liquor/Beer Agents for new alcohol licenses and for a change of Liquor/Beer Agent to an existing alcohol license.
  - If you are a **new** agent for a **new** license, there is no charge.
  - If this is a **change of agent**, there is a $10.00 charge.
- Please include a **background check form** and copy of your **picture ID** with this application.
- Please include documentation that you have taken **Beverage Server Training** or have held an **Operator's License** within the last two years.

## To be completed by Corporate Officer or Member of LLC

I, Sean McNicholas, officer/member for SSA Group, LLC (Corp/LLC),

doing business as SSA Group, LLC, authorize and appoint Francis Svec
*Name*

as the liquor/beer agent for the premise located at 606 S. Randall Ave, Madison, WI 53715.

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

*Signature of corporate officer/member* , 05/19/2026
*Date*

## To be completed by appointed Liquor/Beer Agent

I, Francis Svec, appointed liquor/beer agent for The SSA Group (Corp/LLC),

being first duly sworn, affirm that I have full authority and control of the premise described

in this license, and I am involved in the actual conduct of the business as an employee, or have a direct

financial interest in the business of the licensee. The percent of the business I own is 0 %.

☒ I have included a copy of my photo ID and Beverage Server Training certificate/Operator's license.

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

*Signature of corporate Agent* , 5/19/26
*Date*

REV 09/2018

☐ Form submitted by mail/e-mail
Office Use Only

# City of Madison

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

## Master

### File Number: 93309

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93309 | **File Type:** | License | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | ALCOHOL LICENSE REVIEW COMMITTEE |
| | | | | **File Created Date :** | 05/22/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Temporary Class B Retailer License
Concurrent with Street Use Permit
SASY Neighborhood Association
Event Location: 2000 Block Atwood Ave
Event Date: 7/25 12pm - 10pm & 7/26 12pm - 8pm
Police District 410 (District 6)
Event: AtwoodFest

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | PERCPS-2026-00119 App_Redacted.pdf | **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 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER | | | | Pass |

**Action Text:** A motion was made by Verveer, seconded by Glenn, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

## Text of Legislative File 93309

**Title**

Temporary Class B Retailer License
Concurrent with Street Use Permit
SASY Neighborhood Association
Event Location: 2000 Block Atwood Ave
Event Date: 7/25 12pm - 10pm & 7/26 12pm - 8pm
Police District 410 (District 6)

Event: AtwoodFest

RECEIVED
MAY 13 2026
MADISON CITY CLERK

# Temporary B License

City of Madison Clerk
210 MLK Jr Blvd, Room 105
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

Street Use: ☐ No ☒ YES
Office Use Only

(Agenda Item number) –if Street Use-

(Legistar file number) –if Street Use-

PERCPS-2026-00119
(License number)

6 (Alder District #) 410 (Police Sector)
Office Use Only

- Temporary Class "B" (beer) and "Class B" (wine) licenses are available to **bona fide clubs, chambers of commerce, churches, Lodges/Societies, Veteran's Organizations, and Fair Associations** only. Being a non-profit company is not enough.
- You may get an unlimited number of temporary licenses for Beer, but **only two licenses for wine** each twelve months.
- If your plans include using the street for your event, you will need a **Street Use Permit** and you must apply at least 60 days before your event.
- At least one **licensed bartender** must be present.
- **The fee** is $10 for beer and/or wine per event – events may have consecutive days.

The named organization applies for:

■ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s.125.26(6), Wis. Stats.

■ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

**Organization**

Pick one: ■ Bona fide Club ☐ Chamber of Commerce ☐ Church
☐ Lodge/Society ☐ Veteran's Organization ☐ Fair Association

**Organization Name:** SASY Neighborhood Association Phone: 262-719-3121

Address: PO Box 7483 Email: sasy-board@googlegroups.com Website: https://sasyna.org/

Date organized: 1999 If a corporation, give date of incorporation: 2016

WI State Seller's Permit ID: _____

■ We are not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats.

☐ We *have* been convicted of a violation of Chapter 38.

| Organization Officers | Name | City, State | Birthdate |
|---|---|---|---|
| President | Ryan Koglin | Madison, WI | [redacted] |
| Vice President | Ray Cruz | Madison, WI | |
| Treasurer | Susan Ramspacher | Madison, WI | |
| Secretary | [Currently Vacant] | | |
| Person in charge of event | Name | Phone | Email |
| | Ryan Koglin | 262-719-3121 | 608ryan@gmail.com |

REV 07/2019

*continued on page two - OVER*

**Event Information**

Event Name: AtwoodFest Event dates & time(s): July 25 12PM-10PM, July 26 12PM-8PM

Event Address: 2000 Block Atwood Avenue Estimated Attendance: 4,500 daily

Do the premises you want to license occupy *all* of the building/property? Yes No? Then please describe fully which parts of the property or building you want to be covered with this license. (Which section of the parking lot, which floor of the building, or which specific rooms in it. etc):

Explain the purpose and nature of the event: AtwoodFest is a celebration of place, focused on the people, businesses, and institutions located in the Atwood Avenue Community

Describe your planned method of crowd control: 2 off-duty police officers will be on site at all times during the event and we have 20 volunteers, 2 with two-way radios. Most volunteers have experience with security and safety matters from prior events.

How many security persons will you have on the licensed premises? 8-10 each day

Will food be served? ■ Yes ☐ No Will a tent be used? ■ Yes ☐ No

Will the street be used? ■ Yes ☐ No Will wine be served? ☐ No ■ Yes: 1 of 2 per year

Wholesaler/distributor/brewery who will supply fermented malt beverage: General Bev / WI Distributors

Quantities ordered: 50 bbls

*(If serving wine)* Wholesaler/distributor/winery who will supply wine: General Bev / WI Distributors

Quantities ordered: 20 cases

**Declaration**

■ The information provided in this application is true and correct to the best of my knowledge and belief.

Officer Signature R K Date: 5-11-26

Printed name of **Officer** who is signing: Ryan Koglin

# City of Madison

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

## Master

### File Number: 93310

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93310 | **File Type:** | License | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | ALCOHOL LICENSE REVIEW COMMITTEE |
| | | | | **File Created Date :** | 05/22/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Temporary Class B Retailer License
Concurrent with Street Use Permit
Schenk's Corners Art Society
Event Location: 1900 Block Atwood Ave
Event Date: 8/14 5pm - 10pm & 8/15 2pm - 10pm
Police District: 410 (District 6)
Event: Schenk's Corners Block Party

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | PERCPS-2026-00121 App_Redacted.pdf | **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 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER | | | | Pass |

**Action Text:** A motion was made by Verveer, seconded by Glenn, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

## Text of Legislative File 93310

**Title**

Temporary Class B Retailer License
Concurrent with Street Use Permit
Schenk's Corners Art Society
Event Location: 1900 Block Atwood Ave
Event Date: 8/14 5pm - 10pm & 8/15 2pm - 10pm
Police District: 410 (District 6)

Event: Schenk's Corners Block Party

# Temporary B License

City of Madison Clerk
210 MLK Jr Blvd, Room 105
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

Street Use: ☐ No ☑ YES
Office Use Only

(Agenda Item number) –if Street Use–

(Legistar file number) –if Street Use–

PERCPS-2026-00121
(License number)

6 (Alder District #) 410 (Police Sector)
Office Use Only

- Temporary Class "B" (beer) and "Class B" (wine) licenses are available to **bona fide clubs, chambers of commerce, churches, Lodges/Societies, Veteran's Organizations, and Fair Associations** only. Being a non-profit company is not enough.
- You may get an unlimited number of temporary licenses for Beer, but **only two licenses for wine** each twelve months.
- If your plans include using the street for your event, you will need a **Street Use Permit** and you must apply at least 60 days before your event.
- At least one **licensed bartender** must be present.
- **The fee** is $10 for beer and/or wine per event – events may have consecutive days.

The named organization applies for:

☑ A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s.125.26(6), Wis. Stats.

☐ A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

## Organization

Pick one: ☒ Bona fide Club ☐ Chamber of Commerce ☐ Church
☐ Lodge/Society ☐ Veteran's Organization ☐ Fair Association

**Organization Name:** Schenk's Corners Art Society Phone: 262-903-1676

Address: 1714 Roth St. Madison, WI 53704 Email: emptyrandall@hotmail.com Website:

Date organized: 03/27/2019 If a corporation, give date of incorporation: 03/27/2019

WI State Seller's Permit ID:

☒ We are not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats.

☐ We *have* been convicted of a violation of Chapter 38.

| Organization Officers | Name | City, State | Birthdate |
|---|---|---|---|
| President | Joe Burbach | Madison, WI | [redacted] |
| Vice President | Dan Plourde | Madison, WI | |
| Treasurer | Michael Randall | Madison, WI | |
| Secretary | Adam Ginsberg | Madison, WI | |
| Person in charge of event | Name | Phone | Email |
| | Michael Randall | 262-903-1676 | emptyrandall@hotmail.com |

REV 07/2019

continued on page two - OVER

300

## Event Information

Event Name: Schenk's Corners Block Party Event dates & time(s): Friday, August 14th: 5-10pm Saturday, August 15th: 2-10pm

Event Address: 1900 Block - Atwood Avenue Estimated Attendance: 900

Do the premises you want to license occupy *all* of the building/property? No No? Then please describe fully which parts of the property or building you want to be covered with this license. (Which section of the parking lot, which floor of the building, or which specific rooms in it. etc):

Street, sidewalk and green space along 1900 Block of Atwood Avenue

Explain the purpose and nature of the event: Neighborhood celebration of art and music.

Community fundraising for a local charity.

Describe your planned method of crowd control: Volunteer security personal'staffed thoughout

How many security persons will you have on the licensed premises? 8

Will food be served? ☐ Yes ☒ No Will a tent be used? ☒ Yes ☐ No **Only above stage**

Will the street be used? ☒ Yes ☐ No Will wine be served? ☒ No ☐ Yes: ___ of 2 per year

Wholesaler/distributor/brewery who will supply fermented malt beverage: One Barrel Brewing Company

Quantities ordered: 18 Half Barrel

*(If serving wine)* Wholesaler/distributor/winery who will supply wine: _____

Quantities ordered: _____

## Declaration

☒ The information provided in this application is true and correct to the best of my knowledge and belief.

Officer Signature _____ Date: 05/16/2026

Printed name of **Officer** who is signing: Michael Randall

# City of Madison

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

## Master

### File Number: 93311

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93311 | **File Type:** | License | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | ALCOHOL LICENSE REVIEW COMMITTEE |
| | | | | **File Created Date :** | 05/22/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Change of Agent
Metcalfe Foods-West LLC • dba Metcalfe Markets • 7455 Mineral Point Rd
New Agent: Eric Wichmann
Class A Beer, Class A Liquor
(District 9)

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | LICLIA-2011-01722 Agent Change App.pdf | **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 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER | | | | Pass |

**Action Text:** A motion was made by Verveer, seconded by Glenn, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

### Text of Legislative File 93311

**Title**

Change of Agent
Metcalfe Foods-West LLC • dba Metcalfe Markets • 7455 Mineral Point Rd
New Agent: Eric Wichmann
Class A Beer, Class A Liquor
(District 9)

# Liquor/Beer Agent

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

_____ *(Agenda Item Number) –if change-*

_____ *(Legistar file number) –if change-*

_____ *(License number)*

_____ *(Alder District # and Name)*

Office Use Only

Class A: ☑ Beer, ☑ Liquor, ☐ Cider
Class B: ☐ Beer, ☐ Liquor,
☐ Class C Wine

- This application is for Liquor/Beer Agents for new alcohol licenses and for a change of Liquor/Beer Agent to an existing alcohol license.
  - If you are a **new** agent for a **new** license, there is no charge.
  - If this is a **change of agent**, there is a $10.00 charge.
- Please include a **background check form** and copy of your **picture ID** with this application.
- Please include documentation that you have taken **Beverage Server Training** or have held an **Operator's License** within the last two years.

## To be completed by Corporate Officer or Member of LLC

I, William Jacobs, officer/member for Metcalfe Foods-West LLC (Corp/LLC),

doing business as Metcalfe Markets, authorize and appoint Eric Wichmann
*Name*

as the liquor/beer agent for the premise located at 7455 Mineral Point RD, Madison, WI 53717.

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

William Jacobs, 4/29/26
*Signature of corporate officer/member* *Date*

## To be completed by appointed Liquor/Beer Agent

I, Eric Wichmann, appointed liquor/beer agent for Metcalfe Foods-West LLC (Corp/LLC),

being first duly sworn, affirm that I have full authority and control of the premise described

in this license, and I am involved in the actual conduct of the business as an employee, or have a direct

financial interest in the business of the licensee. The percent of the business I own is 0 %.

☑ I have included a copy of my photo ID and Beverage Server Training certificate/Operator's license.

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

Eric Wichmann, 4/29/26
*Signature of corporate Agent* *Date*

REV 09/2018

☐ Form submitted by mail/e-mail
Office Use Only

# City of Madison

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

## Master

### File Number: 93312

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93312 | **File Type:** | License | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | ALCOHOL LICENSE REVIEW COMMITTEE |
| | | | | **File Created Date :** | 05/22/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Entity Reorganization
Madison Association of the Deaf Inc • dba Madison Association of the Deaf
1109 Williamson St
Class B Combination Liquor & Beer
(District 6)
Add one new officer, remove one officer

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | 4032-1758 Change of Officers App.pdf | **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 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER | | | | Pass |

**Action Text:** A motion was made by Verveer, seconded by Glenn, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

### Text of Legislative File 93312

**Title**

Entity Reorganization
Madison Association of the Deaf Inc • dba Madison Association of the Deaf
1109 Williamson St
Class B Combination Liquor & Beer
(District 6)
Add one new officer, remove one officer

# City of Madison

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

## Master

**File Number: 93312**

# Change of Officers

305

(Agenda Item Number)

(Legistar file number)

(License number)

(Alder District # and Name)

Office Use Only

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

Class A: ☐ Beer, ☐ Liquor, ☐ Cider
Class B: ☑ Beer, ☑ Liquor,
☐ Class C Wine

- This application is to inform the city of any changes in corporate structure.
- **The fee** for filing this application is $25.00.
- Please include a completed a **Background Investigation Form** and copy of a **picture ID** for each **new** officer/member/director with this application (not necessary for title changes).

**Licensed Premises Information**

This application modifies existing alcohol license number: 4032-1758

Business dba Name: Madison Association of the Deaf Inc.

Licensed Address: 1109 Williamson St Madison WI 53703

Liquor/Beer Agent Name: Darrell Raby Alder, District #: 6

**Corporate Information**

Business Legal Name (as on WI State Sellers Permit): Madison Association of the Deaf

Business Mailing Address: 1109 Williamson St Madison WI 53703

Business Contact Name, Position: Ted Trenkamp Treasurer

Business Phone: 262-744-0498 Business Email: madtreasurer@gmail.com

| List New Officers/Members/Directors, if applicable (attach background check form for each): | |
|---|---|
| Name | Title |
| Daniel Rains | President |
| Michael Ginter | Vice President |
| Darrell Raby | Secretary |
| Darrell Raby | Liquor / Beer Agent |
| | |
| **Officers/Members/Directors who will no longer hold their positions:** | |
| Name | Former Title |
| Andy Altmann | President |
| Ted Trenkamp | Liquor / Beer Agent |
| | |

RECEIVED
MAR 25 2026
MADISON CITY CLERK

continued on page two -OVER

Do any of the officers/members/directors possess any interest or control in any other Class A, B or C license?

☑ No ☐ Yes, explain: _____

After this change, how many total officers/members/directors will be in the organization?: 4

Will this change alter your business plan? ☑ No ☐ Yes, please attach new business plan with application.

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

Ted Kronberg Treasurer
*Authorized Signature*

3/26/26
*Date*

☐ Form submitted by mail/e-mail
Office Use Only

# City of Madison

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

## Master

### File Number: 93313

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93313 | **File Type:** | License | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | ALCOHOL LICENSE REVIEW COMMITTEE |
| | | | | **File Created Date :** | 05/22/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Entity Reorganization
The Lone Girl Brewing Company Madison Taproom • dba The Lone Girl Brewing Company Madison Taproom
1817 E Washington Ave
Class B Combination Liquor & Beer
(District 6)
Remove one officer

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | LICLIB-2024-00196 Officer Change.pdf | **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 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER | | | | Pass |

**Action Text:** A motion was made by Verveer, seconded by Glenn, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

## Text of Legislative File 93313

**Title**

Entity Reorganization
The Lone Girl Brewing Company Madison Taproom • dba The Lone Girl Brewing Company Madison Taproom
1817 E Washington Ave

Class B Combination Liquor & Beer
(District 6)
Remove one officer

# Change of Officers

309

(Agenda Item Number)

(Legistar file number)

(License number)

#6 / Mayer

(Alder District # and Name)

Office Use Only

City of Madison Clerk
210 MLK Jr Blvd, Room 105
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

Class A: ☐ Beer, ☐ Liquor, ☐ Cider
Class B: ☒ Beer, ☒ Liquor,
☐ Class C Wine

- This application is to inform the city of any changes in corporate structure.
- **The fee** for filing this application is $25.00.
- Please include a completed a **Background Investigation Form** and copy of a **picture ID** for each **new** officer/member/director with this application (not necessary for title changes).

**Licensed Premises Information**

This application modifies existing alcohol license number: Lic Lib -2024-00196

Business dba Name: The Lone Girl Brewing Company Madison Taproom

Licensed Address: 1817 E Washington Ave. Madison, WI 53704

Liquor/Beer Agent Name: Kerry Abercrombie Alder, District #: Mayer/#6

**Corporate Information**

Business Legal Name (as on WI State Sellers Permit): The Lone Girl Brewing Company Madison Taproom

Business Mailing Address: 114 E. Main Street Waunakee, WI 53597

Business Contact Name, Position: Kerry Abercrombie, Agent

Business Phone: 608-298-7377 Business Email: kerry@thelonegirl.com

| List New Officers/Members/Directors, if applicable (attach background check form for each): | |
|---|---|
| Name | Title |
| | |
| | |
| | |
| | |
| | |
| Officers/Members/Directors who will no longer hold their positions: | |
| Name | Former Title |
| Kevin Abercrombie | Member, President |
| | |
| | |

continued on page two -OVER

Do any of the officers/members/directors possess any interest or control in any other Class A, B or C license?

☐ No ☒ Yes, explain: Kerry Abercrombie is the agent at the Waunakee location and the taproom location.

After this change, how many total officers/members/directors will be in the organization?: 2

*If this changes ownership by 50% or more, you will also need to include a completed Liquor/Beer License Application, business plan, and sample menu with this form.*

Will this change alter your business plan? ☒ No ☐ Yes, please attach new business plan with application.

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

Kerry Abercrombie — *Authorized Signature*

5/6/26 — *Date*

☐ Form submitted by mail/e-mail

Office Use Only

# City of Madison

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

## Master

### File Number: 93314

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93314 | **File Type:** | License | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | ALCOHOL LICENSE REVIEW COMMITTEE |
| | | | | **File Created Date :** | 05/22/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Entity Reorganization
Vintage II Inc • dba Vintage Brewing Company
674 Whitney Way
Class B Combination Liquor & Beer
(District 19)
Add one new officer, remove one officer

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | 76139-87543 Officer Change App (2).pdf | **Enactment Number:** | |
| **Author:** | | **Hearing Date:** | |
| **Entered by:** | jverbick@cityofmadison.com | **Published Date:** | |

## History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER | | | | Pass |

**Action Text:** A motion was made by Verveer, seconded by Glenn, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

## Text of Legislative File 93314

**Title**

Entity Reorganization
Vintage II Inc • dba Vintage Brewing Company
674 Whitney Way
Class B Combination Liquor & Beer
(District 19)

Add one new officer, remove one officer

313

# Change of Officers

(Agenda Item Number)

(Legistar file number) 76139-87543

(License number) 19

(Alder District # and Name)

Office Use Only

City of Madison Clerk
210 MLK Jr Blvd, Room 105
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

Class A: ☐ Beer, ☐ Liquor, ☐ Cider

Class B: ☒ Beer, ☒ Liquor,
☐ Class C Wine

- This application is to inform the city of any changes in corporate structure.
- **The fee** for filing this application is $25.00.
- Please include a completed a **Background Investigation Form** and copy of a **picture ID** for each **new** officer/member/director with this application (not necessary for title changes).

**Licensed Premises Information**

This application modifies existing alcohol license number: 76139-87543

Business dba Name: Vintage brewing Company

Licensed Address: 674 whitney Way Madison wi 53711

Liquor/Beer Agent Name: Trent Kramer Alder, District #:

**Corporate Information**

Business Legal Name (as on WI State Sellers Permit): Vintage II inc

Business Mailing Address:

Business Contact Name, Position: Trent Kramer

Business Phone: 608 204-2739 Business Email: VintageBrew@gmail.com

| List New Officers/Members/Directors, if applicable (attach background check form for each): | |
|---|---|
| Name | Title |
| Mike Bridges | Member |
| | |
| | |
| | |
| | |
| Officers/Members/Directors who will no longer hold their positions: | |
| Name | Former Title |
| Rory Nicragiolle | Member |
| | |
| | |

continued on page two -OVER

Do any of the officers/members/directors possess any interest or control in any other Class A, B or C license?

☐ No ☒ Yes, explain: Vintage LLC DBA Vintage Spirits & Grill

After this change, how many total officers/members/directors will be in the organization?: _____

*If this changes ownership by 50% or more, you will also need to include a completed Liquor/Beer License Application, business plan, and sample menu with this form.*

Will this change alter your business plan? ☒ No ☐ Yes, please attach new business plan with application.

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

[signature] 5-12-2026

*Authorized Signature* *Date*

☐ Form submitted by mail/e-mail

Office Use Only

# City of Madison

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

## Master

### File Number: 93315

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93315 | **File Type:** | License | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | ALCOHOL LICENSE REVIEW COMMITTEE |
| | | | | **File Created Date :** | 05/22/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Entity Reorganization
Vintage II Inc • dba Vintage Brewing Company
803 E Washington Ave
Class B Combination Liquor & Beer
(District 6)
Add one new officer, remove one officer

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | LICLIB-2018-00558 Officer Change App (2).pdf | **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 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER | | | | Pass |

**Action Text:** A motion was made by Verveer, seconded by Glenn, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

### Text of Legislative File 93315

**Title**

Entity Reorganization
Vintage II Inc • dba Vintage Brewing Company
803 E Washington Ave
Class B Combination Liquor & Beer
(District 6)
Add one new officer, remove one officer

# City of Madison

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

## Master

**File Number: 93315**

317

# Change of Officers

(Agenda Item Number)

(Legistar file number)

LICLIB-2018-00558

(License number)

6

(Alder District # and Name)

Office Use Only

City of Madison Clerk
210 MLK Jr Blvd, Room 105
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

Class A: ☐ Beer, ☐ Liquor, ☐ Cider

Class B: ☒ Beer, ☒ Liquor,
☐ Class C Wine

- This application is to inform the city of any changes in corporate structure.
- **The fee** for filing this application is $25.00.
- Please include a completed a **Background Investigation Form** and copy of a **picture ID** for each **new** officer/member/director with this application (not necessary for title changes).

**Licensed Premises Information**

This application modifies existing alcohol license number: _____

Business dba Name: Vintage brewing Company

Licensed Address: 803 E Washington Ave 53703

Liquor/Beer Agent Name: Trent Kraemer Alder, District #: _____

**Corporate Information**

Business Legal Name (as on WI State Sellers Permit): Vintage II Inc

Business Mailing Address: 803 E Washington Ave Madison Wi 53703

Business Contact Name, Position: Trent Kraemer

Business Phone: 608-204-2739 Business Email: VintageBrew@gmail.com

| List New Officers/Members/Directors, if applicable (attach background check form for each): | |
|---|---|
| Name | Title |
| Mike Bridges | Member |
| | |
| | |
| | |
| | |
| **Officers/Members/Directors who will no longer hold their positions:** | |
| Name | Former Title |
| Rory Meraglia | Member |
| | |
| | |

continued on page two -OVER

Do any of the officers/members/directors possess any interest or control in any other Class A, B or C license?

☐ No ☒ Yes, explain: Vintage LLC DBA Vintage Spirits & Grill

After this change, how many total officers/members/directors will be in the organization?: _____

*If this changes ownership by 50% or more, you will also need to include a completed Liquor/Beer License Application, business plan, and sample menu with this form.*

Will this change alter your business plan? ☒ No ☐ Yes, please attach new business plan with application.

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

*Authorized Signature*

5-12-2026
*Date*

☐ Form submitted by mail/e-mail

**Office Use Only**

# City of Madison

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

## Master

### File Number: 93316

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93316 | **File Type:** | License | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | ALCOHOL LICENSE REVIEW COMMITTEE |
| | | | | **File Created Date :** | 05/22/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Change of Licensed Conditions
Red Sushi 2 LLC • dba RED • Capacity (in/out): 125/92
316 W Washington Ave • Agent: Tatsiana Zhykharevich
Class B Combination Liquor & Beer • 20% alcohol, 80% food
21+ Entertainment
Police Sector 405 (District 4)
Request to revise condition five to increase indoor capacity to 275.

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | LICPCH-2026-00324 Change of Condition App.pdf | **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 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - REPORT OF OFFICER | | | | Pass |

**Action Text:** A motion was made by Verveer, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - REPORT OF OFFICER. The motion passed by voice vote/other.

The condition will now read:
5. The capacity is 275 indoors and 92 outdoors.

One registration in support.

**Notes:** The condition will now read:
5. The capacity is 275 indoors and 92 outdoors.

**Text of Legislative File 93316**

**Title**

Change of Licensed Conditions
Red Sushi 2 LLC • dba RED • Capacity (in/out): 125/92
316 W Washington Ave • Agent: Tatsiana Zhykharevich
Class B Combination Liquor & Beer • 20% alcohol, 80% food
21+ Entertainment
Police Sector 405 (District 4)
Request to revise condition five to increase indoor capacity to 275.

# Change of Conditions

Fee: $25.00

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

(Agenda Item Number)

(Legistar file number)

LICLIB-2015-00919
(License number)

(Alder District #) (Police Sector)

Office Use Only

Class A: ☐ Beer, ☐ Liquor, ☐ Cider
Class B: ☐ Beer, ☑ Liquor,
☐ Class C Wine

**Licensed Premises Information**

This application modifies existing alcohol license number: LICLIB-2015-00919

Business dba Name: RED

Licensed Address: 316 West Washington ave Madison, WI 53703

Premise Capacity: _____ Liquor/Beer Agent Name: Tatsiana Zhykharevich

20 % Alcohol, 80 % Food, ____ % Other Alder, District #: 4 Police Sector: ____

**Corporate Information**

Business Legal Name (as on WI State Sellers Permit): Red Sushi 2, LLC

Business Mailing Address: 316 West Washington ave. Unit 100. Madison, WI

Business Contact Name, Position: Tatsiana Zhykharevich

Business Phone: (608)338-9327 Business Email: tanya@red-madison.com

Description of Change to Conditions: RED completed an approved expansion in 2024 that added an additional indoor dining/event space with aprox 150 seats. It was brought to our attention that capacity condition on the liquor license was not updated and still reflects the original capacity.
We ask to update the license to total capacity:
~~Indoor: aproximately 275 seats~~
Outdoor: 90 seats

Authorized Signature _____ Date 5/20/26

REV 09/2018

☐ Orange sign and business card issued w/ COCA
☐ "License Renewals & Changes" brochure with next steps issued

Office Use Only

# City of Madison

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

## Master

### File Number: 93317

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93317 | **File Type:** | License | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | ALCOHOL LICENSE REVIEW COMMITTEE |
| | | | | **File Created Date :** | 05/22/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Change of Licensed Premises
Red Sushi 2 LLC • dba RED
Current Capacity (in/out): 125/92 • Proposed Capacity (in/out): 275/92
316 W Washington Ave • Agent: Tatsiana Zhykharevich
Class B Combination Liquor & Beer • 20% alcohol, 80% food
Police Sector 405 (District 4)
Request to increase indoor capacity to 275.

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | LICPCH-2026-00324 Change of Premises App.pdf | **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 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER | | | | Pass |

**Action Text:** A motion was made by Verveer, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

## Text of Legislative File 93317

**Title**

Change of Licensed Premises
Red Sushi 2 LLC • dba RED
Current Capacity (in/out): 125/92 • Proposed Capacity (in/out): 275/92
316 W Washington Ave • Agent: Tatsiana Zhykharevich

Class B Combination Liquor & Beer • 20% alcohol, 80% food
Police Sector 405 (District 4)
Request to increase indoor capacity to 275.

# Change of Premises

Fee: $25.00

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703
licensing@cityofmadison.com
608-266-4601

(Agenda Item Number) _____

(Legistar file number) _____

(License number) LICPCH-2026-00324

(Alder District #) 4 (Police Sector) _____

Office Use Only

Class A: ☐ Beer, ☐ Liquor, ☐ Cider
Class B: ☐ Beer, ☑ Liquor,
☐ Class C Wine

**Licensed Premises Information**

This application modifies existing alcohol license number: LIC LIB-2015-00919

Business dba Name: RED

Licensed Address: 316 W. Washington ave Madison, WI 53703

Liquor/Beer Agent Name: Tatsiana Zhykhavevich

20% Alcohol, 80% Food, ____% Other Alder, District #: 4 Police Sector: 405

**Corporate Information**

Business Legal Name (as on WI State Sellers Permit): Red Sushi 2, LLC

Business Mailing Address: 316 W. Washington ave. #100 Madison, WI

Business Contact Name, Position: Tatsiana Zhykhavevich

Business Phone: (608)294-1234 Business Email: tanya@red-madison.com

**Current Capacity (indoor):** 125 **Current Capacity (outdoor):** 92

**Proposed Capacity (indoor):** 275 **Proposed Capacity (outdoor):** 92

*If your capacity is increasing, contact Building Inspection: (608) 266-4551, binspection@cityofmadison.com*

Description of Proposed Changes: see attached

☑ Detailed Floor Plans included (required)

*Authorized Signature* _____ , *Date* 5/18/2026

☐ Orange sign and business card issued

☐ "License Renewals & Changes" brochure with next steps issued

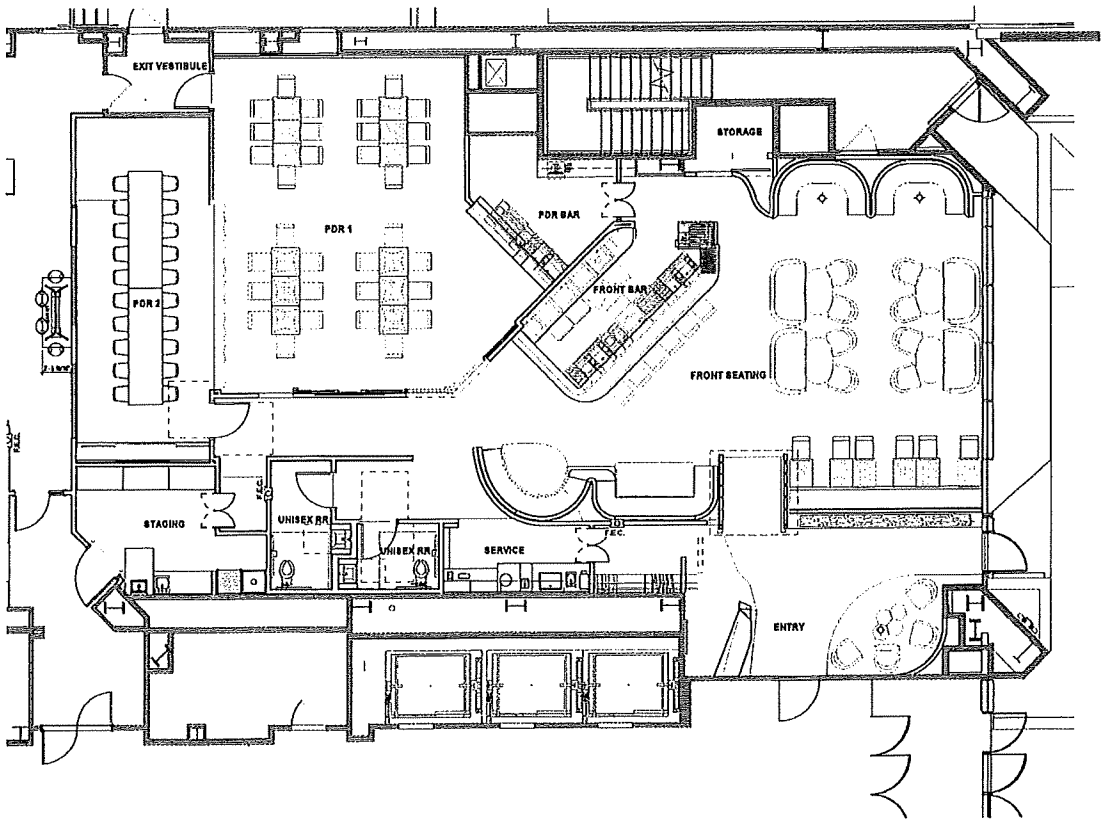
Office Use Only

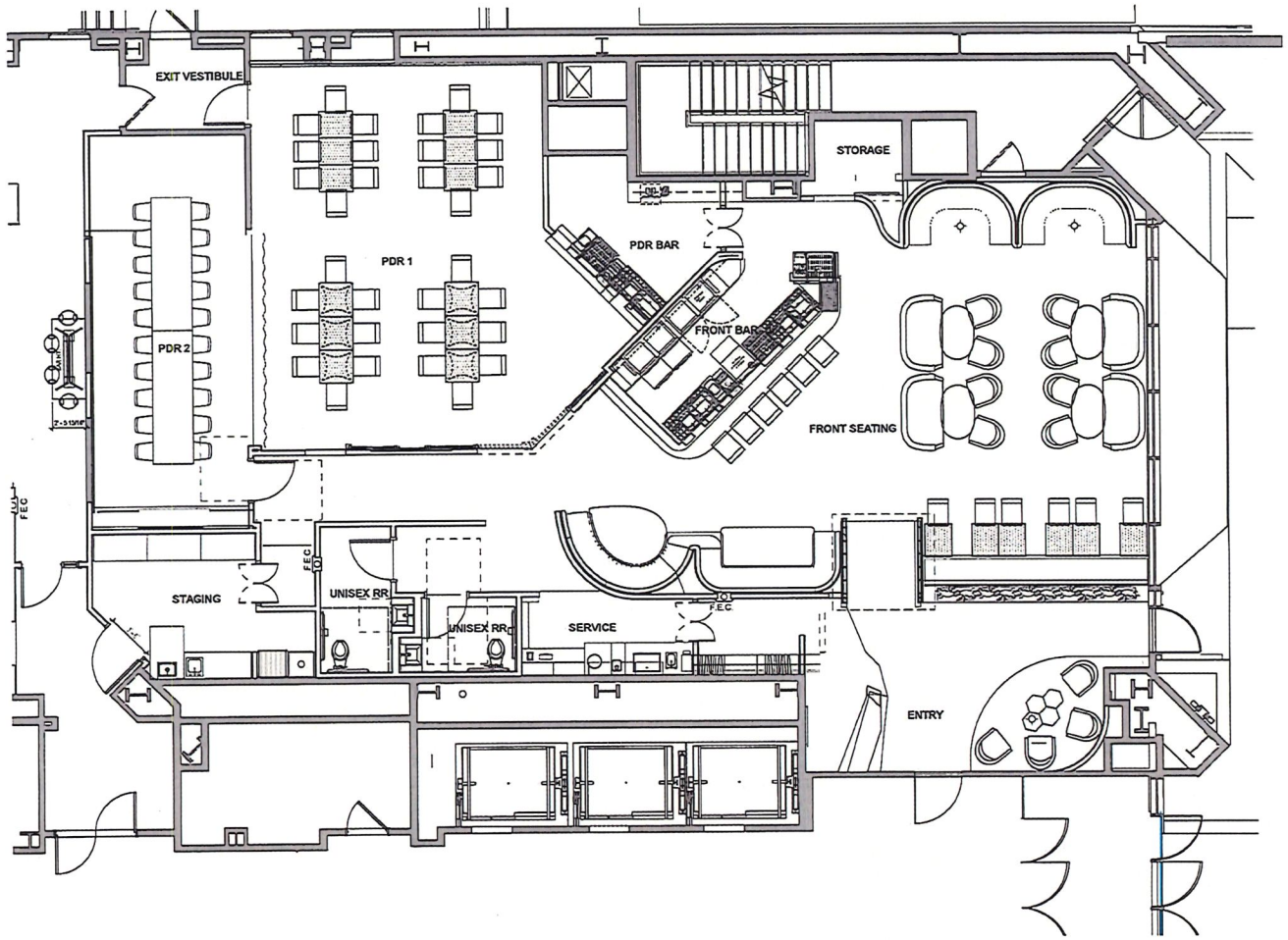
REV 09/2018

## Project Design

The expansion project consists of four primary areas:

| Area | Description | Size |
|---|---|---|
| Main Dining Area | Functions as a replacement to sixth floor expansion dining space for regular diners, with primary utilization on busier nights. Aprox. 55 seats | 3,651 sf |
| Bar | Addition of a new, secondary, bar to provide beverages to the new expansion space and supplement bar capacity for the outdoor patio on an as-needed basis. | |
| Private Dining Room ( PDR 2) - Small | Serving up to group sizes of 20, this space will be primarily intended for smaller special events. | |
| Private Dining Room ( PDR 1) - Large | Serving up to group sizes of 40, this space will be primarily intended for larger special events. | |






1 FIRST FLOOR PLAN- SUITE 125- ALRC
1/4" = 1'-0"

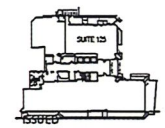
**RED EXPANSION: SUITE 125**
TENANT AREA: 3,651 SF
OCCUPANCY: 150 PERSONS

NOT FOR CONSTRUCTION

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

PINK HOUSE DESIGNS, LLC

KEY PLAN




03.14.2024

PROJECT TITLE
RED EXPANSION

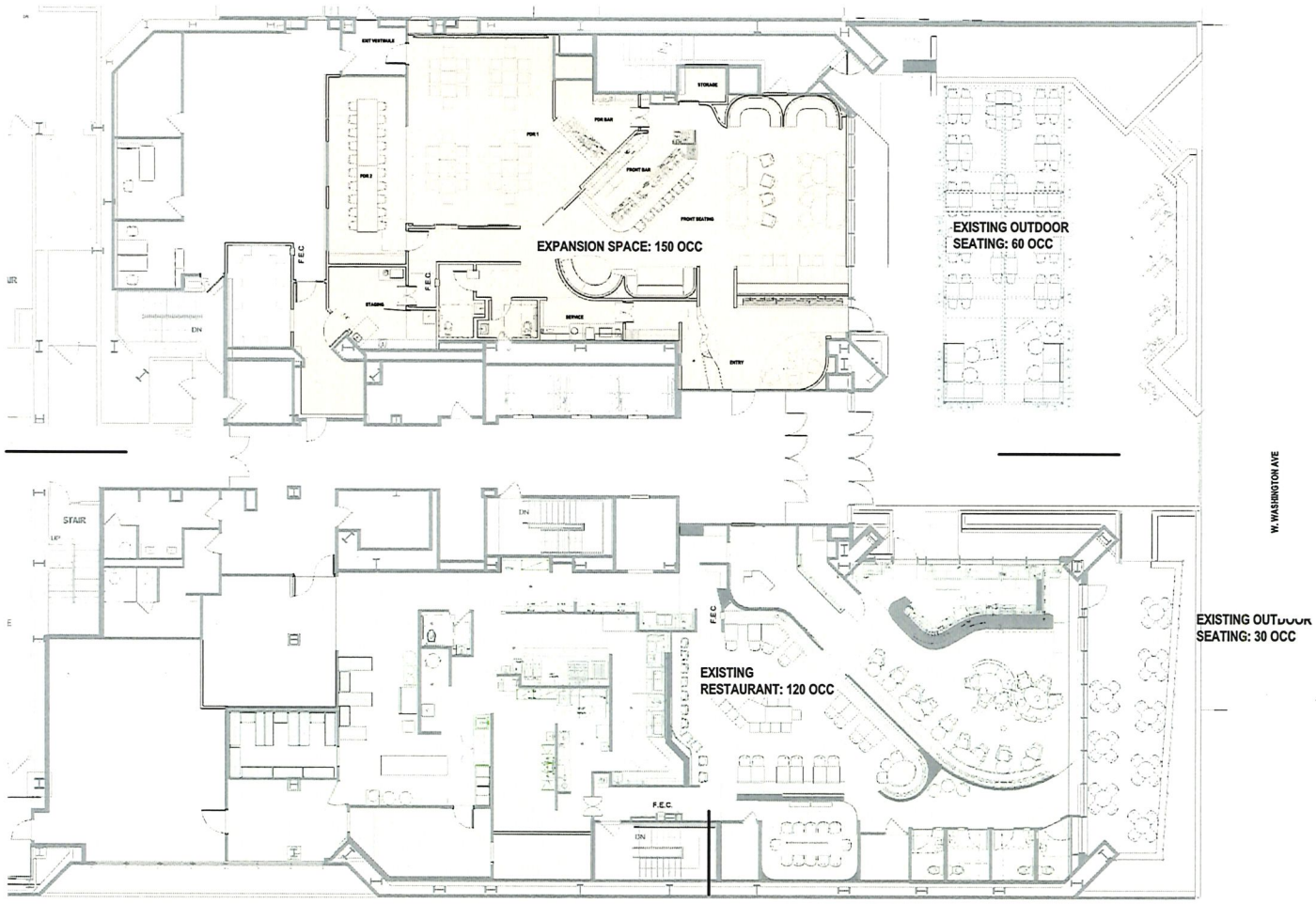
316 W. WASHINGTON AVE, SUITE 100
MADISON, WI 53703

SHEET TITLE
SUITE 125 - Floo Plan

SHEET NUMBER
ALRC 1

PROJECT NUMBER 2328

© Knothe & Bruce Architects, LLC




1 FIRST FLOOR PLAN- OVERALL- ALRC
1/8" = 1'-0"

**TOTAL OCCUPANTS- OVERALL**

| | |
|---|---|
| EXISTING RESTAURANT: | 120 |
| NEW EXPANSION: | 150 |
| EXISTING OUTDOOR: | 90 |
| TOTAL: | 360 |

knothe bruce ARCHITECTS

PINK HOUSE DESIGNS, LLC

KEY PLAN

ISSUED

04.17.24

PROJECT TITLE
RED EXPANSION

316 W. WASHINGTON AVE, SUITE 100
MADISON, WI 53703

SHEET TITLE
OVERALL PLAN- ALRC

SHEET N
ALRC 2

PROJECT NUMBER 2328

© Knothe & Bruce Architects, LLC

# City of Madison

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

## Master

### File Number: 93359

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93359 | **File Type:** | License | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | ALCOHOL LICENSE REVIEW COMMITTEE |
| | | | | **File Created Date :** | 05/27/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Change of Licensed Premises
Light of the Moon Inc • dba Moon Bar
Current Capacity (in/out): 315/0 • Proposed Capacity (in/out): 315/25
328 W Gorham St • Agent: Jeff Rood
Class B Combination Liquor & Beer • 70% alcohol, 30% food
Police Sector 403 (District 2)
Request to add a sidewalk cafe on N. Broom St side of the building: roughly 30' along the building, extending 5' from the wall.

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | LICPCH-2026-00323 Change of Premises App.pdf | **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 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER | | | | Pass |

**Action Text:** A motion was made by Glenn, seconded by Verveer, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other. Figueroa Cole is recorded as a no.

Applicant must submit a new Change of Premises application if Street Vending approves a different area for the sidewalk cafe.

One registration in support.

### Text of Legislative File 93359

**Title**
Change of Licensed Premises

Light of the Moon Inc • dba Moon Bar
Current Capacity (in/out): 315/0 • Proposed Capacity (in/out): 315/25
328 W Gorham St • Agent: Jeff Rood
Class B Combination Liquor & Beer • 70% alcohol, 30% food
Police Sector 403 (District 2)
Request to add a sidewalk cafe on N. Broom St side of the building: roughly 30' along the building, extending 5' from the wall.

330

# Change of Premises

Fee: $25.00

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

(Agenda Item Number)

(Legistar file number)

LICPCH-2026-00323
(License number)

2 (Alder District #) (Police Sector)

Office Use Only

Class A: ☐ Beer, ☐ Liquor, ☐ Cider
Class B: ☒ Beer, ☒ Liquor,
☐ Class C Wine

**Licensed Premises Information**

This application modifies existing alcohol license number: LICLIB-2025-00562

Business dba Name: Moon Bar

Licensed Address: 328 W. Gorham St. Madison, WI 53703

Liquor/Beer Agent Name: Jeff Rood

70% Alcohol, 30% Food, ____% Other Alder, District #: Ochowicz, #2 Police Sector: Central

**Corporate Information**

Business Legal Name (as on WI State Sellers Permit): Light of the Moon, Inc.

Business Mailing Address: 9 Payson Ct. Madison, WI 53719

Business Contact Name, Position: Jeff Rood, Owner

Business Phone: 608-215-8743 Business Email: jeff@moonbarmadison.com

**Current Capacity (indoor):** 315 **Current Capacity (outdoor):** 0

**Proposed Capacity (indoor):** 315 **Proposed Capacity (outdoor):** 25

*If your capacity is increasing, contact Building Inspection: (608) 266-4551, binspection@cityofmadison.com*

**Change is:** ☒ Permanent ☐ Temporary (from _____ until _____)
Date Date

**Is this change related to a Roadway Café Expansion License/Roadway Permit:** ☒ **Yes** or ☐ **No**

**Description of Changes (include approximate measurements, and fencing, if necessary):**

Would like to add a sidewalk café on N. Broom St. side of building. Area would be Roughly 30' along the building extending 5' from wall. Area will be fenced & manned/monitored by Security.

☐ Detailed Floor Plans included (required)

Authorized Signature , 5/18/26 Date

☐ Orange sign and business card issued

☐ "License Renewals & Changes" brochure with next steps issued

Office Use Only

REV 05/2022

328 W. Gorham
331
Entrance
E. Gorham
6'
Proposed Patio
5'
30'
14'
N. Broom

# City of Madison

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

## Master

### File Number: 93361

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93361 | **File Type:** | License | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | ALCOHOL LICENSE REVIEW COMMITTEE |
| | | | | **File Created Date :** | 05/27/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Change of Licensed Premises
State Street Brathaus of Madison Inc • dba State Street Brats
Current Capacity (in/out): 450/150 • Proposed Capacity (in/out): 450/400
603 State St • Agent: Keegan Meuer
Class B Combination Liquor & Beer • 49% alcohol, 51% food
Police Sector 403 (District 2)
Request to add area on 438 N Frances St for outdoor patio, bathrooms, food truck parking/service for customers.

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | LICPCH-2026-00306 Change of Premises App.pdf, 260616_Bier Garden Site Concepts.pdf | **Enactment Number:** | |
| **Author:** | | **Hearing Date:** | |
| **Entered by:** | jverbick@cityofmadison.com | **Published Date:** | |

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER | | | | Pass |

**Action Text:** A motion was made by Figueroa Cole, seconded by Klemons, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support. One registration neither in support nor opposition.

### Text of Legislative File 93361

**Title**

Change of Licensed Premises
State Street Brathaus of Madison Inc • dba State Street Brats
Current Capacity (in/out): 450/150 • Proposed Capacity (in/out): 450/400
603 State St • Agent: Keegan Meuer
Class B Combination Liquor & Beer • 49% alcohol, 51% food
Police Sector 403 (District 2)
Request to add area on 438 N Frances St for outdoor patio, bathrooms, food truck parking/service for customers.

# Change of Premises

Fee: $25.00

City of Madison Clerk
210 MLK Jr Blvd, Room 103
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

(Agenda Item Number)

(Legistar file number)

LIC PCH -2026-00306
(License number)

(Alder District #) (Police Sector)

Office Use Only

Class A: ☐ Beer, ☐ Liquor, ☐ Cider
Class B: ☒ Beer, ☒ Liquor,
☒ Class C Wine

**Licensed Premises Information**

This application modifies existing alcohol license number: 28513-13770

Business dba Name: STATE STREET BRATS

Licensed Address: 603 STATE STREET

Liquor/Beer Agent Name: KEEGAN MEYER

49 % Alcohol, 51 % Food, ____ % Other Alder, District #: 2 Police Sector: ____

**Corporate Information**

Business Legal Name (as on WI State Sellers Permit): STATESTREET BRATHAUS OF MADISON INC

Business Mailing Address: 603 STATE STREET

Business Contact Name, Position: KEEGAN MEYER

Business Phone: 608-217-7570 Business Email: KEEGAN.MEYER@STATESTREETBRATS.com

**Current Capacity (indoor):** 450 **Current Capacity (outdoor):** 150

**Proposed Capacity (indoor):** 450 **Proposed Capacity (outdoor):** 400

*If your capacity is increasing, contact Building Inspection: (608) 266-4551, binspection@cityofmadison.com*

**Change is:** ☒ Permanent ☐ Temporary (from _____ until _____)
Date Date

**Is this change related to a Roadway Café Expansion License/Roadway Permit:** ☐ **Yes** or ☒ **No**

**Description of Changes (include approximate measurements, and fencing, if necessary):**

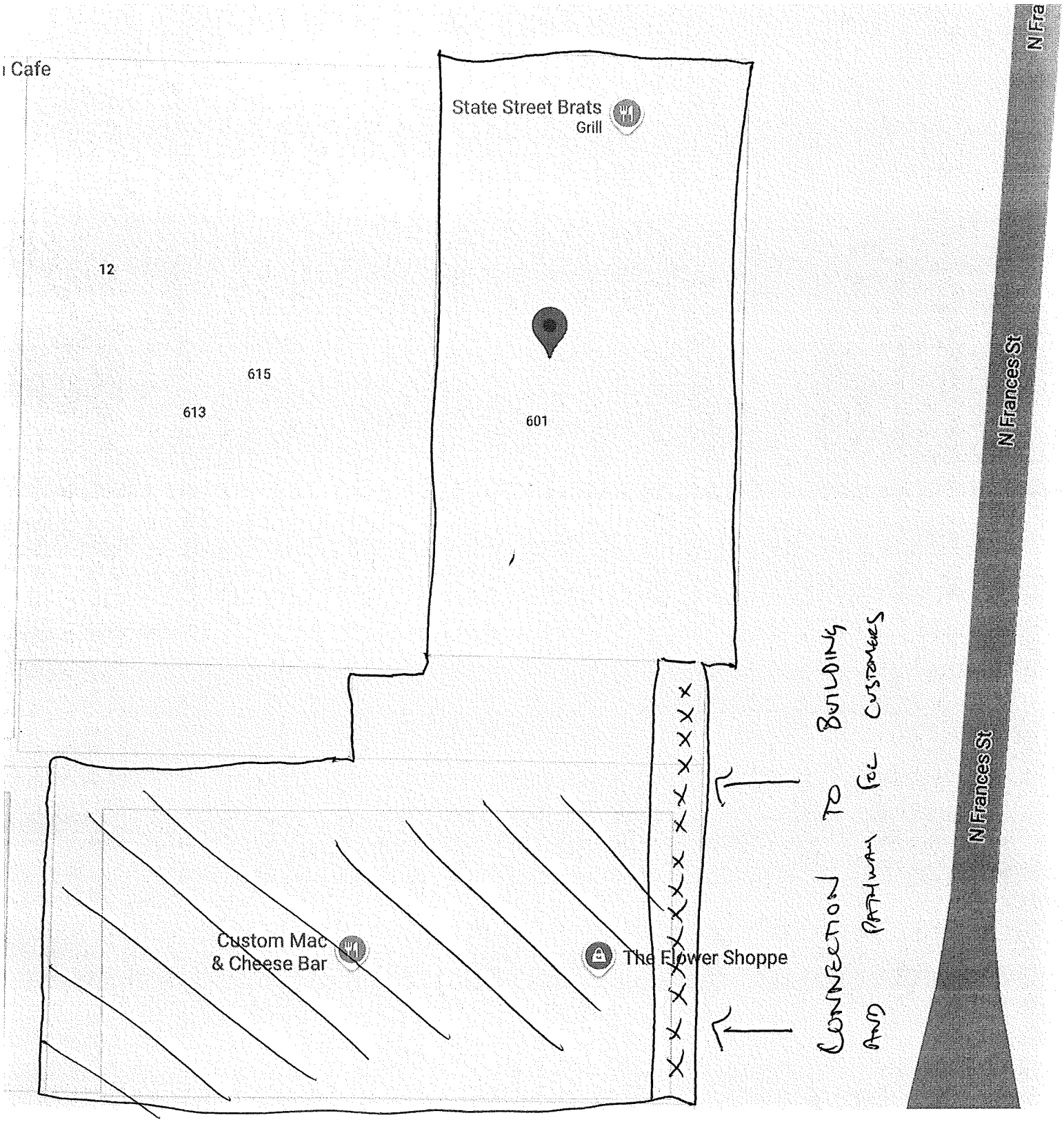
PURCHASE OF 438 N FRANCES, OUTDOOR PATIO, BATHROOMS FOOD TRUCK PARKING / SERVICE FOR CUSTOMERS. PLANS NOT MADE YET, PERSPECTUS EMAILED WITH LINK.

☒ Detailed Floor Plans included (required)

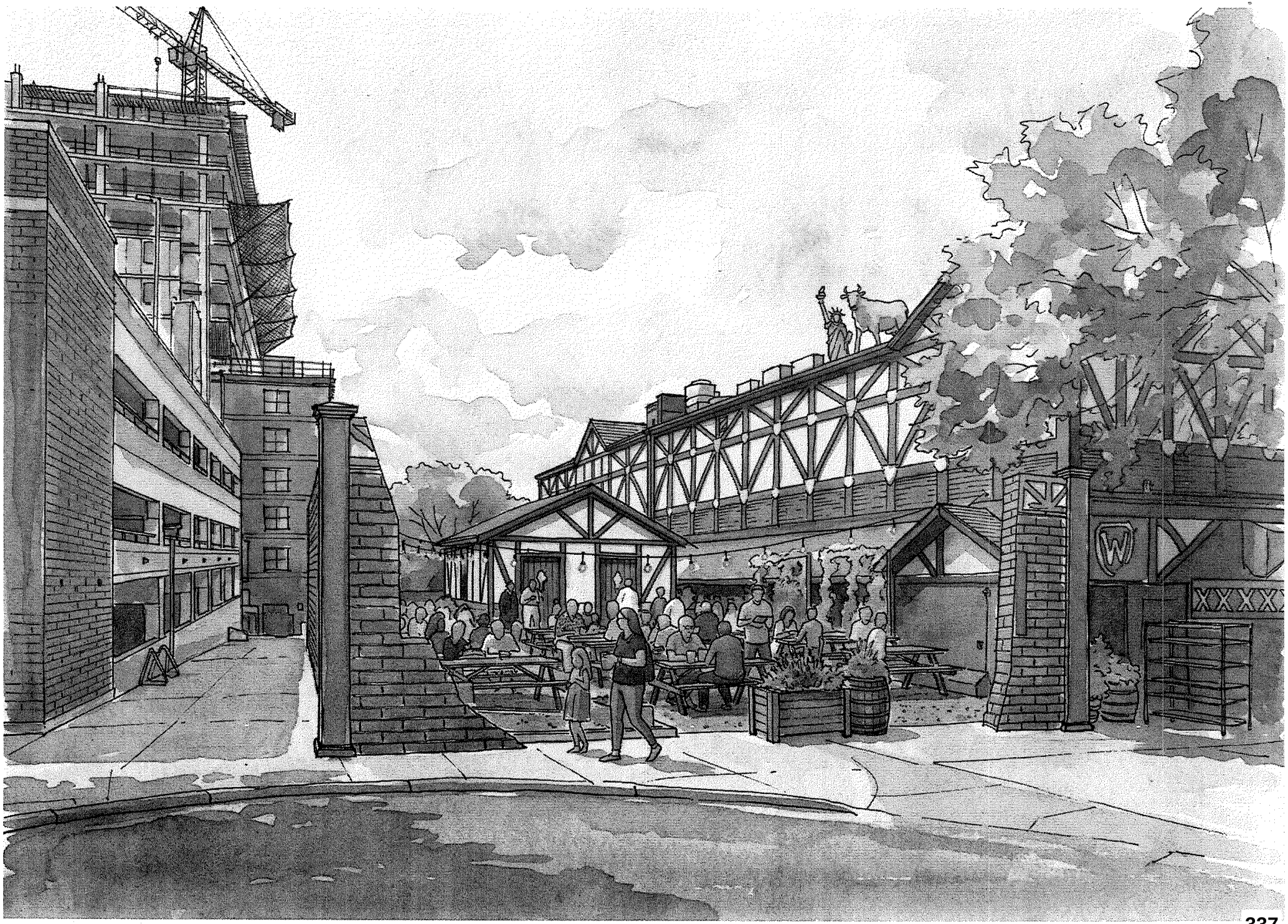
Authorized Signature, 5/13/26
Date

☐ Orange sign and business card issued
☐ "License Renewals & Changes" brochure with next steps issued
Office Use Only

REV 05/2022


Cafe
State Street Brats
Grill
12
615
613
601
N Frances St
N Frances St
N Fra
Custom Mac
& Cheese Bar
The Flower Shoppe
CONNECTION TO BUILDING
AND PATHWAY FOR CUSTOMERS
NEW PATIO SPACE
BRICK WALL ENCLOSES
ENTIRE AREA FOR
PRIVATE PATIO

XXXX


XXXX

STUDY STATE STREET BRATS

# Outdoor Activation Over Density: The Case for a Downtown Madison Open-Air Biergarten

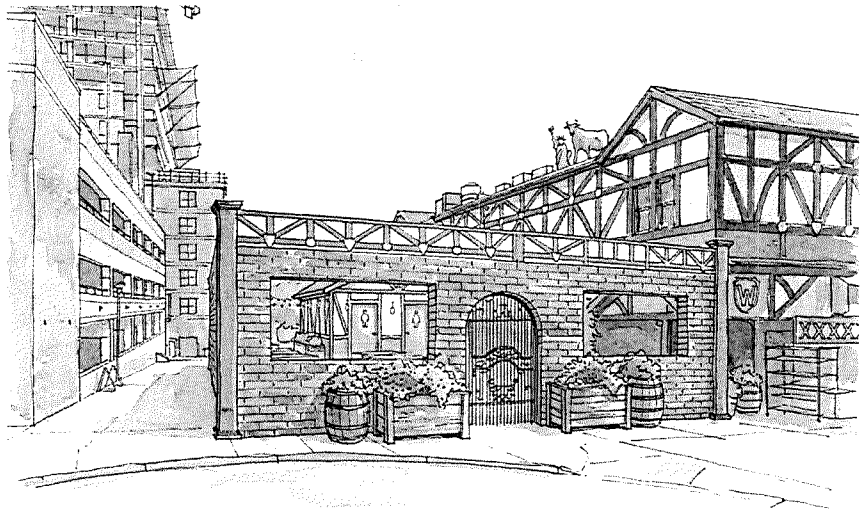
May 13, 2026 Private link

A Strategic Analysis for the Alcohol License Review Committee, Madison's Central Business Improvement District, and Downtown Development Commissions



5/14/26, 11:59 AM knockknockbang.com/share/310cc7ca5a76a446f85c1a0d641ba96d/

Knock Knock Bang™



RENDER 01

Knock Knock Bang™

**63% first-round win rate**, finishing above parks, playgrounds, winter recreation athletic facilities. This reflects a competitive head-to-head preference ranking – not a leading question.[5][6]

Related priorities that reinforce the pattern:[6]

| Community Priority | Round Result |
|---|---|
| Active Street Life | Quarterfinals (82% first-round) |
| Diverse Music, Events & Activities | Quarterfinals (81% first-round) |
| Lakefront Experiences | Quarterfinals (84% first-round) |
| **Biergartens and Places to Gather** | **Semifinals (63% first-round)** |
| More Third Spaces | Round of 16 (68% first-round) |

The Envision Downtown engagement — with over 175 in-person participants and a parallel 630-respondent survey — reinforced this signal at every level:[6]

- **78% of respondents** cited "enjoying a variety of eating/drinking options" as their primary downtown activity — the highest-rated motivation of all[6]
- **Public Spaces & Placemaking** received 25% of all simulated public investment dollars, ranking first among all spending priorities[6]
- Focus group participants explicitly noted that when downtown spaces feel empty and people must walk too far between activated areas, *"it can be a turn-off"* — confirming that distributed outdoor activation is essential to sustaining corridor energy[6]
- Open-ended responses called out *"local businesses getting pushed out"* as a top concern, and identified *"more outdoor music"* and food/drink options as Big Ideas for downtown's future[6]

The data is unambiguous. The community is not asking for more residential density on commercial corridors. It is asking for more of exactly what an open-air Biergarten





Knock Knock Bang™

## Part II: The Parcel Decision — Commercial Activation vs. Residential Conversion

### 2.1 What the Adjacent Parcel Currently Is

The property adjacent to State Street Brats is a visibly deteriorated mixed-use structure — residential in character, housing a small number of residential units alongside commercial tenants operating in substandard conditions. It is listed for sale. In its current state, the building:

- Does not contribute meaningfully to the commercial vitality of the corridor
- Diminishes the State Street streetscape through its physical deterioration
- Generates no visitor spending, no BID assessment revenue proportionate to its location, and no activation of the public realm

The parcel sits on one of the most pedestrian-trafficked commercial corridors in Wisconsin, directly adjacent to a 70-year-old hospitality institution. Its highest and best use — by any economic, urban design, or community planning measure — is not a handful of additional student beds.

### 2.2 The Student Housing Market Does Not Need This Parcel

The student housing market surrounding UW-Madison is not undersupplied. The Greater Madison Housing Consortium's 2026 report, produced by Maxfield Research, documented **40,555 existing beds within one mile of Bascom Hall as of January 2025**, with **more than 8,000 additional beds projected by end of 2029** — bringing total supply to approximately 48,735 beds. The report's conclusion was explicit: private development is already sufficient to meet student housing demand.[1]

## Part IV: The Downtown Area Plan — This Moment Matters

The City's Downtown Area Plan, launched in December 2025 with an anticipated 18-month process, explicitly identifies outdoor dining and gathering spaces as active policy considerations. It is coordinating with the Greater Downtown Economic Investment Strategy to ensure that recommendations are commercially viable and community-aligned.[15][16][17]

Approving this Biergarten expansion during the planning window accomplishes three things that purely reactive approval processes cannot:

1. **Demonstrates institutional responsiveness** — the ALRC and BID can point to an approval that directly reflects the community priorities the Envision Downtown survey surfaced
2. **Creates a working proof-of-concept** for the outdoor activation model the Downtown Area Plan is expected to formalize
3. **Generates documented economic and placemaking data** that will inform and protect future similar applications before the plan is finalized

Business owners in the Envision Downtown survey were explicit: 68% said they plan to **stay or expand** in Greater Downtown, and they identified *"streamlined permitting and regulatory processes"* as the top factor enabling that growth. An efficient, conditions-based approval of a qualified local operator's well-structured application is precisely the signal those business owners need to see.[6]







### 5.1 How the Project Should Be Characterized

The proposed Biergarten is designed as a permanent, open-air enclosure whose walls connect directly to and extend from the existing State Street Brats structure, anchored by a purpose-built, code-compliant restroom facility. This is not a fenced patio or a seasonal beer garden tent. It is a structural building extension — and that distinction carries significant weight in every regulatory context this application will touch.

- **For the ALRC:** A physically attached enclosure sharing a wall with the existing licensed premises is most accurately characterized as an extension of the licensed premises — not a separate outdoor licensed area. This framing simplifies the license amendment pathway and reduces the likelihood of time-limited or event-specific conditions being attached to the approval.[18]
- **For the Urban Design Commission:** State Street falls within UDC review jurisdiction, where projects are evaluated on their contribution to the corridor's built environment. An architecturally integrated extension that removes a deteriorated structure and replaces it with a purposefully designed enclosure is a straightforward net improvement to the streetscape — the definition of what UDC review is designed to encourage.[19]
- **For the Plan Commission:** A capital improvement to an existing business — with permanent structural elements and dedicated infrastructure — reads as long-term investment in the corridor, not a temporary activation. That framing is materially different from a discretionary outdoor seating application and should be treated accordingly.[20]

### 5.2 The Restroom Structure Signals Permanence and Compliance

The inclusion of a purpose-built, permit-compliant restroom facility is not a minor operational detail. In regulatory review contexts, it is one of the clearest possible signals that an operator is treating the expansion as a permanent, self-sufficient facility — not an improvised outdoor extension of an existing space. It proactively addresses a

removes a blighted structure. It captures a share of Dane County's record $2.6[illegible] tourism economy. It directly fulfills the BID's mandate. It answers, in concrete fo[illegible] Envision Downtown participants asked for when they ranked outdoor gathering and placemaking above every other public investment priority.[11] [6]

The ALRC, the Central BID, and Madison's downtown development commissions exist precisely to make distinctions like this one. The community has provided clear direction. The economic data supports it. The regulatory pathway accommodates it. The case for approval is strong — and the case against it does not exist.

*Prepared for presentation to the Madison Alcohol License Review Committee (ALRC), Madison's Central Business Improvement District (BID) Board, and affiliated downtown development commissions. All data sourced from city planning documents, public surveys, economic impact reports, and published media. May 2026.*

## References


1. Housing report says private apartments can meet student demand … *"– The analysis counted 40,555 existing beds in the region as of January 2025 and projected another 8,0…"*
2. The Essen Haus is Closing – City Hikes *"– The Essen Haus is Closing … On my 24th birthday, I went out to the Essen Haus. It was a cold Febru…"*
3. GREAT NEWS Madison's 42-year-old Essen Haus is sticking around … *"– After a much-publicized sale ultimately fell through, the owner has decided to keep the long-time es…"*
4. End of Essen Haus and Come Back In brings lots of stories, memories *"– The 42-year-old German restaurant and its companion bar, the Come Back In, on the 500 block of East …"*

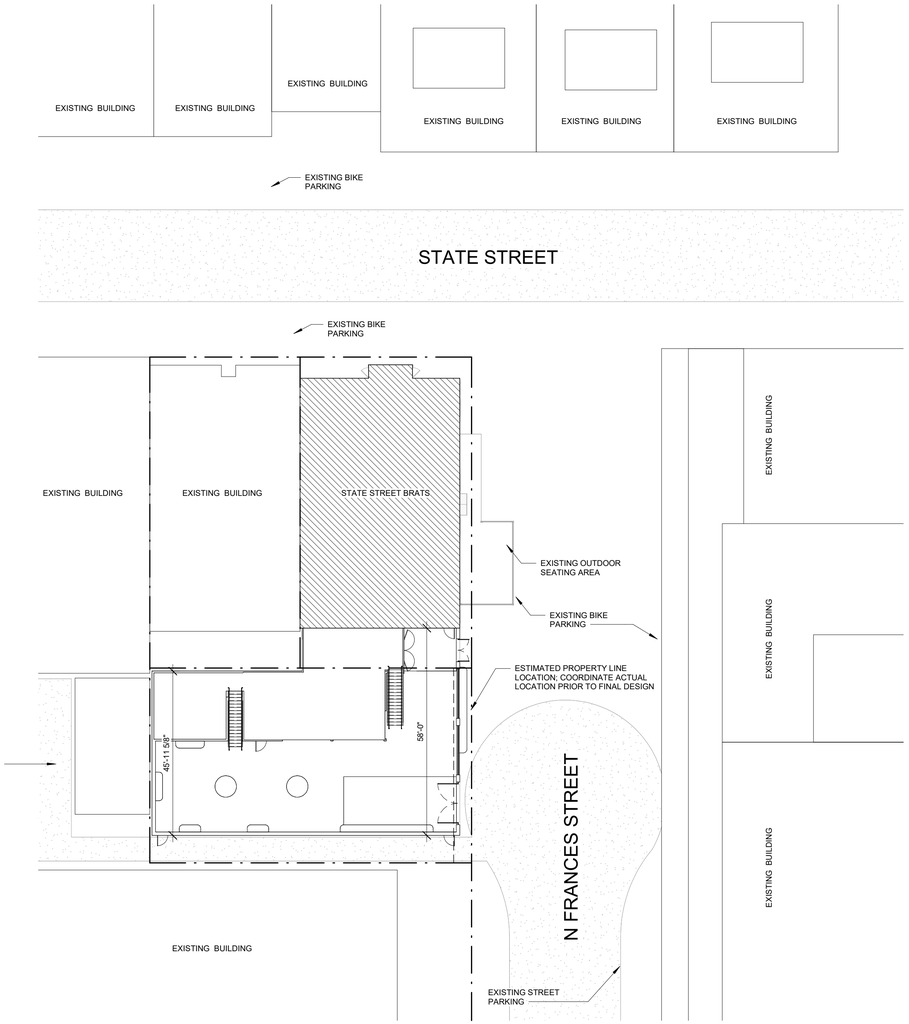








6. [PDF] Envision Downtown Madison *"– A top concern for residents and business ow including the affordability of commercial rea…"*
7. 16-story student apartment building proposed near State Street *"– A Georgia-based student housing developer is proposing a 16-story apartment building near the inters…"*
8. Madison Plan Commission again denies State Street development *"– "McCormick's plans had already been previously denied by the Plan Commission in June 2023. The devel…"*
9. State Street Campus Garage Mixed-Use Project – City of Madison *"– A mixed-use project containing an intercity bus terminal, public parking structure, ground floor ret…"*
10. Dane County Executive Melissa Agard Celebrates Record Tourism … *"– The 2024 tourism data showed growth across all major spending categories in Dane County: Food and Be…"*
11. Dane County tourism spending hits record $1.55 billion in 2024 *"– Dane County welcomed 9.2 million tourists last year, resulting in an overall $2.65 billion economic …"*
12. Gov. Evers: Announces Wisconsin's outdoor recreation industry … *"– Gov. Evers: Announces Wisconsin's outdoor recreation industry sees third record-breaking year in a r…"*
13. Local leaders talk state of downtown Madison – The Daily Cardinal *"– District 8 Alder MGR Govindarajan added his UW-Madison student constituency is concerned about risin…"*
14. About Madison's Central BID *"– Formed in 1999, Madison's Central Business Improvement District (BID) is a City of Madison assessmen…"*
15. The Greater Downtown Economic Investment Strategy *"– Envision Downtown Madison is a strategic partnership between the City of Madison and Downtown Madiso…"*
16. Downtown Area Plan | Planning | City of Madison, WI *"– The plan development process is anticipated to take approximately 18 months and be completed by spri…"*
17. Plans in Progress | Planning | City of Madison, WI *"– The Downtown Area Plan kicked off with a public meeting in December 2025. … And in some cases, how…"*
18. [PDF] Meeting Minutes – Draft ALCOHOL LICENSE REVIEW COMMITTEE *"– The outdoor premises for Essen Haus, Come Back In, and Up North Bar are authorized for the following…"*
19. Urban Design Approvals – City of Madison *"– Design review by the UDC is based on project type and/or location, including if a property is in an …"*




# STATE STREET BRATS BIER GARDEN

## ARCHITECTURE SITE PLAN

PLAN NORTH
TRUE NORTH ROTATION

0' 1' 2' 4'
0' 1/4" 1/2" 1"
SCALE: 1/4" = 1'-0"

DATE: 06/16/2026



DESIGN PARTNERS

Sketchworks architecture LLC
2501 PARMENTER STREET, SUITE 300A :: MIDDLETON, WI 53562 :: 608-836-7570
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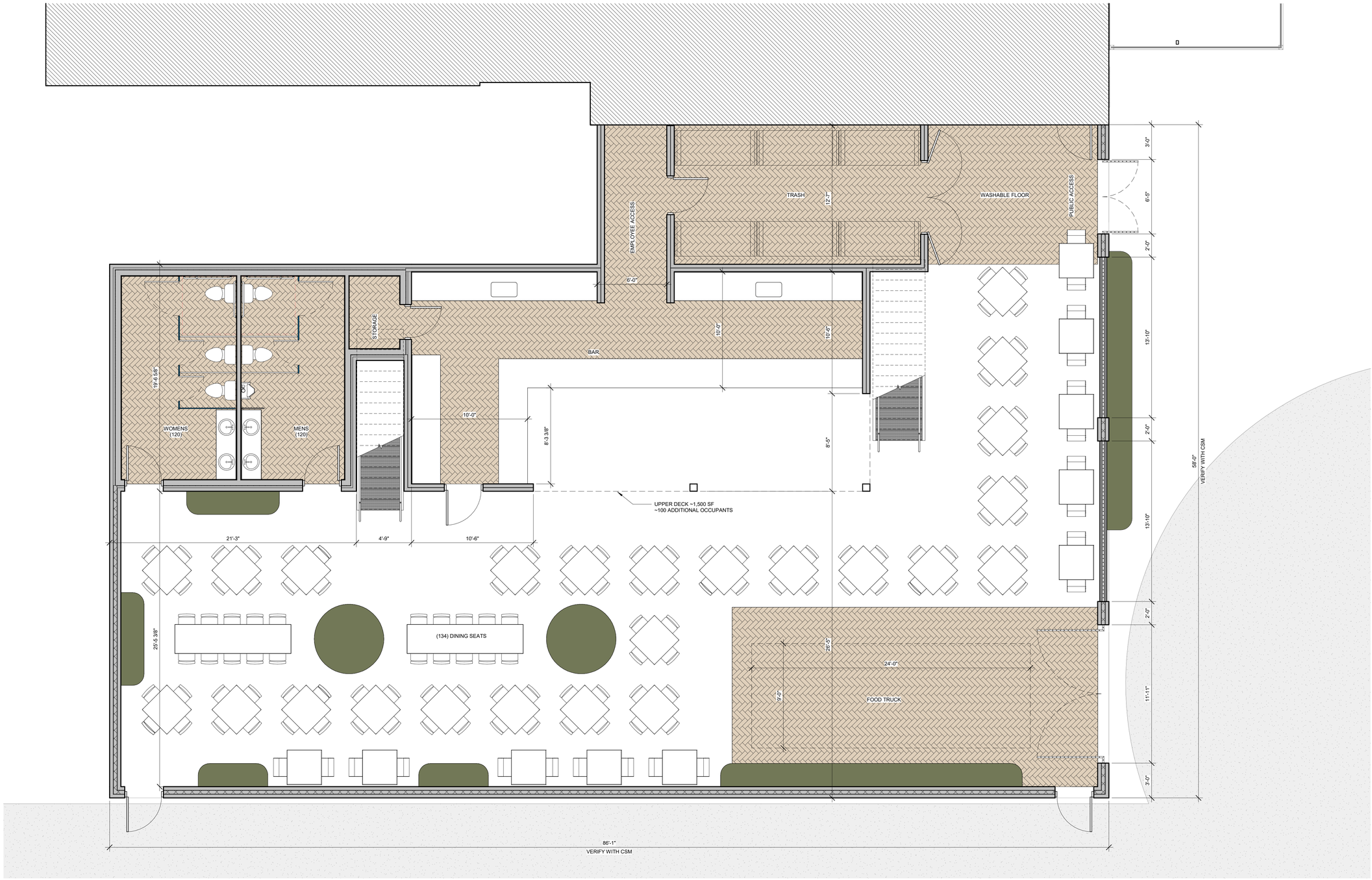
DEVELOPMENT PARTNERS




0' 1' 2' 4'

0' 1/4" 1/2" 1"

SCALE: 1/4" = 1'-0"

# STATE STREET BRATS BIER GARDEN

DATE: 06/16/2026



## OPTION 1 - GARDEN PLAN

Sketchworks architecture llc
2501 PARMENTER STREET, SUITE 300A :: MIDDLETON, WI 53562 :: 608-836-7570
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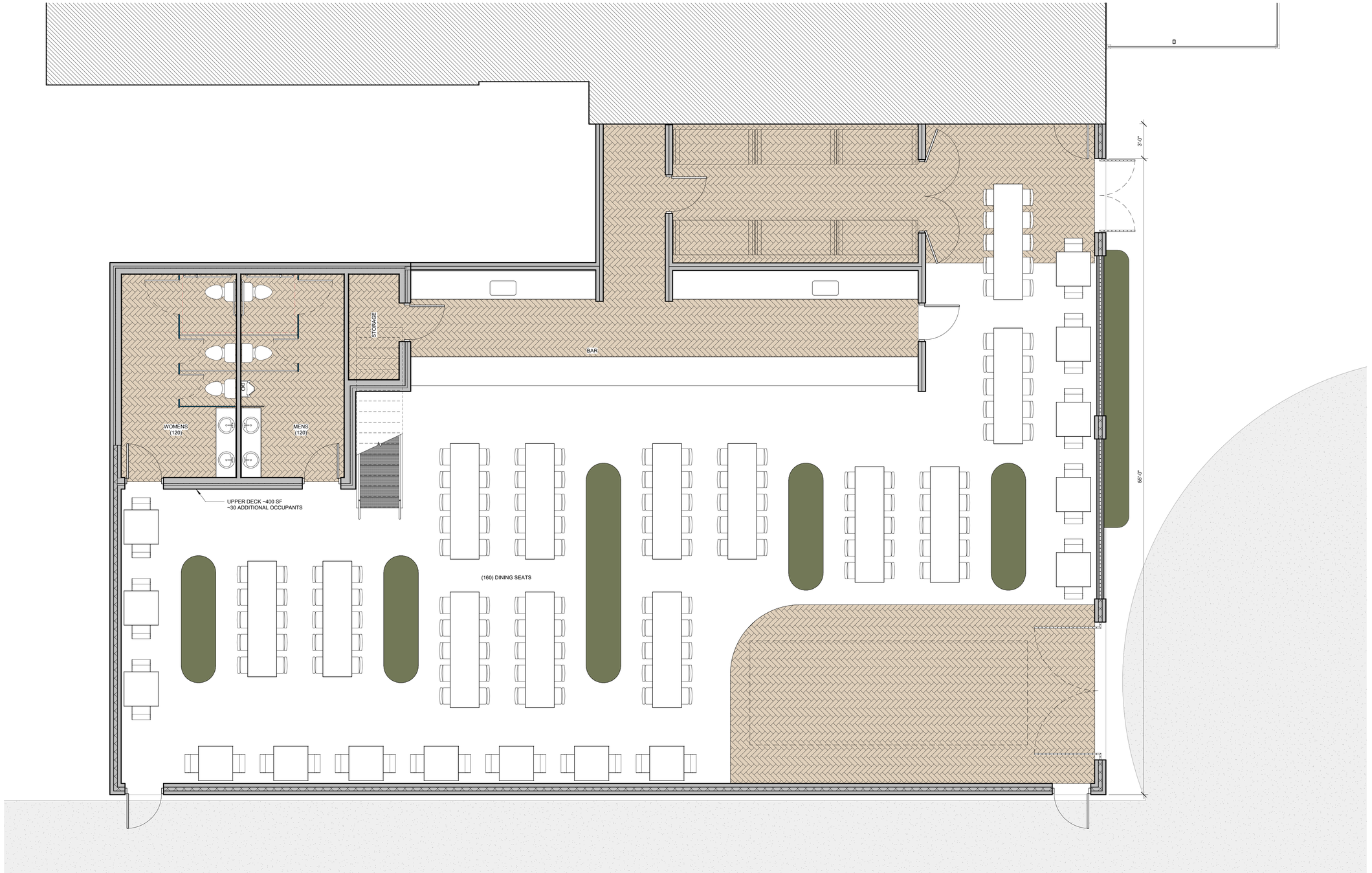


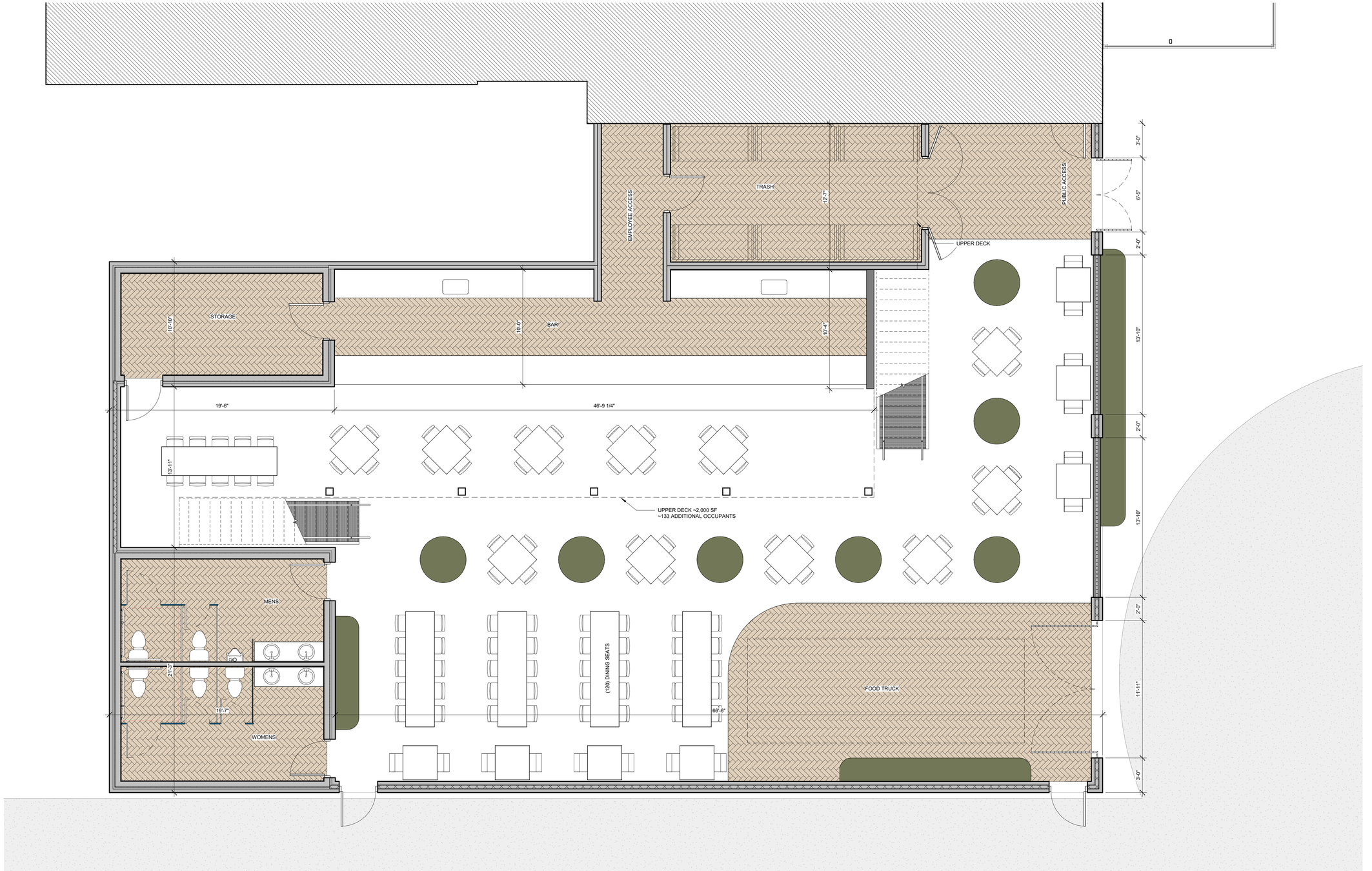

0' 1' 2' 4'
0' 1/4" 1/2" 1"
SCALE: 1/4" = 1'-0"

# STATE STREET BRATS BIER GARDEN

## OPTION 2 - GARDEN PLAN

DATE: 06/16/2026 3 OF 4

Sketchworks architecture LLC
2501 PARMENTER STREET, SUITE 300A :: MIDDLETON, WI 53562 :: 608-836-7570
© SKETCHWORKS ARCHITECTURE, LLC, 2024




0' 1' 2' 4'
0' 1/4" 1/2" 1"
SCALE: 1/4" = 1'-0"

# STATE STREET BRATS BIER GARDEN

## OPTION 3 - GARDEN PLAN

DATE: 06/16/2026 4 OF 4

Sketchworks architecture LLC
2501 PARMENTER STREET, SUITE 300A :: MIDDLETON, WI 53562 :: 608-836-7570
© SKETCHWORKS ARCHITECTURE, LLC, 2024

# City of Madison

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

## Master

### File Number: 93606

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93606 | **File Type:** | License | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | ALCOHOL LICENSE REVIEW COMMITTEE |
| | | | | **File Created Date :** | 06/15/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Request to extend license issuance beyond the 180 day limit under MGO 38.05
Banzo LLC • dba Banzo
2105 Sherman Ave • Agent: Netalee Sheinman
Estimated Capacity (in/out): 30/30
Class B Combination Liquor & Beer • 1% alcohol, 98% food, 1% other
Police Sector 501 (District 12)

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | Re_ Alcohol License Issuance Deadline Approaching - Banzo LLC.pdf | **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 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER | | | | Pass |

**Action Text:** A motion was made by Verveer, seconded by Glenn, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

### Text of Legislative File 93606

**Title**

Request to extend license issuance beyond the 180 day limit under MGO 38.05
Banzo LLC • dba Banzo
2105 Sherman Ave • Agent: Netalee Sheinman
Estimated Capacity (in/out): 30/30
Class B Combination Liquor & Beer • 1% alcohol, 98% food, 1% other
Police Sector 501 (District 12)

| | |
|---|---|
| **From:** | aaron banzomadison.com |
| **To:** | Verbick, Jim |
| **Subject:** | Re: Alcohol License Issuance Deadline Approaching - Banzo LLC |
| **Date:** | Monday, June 15, 2026 10:04:30 AM |
| **Attachments:** | image001.png<br>Outlook-3c3issn1.png |

Ok great. Yes, I would like to officially ask for an extension then. Thank you!

And what steps should I take in order to secure one of those licenses on July 1?

Thank you,

*Aaron Collins | Co-Owner*
Banzo LLC
c: 608-576-7782
e: aaron@banzomadison.com
w: www.banzomadison.com

---

**From:** Verbick, Jim <JVerbick@cityofmadison.com>
**Sent:** Monday, June 15, 2026 8:53 AM
**To:** aaron banzomadison.com <aaron@banzomadison.com>
**Subject:** RE: Alcohol License Issuance Deadline Approaching - Banzo LLC

Good morning,

Just an email to me asking for an extension and why is sufficient. We will have at least 10 regular licenses come available on July 1.

Sincerely,

**Jim Verbick, WCMC**
*(pronouns: he/him/his)*
**Licensing Lead**
City of Madison City Clerk's Office
City-County Building-Room 105,
210 Martin Luther King Jr. Blvd. 53703
TEL: (608) 266-4601 | FAX: (608) 266-4666
jverbick@cityofmadison.com | Follow us on Twitter @MadisonWIClerk

*"We exist to assist"*

**From:** aaron banzomadison.com <aaron@banzomadison.com>
**Sent:** Sunday, June 14, 2026 7:57 AM
**To:** Verbick, Jim <JVerbick@cityofmadison.com>
**Subject:** Re: Alcohol License Issuance Deadline Approaching - Banzo LLC

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

Hi Jim,

Thank you for the reminder. I have been checking regularly to see if any class B combination licenses have become available, but no luck.

That being the case, we would like to request an extension for our license. What do I need to do to submit that?

Thanks!

Aaron Collins | Co-Owner
Banzo
Banzo LLC
2105 Sherman Ave.
Madison, WI 53704

c: 608-576-7782
e: aaron@banzomadison.com
w: http://www.banzomadison.com

Sent from my U.S.Cellular© Smartphone
Get Outlook for Android

---

**From:** Verbick, Jim <JVerbick@cityofmadison.com>
**Sent:** Friday, June 12, 2026 2:23:38 PM
**To:** aaron banzomadison.com <aaron@banzomadison.com>
**Subject:** Alcohol License Issuance Deadline Approaching - Banzo LLC

Good afternoon,

As you know, on 1/13/2026, the Common Council granted an alcohol license to you for 2105 Sherman Ave for Banzo LLC. Per Madison General Ordinance 38.05, a license must be issued 180 days after the Common Council has granted it or it shall be considered

surrendered. This license must be issued by 7/13/2026 or it will face cancelation. The following items must be completed and/or submitted to the City Clerk's Office before we can issue your license:

- **Licensing Fees** must be submitted to the City Clerk's Office. The liquor license fees will be prorated for the remainder of the licensing year, and "Class B" Combination Liquor and Beer licenses issued may incur a ***$10,000 reserve fee***. *Checks should be made payable to City Treasurer.*

If your license is not issued by 1/13/2026, it will be considered cancelled and you must reapply for an alcohol license if you still wish to pursue one. You may also request an extension of this deadline from the Common Council. The last opportunity to request an extension of this deadline will be to submit a request for an extension by noon on Monday, 6/15/2026. This extension would go before the Alcohol License Review Committee for a recommendation to the Common Counil's June meeting. If you have any questions, do not hesitate to ask.

Sincerely,

**Jim Verbick, WCMC**
*(pronouns: he/him/his)*
**Licensing Lead**
City of Madison City Clerk's Office
City-County Building-Room 105,
210 Martin Luther King Jr. Blvd. 53703
TEL: (608) 266-4601 | FAX: (608) 266-4666
jverbick@cityofmadison.com | Follow us on Twitter @MadisonWIClerk

*"We exist to assist"*

# City of Madison

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

## Master

### File Number: 93607

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93607 | **File Type:** | License | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | ALCOHOL LICENSE REVIEW COMMITTEE |
| | | | | **File Created Date :** | 06/15/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Request to extend license issuance beyond the 180 day limit under MGO 38.05
Capitol Club LLC • dba The Capitol Club
107 State St • Agent: Stephen Matteo Bell-Castile
Estimated Capacity (in/out): 93/30
Class B Combination Liquor & Beer • 30% alcohol, 70% food
Police Sector 405 (District 4)

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | Re_ Alcohol License Issuance Deadline Approaching - Capitol Club LLC.pdf | **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 | ALCOHOL LICENSE REVIEW COMMITTEE | 06/17/2026 | RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER | | | | Pass |

**Action Text:** A motion was made by Verveer, seconded by Glenn, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Two registrations in support.

### Text of Legislative File 93607

**Title**

Request to extend license issuance beyond the 180 day limit under MGO 38.05
Capitol Club LLC • dba The Capitol Club
107 State St • Agent: Stephen Matteo Bell-Castile
Estimated Capacity (in/out): 93/30
Class B Combination Liquor & Beer • 30% alcohol, 70% food

Police Sector 405 (District 4)

**From:** Brian Reynolds
**To:** Verbick, Jim
**Subject:** Re: Alcohol License Issuance Deadline Approaching - Capitol Club LLC
**Date:** Monday, June 15, 2026 4:16:48 PM

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

Hi Jim, thanks for your email on Friday afternoon, and I am just seeing this now. We are hopeful to pass inspections by 7/13, but if it is possible, we would like to request an extension to be safe. I know we are past the noon request, but thought I would reach out regardless.

When you have a moment, could you suggest a time for us to speak on the phone? There are quite a few things that I would want to talk to you about regarding both my current Madison locations. I I know that you are busy, so Iwould hope that the call will not last more than five or six minutes.

Thanks for your time, and I hope you're doing fantastic.

Thanks so much,
Brian Reynolds
773–419–6980

On Fri, Jun 12, 2026 at 2:25 PM Verbick, Jim <JVerbick@cityofmadison.com> wrote:

> Good afternoon,
>
> As you know, on 1/13/2026, the Common Council granted an alcohol license to you for 107 State St for Capitol Club LLC. Per Madison General Ordinance 38.05, a license must be issued 180 days after the Common Council has granted it or it shall be considered surrendered. This license must be issued by 7/13/2026 or it will face cancelation. The following items must be completed and/or submitted to the City Clerk's Office before we can issue your license:
>
> - **Building Inspection**—It is your responsibility to schedule this inspection by calling Building Inspection at (608) 266-4551.
> - **Fire Inspection** —It is your responsibility to schedule this inspection by calling the Fire Department at (608) 266-4484.
> - You will need to call **Zoning** at (608) 266-4551 to discuss the zoning regulations that would affect your establishment.

- **Licensing Fees** must be submitted to the City Clerk's Office. The liquor license fees will be prorated for the remainder of the licensing year, and "Class B" Combination Liquor and Beer licenses issued may incur a ***$10,000 reserve fee***. *Checks should be made payable to City Treasurer.*

If your license is not issued by 1/13/2026, it will be considered cancelled and you must reapply for an alcohol license if you still wish to pursue one. You may also request an extension of this deadline from the Common Council. The last opportunity to request an extension of this deadline will be to submit a request for an extension by noon on Monday, 6/15/2026. This extension would go before the Alcohol License Review Committee for a recommendation to the Common Counil's July meeting. If you have any questions, do not hesitate to ask.

Sincerely,

**Jim Verbick, WCMC**

*(pronouns: he/him/his)*

**Licensing Lead**

City of Madison City Clerk's Office

City-County Building-Room 105,
210 Martin Luther King Jr. Blvd. 53703
TEL: (608) 266-4601 | FAX: (608) 266-4666

jverbick@cityofmadison.com | Follow us on Twitter @MadisonWIClerk

*"We exist to assist"*

# City of Madison

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

## Master

### File Number: 93232

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93232 | **File Type:** | Ordinance | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD |
| | | | | **File Created Date :** | 05/15/2026 |
| **File Name:** | Building, Fire, Conveyance Code, Licensing Appeals Board Membership | | | **Final Action:** | |

**Title:** Amending Section 29.21 of the Madison General Ordinances to update the composition of the Board of Building Code, Fire Code, Conveyance Code and Licensing Appeals.

**Notes:** 7050AppointmentsBFCCLA

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

## History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Attorney's Office | 05/15/2026 | Referred for Introduction | | | | |
| | **Action Text:** | This Ordinance was Referred for Introduction | | | | | |
| | **Notes:** | Board of Building Code, Fire Code, Conveyance Code and Licensing Appeals (6/23/26), Common Council (7/7/26) | | | | | |
| 1 | COMMON COUNCIL | 06/09/2026 | Refer | BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD | | | Pass |
| | **Action Text:** | A motion was made by Madison, seconded by Glenn, to Refer to the BUILDING CODE, FIRE CODE, CONVEYANCE CODE AND LICENSING APPEALS BOARD. The motion passed by voice vote/other. | | | | | |

## Text of Legislative File 93232

**Fiscal Note**

No City appropriation required.

**Title**

Amending Section 29.21 of the Madison General Ordinances to update the composition of the Board of Building Code, Fire Code, Conveyance Code and Licensing Appeals.

**Body**

DRAFTER'S ANALYSIS: This amendment changes the number of members of the Board of Building Code, Fire Code, Conveyance Code and Licensing Appeals from nine (9) to seven (7). The amendment also clarifies the types of members who may be appointed.

**********

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

1. Subsection (1) entitled "Membership of Section 29.21 entitled "Board of Building Code, Fire Code, Conveyance Code and Licensing Appeals" of the Madison General Ordinances is amended as follows:

"(1) Membership. The Board shall consist of ~~nine (9)~~ seven (7) members appointed by the Mayor, subject to confirmation by the Common Council. Each member shall be appointed for a term of three (3) years and shall serve until a successor is appointed and confirmed, except for alders who shall be appointed to one-year terms pursuant to Sec. 33.01 (6)(a).

Members ~~shall~~ may, collectively, represent the following areas of expertise: (1) legal, (2) architectural, (3) structural or architectural engineering, (4) real estate, (5) building, and (6) fire prevention.

~~The Mayor shall strive to appoint members drawn from the following portions of the community: Neighborhood groups, sustainability activists, business people, educational institutions and the development community.~~"

# City of Madison

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

## Master

### File Number: 93390

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93390 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | BOARD OF PUBLIC WORKS |
| | | | | **File Created Date :** | 06/01/2026 |
| **File Name:** | Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction, maintenance and use of a Public Easement for Sanitary Sewer, Water Utility, & Storm Sewer south of Macarthur Ro | | | **Final Action:** | |

**Title:** Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction, maintenance and use of a Public Easement for Sanitary Sewer, Water Utility, & Storm Sewer south of Macarthur Road and associated Temporary Limited easements for reconstruction of the public road Located in part of the NE ¼ of the SW ¼ of Section 33, T8N, R10E (District 3).

**Notes:** Julius Smith

| | | | |
|---|---|---|---|
| **Sponsors:** | Derek Field | **Effective Date:** | |
| **Attachments:** | PC Locator Maps.pdf, Relocation Order Map - MacArthur Road.pdf, MacArthur Rd/Ct, Larson Ct, Sycamore Ave Reconstruction Overview.pdf, Utility Easement Exhibit-1101 MacArthur Rd to WisDOT Pond.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 | 06/02/2026 | Referred for Introduction | | | | |
| | **Action Text:** This Resolution was Referred for Introduction | | | | | | |
| | **Notes:** Board of Public Works (6/24/26), Plan Commission (6/15/26), Common Council (7/7/26) | | | | | | |
| 1 | COMMON COUNCIL | 06/09/2026 | Refer | BOARD OF PUBLIC WORKS | | 06/24/2026 | |
| | **Action Text:** This Resolution was Refer to the BOARD OF PUBLIC WORKS | | | | | | |
| | **Notes:** Additional referral to Plan Commission. | | | | | | |
| 1 | BOARD OF PUBLIC WORKS | 06/09/2026 | Referred | PLAN COMMISSION | | 06/15/2026 | |
| | **Action Text:** This Resolution was Referred to the PLAN COMMISSION | | | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1 | PLAN COMMISSION | 06/15/2026 | Return to Lead with the Recommendation for Approval | BOARD OF PUBLIC WORKS | 06/24/2026 | Pass |

**Action Text:** A motion was made by Guequierre, seconded by Wasniewski, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

| | | | | | | |
|---|---|---|---|---|---|---|
| 1 | BOARD OF PUBLIC WORKS | 06/24/2026 | 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 93390

### Fiscal Note

The proposed resolution determines a public purpose and necessity and adopts a relocation order for the acquisition of land interests required for the construction, maintenance, and use of a public easement for sanitary sewer, water utility, and storm sewer south of Macarthur Road. Estimated real estate acquisitions costs are $65,000. Funding is available in the 2026 Adopted Engineering - Major Streets Capital Budget (Munis #15120). No additional appropriation is required.

### Title

Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction, maintenance and use of a Public Easement for Sanitary Sewer, Water Utility, & Storm Sewer south of Macarthur Road and associated Temporary Limited easements for reconstruction of the public road Located in part of the NE ¼ of the SW ¼ of Section 33, T8N, R10E (District 3).

### Body

**WHEREAS**, the City of Madison Engineering Division established Engineering Project No. 15120 - for Public Improvements for the Macarthur Road, Macarthur Court, Larson Court, And Sycamore Avenue Assessment District, for the design and reconstruction of a public sanitary sewer, storm sewer watermain and street improvements; and

**WHEREAS,** during the design for the reconstruction of the public improvements , it has been confirmed by City Engineering that City of Madison will require a Public Easement for Sanitary Sewer, Water Utility, & Storm Sewer south of Macarthur Road and associated Temporary Limited easements for reconstruction of the public road; and

**WHEREAS,** the acquisition of public land interests are required for the construction, maintenance and use of a the public Sanitary Sewer, Water Utility, & Storm Sewer south of Macarthur Road and incidental grading for the public road to be reconstructed with the public improvements for the Macarthur Road project; and,

**WHEREAS**, the City of Madison Office of Real Estate Services Division of the Economic Development Division has established a Master File / Project No.13276 to facilitate and administer acquisition of required land interests to construct, maintain and use the necessary Public Easement for Sanitary Sewer, Water Utility, & Storm Sewer and Temporary Limited Easement; and

**WHEREAS**, attached hereto and made part of this resolution is a City of Madison Relocation Order Map titled “PLAT OF LAND INTERESTS REQUIRED FOR THE CONSTRUCTION, MAINTENANCE AND USE OF PUBLIC EASEMENTS”, LOCATED IN PARTS OF OUTLOT 80

OF BURKE ASSESSORS PLAT NO 1, AND LOT 2 OF CSM 218 PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 33, TIN R10E, CITY OF MADISON, DANE CO, WISCONSIN; and

**WHEREAS,** this Relocation Order Map identifies the necessary public land interest areas of acquisition as shown on the City of Madison Relocation Order Map and Schedule of Interests Required for the public Sanitary Sewer, Water Utility, & Storm Sewer improvements and incidental grading for the public road improvements; and,

**WHEREAS**, all required funding for the land interest acquisitions by the City of Madison will be available in Account Numbers 15120-84-160 & 15120-402-170 Macarthur Road (Easement Acquisition).

.

**NOW THEREFORE BE IT RESOLVED,**

1. That this Resolution is a Relocation Order in accordance with Section 32.05(1) and 62.22, Wisconsin Statutes for the purpose of the within described public acquisition project and that this acquisition is determined to be necessity in accordance with Section 32.07(2), Wisconsin Statutes, and the acquisition shall allow for the construction, maintenance and use of planned public Sanitary Sewer, Water Utility, & Storm Sewer improvements and incidental grading for the public road improvements of Macarthur Road Improvements Engineering Project No. 15120.

2. That the City of Madison hereby determines that it is necessary and a public purpose exists to acquire necessary land interests from the properties/parties as identified in the Schedule of Interests Required on the attached Relocation Order Map and such acquisitions are required to allow for the construction of said public Sanitary Sewer, Water Utility, & Storm Sewer improvements and incidental grading improvements.

3. That the Common Council of the City of Madison, does hereby adopt this relocation order to acquire the necessary land interests required for the installation of sanitary sewer access drive improvements associated with Engineering Division Project Number 15120, Macarthur Road Improvements, consisting of the attached Relocation Order Map in accordance with Section 32.05(1) and 62.22, Wisconsin Statutes.

4. That the Office of Real Estate Services Division of the Economic Development Division and the City Attorney are hereby authorized to proceed by negotiation or condemnation under authority of Section 32 and 62.22 of the Wisconsin Statutes to acquire the real estate interests shown on said Relocation Order, and the Office Real Estate Services is further authorized to obtain title reports, appraisals, survey information, environmental site assessment reports, and any other essential material or reports as may be necessary to perform due diligence in accomplishing the acquisition.

5. That the City Of Madison Office of Real Estate Services Division of the Economic Development Division staff shall administer the acquisition of all land interests by Real Estate Master Project No. 13276.

6. That the City of Madison Office of Real Estate Services Division of the Economic Development Division is hereby authorized to execute the jurisdictional offer, lis pendens, and award of the compensation if condemnation proceedings under Section 32 of the Wisconsin Statutes are necessary.

7. That the Mayor and City Clerk are authorized to sign all necessary documents to

accomplish the acquisition.

# City of Madison

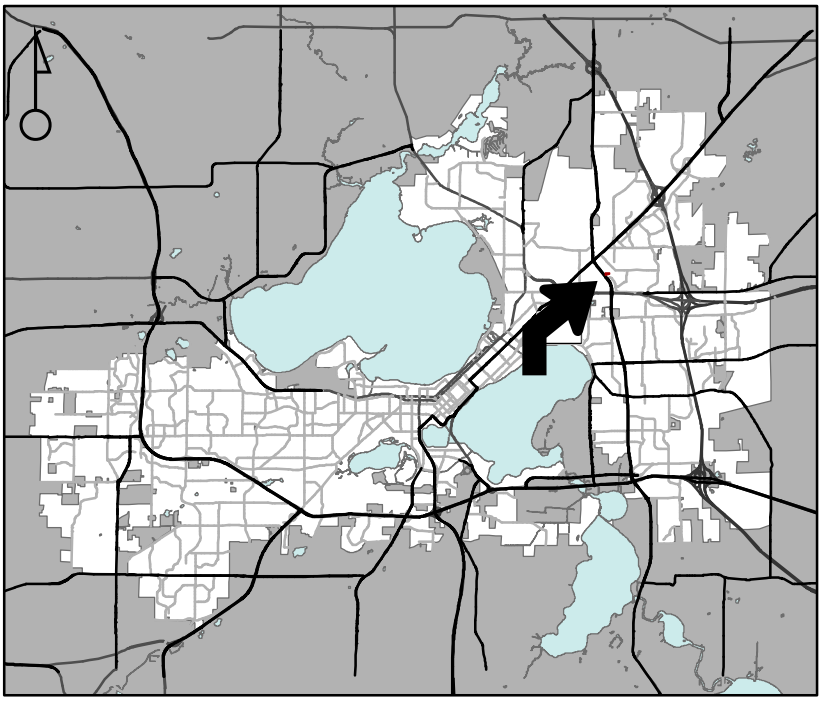
## Routine Business

Legislative ID

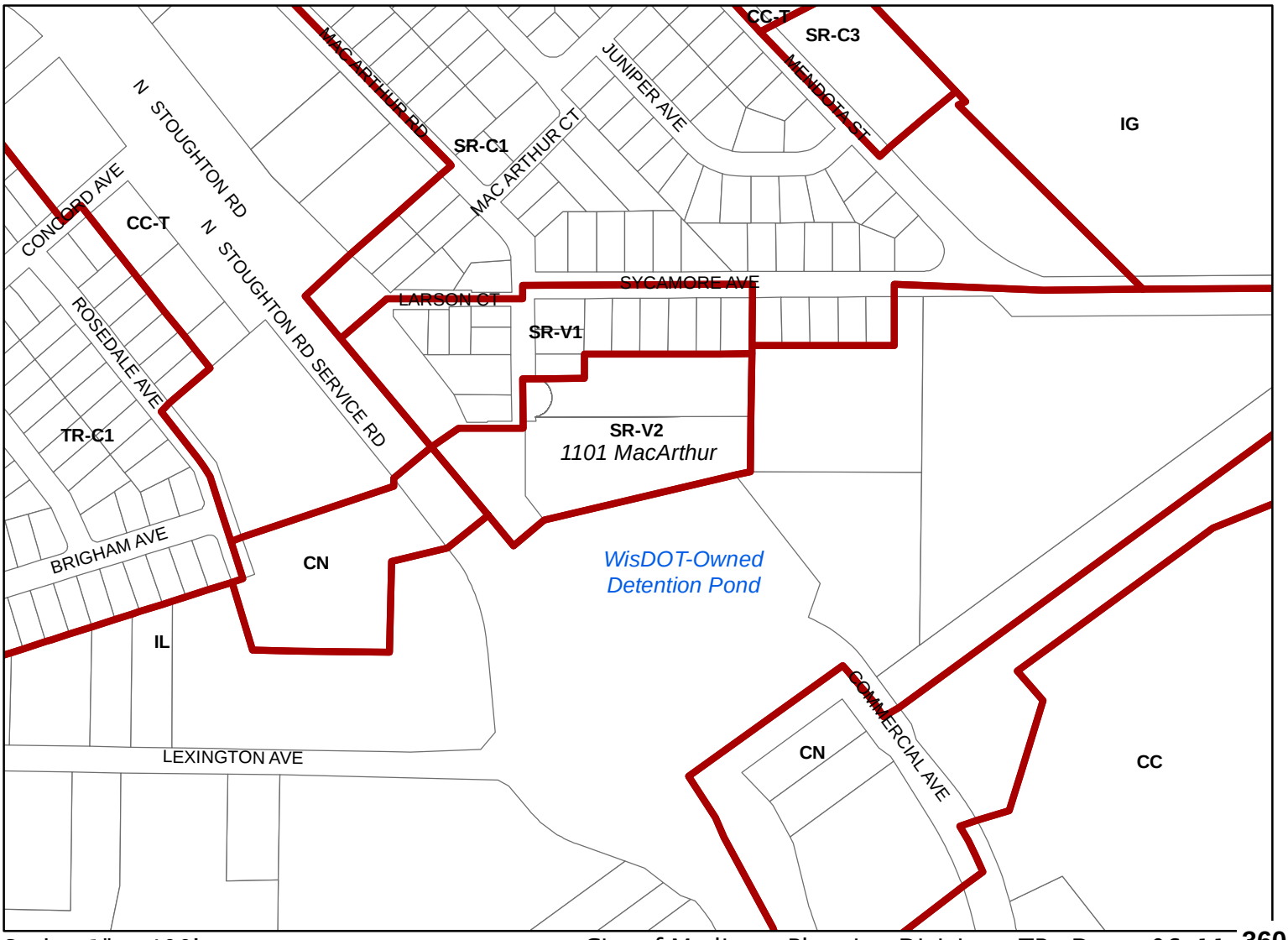
93390

Request

Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction, maintenance and use of a Public Easement for Sanitary Sewer, Water Utility, & Storm Sewer south of Macarthur Road and associated Temporary Limited easements for reconstruction of the public road Located in part of the NE ¼ of the SW ¼ of Section 33, T8N, R10E. (District 3)



For Questions Contact: Jule Smith, City Engineering Division, at 264-9276 or jsmith4@cityofmadison.com




Scale : 1" = 400'

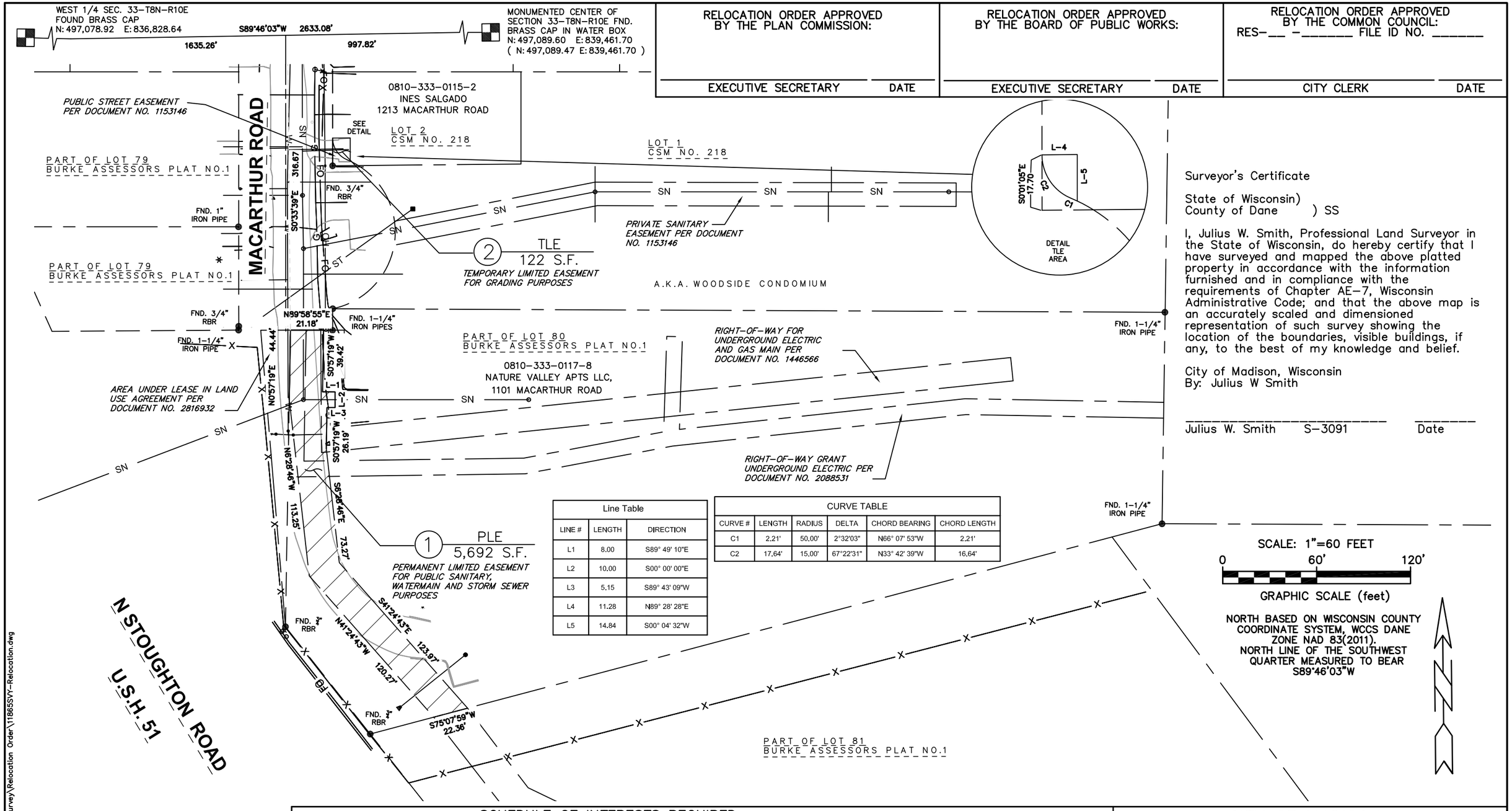
City of Madison, Planning Division : TP : Date : 06-11-

# City of Madison

## Resolution ID 93390

Date of Aerial Photography : Spring 2022

| RELOCATION ORDER APPROVED BY THE PLAN COMMISSION: | | RELOCATION ORDER APPROVED BY THE BOARD OF PUBLIC WORKS: | | RELOCATION ORDER APPROVED BY THE COMMON COUNCIL: RES-__ -_____ FILE ID NO. _____ | |
|---|---|---|---|---|---|
| EXECUTIVE SECRETARY | DATE | EXECUTIVE SECRETARY | DATE | CITY CLERK | DATE |




| Line Table | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| L1 | 8.00 | S89° 49' 10"E |
| L2 | 10.00 | S00° 00' 00"E |
| L3 | 5.15 | S89° 43' 09"W |
| L4 | 11.28 | N89° 28' 28"E |
| L5 | 14.84 | S00° 04' 32"W |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 2.21' | 50.00' | 2°32'03" | N66° 07' 53"W | 2.21' |
| C2 | 17.64' | 15.00' | 67°22'31" | N33° 42' 39"W | 16.64' |

Surveyor's Certificate

State of Wisconsin)
County of Dane ) SS

I, Julius W. Smith, Professional Land Surveyor in the State of Wisconsin, do hereby certify that I have surveyed and mapped the above platted property in accordance with the information furnished and in compliance with the requirements of Chapter AE-7, Wisconsin Administrative Code; and that the above map is an accurately scaled and dimensioned representation of such survey showing the location of the boundaries, visible buildings, if any, to the best of my knowledge and belief.

City of Madison, Wisconsin
By: Julius W Smith

_____ _____
Julius W. Smith S-3091 Date

## SCHEDULE OF INTERESTS REQUIRED

| PARCEL # | OWNER NAME | PLE AREA REQUIRED | RELEASE OF RIGHTS | TLE AREA REQUIRED | DOCUMENT NUMBER |
|---|---|---|---|---|---|
| (1) | NATURE VALLEY APTS LLC, | 5,692 SQ FT 0.131 ACRES | | | |
| (2) | INES SALGADO | | | 122 SQ FT 0.003 ACRES | |
| | | | | | |
| | | | | | |

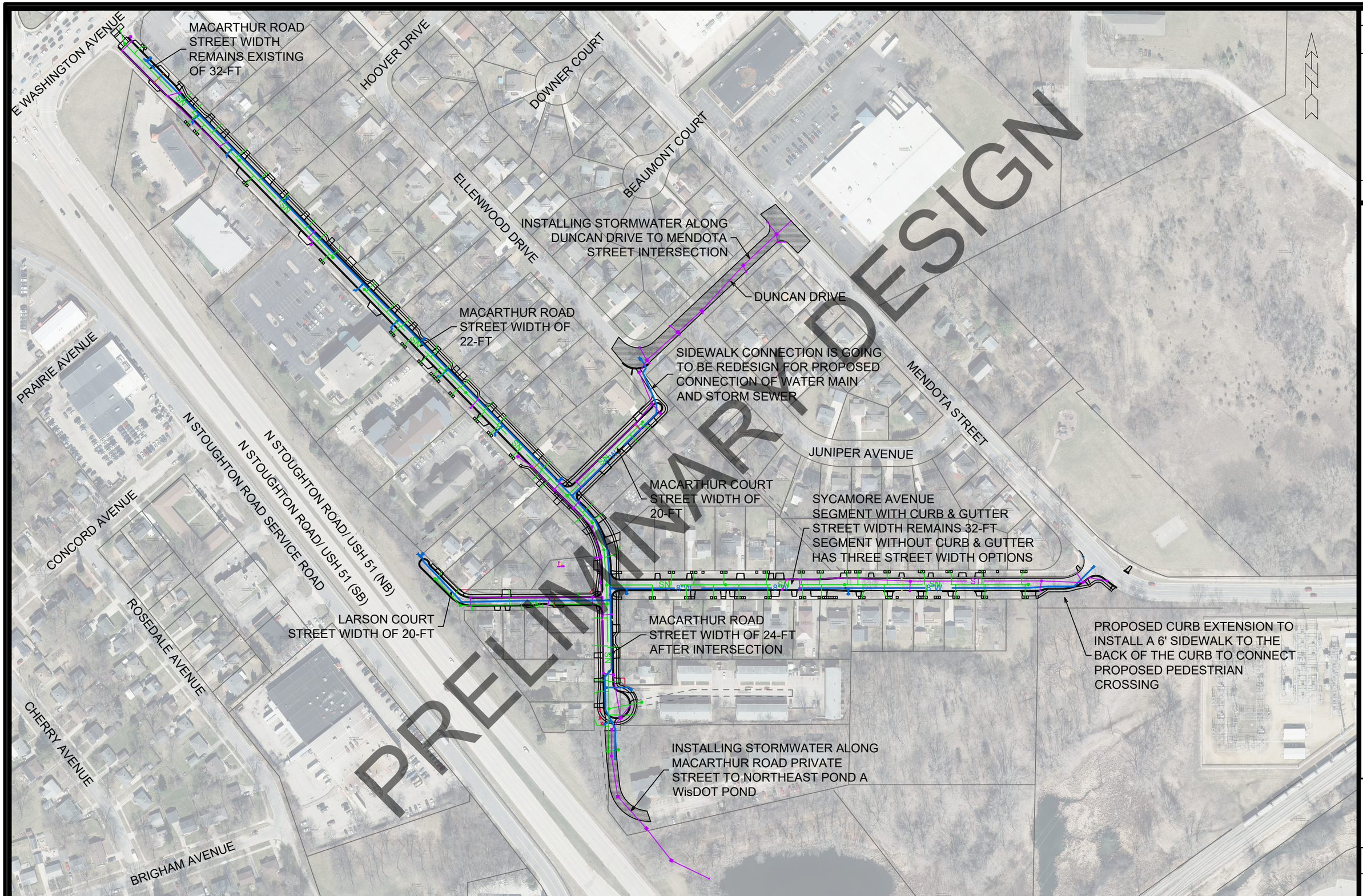
## CITY OF MADISON RELOCATION ORDER

"PLAT OF LAND INTERESTS REQUIRED FOR THE CONSTRUCTION, MAINTENANCE AND USE OF PUBLIC EASEMENTS", LOCATED IN PARTS OF OUTLOT 80 OF BURKE ASSESSORS PLAT NO 1, AND LOT 2 OF CSM 218, BEING A PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 33, TIN R10E, CITY OF MADISON, DANE CO, WISCONSIN.

CITY ENGINEERING DIVISION
PROJECT NO. Munis 15120
REAL ESTATE PROJECT NO. 13276
COUNTY CLERK FILE NO. _____

MAY 01, 2026
REV. X/XX/2026
SHEET 1 OF 1

M:\DESIGN\Projects\11865\CAD\Survey\Relocation Order\11865SVY-Relocation.dwg




| MARK | REVISION | DATE | BY |
|---|---|---|---|
| --- | --- | --- | --- |

Designed By: NGV | Date: 10/22/2025 12:19 PM | Scale: 1:200

15120

PROJECT OVERVIEW

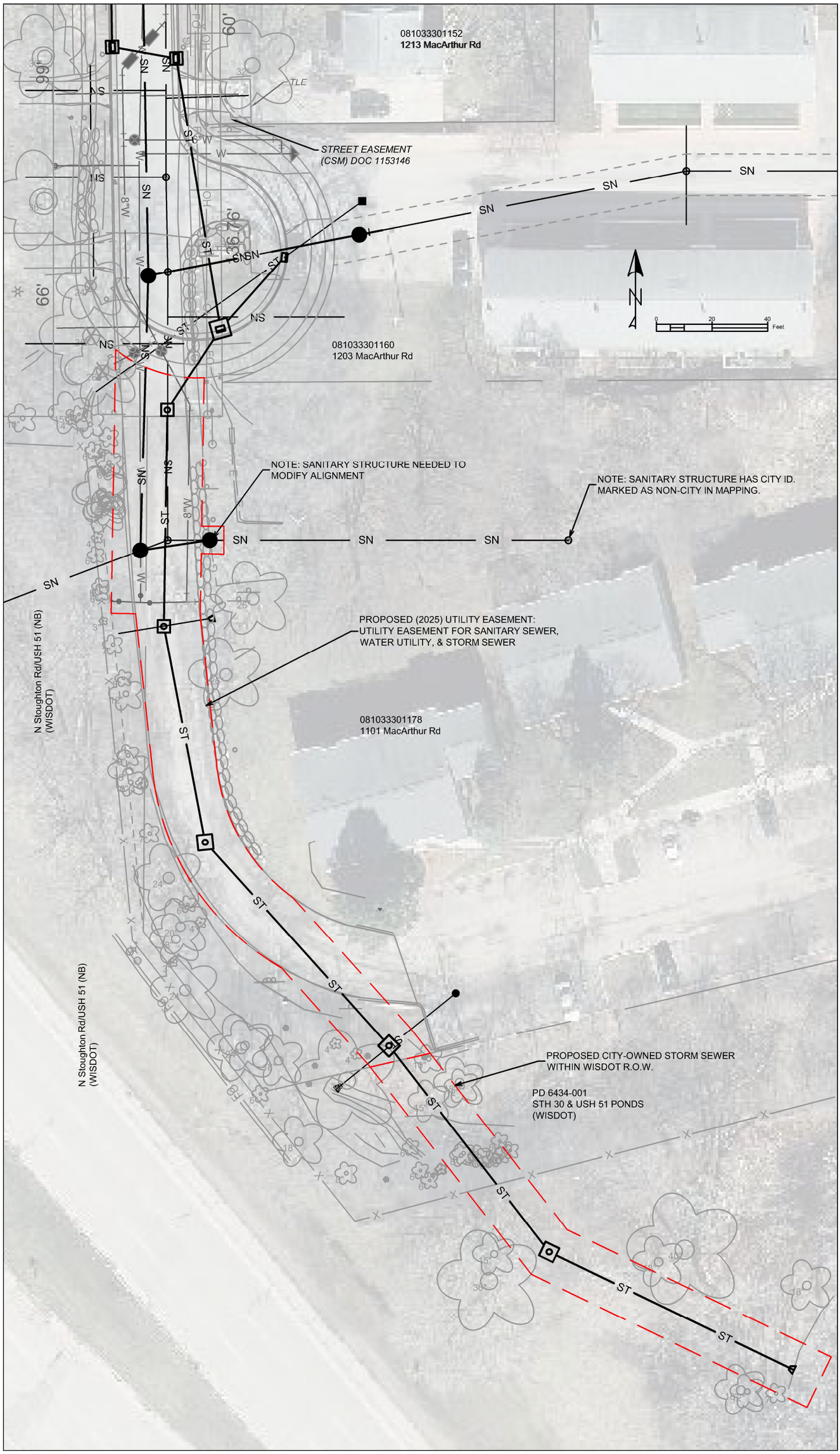
MACARTHUR ROAD, MACARTHUR COURT, LARSON COURT, AND SYCAMORE AVENUA ASSESSMENT DISTRICT - 2026 MADISON, WI

M:\DESIGN\Projects\15120\CAD\Streets\15120EN-Exhibits.dwg

CONTRACT NO: 8786

15120

1


081033301152
1213 MacArthur Rd
STREET EASEMENT
(CSM) DOC 1153146
081033301160
1203 MacArthur Rd
NOTE: SANITARY STRUCTURE NEEDED TO
MODIFY ALIGNMENT
NOTE: SANITARY STRUCTURE HAS CITY ID.
MARKED AS NON-CITY IN MAPPING.
PROPOSED (2025) UTILITY EASEMENT:
UTILITY EASEMENT FOR SANITARY SEWER,
WATER UTILITY, & STORM SEWER
081033301178
1101 MacArthur Rd
N Stoughton Rd/USH 51 (NB)
(WISDOT)
PROPOSED CITY-OWNED STORM SEWER
WITHIN WISDOT R.O.W.
PD 6434-001
STH 30 & USH 51 PONDS
(WISDOT)
N
0
20
40
Feet

# City of Madison

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

## Master

### File Number: 93601

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93601 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | BOARD OF PUBLIC WORKS |
| | | | | **File Created Date :** | 06/15/2026 |
| **File Name:** | Authorizing the Mayor and the City Clerk to execute Amendment No.1 to the existing Purchase of Services contract between the City of Madison and Carollo Engineers for engineering services for the Campus, Downtown, and East Washington Ave Sanitary Sewer St | | | **Final Action:** | |

**Title:** Authorizing the Mayor and the City Clerk to execute Amendment No.1 to the existing Purchase of Services contract between the City of Madison and Carollo Engineers for engineering services for the Campus, Downtown, and East Washington Ave Sanitary Sewer Study (District 2, District 4, District 5, District 6, District 8, District 12, District 13, District 15, District 17).

**Notes:** Ryan Stenjem

| | | | |
|---|---|---|---|
| **Sponsors:** | Regina M. Vidaver, Davy Mayer, Tag Evers And Michael E. Verveer | **Effective Date:** | |
| **Attachments:** | CDEWA Sanitary Study Amendment 1.pdf, Non-Competitve Selection Request - Carollo Engineers Inc.pdf | **Enactment Number:** | |
| **Author:** | Jim Wolfe, City Engineer | **Hearing Date:** | |
| **Entered by:** | jjohnson@cityofmadison.com | **Published Date:** | |

## History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Engineering Division | 06/15/2026 | Referred for Introduction | | | | |
| | **Action Text:** This Resolution was Referred for Introduction | | | | | | |
| | **Notes:** Board of Public Works (6/24/26), Finance Committee. (6/29/26), Common Council (7/7/26). | | | | | | |
| 1 | COMMON COUNCIL | 06/23/2026 | Refer | BOARD OF PUBLIC WORKS | 06/24/2026 | | Pass |
| | **Action Text:** A motion was made by Madison, seconded by Glenn, to Refer to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other. | | | | | | |
| | **Notes:** Additional referral to Finance Committee. | | | | | | |
| 1 | BOARD OF PUBLIC WORKS | 06/23/2026 | Referred | FINANCE COMMITTEE | 06/29/2026 | | |
| | **Action Text:** This Resolution was Referred to the FINANCE COMMITTEE | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| 1 | BOARD OF PUBLIC WORKS | 06/24/2026 | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER | | |
| | **Action Text:** | This Resolution was RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER | | | |
| 1 | FINANCE COMMITTEE | 06/29/2026 | Return to Lead with the Recommendation for Approval | BOARD OF PUBLIC WORKS | Pass |
| | **Action Text:** | A motion was made by Madison, seconded by Lankella, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other. | | | |

## Text of Legislative File 93601

### Fiscal Note

The proposed resolution authorizes a first amendment to the existing contract #9768 for additional engineering services for the Campus, Downtown, and East Washington Ave Sanitary Sewer Study.

The contract between the City of Madison and Carollo Engineers, Inc was approved via RES-26-00087 (Legistar #91577) on February 24, 2026, for an amount of $341,418. This proposed amendment will add $74,320 to execute additional engineering services. The new contract as amended will total $415,738. Funding for the contract and proposed amendment is available in the 2026 Adopted Sanitary Sewer Utility Operating Budget under Munis project #15992. No additional appropriation is required.

### Title

Authorizing the Mayor and the City Clerk to execute Amendment No.1 to the existing Purchase of Services contract between the City of Madison and Carollo Engineers for engineering services for the Campus, Downtown, and East Washington Ave Sanitary Sewer Study (District 2, District 4, District 5, District 6, District 8, District 12, District 13, District 15, District 17).

### Body

The City of Madison is experiencing rapid population growth and redevelopment of properties throughout the City, particularly along its major transit corridors. This rapid increase in population density has increased demand on the wastewater collection system, operated and maintained by the City of Madison Sanitary Sewer Utility, within the Engineering Division. Portions of the system have known capacity limitations and increased population further increases demands. Each new large-scale residential redevelopment project requires extensive review and analysis to understand what system improvements are needed to accommodate the additional wastewater.

The City Engineer selected Carollo Engineers to complete a sanitary sewer study of the UW Campus, Downtown, and East Washington Ave areas of the city (RES-26-00087, Legistar #91577).

Engineering has requested additional services to support the study and recommends work be completed under the existing contract. These services include extending the sanitary sewer monitoring period to a period of three months to capture a wider range of system operating and weather conditions.

NOW THEREFORE BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute an Amendment 1 to the contract between the City of Madison and Carollo Engineers, Inc for additional engineering services for the Campus, Downtown, and East Washington Ave Sanitary Sewer Study.

**AMENDMENT NO. 1**
**TO THE CONTRACT FOR PURCHASE OF SERVICES**
**(DESIGN PROFESSIONALS) CONTRACT 9768**
**between the City of Madison and Carollo Engineers, Inc**

**Campus, Downtown, and East Washington Sanitary Sewer Study**

**RECITALS**

This amendment is for additional work beyond the scope of the Original Contract and consists additional analysis for existing conditions and evaluation of design alternatives.

1. On March 13, 2026 the City of Madison, hereinafter called the "City", Carollo Engineers hereinafter called the "Contractor" entered a contract for the Campus, Downtown, and East Washington Sanitary Sewer Study, Contract No. 9768, authorized by Legislative File No.91577.

NOW THEREFORE, The City and the Consultant hereby agree to amend the Original Contract as follows:

## A. PROJECT DESCRIPTION

Amend project Scope of Services (Attachment A- Scope of Services in Task 3 of the Original Contract) per the attached file, entitled "Attachment A – Amendment 1 Scope of Services."

## B. COMPENSATION

Amend Paragraph 23 of the Original Contract to increase the total compensation by $74,320.00 for a new total amount of $ 415,738.00

## C. OTHER PROVISIONS

All other provisions of the Original Contract not amended herein remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have set their hands at Madison, Wisconsin.

**CONTRACTOR:**

_____
(Type or Print Name of Contracting Entity)

By: _____
(Signature)

_____
(Print Name and Title of Person Signing)

Date: _____

**CITY OF MADISON, WISCONSIN**
**a municipal corporation:**

By: _____
Satya Rhodes-Conway, Mayor

Date: _____

**Approved:**

_____
David P. Schmiedicke, Finance Director

Date: _____

By: _____
Lydia A. McComas, City Clerk

Date: _____

**Approved as to Form:**

_____
Eric T. Veum, Risk Manager

Date: _____

_____
Michael Haas, City Attorney

Date: _____

# Attachment A – Amendment 1 Scope of Services

**Scope Modification:**

**Task 3 – Data Collection**

*The total number of sanitary sewer locations to be monitored shall be sixteen (16) locations. The duration of monitoring has increased from a minimum of 3 weeks to a total period of 3 months.*

The second paragraph of SECTION 3.2 shall be replaced with the following:

CONSULTANT assumes that sixteen (16) total locations will be monitored for a duration of three (3) months. It is expected that multiple locations will be monitored concurrently. The monitoring of additional sites will not begin until agreed to by CITY in writing.

*Deliverables*:

No changes to the originally described project deliverables are required.

**Budget**

A total budget increase for the scope changes described above is $74,320. All addition work shall be completed under Task 3. The budget for all other tasks is unchanged.

| | Original Contract | | | Original Contract with Amendment 1 | | |
|---|---|---|---|---|---|---|
| | Labor | Reimbursable Expenses | Total | Labor | Reimbursable Expenses | Total |
| Task 3 – Data Collection | $8,653.00 | $111,700.00 | $120,353.00 | $8,653.00 | $186,020.00 | $194,673.00 |

| | |
|---|---|
| Original maximum contract amount: | $ 341,418.00 |
| Amendment #1 (additional monitoring duration): | $ 74,320.00 |
| Amended Contract Amount: | **$ 415,738.00** |

**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

Approval Date
2026-06-12

Approved By
Richards, Mary

Requisition Number

Fund
2110 SEWER UTILITY

Major
541** Utilities

Agency
Engineering

Total Purchase Amount
$ 74,320.00

Vendor Name
Carollo Engineers Inc

Product/Service Description
Engineering has an existing contract with Carollo Engineers to complete a sanitary sewer system study for the Sewer Utility. Staff would like to amend this existing contract to add additional scope to be completed by Carollo. The existing scope of work includes completing monitoring flows and levels in the sanitary sewer system at key locations to be used in calibration and validation of a computer model of the sanitary sewer system, built by Carollo. The orginal contract assumed that the monitoring period would be 3 weeks. The project team would like to extend this monitoring period to three months to collect additional data at these locations, which will provide a wider range of operating and weather conditions, improving the model calbration and allowing for additional potential future model refinements. Engineering staff worked with Carollo to reduce the overall number of locations from the maximum assumed in the orginal contract. This contract amendment would include monitoring of a total of 16 locations, for three months.

Carollo's subconsultant RJN, will provide all services including installation, data collection, troubleshooting, and removal of sensors.

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.
8. Otherwise authorized by law, rule, resolution, or regulation.

Reason For Request
Engineering already has an existing contract with Carollo to complete the sanitary sewer system study. Carollo was selected through a competitive RFP process and was the highest scoring firm. The selection of Carollo was accepted under resolution RES-26-00087, Legistar #91577. This request is to support a contract amendment only which would allow for additional sanitary sewer monitoring to be completed under that existing contract.

When planning for site selection and installation of monitors, staff in coordination with Carollo, determined that extending the monitoring period from 3 weeks to 3 months would give us the opportunity to gather additional data which would be valuable in model calibration. The scope of work only includes calibrating the santiary sewer models for dry weather conditions at this time. Due to budget and project timeline limitations Engineering did not anticipate calibrating to "wet weather" conditions. However, after conversations amoungst the project team, it was felt hat extending the monitoring period now would allow a wider range of operating conditions and weather conditions to be captured with current monitoring. Even though the models may not be calibrated to wet weather conditions at this time, having the longer monitoring period now would likely give that option in the future without a need to redeploy sensors again. I.e. it is much more cost effective to collect more data now and use it later, than it would be to monitor again in the future. Carollo and their subconsultant are very well qualified to complete this work and there is not sufficient time to go through a competitive process and stil complete monitoring this year.

In reviewing the orginal technical and cost scores of all firms that submitted to the sanitary study rfp, even if the additional budget requested now were factored in, Carollo would still be the highest scoring firm by a fair margin. They were the highest scoring technical firm and the lowest cost firm. The additional costs would only move them to the second lowest cost firm. Finally, all firms were asked to provide unit costs for monitoring per site. Carollo's unit costs were the lowest of any submitting firm and the additional costs requested were developed using that unit cost. Therefor the project team staff feel that the additional work is provided at likely a lower value than what other firms may be able to provide.

Requestor
Stenjem, Ryan S Moder, Mark

Comments

# City of Madison

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

## Master

### File Number: 93602

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93602 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Engineering Division |
| | | | | **File Created Date :** | 06/15/2026 |
| **File Name:** | Approving Addendum No. 1 to Midpoint Meadows Phase 1 - Stormwater Management, Contract No. 9540 | | | **Final Action:** | |

**Title:** Approving Addendum No. 1 to Midpoint Meadows Phase 1 - Stormwater Management, Contract No. 9540 (District 1).

**Notes:** Kate Kane

| | | | |
|---|---|---|---|
| **Sponsors:** | BOARD OF PUBLIC WORKS | **Effective Date:** | |
| **Attachments:** | 9540 Addendum No 1_Exhibit.pdf, 9540_Addendum No1 - VH Signed.pdf | **Enactment Number:** | |
| **Author:** | Jim Wolfe, City Engineer | **Hearing Date:** | |
| **Entered by:** | jjohnson@cityofmadison.com | **Published Date:** | |

### History of Legislative File

| Version: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Engineering Division | 06/15/2026 | Refer | BOARD OF PUBLIC WORKS | 06/24/2026 | 06/24/2026 | |
| | **Action Text:** | This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 6/24/2026 | | | | | |
| 1 | BOARD OF PUBLIC WORKS | 06/24/2026 | 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 93602

**Fiscal Note**

No City funds required. Private contract.

**Title**

Approving Addendum No. 1 to Midpoint Meadows Phase 1 - Stormwater Management, Contract No. 9540 (District 1).

**Body**

WHEREAS, on December 20, 2024, the developer, VH MIDPOINT MEADOWS, LLC, hereinafter the “Developer” had entered into a Contract For the Construction of Public Improvements that will be Accepted by the City of Madison hereinafter the “Contract” with the

City of Madison, and;

WHEREAS, the Developer and the City have since mutually agreed to extend the agreement to include the stormwater associated improvements including installing and maintaining a riprap swale to manage stormwater runoff and erosion from the unfinished Raymond Road Right of Way.

WHEREAS, the Developer and the City have since mutually agreed that the Upper Wet Detention Pond included within Outlot 2 of the Midpoint Meadows Plat as shown in the Midpoint Meadows Phase 1 Stormwater Management Plan, sheet 1 of 3, Contract 9540, City Project No. 15406 shall remain under warranty until development adjacent to the site has stabilized and is no longer being used as a temporary sediment basin. Prior to final acceptance and expiration of the warranty the Developer shall submit as as-built of the Upper Wet Detention Pond to the City. The Developer shall be required to dredge the pond for any accumulated sediment, that decreases the storage depth below 7'. The Developer shall be responsible for all WDNR permits/approvals related to this work.

WHEREAS, the Developer and the City have since mutually agreed to add the requirement to purchase and install split rail boundary along the lands dedicated for public stormwater purposes per the specifications and details in the City of Madison Standard Detail Drawings (SDD).

NOW, THEREFORE, BE IT RESOLVE:

1. That the Mayor and City Clerk are hereby authorized and directed to execute Addendum No. 1 to Midpoint Meadows Phase 1 - Stormwater Management, Contract No. 9540, with VH MIDPOINT MEADOWS, LLC.

2. That the revised plans and specifications for the public improvements necessary to serve this project are hereby approved.

3. That the developer is authorized to construct the public improvements in accordance with the terms of the Contract For the Construction of Public Improvements That Will be Accepted by the City of Madison at the sole cost of the developer.

4. That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

5. The Common Council is approved to accept ownership of the improvements in the Maintenance Area if a maintenance agreement is executed and recorded as a condition of this contract.

**Midpoint Meadows Phase 1**
**Contract 9538, 9539, & 9540**
**MUNIS 15331 & 15406**
**Developer: VH Midpoint Meadows, LLC**

**Summary of Improvements:**

- City standard public street and sidewalk improvements for all streets within the limits of Phase 1.
- City standard public sidewalk on Midtown Road adjacent to Lot 218.
- Public sanitary sewer, storm sewer, and water main improvements to serve Phase 1.
- Private sanitary and water service laterals to serve the lots within Phase 1.
- Public stormwater management improvements within Outlot 2 to serve Phase 1.

ADDENDUM NO 1: Developer to install split rail fence per SDD 2.20 and install and maintain rip-rap swale to manage stormwater runoff from the unfinished Raymond Road; additionally the Wet Detention Basin in Outlot 2 shall remain under warranty until it is no longer used as a temporary sediment basin

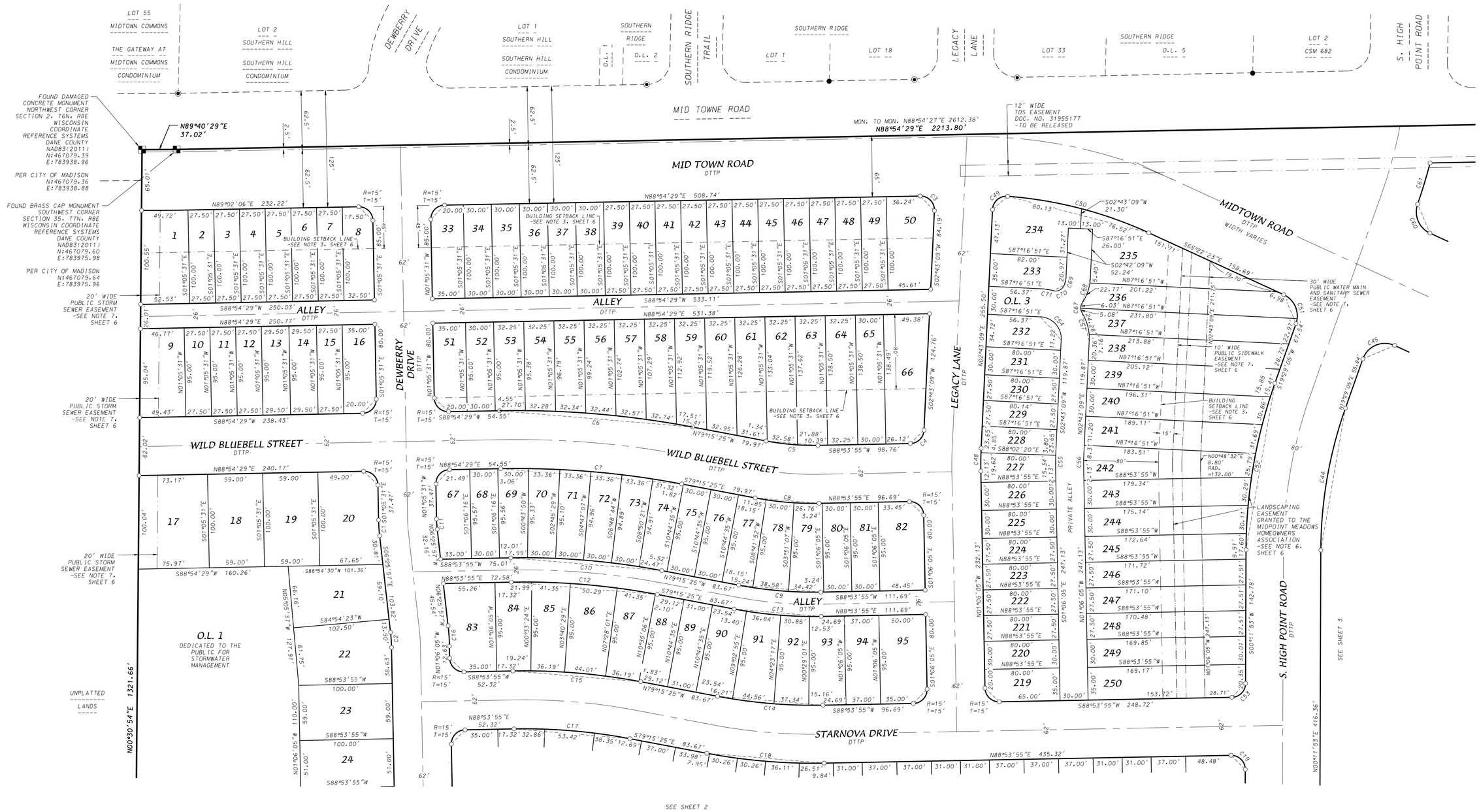
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

# MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN




LEGEND

- ■ Found 1" pipe (unless noted)
- ● Found 3/4" rebar
- ◉ Found 1-1/4" rebar
- ⊠ Found chiseled "x" on rock
- ○ Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- 5' / 5' Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- DDTP Dedicated to the public
- ( ) Recorded as information

0 60' 120'

1" = 60'

GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS (DANE COUNTY) NAD83(2011)
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, T6N, R8E BEARS N88°54'29"E


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


FN:23-07-109

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

# MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

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FN:23-07-109



Mar 25, 2024-7:41am U:\User\2307109\Drawings\2307109 Midpoint Meadows Final Plat.dwg Sheet 2

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

# MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

LOT 2 CSM 682 | S. HIGH POINT ROAD | LOT 1 CSM 16059 | LOT 1 CSM 9504 | O.L. 1 CSM 9504 | O.L. 1 CSM 9504

MON. TO MON. N88°54'27"E 2612.38'
N88°54'29"E 2213.80'

MID TOWN ROAD
DTTP
N88°55'14"E 870.74'

40.07' | 194.96'

MIDTOWN ROAD
DTTP
WIDTH VARIES

"A" STREET
DTTP

12' WIDE TDS EASEMENT DOC. NO. 31955177 -TO BE RELEASED

O.L. 4
RESERVED FOR FUTURE DEVELOPMENT

LOT 1 CSM 4332

S02°22'16"W 249.67'
(N01°51'20"E 249.44')

209.59'

(N85°50'30"W)
S85°27'56"E
35.18'

66' | 33' | 33'

MARTY ROAD
DTTP

(S01°51'20"W)
N02°13'54"E 490.08'

N02°13'54"E 541.06'

C65

S07°25'37"W 222.26'

UNPLATTED LANDS

S85°44'51"E
4.78'

LOT 1 CSM 11145

S18°13'52"W 107.03'
(N17°45'00"E 107.03')

16.5' WIDE TDS EASEMENT DOC. NO. 3924259 -TO BE RELEASED

VARIES

N01°56'59"E 197.27'
(S01°28'07"W 197.27')

30' WIDE MMSD SANITARY SEWER EASEMENT DOC. NO. 1224436

S01°34'15"W
472.00'

(N03°00'00"E
67.92')
S03°28'52"W
67.92'

BUILDING TO BE DEMOLISHED

S87°16'08"E
36.00'
(N87°45'W)
36.00')

(N86°40'20"W 171.70')
S86°11'28"E 171.70'
138.68'

33.02'

(N02°15'E
27.64')
S02°43'52"W
27.64'

236.72'

S01°56'59"W
611.07'

66'

BUILDING TO BE DEMOLISHED

BUILDING TO BE DEMOLISHED

N01°56'59"E
55.01'

193.32'

C47

226.21'

223.40'

N55°59'23"E 325.43'

SEE SHEET 4

SEE SHEET 1

6.98' | 22.87' | 28.72' | 15.85' | 15.41' | 30.86' | 31.69' | 25.79' | 30.29' | 30.11' | 9.91' | 17.60' | 27.51' | 27.51' | 27.51' | 30.01' | 20.35' | 28.71'

S19°29'05"W 67.34'

S00°11'53"W 142.78'

S. HIGH POINT ROAD
DTTP

80' | 66'

N00°11'53"E 416.36'

S00°11'53"W 79.68'

S00°11'53"W 80.36'

218

S88°53'55"W 447.66'

15.68'

217 | 216 | 215 | 214

S80°33'43"E 70.22'
S67°48'12"E 70.22'
S65°02'40"E 70.22'
S42°02'19"E 72.93'

N03°03'31"E 100.00'
N15°49'02"E 100.00'
N28°34'34"E 100.00'
N41°20'05"E 100.00'
100.03'

48.00' | 48.00' | 48.00' | 48.00' | 48.00'

STONES THROW DRIVE
DTTP

66' | 66'

N88°53'55"E 449.84'

56.16' | 59.00' | 51.00' | 51.00' | 51.00' | 51.00' | 51.00' | 51.00' | 28.68' | 42.67'

95.63'

C38 | C39 | C40 | C41 | C42 | C43 | C44 | C45 | C46 | C48 | C49 | C50 | C51 | C52 | C53 | C54 | C55 | C56 | C57 | C58 | C59 | C60 | C61 | C62 | C63 | C64

S65°22'23"E 160.11'

N19°29'05"E 55.84'

N65°22'23"W 175.86'

N53°15'33"W 555.73'

S53°15'33"E 555.73'

125' | 125'

0 60' 120'
1" = 60'

GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS (DANE COUNTY) NAD83(2011)
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, T6N, R8E BEARS N88°54'29"E

LEGEND

- ■ Found 1" pipe (unless noted)
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FN:23-07-109

SHEET 3 OF 8

Mar 25, 2024-7:41am U:\User\2307109\Drawings\2307109 Midpoint Meadows Final Plat.dwg Sheet 3

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

# MIDPOINT MEADOWS

*LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN*

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0 60' 120'

1" = 60'

GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS (DANE COUNTY) NAD83(2011)
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, T6N, R8E BEARS N88°54'29"E


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FN:23-07-109



Mar 25, 2024-7:41am U:\User\2307109\Drawings\2307109 Midpoint Meadows Final Plat.dwg Sheet 4

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

# MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

O.L. 1
CSM 9504

UNPLATTED LANDS

MID TOWNE ROAD

N88°13'54"E 23.21'

N88°54'29"E 203.62'

194.96'

57.66'

S01°33'35"W 26.52'

33'

33'

99'

MON. TO MON. N89°04'11"E 2626.27'

N89°04'11"E 1003.64'

MID TOWN ROAD
DTTP

S89°04'11"W 1002.67'

33.01'

1622.63'

FOUND PK NAIL
SOUTHEAST CORNER
SECTION 35, T7N, R8E
WISCONSIN COORDINATE
REFERENCE SYSTEMS
DANE COUNTY NAD83(2011)
N:467172.74
E:789237.01

PER CITY OF MADISON
N:467172.89
E:789236.82

S88°54'29"W 149.09'

S88°13'54"W 23.16'

C63

FOUND BRASS CAP MONUMENT
NORTH 1/4 CORNER
SECTION 2, T6N, R8E
WISCONSIN COORDINATE
REFERENCE SYSTEMS
DANE COUNTY NAD83(2011)
N:467129.38
E:786587.89

PER CITY OF MADISON
N:467129.34
E:786587.90

FOUND BRASS CAP MONUMENT
SOUTH 1/4 CORNER
SECTION 35, T7N, R8E
WISCONSIN COORDINATE
REFERENCE SYSTEMS
DANE COUNTY NAD83(2011)
N:467130.10
E:786611.09

PER CITY OF MADISON
N:467130.08
E:786610.90

LOT 1
CSM 4332

66'

33'

33'

30' WIDE
MMSD SANITARY
SEWER EASEMENT
DOC. NO.
1224436

MARTY ROAD
DTTP

(S01°51'20"W)
N02°13'54"E 490.08'

N02°13'54"E 541.06'

S30°52'24"W 552.00'

DITCH

541.04'

S00°19'41"W 649.27'
(N00°06'12"W)

ASHBURY WOODS
CONDOMINIUMS

LOT 1
CSM 9644

SEE SHEET 3

UNPLATTED LANDS

O.L. 5
RESERVED FOR
FUTURE DEVELOPMENT

S85°44'51"E 4.78'

LOT 1
CSM 11145

VARIES

16.5' WIDE
TDS EASEMENT
DOC. NO. 3924259
-TO BE RELEASED

N01°56'59"E 197.27'
(S01°28'07"W 197.27')

30' WIDE
MMSD SANITARY
SEWER EASEMENT
DOC. NO.
1224436

S01°34'15"W 472.00'

(N86°40'20"W 171.70')
S86°11'28"E 171.70'
138.68'

33.02'

S01°56'59"W 87.07'

66'

C63

N01°56'59"E 55.01'

C62

S56°50'55"W 162.81'

75.22'

62.5'

95.5'

33'

"A" STREET
DTTP

125'

C66

SEE SHEET 6

SEE SHEET 4

30' WIDE
MMSD SANITARY
SEWER EASEMENT

0 60' 120'

1" = 60'

GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS
(DANE COUNTY) NAD83(2011)
THE NORTH LINE OF THE NORTHWEST QUARTER
OF SECTION 2, T6N, R8E BEARS N88°54'29"E

UNPLATTED

LEGEND

- Found 1" pipe (unless noted)
- Found 3/4" rebar
- Found 1-1/4" rebar
- Found chiseled "x" on rock
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- 5' / 5' — Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- DDTP — Dedicated to the public
- ( ) — Recorded as information


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


FN:23-07-109



Mar 25, 2024-7:41am U:\User\2307109\Drawings\2307109 Midpoint Meadows Final Plat.dwg Sheet 5

# MIDPOINT MEADOWS

LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

NOTES

1. This Plat is subject to the following recorded instruments:
   -Mt. Vernon Telephone Company Easement recorded as Doc. No. 3195177. released by Doc. No _____.
   -Mt. Vernon Telephone Company Easement recorded as Doc. No. 3924259. released by Doc. No _____.

2. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat, EXCEPT where shown otherwise on the face of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

   The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

   NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

3. The City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by the private interests.

4. Building setback lines shown on this plat shall be enforced by the City of Madison.

5. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

6. No driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six (6) inches in width shall be constructed between all pedestrian ramps and driveway entrances.

7. Lots 235-250 are subject to a Landscaping Easement, reserved for the planting of trees or shrubs by the owner. No buildings are allowed with the easement. Maintenance of the easement area is the responsibility of the lot owner or homeowner's association.

8. Public Easements terms and conditions

   Public Storm Sewer Easements:

   Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground storm sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

   Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

   Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Storm Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

   Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

   Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

   Public Water Easements:

   Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground water main purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Water Main Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

   Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

   Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Water Main Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Water Utility General Manager.

   Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

   Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

   Public Sidewalk and Bike Path Easements:

   Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to the City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by the City of Madison for public sidewalk and bike path purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the public sidewalk and bike path within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

   Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

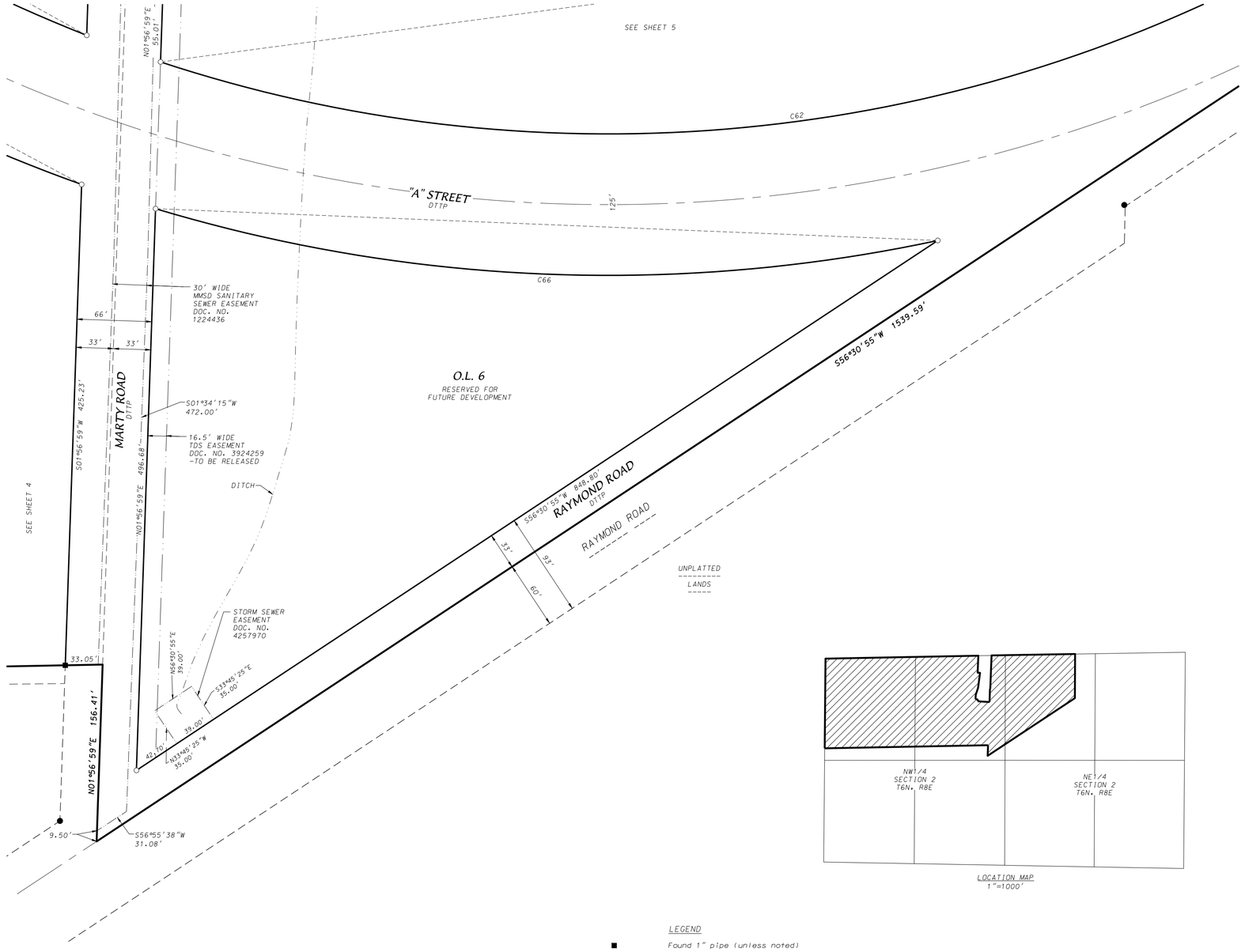
   Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the public use shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

   Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

   Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

9. Outlot Designations:
   1 - Dedicated to the public for stormwater management.
   2 - Dedicated to the public for stormwater management.
   3 - Private Alley. Public utility easement over entire outlot.
   4 - Reserved for future development.
   5 - Reserved for future development.
   6 - Reserved for future development.

10. Distances shown along curves are chord lengths.







LOCATION MAP
1"=1000'

LEGEND

- ■ Found 1" pipe (unless noted)
- ● Found 3/4" rebar
- ◉ Found 1-1/4" rebar
- ⊠ Found chiseled "x" on rock
- ○ Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- 5' / 5' Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- DDTP Dedicated to the public
- ( ) Recorded as information

0 60' 120'

1" = 60'

GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS (DANE COUNTY) NAD83(2011)
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, T6N, R8E BEARS N88°54'29"E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Mar 25, 2024-7:41am U:\User\2307109\Drawings\2307109 Midpoint Meadows Final Plat.dwg Sheet 6

# MIDPOINT MEADOWS

*LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN*

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

CURVE TABLE

| CURVE NO. | LOT | CURVE RADIUS | CHORD LENGTH | ARC LENGTH | CHORD BEARING | CENTRAL ANGLE | TANGENT BEARING |
|---|---|---|---|---|---|---|---|
| C1 | | 181.00' | 16.87' | 16.87' | S03°45'44"E | 05°20'27" | |
| C2 | | 175.00' | 16.28' | 16.28' | S03°46'01"E | 05°19'53" | |
| C3 | | 15.00' | 21.91' | 24.56' | S44°11'11"E | 93°48'40" | |
| C4 | | 15.00' | 20.49' | 22.56' | S45°48'32"W | 86°10'46" | |
| C5 | | 270.00' | 55.72' | 55.82' | N85°10'45"W | 11°50'40" | |
| | 64 | 270.00' | 21.88' | 21.88' | N88°46'47"W | 04°38'36" | |
| | 63 | 270.00' | 32.58' | 32.58' | N82°59'58"W | 06°55'02" | |
| | 62 | 270.00' | 1.34' | 1.34' | N79°23'56"W | 00°17'02" | |
| C6 | | 1005.00' | 207.22' | 207.59' | N85°10'28"W | 11°50'06" | |
| | 59 | 1005.00' | 17.51' | 17.51' | N79°45'22"W | 00°59'54" | |
| | 58 | 1005.00' | 32.74' | 32.74' | N81°11'19"W | 01°52'00" | |
| | 57 | 1005.00' | 32.57' | 32.57' | N83°03'01"W | 01°51'24" | |
| | 56 | 1005.00' | 32.44' | 32.44' | N84°54'12"W | 01°50'58" | |
| | 55 | 1005.00' | 32.34' | 32.34' | N86°45'00"W | 01°50'38" | |
| | 54 | 1005.00' | 32.28' | 32.28' | N88°35'32"W | 01°50'26" | |
| | 53 | 1005.00' | 27.70' | 27.70' | S89°41'52"W | 01°34'46" | |
| C7 | | 943.00' | 194.44' | 194.78' | S85°10'28"E | 11°50'06" | |
| | 69 | 943.00' | 30.00' | 30.00' | N89°49'10"E | 01°49'22" | |
| | 70 | 943.00' | 33.36' | 33.36' | S88°15'20"E | 02°01'38" | |
| | 71 | 943.00' | 33.36' | 33.36' | S86°13'42"E | 02°01'38" | |
| | 72 | 943.00' | 33.36' | 33.36' | S84°12'04"E | 02°01'38" | |
| | 73 | 943.00' | 33.36' | 33.36' | S82°10'26"E | 02°01'38" | |
| | 74 | 943.00' | 33.36' | 33.36' | S80°12'31"E | 01°54'12" | |
| C8 | | 332.00' | 68.51' | 68.63' | S85°10'45"E | 11°50'40" | |
| | 77 | 332.00' | 11.85' | 11.85' | S80°16'47"E | 02°02'44" | |
| | 78 | 332.00' | 30.00' | 30.01' | S83°53'31"E | 05°10'44" | |
| | 79 | 332.00' | 26.76' | 26.77' | S88°47'29"E | 04°37'12" | |
| C9 | | 427.00' | 88.11' | 88.27' | N85°10'45"W | 11°50'40" | |
| | 79 | 427.00' | 34.42' | 34.43' | N88°47'29"W | 04°37'12" | |
| | 78 | 427.00' | 38.58' | 38.60' | N83°53'31"W | 05°10'44" | |
| | 77 | 427.00' | 15.24' | 15.24' | N80°16'47"W | 02°02'44" | |
| C10 | | 786.00' | 162.20' | 162.49' | N85°10'45"W | 11°50'40" | |
| | 74 | 786.00' | 24.47' | 24.47' | N80°08'56"W | 01°47'02" | |
| | 73 | 786.00' | 30.00' | 30.00' | N82°08'04"W | 02°11'14" | |
| | 72 | 786.00' | 30.00' | 30.00' | N84°19'18"W | 02°11'14" | |
| | 71 | 786.00' | 30.00' | 30.00' | N86°30'32"W | 02°11'14" | |
| | 70 | 786.00' | 30.00' | 30.00' | N88°41'46"W | 02°11'14" | |
| | 69 | 786.00' | 17.99' | 17.99' | S89°33'16"W | 01°18'42" | |
| C11 | | 119.00' | 11.09' | 11.09' | N03°45'44"W | 05°20'26" | |
| C12 | | 760.00' | 156.83' | 157.11' | S85°10'45"E | 11°50'40" | |
| | 84 | 760.00' | 21.99' | 21.99' | N89°43'39"E | 01°39'28" | |
| | 85 | 760.00' | 41.36' | 41.36' | S87°53'04"E | 03°07'06" | |
| | 86 | 760.00' | 50.29' | 50.30' | S84°25'45"E | 03°47'32" | |
| | 87 | 760.00' | 41.35' | 41.36' | S80°58'27"E | 03°07'04" | |
| | 88 | 760.00' | 2.10' | 2.10' | S79°20'10"E | 00°09'30" | |
| C13 | | 453.00' | 93.48' | 93.65' | S85°10'45"E | 11°50'40" | |
| | 90 | 453.00' | 13.40' | 13.40' | S80°06'15"E | 01°41'40" | |
| | 91 | 453.00' | 36.84' | 36.85' | S83°16'54"E | 04°39'38" | |
| | 92 | 453.00' | 30.86' | 30.87' | S87°33'51"E | 03°54'16" | |
| | 93 | 453.00' | 12.53' | 12.53' | N89°41'28"E | 01°35'06" | |
| C14 | | 548.00' | 113.08' | 113.29' | N85°10'45"W | 11°50'40" | |
| | 93 | 548.00' | 15.16' | 15.16' | S89°41'28"W | 01°35'06" | |
| | 92 | 548.00' | 37.34' | 37.34' | N87°33'51"W | 03°54'16" | |
| | 91 | 548.00' | 44.56' | 44.58' | N83°16'54"W | 04°39'38" | |
| | 90 | 548.00' | 16.21' | 16.21' | N80°06'15"W | 01°41'40" | |
| C15 | | 665.00' | 137.23' | 137.47' | N85°10'45"W | 11°50'40" | |
| | 88 | 665.00' | 1.84' | 1.84' | N79°20'10"W | 00°09'30" | |
| | 87 | 665.00' | 36.19' | 36.19' | N80°58'26"W | 03°07'06" | |
| | 86 | 665.00' | 44.01' | 44.01' | N84°25'45"W | 03°47'32" | |
| | 85 | 665.00' | 36.19' | 36.19' | N87°53'04"W | 03°07'06" | |
| | 84 | 665.00' | 19.24' | 19.24' | S89°43'39"W | 01°39'28" | |
| C16 | | 237.00' | 22.04' | 22.05' | N03°46'01"W | 05°19'53" | |
| C17 | | 603.00' | 124.43' | 124.66' | S85°10'45"E | 11°50'40" | |
| | 97 | 603.00' | 32.86' | 32.86' | S89°32'25"E | 03°07'20" | |
| | 98 | 603.00' | 53.42' | 53.43' | S85°26'26"E | 05°04'38" | |
| | 99 | 603.00' | 38.35' | 38.36' | S81°04'46"E | 03°38'42" | |
| C18 | | 610.00' | 125.88' | 126.10' | S85°10'45"E | 11°50'40" | |
| | 101 | 610.00' | 2.95' | 2.95' | S79°23'44"E | 00°16'38" | |
| | 102 | 610.00' | 30.26' | 30.26' | S80°57'19"E | 02°50'32" | |
| | 103 | 610.00' | 30.26' | 30.26' | S83°47'51"E | 02°50'32" | |
| | 104 | 610.00' | 36.11' | 36.12' | S86°54'53"E | 03°23'32" | |
| | 105 | 610.00' | 26.51' | 26.52' | S89°51'22"E | 02°29'26" | |
| C19 | | 15.00' | 21.45' | 23.90' | S45°27'06"E | 91°17'57" | |
| C20 | | 705.00' | 145.48' | 145.74' | N85°10'45"W | 11°50'40" | |
| | 105 | 705.00' | 30.64' | 30.65' | N89°51'22"W | 02°29'26" | |
| | 104 | 705.00' | 41.73' | 41.74' | N86°54'53"W | 03°23'32" | |
| | 103 | 705.00' | 34.97' | 34.97' | N83°47'51"W | 02°50'32" | |
| | 102 | 705.00' | 34.97' | 34.97' | N80°57'19"W | 02°50'32" | |
| | 101 | 705.00' | 3.41' | 3.41' | N79°23'44"W | 00°16'38" | |
| C21 | | 508.00' | 104.83' | 105.02' | N85°10'45"W | 11°50'40" | |
| C22 | | 482.00' | 99.46' | 99.64' | S85°10'45"E | 11°50'40" | |
| | 121 | 482.00' | 12.45' | 12.46' | S79°59'50"E | 01°28'50" | |
| | 120 | 482.00' | 53.96' | 53.99' | S83°56'47"E | 06°25'04" | |
| | 119 | 482.00' | 33.19' | 33.20' | S89°07'42"E | 03°56'46" | |
| C23 | | 731.00' | 150.85' | 151.12' | S85°10'45"E | 11°50'40" | |
| | 123 | 731.00' | 16.94' | 16.94' | S79°55'15"E | 01°19'40" | |
| | 124 | 731.00' | 45.00' | 45.01' | S82°20'55"E | 03°31'40" | |
| | 125 | 731.00' | 45.00' | 45.01' | S85°52'35"E | 03°31'40" | |
| | 126 | 731.00' | 44.15' | 44.16' | S89°22'15"E | 03°27'40" | |
| C24 | | 15.00' | 20.97' | 23.22' | S44°32'54"W | 88°42'04" | |
| C25 | | 826.00' | 170.45' | 170.75' | N85°10'45"W | 11°50'40" | |
| | 126 | 826.00' | 49.89' | 49.90' | N89°22'15"W | 03°27'40" | |
| | 125 | 826.00' | 50.85' | 50.85' | N85°52'35"W | 03°31'40" | |
| | 124 | 826.00' | 50.85' | 50.85' | N82°20'55"W | 03°31'40" | |
| | 123 | 826.00' | 19.14' | 19.14' | N79°55'15"W | 01°19'40" | |
| C26 | | 387.00' | 79.86' | 80.00' | N85°10'45"W | 11°50'40" | |
| | 121 | 387.00' | 10.00' | 10.00' | N79°59'50"W | 01°28'50" | |
| | 120 | 387.00' | 43.33' | 43.35' | N83°56'47"W | 06°25'04" | |
| | 119 | 387.00' | 26.65' | 26.65' | N89°07'42"W | 03°56'46" | |

CURVE TABLE

| CURVE NO. | LOT | CURVE RADIUS | CHORD LENGTH | ARC LENGTH | CHORD BEARING | CENTRAL ANGLE | TANGENT BEARING |
|---|---|---|---|---|---|---|---|
| C27 | | 325.00' | 67.07' | 67.19' | S85°10'45"E | 11°50'40" | |
| C28 | | 888.00' | 183.25' | 183.57' | S85°10'45"E | 11°50'40" | |
| | 141 | 888.00' | 29.42' | 29.42' | S80°12'22"E | 01°53'54" | |
| | 142 | 888.00' | 51.00' | 51.01' | S82°48'03"E | 03°17'28" | |
| | 143 | 888.00' | 51.00' | 51.01' | S86°05'31"E | 03°17'28" | |
| | 144 | 888.00' | 51.00' | 51.01' | S89°22'59"E | 03°17'28" | |
| | 145 | 888.00' | 1.13' | 1.13' | N88°56'06"E | 00°04'22" | |
| C29 | | 15.00' | 21.45' | 23.90' | S45°27'06"E | 91°17'58" | |
| C30 | | 15.00' | 20.97' | 23.22' | S44°32'54"W | 88°42'02" | |
| C31 | | 150.00' | 30.95' | 31.01' | N85°10'45"W | 11°50'40" | |
| C32 | | 330.00' | 68.10' | 68.22' | N85°10'45"W | 11°50'40" | |
| | 164 | 330.00' | 45.22' | 45.26' | N83°11'09"W | 07°51'28" | |
| | 165 | 330.00' | 22.96' | 22.96' | N89°06'29"W | 03°59'12" | |
| C33 | | 268.00' | 55.30' | 55.40' | S85°10'45"E | 11°50'40" | |
| C34 | | 212.00' | 43.75' | 43.83' | S85°10'45"E | 11°50'40" | |
| C35 | | 181.00' | 87.64' | 88.52' | N74°53'17"E | 28°01'17" | OUT-N60°52'39"E |
| | 192 | 181.00' | 37.24' | 37.31' | N82°59'38"E | 11°48'34" | |
| | 193 | 181.00' | 51.04' | 51.21' | N68°59'00"E | 16°12'42" | |
| C36 | | 15.00' | 20.47' | 22.53' | N76°05'15"W | 86°04'12" | |
| C37 | | 15.00' | 22.54' | 25.50' | S15°39'29"W | 97°25'16" | OUT-S64°22'07"W |
| C38 | | 119.00' | 50.56' | 50.95' | S76°38'01"W | 24°31'48" | |
| C39 | | 15.00' | 21.45' | 23.90' | N45°27'06"W | 91°17'58" | |
| C40 | | 15.00' | 20.97' | 23.22' | N44°32'54"E | 88°42'02" | |
| C41 | | 150.00' | 145.55' | 151.97' | S62°04'37"E | 58°02'56" | |
| | 211 | 150.00' | 42.67' | 42.82' | S82°55'27"E | 16°21'16" | |
| | 212 | 150.00' | 95.63' | 97.32' | S56°09'34"E | 37°10'30" | |
| | 213 | 150.00' | 11.83' | 11.83' | S35°18'44"E | 04°31'10" | |
| C42 | | 216.00' | 209.60' | 218.84' | N62°04'37"W | 58°02'56" | |
| | OL2 | 216.00' | 10.76' | 10.76' | N34°28'48"W | 02°51'18" | |
| | 214 | 216.00' | 48.00' | 48.10' | N42°17'12"W | 12°45'30" | |
| | 215 | 216.00' | 48.00' | 48.10' | N55°02'42"W | 12°45'30" | |
| | 216 | 216.00' | 48.00' | 48.10' | N67°48'12"W | 12°45'30" | |
| | 217 | 216.00' | 48.00' | 48.10' | N80°33'42"W | 12°45'30" | |
| C43 | | 15.00' | 21.45' | 23.90' | N45°27'06"W | 91°17'58" | |
| C44 | | 460.00' | 154.12' | 154.85' | N09°50'29"E | 19°17'12" | |
| C45 | | 25.00' | 36.91' | 41.51' | N67°03'21"E | 95°08'32" | |
| C46 | | 437.50' | 92.33' | 92.50' | S59°18'58"E | 12°06'50" | |
| C47 | | 1387.50' | 413.56' | 415.11' | S61°49'47"E | 17°08'28" | OUT-S70°24'01"E |
| | 218 | 1387.50' | 193.32' | 193.48 | S57°03'14"E | 07°59'22" | |
| | OL2 | 1387.50' | 226.21' | 226.46' | S65°43'28"E | 09°21'06" | |
| C48 | | 367.00' | 24.47' | 24.47' | N00°48'32"E | 03°49'14" | |
| | 227 | 367.00' | 19.62' | 19.62' | N00°25'48"E | 03°03'46" | |
| | 228 | 367.00' | 4.85' | 4.85' | N02°20'25"E | 00°45'28" | |
| C49 | | 15.00' | 21.52' | 24.00' | N48°33'07"E | 91°39'57" | OUT-S85°36'55"E |
| C50 | | 444.00' | 156.05' | 156.86' | S75°29'39"E | 20°14'32" | |
| | 234 | 444.00' | 80.13' | 80.24' | S80°26'16"E | 10°21'18" | |
| | 235 | 444.00' | 76.52' | 76.62' | S70°19'00"E | 09°53'14" | |
| C51 | | 25.00' | 33.73' | 37.03' | S22°56'39"E | 84°51'28" | |
| | 236 | 25.00' | 29.39' | 31.41' | S29°22'38"E | 71°59'30" | |
| | 237 | 25.00' | 5.60' | 5.61' | S13°03'06"W | 12°51'58" | |
| C52 | | 540.00' | 180.92' | 181.77' | S09°50'29"W | 19°17'12" | |
| | 239 | 540.00' | 15.41' | 15.41' | S18°40'02"W | 01°38'06" | |
| | 240 | 540.00' | 30.86' | 30.87' | S16°12'44"W | 03°16'30" | |
| | 241 | 540.00' | 31.69' | 31.70' | S12°53'35"W | 03°21'48" | |
| | 242 | 540.00' | 25.79' | 25.79' | S09°50'35"W | 02°44'12" | |
| | 243 | 540.00' | 30.29' | 30.29' | S06°52'04"W | 03°12'50" | |
| | 244 | 540.00' | 30.11' | 30.11' | S03°39'48"W | 03°11'42" | |
| | 245 | 540.00' | 17.60' | 17.60' | S01°07'55"W | 01°52'04" | |
| C53 | | 15.00' | 20.97' | 23.22' | S44°32'54"W | 88°42'02" | |
| C54 | | 23.50' | 33.23' | 36.91' | S42°16'51"E | 90°00'00" | |
| C55 | | 287.00' | 19.13' | 19.14' | S00°48'32"W | 03°49'14" | |
| | 228 | 287.00' | 3.80' | 3.80' | S02°20'25"W | 00°45'28" | |
| | 227 | 287.00' | 15.34' | 15.34' | S00°25'48"W | 03°03'46" | |
| C56 | | 257.00' | 17.13' | 17.14' | N00°48'32"E | 03°49'14" | |
| C57 | | 53.50' | 31.20' | 31.66' | N14°14'03"W | 33°54'54" | OUT-N01°57'13"W |
| | 238 | 53.50' | 7.16' | 7.16' | N01°07'02"W | 07°40'22" | |
| | 237 | 53.50' | 24.28' | 24.50' | N18°04'14"W | 26°14'02" | |
| C58 | | 1262.50' | 336.71' | 337.72' | N60°55'21"W | 15°19'36" | IN-N68°35'09"W |
| C59 | | 562.50' | 118.71' | 118.93' | N59°18'58"W | 12°06'50" | |
| C60 | | 25.00' | 33.67' | 36.93' | N23°02'59"W | 84°38'48" | OUT-N19°16'25"E |
| C61 | | 540.00' | 46.05' | 46.07' | N16°49'47"E | 04°53'16" | OUT-N14°23'09"E |
| C62 | | 1262.50' | 1101.96' | 1140.32' | S82°23'27"W | 51°45'04" | OUT-N71°44'01"W |
| C63 | | 50.00' | 80.92' | 94.28' | N19°15'56"E | 108°02'32" | IN-N73°17'12"E |
| C64 | | 100.00' | 63.44' | 64.55' | S16°15'43"E | 36°59'14" | OUT-N34°45'20"W |
| C65 | | 25.00' | 34.32' | 37.82' | N45°34'12"E | 86°40'35" | |
| C66 | | 1387.50' | 691.60' | 698.97' | S87°40'16"E | 28°51'48" | IN-S73°14'22"E<br>OUT-N77°53'50"E |
| C67 | | 10.00' | 10.68' | 11.27' | N01°05'17"E | 64°33'04" | OUT-N33°21'49"E |
| | 237 | 10.00' | 5.08' | 5.14' | N16°28'19"W | 29°25'52" | |
| | 236 | 10.00' | 6.03' | 6.03' | N15°48'13"E | 35°07'12" | |
| C68 | | 53.00' | 28.01' | 28.35' | N18°02'29"E | 30°38'40" | |
| | 236 | 53.00' | 22.77' | 22.95' | N20°57'40"E | 24°48'18" | |
| | 235 | 53.00' | 5.40' | 5.40' | N05°38'20"E | 05°50'22" | |
| C69 | | 27.00' | 9.21' | 9.26' | S12°32'29"W | 19°38'40" | OUT-S22°21'49"W |
| C70 | | 10.00' | 13.33' | 14.58' | S64°08'46"W | 83°33'54" | OUT-N74°04'17"W |
| C71 | | 53.50' | 12.31' | 12.33' | N80°40'34"W | 13°12'34" | |

LOT AREA TABLE

| LOT/OL | AREA SF | LOT/OL | AREA SF | LOT/OL | AREA SF | LOT/OL | AREA SF |
|---|---|---|---|---|---|---|---|
| 1 | 5123 | 65 | 4155 | 129 | 3515 | 193 | 11885 |
| 2 | 2750 | 66 | 6158 | 130 | 4275 | 194 | 7532 |
| 3 | 2750 | 67 | 3374 | 131 | 4275 | 195 | 8973 |
| 4 | 2750 | 68 | 2867 | 132 | 3515 | 196 | 5900 |
| 5 | 2750 | 69 | 3010 | 133 | 3515 | 197 | 5900 |
| 6 | 2750 | 70 | 3017 | 134 | 3515 | 198 | 5900 |
| 7 | 2750 | 71 | 3011 | 135 | 3515 | 199 | 5900 |
| 8 | 3202 | 72 | 3007 | 136 | 3515 | 200 | 5900 |
| 9 | 4569 | 73 | 3006 | 137 | 5653 | 201 | 5900 |
| 10 | 2612 | 74 | 2999 | 138 | 6352 | 202 | 7664 |
| 11 | 2612 | 75 | 2850 | 139 | 6308 | 203 | 7150 |
| 12 | 2613 | 76 | 2850 | 140 | 5900 | 204 | 5900 |
| 13 | 2802 | 77 | 3011 | 141 | 5272 | 205 | 5100 |
| 14 | 2803 | 78 | 3259 | 142 | 5503 | 206 | 5100 |
| 15 | 2612 | 79 | 3215 | 143 | 5637 | 207 | 5100 |
| 16 | 3277 | 80 | 2850 | 144 | 5478 | 208 | 5100 |
| 17 | 7457 | 81 | 2850 | 145 | 5157 | 209 | 5100 |
| 18 | 5900 | 82 | 4554 | 146 | 5151 | 210 | 5100 |
| 19 | 5900 | 83 | 4852 | 147 | 5959 | 211 | 5713 |
| 20 | 6424 | 84 | 3605 | 148 | 5151 | 212 | 6512 |
| 21 | 6373 | 85 | 3683 | 149 | 5151 | 213 | 5288 |
| 22 | 6649 | 86 | 4480 | 150 | 5151 | 214 | 5957 |
| 23 | 5900 | 87 | 3683 | 151 | 5959 | 215 | 5832 |
| 24 | 5100 | 88 | 2954 | 152 | 7154 | 216 | 5832 |
| 25 | 5100 | 89 | 2945 | 153 | 8389 | 217 | 5832 |
| 26 | 5900 | 90 | 3643 | 154 | 5959 | 218 | 345755 |
| 27 | 5900 | 91 | 3868 | 155 | 5959 | 219 | 2752 |
| 28 | 6500 | 92 | 3240 | 156 | 5959 | 220 | 2400 |
| 29 | 6500 | 93 | 3661 | 157 | 5959 | 221 | 2200 |
| 30 | 6952 | 94 | 3515 | 158 | 5959 | 222 | 2200 |
| 31 | 6500 | 95 | 4702 | 159 | 5959 | 223 | 2200 |
| 32 | 6500 | 96 | 4702 | 160 | 6565 | 224 | 2200 |
| 33 | 3452 | 97 | 4522 | 161 | 6937 | 225 | 2400 |
| 34 | 3000 | 98 | 4676 | 162 | 6500 | 226 | 2400 |
| 35 | 3000 | 99 | 4563 | 163 | 6500 | 227 | 2369 |
| 36 | 3000 | 100 | 3515 | 164 | 6995 | 228 | 2238 |
| 37 | 3000 | 101 | 3530 | 165 | 7212 | 229 | 2200 |
| 38 | 3000 | 102 | 3098 | 166 | 11500 | 230 | 2200 |
| 39 | 2750 | 103 | 3098 | 167 | 10010 | 231 | 2400 |
| 40 | 2750 | 104 | 3698 | 168 | 10010 | 232 | 2659 |
| 41 | 2750 | 105 | 3650 | 169 | 10010 | 233 | 2866 |
| 42 | 2750 | 106 | 2945 | 170 | 10010 | 234 | 5164 |
| 43 | 2750 | 107 | 3515 | 171 | 10010 | 235 | 8279 |
| 44 | 2750 | 108 | 3515 | 172 | 10929 | 236 | 6099 |
| 45 | 2750 | 109 | 2945 | 173 | 8958 | 237 | 6116 |
| 46 | 2750 | 110 | 2945 | 174 | 8408 | 238 | 5755 |
| 47 | 2750 | 111 | 3515 | 175 | 8934 | 239 | 6019 |
| 48 | 2750 | 112 | 3515 | 176 | 8563 | 240 | 5777 |
| 49 | 2750 | 113 | 3515 | 177 | 7521 | 241 | 5809 |
| 50 | 4838 | 114 | 2945 | 178 | 7085 | 242 | 5722 |
| 51 | 3277 | 115 | 2945 | 179 | 6431 | 243 | 5313 |
| 52 | 2850 | 116 | 3515 | 180 | 5559 | 244 | 5212 |
| 53 | 3067 | 117 | 5910 | 181 | 5559 | 245 | 4733 |
| 54 | 3095 | 118 | 4702 | 182 | 8123 | 246 | 4714 |
| 55 | 3158 | 119 | 4489 | 183 | 7866 | 247 | 4697 |
| 56 | 3254 | 120 | 4623 | 184 | 6431 | 248 | 4680 |
| 57 | 3383 | 121 | 3595 | 185 | 6431 | 249 | 5085 |
| 58 | 3548 | 122 | 3515 | 186 | 6431 | 250 | 5861 |
| 59 | 3746 | 123 | 3620 | 187 | 7085 | OL 1 | 108592 |
| 60 | 3964 | 124 | 4554 | 188 | 7085 | OL 2 | 171239 |
| 61 | 4182 | 125 | 4554 | 189 | 7085 | OL 3 | 17117 |
| 62 | 4375 | 126 | 4548 | 190 | 7085 | OL 4 | 313163 |
| 63 | 4460 | 127 | 3515 | 191 | 7085 | OL 5 | 914889 |
| 64 | 4467 | 128 | 3515 | 192 | 8356 | OL 6 | 151498 |


D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT


FN:23-07-109

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

# MIDPOINT MEADOWS

*LOCATED IN THE NW1/4 OF THE NE1/4, NE1/4 OF THE NW1/4 AND THE NW1/4 OF THE NW1/4 OF SECTION 2, T6N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN*

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "Midpoint Meadows" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

A parcel of land located in the NW1/4 of the NW1/4 and the NE1/4 of the NW1/4 and the NW1/4 of the NE1/4 of Section 2, T6N, R8E, City of Madison, Dane County, Wisconsin to-wit:
Beginning at the Northwest corner of said Section 2; thence N89°40'29"E, 37.02 feet along the North line of said NW1/4 to the Southwest corner of Section 35, T7N, R8E; thence N88°54'29"E, 2213.80 feet along the North line of said NW1/4 to a point on the Northerly extension of Lot 1, Certified Survey Map No. 4332; thence S02°22'16"W, 249.67 feet along said Northerly extension and West line of said Lot 1, to the Southwest corner of said Lot 1; thence S85°27'56"E, 35.18 feet along the South line of said Lot 1; thence S07°25'37"W, 222.26 feet along the West line of lands per Document Number 1826677 to the Northwest corner of Lot 1, Certified Survey Map No. 11145; thence S18°13'52"W, 107.03 feet along the Westerly line of said Lot 1; thence S03°28'52"W, 67.92 feet along said Westerly line; thence S87°16'08"E, 36.00 feet along said Westerly line; thence S02°43'52"W, 27.64 feet along said Westerly line to the Southwest corner of said Lot 1; thence S86°11'28"E, 171.70 feet along the South line of said Lot 1 to the Southeast corner of Certified Survey Map No. 11145; thence N01°56'59"E, 197.27 feet to the Northeast corner of Certified Survey Map No. 11145; thence S85°44'51"E, 4.78 feet along the South line of lands per Document Number 1826677 to the Southeast corner of said lands; thence N02°13'54"E, 490.08 feet along the East line of said lands and the East line of Certified Survey Map No. 4332 to a point on the North line of said NW1/4; thence N88°54'29"E, 203.62 feet along said North line to the North 1/4 corner of Section 2, T6N, R8E; thence N88°13'54"E, 23.21 feet along said North of said NE1/4 to the South 1/4 corner of Section 35, T7N, R8E; thence N89°04'11"E, 1003.64 feet along said North line to a point on the Northerly extension of the West line of Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 9644; thence S00°19'41"W, 649.27 feet along West line of Ashbury Woods Condominium and Lot 1, Certified Survey Map No. 9644 and the Northerly and Southerly extension thereof to the centerline of Raymond Road; thence S56°30'55"W, 1539.59 feet along the centerline of Raymond Road to the centerline of Marty Road; thence N01°56'59"E, 156.41 feet along the centerline of Marty Road; thence S88°53'55"W, 2405.49 feet along unplatted lands, the North line of Lot 2, Certified Survey Map No. 8021, the North line of Lot 1, Certified Survey Map No. 8021, the North line of Lot 6, Hickory Hills, the North right-of-way line of Hickory Ridge Road, the North line of Lot 1, Certified Survey Map No. 13277 and the North line of Lot 2, Certified Survey Map No. 15452 to the North west corner of said Lot 2 also being on the East line of Lot 41, First Addition to Hawk's Creek; thence N00°30'54"E, 1321.66 feet along the East lines of Lots 41 and 42, First Addition to Hawk's Ridge and the West line of said NW1/4 to the point of beginning.
Containing 4,401,120 square feet (101.036 acres).

Dated this 25th day of March, 2024

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

OWNER'S CERTIFICATE

VH Midpoint Meadows, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

VH Midpoint Meadows, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison

In witness whereof, VH Acquisitions, LLC has caused these presents to be signed this _____day of_____, 2024.

VH Midpoint Meadows, LLC

_____

STATE OF WISCONSIN)
COUNTY OF DANE ) S.S

Personally came before me this_____day of_____, 2024, the above person to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires _____
Notary Public, Dane County, Wisconsin

MADISON PLAN COMMISSON CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission

By:_____ Date:_____
Matt Wachter, Secretary of the Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "Midpoint Meadows" located in the City of Madison, was hereby approved by Enactment Number_____, File I.D. Number_____.adopted the day of_____, 2024, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this_____day of_____, 2024.

_____
Maribeth Witzel-Behl, Clerk, City of Madison, Dane County, Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

I, Craig Franklin, being the duly appointed, qualified, and acting Treasurer 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 _____, 2024 on any of the lands included in the plat of "Midpoint Meadows".

_____
Craig Franklin, Treasurer, City of Madison, Dane County, Wisconsin

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 in accordance with the records in my office, there are no unpaid taxes or special assessments as of this_____day of_____, 2024 affecting the land included in "Midpoint Meadows".

_____
Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this_____day of_____, 2024

at_____ _.M. and recorded in Volume_____of Plats on Pages_____as Document Number_____.

_____
Kristi Chlebowski, Dane County Register of Deeds

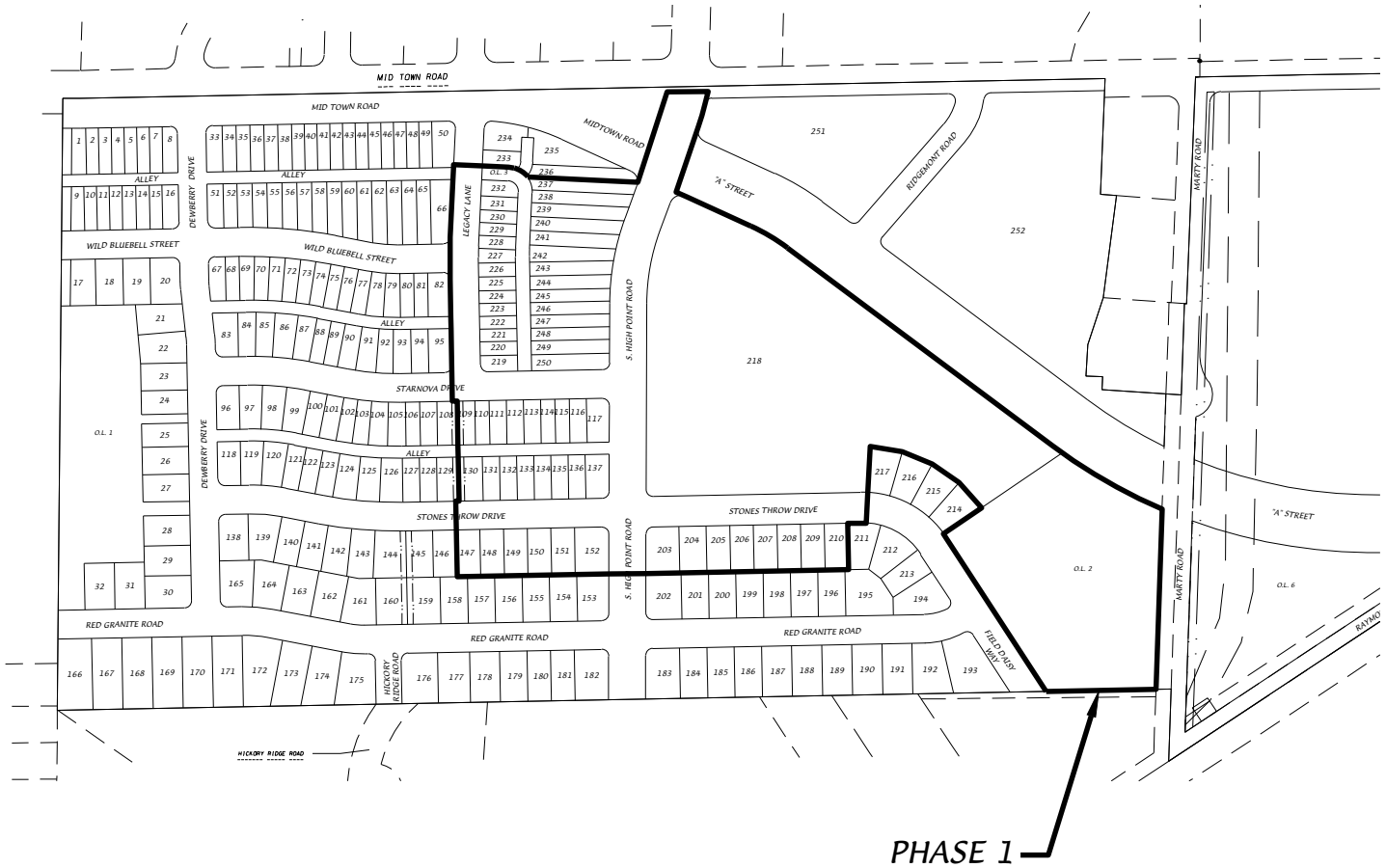
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:23-07-109



Mar 25, 2024-7:41am U:\User\2307109\Drawings\2307109 Midpoint Meadows Final Plat.dwg Sheet 8

# Midpoint Meadows Phase Map





D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT


0 400

Scale 1" = 400'

DATE: 05-22-24
F.N.: 23-07-109
REV.

DRAWN BY: JMS

U:/USER/2307109/DRAWINGS/Phase Map-Midpoint Meadows.dwg

MID TOWNE ROAD

MIDTOWN RD

PHASE 1
LIMITS

FUTURE MIDTOWN RD

RIGHT-OF-WAY

WILD BLUEBELL ST

LEGACY LN

O.L. 3 (PRIVATE ALLEY)

STARNOVA DR

S HIGH POINT RD

ALLEY (PUBLIC)

STONES THROW DR

LOT 66

LOT 109 LOT 110 LOT 111 LOT 112 LOT 113 LOT 114 LOT 115 LOT 116 LOT 117

LOT 130 LOT 131 LOT 132 LOT 133 LOT 134 LOT 135 LOT 136 LOT 137

LOT 147 LOT 148 LOT 149 LOT 150 LOT 151 LOT 152

LOT 203 LOT 204 LOT 205 LOT 206 LOT 207 LOT 208 LOT 209 LOT 210

LOT 218
MULTI FAMILY
DEVELOPMENT

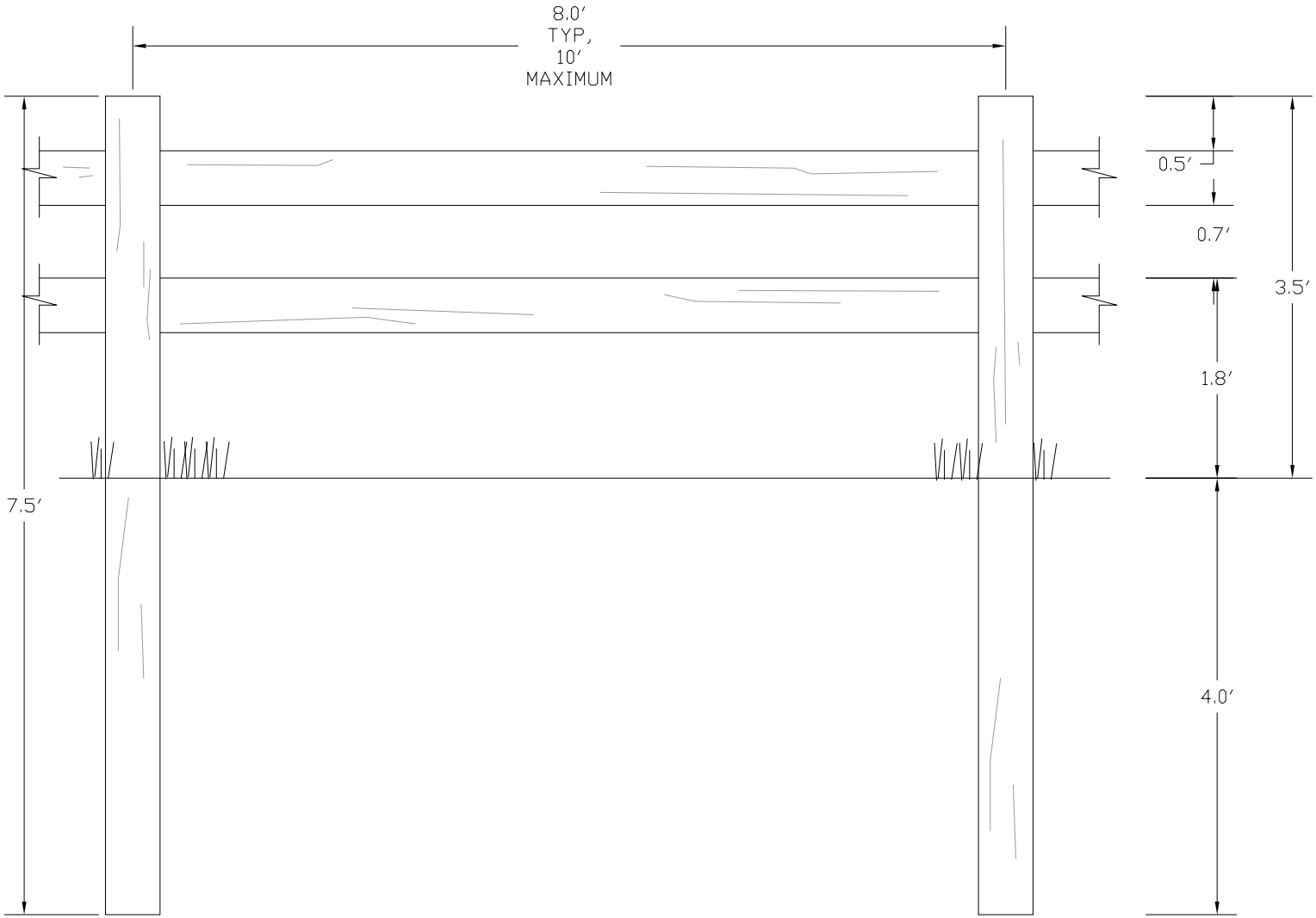
OUT LOT 2
DEDICATED TO THE PUBLIC FOR
STORMWATER MANAGEMENT

TO BE BUILT UNDER DEVELOPER
AGREEMENT NO. 9540

# B.P.W. EXHIBIT OF PUBLIC IMPROVEMENTS
# MIDPOINT MEADOWS PHASE 1
# B.P.W. MEETING DATE: 9/ 25/ 2024

LEGEND

- SANITARY SEWER
- STORM SEWER
- WATER MAIN




NOTES:
1. DIMENSIONS ARE APPROXIMATE.
2. RAILS SHALL BE MADE OF 2"X6" KILN DRIED WESTERN RED CEDAR.
3. POSTS SHALL BE 6"X6" PRESSURE TREATED GROUND CONTACT LUMBER.

2026

CITY OF MADISON
ENGINEERING DIVISION

# SPLIT RAIL FENCE DETAIL

STANDARD DETAIL DRAWING 2.20

**ADDENDUM NO. 1**

**CONTRACT FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF MADISON**
**MIDPOINT MEADOWS PHASE 1 – STORMWATER MANAGEMENT**
**CONTRACT NO. 9540**
**PROJECT NO. 15406**

THIS AGREEMENT, made and entered into this _____ day of _____, 20___, by and between VH Midpoint Meadows, LLC., of Madison, Wisconsin, hereinafter the "Developer", and the City of Madison, hereinafter the "City", a municipal corporation located in Dane County, Wisconsin.

Said contract is hereby amended as follows:

Page 17, ARTICLE II – SUPPLEMENTAL CONDITIONS, remove the following section:

H. The Developer shall purchase and install property boundary markers with City Engineering Division Boundary Marker Decals along the boundary of lands dedicated for public stormwater purposes at the sole expense of the Developer. The boundary markers shall be installed at alternating private property corners that abut public lands and/or in locations that are mutually agreeable to the Developer and the City Engineer. Boundary markers shall be Carsonite Dual-Sided Trail Marker 60" Fiberglass, Color: Brown (or approved equal) and shall have a City of Madison Engineering Division Boundary Marker logo decal.

Page 17, ARTICLE II - SUPPLEMENTAL CONDITIONS, add the following sections:

H. The Developer shall purchase and install split rail boundary by the City Engineer per City of Madison Standard Detail Drawings (SDD) along the boundary of lands dedicated for public stormwater purposes at the sole expense of the Developer.

Page 18, ARTICLE II - SUPPLEMENTAL CONDITIONS, add the following sections:

Q. The Developer shall be responsible for installing and maintaining a riprap swale to manage stormwater runoff and erosion from the unfinished Raymond Road Right of Way. The City shall remove this swale and restore the disturbed area as part of planned improvements for Raymond Road, anticipated to begin in 2031.

R. The Upper Wet Detention Basin located in Outlot 2 as shown in the Midpoint Meadows Phase 1 Stormwater Management Plan, sheet 1 of 3, Contract 9540, City Project No. 15406 shall remain under warranty until development adjacent to the site has stabilized and is no longer being used as a temporary sediment basin. Prior to final acceptance and expiration of the warranty the Developer shall submit as as-built of the Upper Wet Detention Pond to the City. The Developer shall be required to dredge the pond for any accumulated sediment, that decreases the storage depth below 7'. The Developer shall be responsible for all WDNR permits/approvals related to this work.

All other terms and conditions of said contract remain unchanged.

IN WITNESS WHEREOF, the parties hereto have set their hand(s) at Madison, Wisconsin.

VH HILL VALLEY, LLC

BY: Matt Brink 6-15-2026
(signature) Date

Matt Brink
(print name and title of person signing)

BY: _____
(signature) Date

_____
(print name and title of person signing)

CITY OF MADISON, WISCONSIN

BY:_____
Satya Rhodes-Conway, Mayor Date

APPROVED AS TO FORM:

BY:_____
Michael Haas, City Attorney Date

BY:_____
Lydia A. McComas, City Clerk Date

APPROVED:

BY:_____
Eric T. Veum, Risk Manager Date

COUNTERSIGNED:

BY:_____
David Schmiedicke, Finance Director Date

# City of Madison

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

## Master

### File Number: 93603

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93603 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Engineering Division |
| | | | | **File Created Date :** | 06/15/2026 |
| **File Name:** | Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for South Point Public Works Facility | | | **Final Action:** | |

**Title:** Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for South Point Public Works Facility (District 1).

**Notes:** Randy Wiesner

| | | | |
|---|---|---|---|
| **Sponsors:** | John W. Duncan | **Effective Date:** | |
| **Attachments:** | 9782 BPW 06242026.pdf | **Enactment Number:** | |
| **Author:** | Jim Wolfe, City Engineer | **Hearing Date:** | |
| **Entered by:** | jjohnson@cityofmadison.com | **Published Date:** | |

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Engineering Division | 06/15/2026 | Refer | BOARD OF PUBLIC WORKS | 06/24/2026 | 06/24/2026 | |
| | **Action Text:** This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 6/24/2026 | | | | | | |
| 1 | BOARD OF PUBLIC WORKS | 06/24/2026 | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER | | | | Pass |
| | **Action Text:** A motion was made by Ald. Guequierre, seconded by Ald. Lankella, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other. | | | | | | |

### Text of Legislative File 93603

**Fiscal Note**

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for South Point Public Works Facility. The total remaining cost of the project is estimated at $51,681,605 (see attached document for project estimates). There is $43,725,937 of funding available for this project in the Streets Division's Capital Budget (Munis #13016). Additional appropriation may be required and will be determined at the time of bid award.

**Title**

Approving plans and specifications and authorizing the Board of Public Works to advertise and

receive bids for South Point Public Works Facility (District 1).

**Body**
BE IT RESOLVED,

1) That the plans and specifications for South Point Public Works Facility, be and are hereby approved.

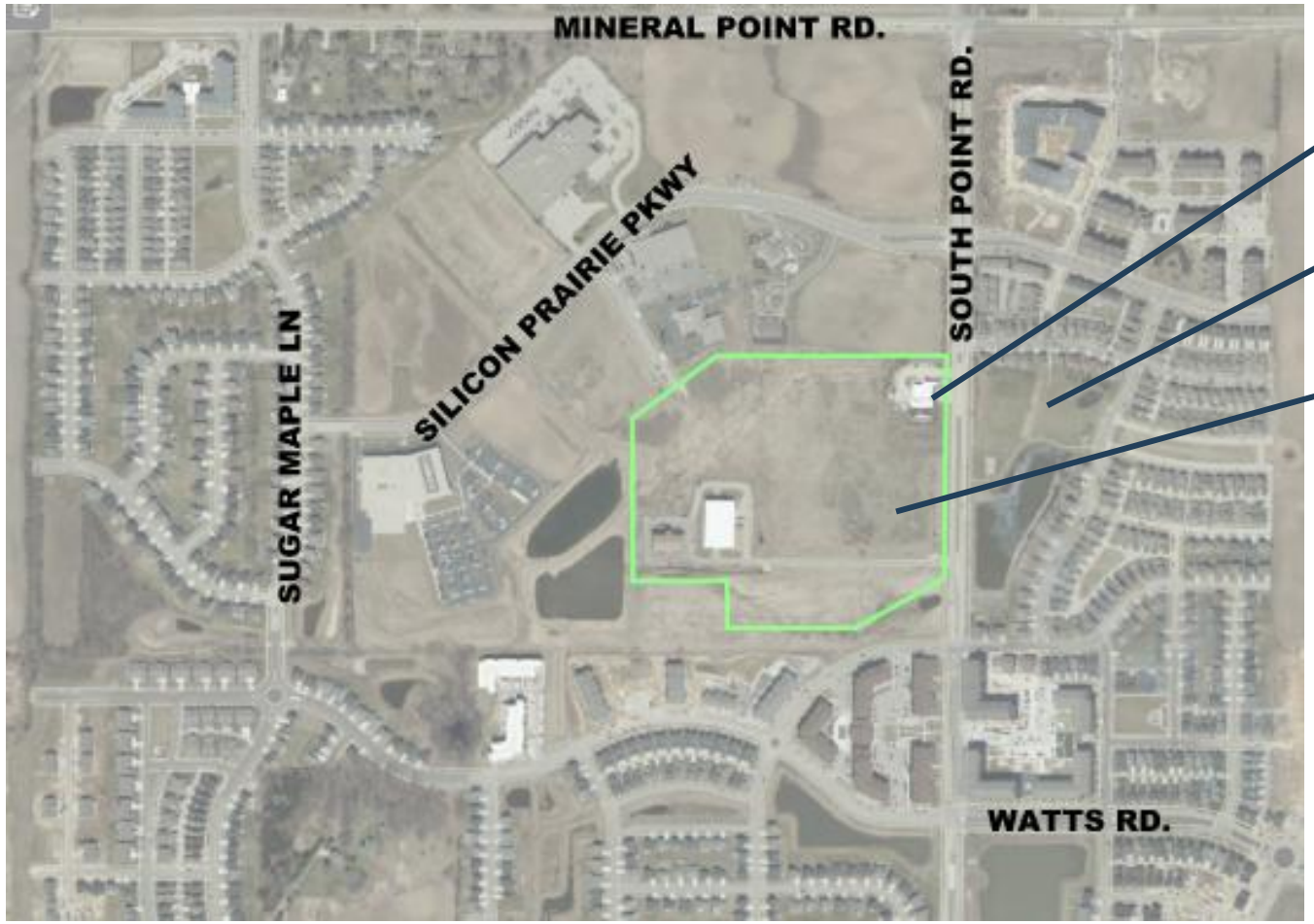
2) That the Board of Public Works be and is hereby authorized to advertise and receive bids for said project.

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.

# South Point
# Public Works Facility

## Streets Division Operations Building
## &
## West Parks Maintenance Operations Building

# Project Location – 402 South Point Road




City of Madison, Fire Station 12

Cardinal Glenn Park

City of Madison, Public Works Campus

# Project Description

- Provides an operations base for Streets Division & Urban Forestry on the far west side of Madison.
  - Minimizes drive time and fuel consumption from existing base at Badger Rd to routes for sanitation/recycling, snow plowing and urban forestry services
  - Facility to be similar to the Sycamore and West Badger facilities.

- Provides Fleet maintenance services for Police, Fire, Streets, Parks and other City agencies on the far west side of Madison.

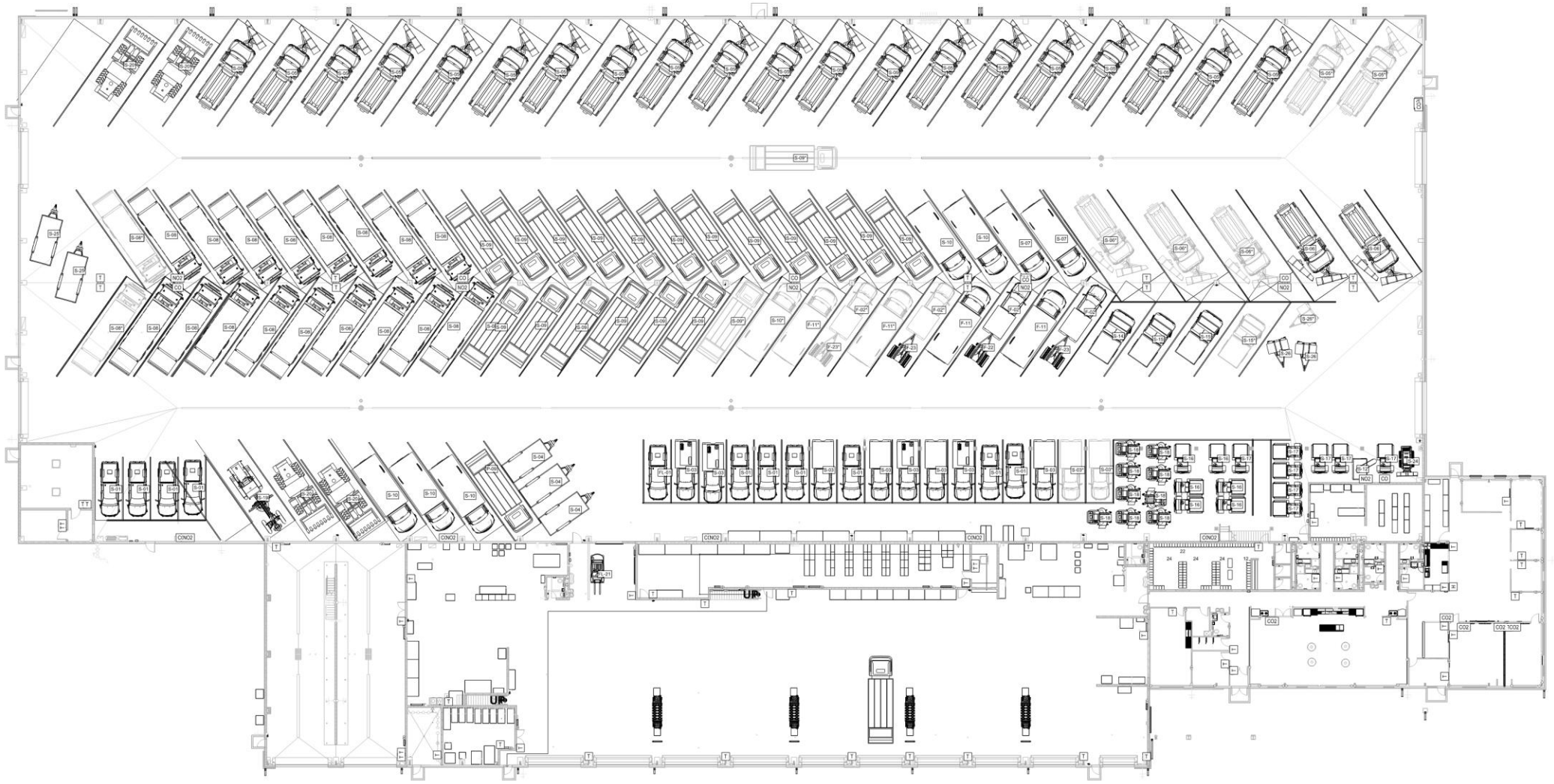
- Provides a new operations base for Parks Division services on the far west side of Madison.

- Provides space in the existing Streets Facility on Badger Road (to collocate Parking Enforcement with Streets), provides space in the existing Streets Facility on Sycamore Avenue (to collocate Facilities Maintenance), provides space at the Parks Summit Maintenance Facility (to collocate Engineering and Parks Conservation teams).

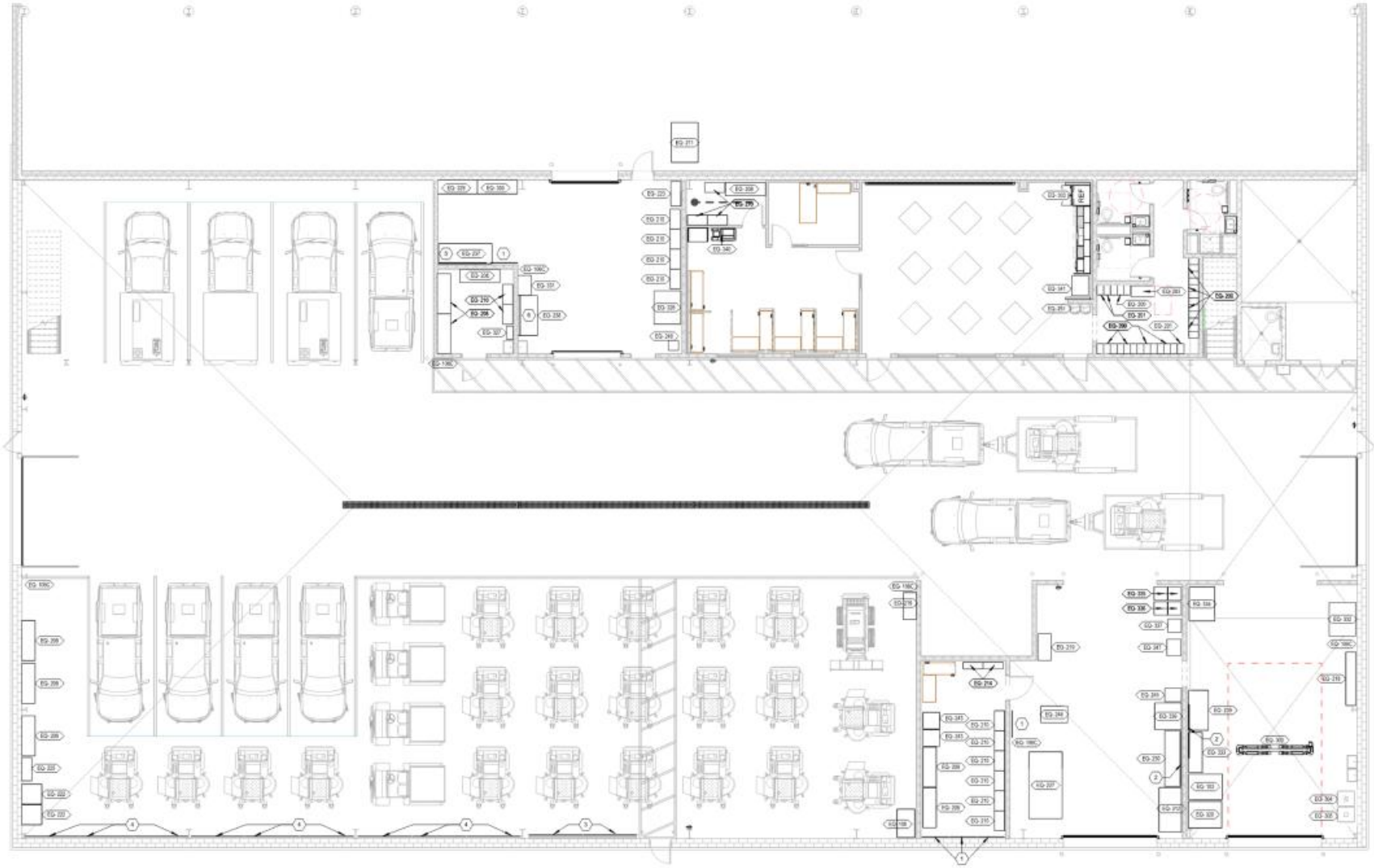
# Existing Site

# Proposed Site Plan & Landscaping

# Proposed Floor Plan – Operations Building Overall



# Proposed Floor Plan – Warm Storage Building



# Decorative Fencing

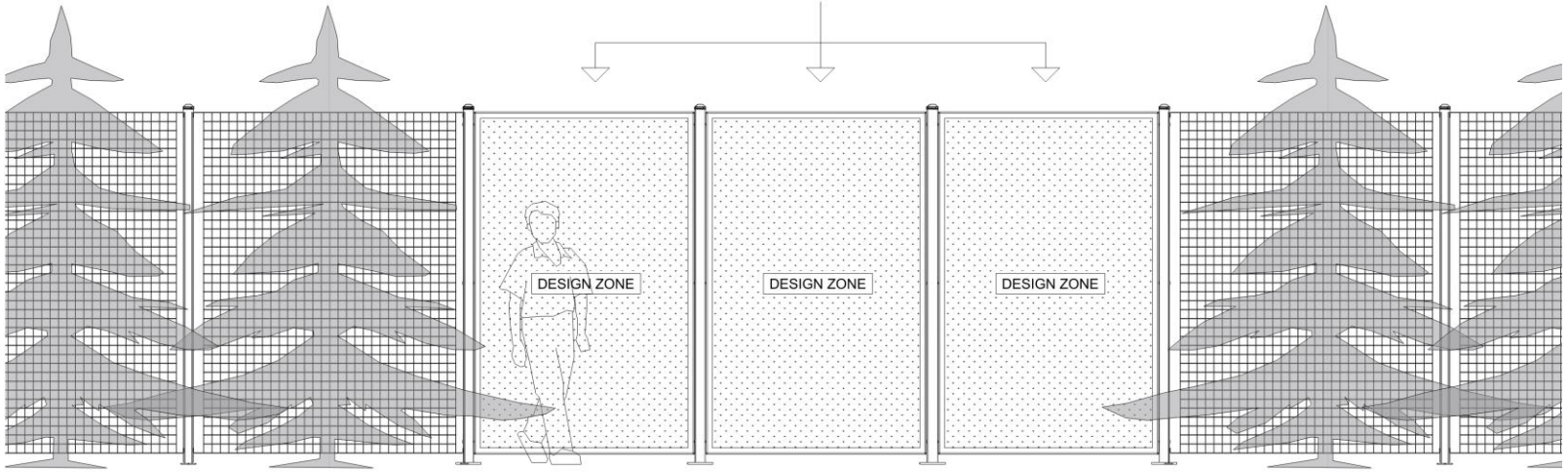
FLAT BAR FENCE SCREENS
ON ANGLE VIEW (B)
COLOR - BLACK

COLOR - WEATHERD STEEL TO
MATCH BUILDING ACCENTS

4'X8' DECORATIVE
PANEL PATTERN

8' GALVANIZED CHAINLINK
W/ BARBWIRE (C)

DECORATIVE METAL PANEL (A)




FENCE TYPE A/B PATTERN

# Proposed Rendering

# Proposed Rendering

# Proposed Rendering

# Proposed Rendering

# Art Design

# Project Estimate

South Point Public Works Facility - ESTIMATES of Remaining Project Costs (not including previously encumbered or spent)
Contract 9782
MUNIS 13016

| | | | |
|---|---|---|---|
| SOFT COSTS | $ | 325,000.00 | Staff time during construction, fees, permits, moving expenses |
| | | | |
| CD CONSTRUCTION COST ESTIMATE | $ | 45,989,458.00 | Per CD Construction Estimate Dated 06082026 (ops Bldg and Parks Bldg. Remodeling) |
| | | | |
| 8% BPW CONSTRUCTION CONTINGENCY | $ | 3,679,156.64 | BPW projects are typically awarded with an 8% construction contingency |
| | | | |
| FF&E & MISC Costs | | $1,250,000.00 | All shop equipment not part of contract, lockers and desks, chairs, etc. See list |
| | | | |
| ART | $ | 437,990.63 | Based on SD construction Estimate |
| | | | |
| SUB-TOTAL ESTIMATES (all remaining project costs) | $ | 51,681,605.27 | Per estimates at the end of Construction Drawing Phase |
| | | | |
| REMAINING authorized budget as of 6/9/2026 | $ | 43,725,937.00 | |
| | | | |
| ALTERNATE BID ITEMS | | | |
| #1 Salt Barn | $ | 2,418,776.00 | Per CD Construction Estimate Dated 06082026, not including 8% contingency |
| #2 PV Solar | $ | 1,112,881.00 | Per CD Construction Estimate Dated 06082026, not including 8% contingency |
| #3 Automated wash bays | $ | 505,440.00 | Per CD Construction Estimate Dated 06082026, not including 8% contingency |

# Project Schedule

- Design: June 2025 through June 2026
- Contract Bidding and Awarding : July 2026 through September 2026
- Construction Begins: October 2026
- Construction Ends: June 2028

# City of Madison

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

## Master

### File Number: 93604

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93604 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Engineering Division |
| | | | | **File Created Date :** | 06/15/2026 |
| **File Name:** | Approving Addendum No. 1 to Westwind Phase 1 - Stormwater Management, Contract No. 9130 | | | **Final Action:** | |

**Title:** Approving Addendum No. 1 to Westwind Phase 1 - Stormwater Management, Contract No. 9130 (District 1).

**Notes:** Kate Kane

| | | | |
|---|---|---|---|
| **Sponsors:** | BOARD OF PUBLIC WORKS | **Effective Date:** | |
| **Attachments:** | 9130 Addendum No 1_dev signed.pdf, 9130 Add No 1_BPW Exhibit.pdf | **Enactment Number:** | |
| **Author:** | Jim Wolfe, City Engineer | **Hearing Date:** | |
| **Entered by:** | jjohnson@cityofmadison.com | **Published Date:** | |

### History of Legislative File

| Version: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Engineering Division | 06/15/2026 | Refer | BOARD OF PUBLIC WORKS | 06/24/2026 | 06/24/2026 | |
| | **Action Text:** This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 6/24/2026 | | | | | | |
| 1 | BOARD OF PUBLIC WORKS | 06/24/2026 | 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 93604

**Fiscal Note**

No City funds required. Private contract.

**Title**

Approving Addendum No. 1 to Westwind Phase 1 - Stormwater Management, Contract No. 9130 (District 1).

**Body**

WHEREAS, on September 14, 2024, the developer, WESTWIND MADISON INC., hereinafter the “Developer” had entered into a Contract For the Construction of Public Improvements that will be Accepted by the City of Madison hereinafter the “Contract” with the City of Madison, and;

WHEREAS, the Developer and the City have since mutually agreed to add the requirement to purchase and install split rail fence boundary along the lands dedicated for public stormwater purposes per the specifications and details in the City of Madison Standard Detail Drawings (SDD).

NOW, THEREFORE, BE IT RESOLVE:

1. That the Mayor and City Clerk are hereby authorized and directed to execute Addendum No. 1 to Westwind Phase 1 - Stormwater Management, Contract No. 9130, with WESTWIND MADISON INC.

2. That the revised plans and specifications for the public improvements necessary to serve this project are hereby approved.

3. That the developer is authorized to construct the public improvements in accordance with the terms of the Contract For the Construction of Public Improvements That Will be Accepted by the City of Madison at the sole cost of the developer.

4. That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

5. The Common Council is approved to accept ownership of the improvements in the Maintenance Area if a maintenance agreement is executed and recorded as a condition of this contract.

**ADDENDUM NO. 1**

**CONTRACT FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS TO BE ACCEPTED BY THE CITY OF MADISON**
**WESTWIND PHASE 1 – STORMWATER MANAGEMENT**
**CONTRACT NO. 9130**
**PROJECT NO. 13921**

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between Westwind Madison Inc., of Madison, Wisconsin, hereinafter the "Developer", and the City of Madison, hereinafter the "City", a municipal corporation located in Dane County, Wisconsin.

Said contract is hereby amended as follows:

Page 13, ARTICLE II – SUPPLEMENTAL CONDITIONS, remove the following section:

H. The Developer shall purchase and install property boundary markers with City Engineering Division Boundary Marker Decals along the boundary of lands dedicated for public stormwater purposes at the sole expense of the Developer. The boundary markers shall be installed at alternating private property corners that abut public lands and/or in locations that are mutually agreeable to the Developer and the City Engineer. Boundary markers shall be Carsonite Dual-Sided Trail Marker 60" Fiberglass, Color: Brown (or approved equal) and shall have a City of Madison Engineering Division Boundary Marker logo decal.

Page 13, ARTICLE II - SUPPLEMENTAL CONDITIONS, add the following sections:

H. The Developer shall purchase and install split rail boundary by the City Engineer per City of Madison Standard Detail Drawings (SDD) along the boundary of lands dedicated for public stormwater purposes at the sole expense of the Developer.

All other terms and conditions of said contract remain unchanged.

IN WITNESS WHEREOF, the parties hereto have set their hand(s) at Madison, Wisconsin.

WESTWIND MADISON INC.

BY: _____ 6/9/26
(signature) Date

JACK MCKENZIE
(print name and title of person signing)

BY: _____
(signature) Date

_____
(print name and title of person signing)

CITY OF MADISON, WISCONSIN

BY:_____
Satya Rhodes-Conway, Mayor Date

APPROVED AS TO FORM:

BY:_____
Michael Haas, City Attorney Date

BY:_____
Lydia A. McComas, City Clerk Date

APPROVED:

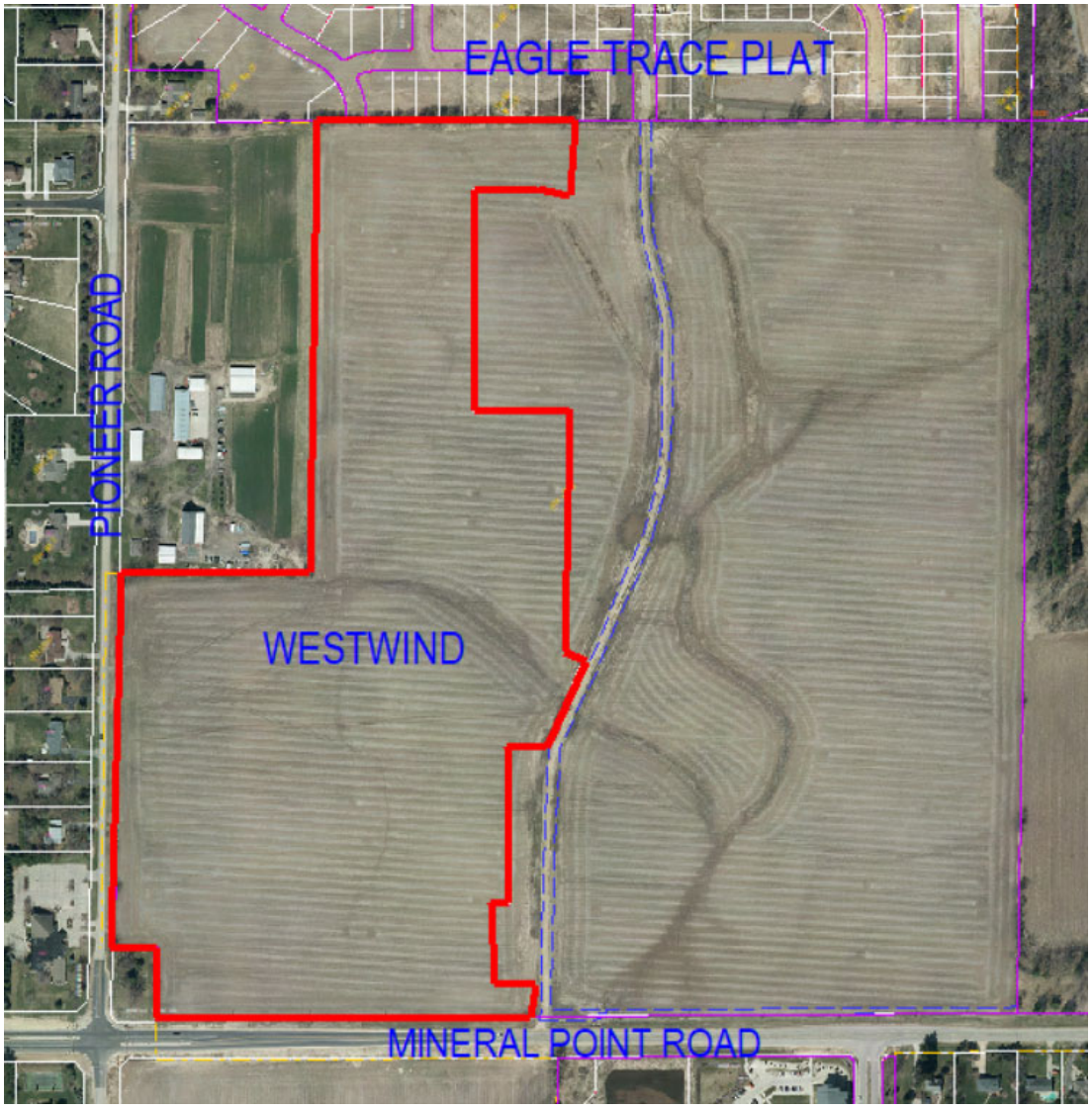
BY:_____
Eric T. Veum, Risk Manager Date

COUNTERSIGNED:

BY:_____
David Schmiedicke, Finance Director Date

**Westwind – Stormwater Management (Contract 9130, MUNIS 13921)**

**Developer: Westwind**




**Summary of Improvements:**

- Stormwater Management Improvedments to serve the Westwind plat
- Infiltration basin 4A
- Wet retention ponds 4B & 4C
- Temporary 36-inch culvert and grading to convey storm flows outside the plat limits

ADDENDUM No. 1: Replace boundary markers for split rail fence per SDD 2.20

LEGEND

- CONCRETE SIDEWALK
- GRASS TERRACE
- ASPHALT PAVEMENT

HYDRANGEA ROAD

BLUE INDIGO STREET

10252 MINERAL POINT RD

NO SIDEWALK OR CURB AND GUTTER ARE BEING PROPOSED ALONG THE NORTH SIDE OF GOLDEN EAGLE DRIVE SINCE 10252 MINERAL POINT ROAD IS OUTSIDE THE WESTWIND PLAT. SIDEWALK, CURB AND GUTTER TO BE INSTALLED UPON FUTURE LAND DEVELOPMENT AND SUBDIVISION OF 10252 MINERAL POINT ROAD.

GOLDEN EAGLE DRIVE
(NEIGHBORHOOD YIELD STREET)

INTERSECTION DESIGN TO BE REVIEWED FOR POTENTIAL BUMP-OUT INSTALLATION, GIVING CONSIDERATION FOR STREET WIDTHS AND EXISTING UTILITIES, PREVIOUSLY INSTALLED WITH PHASE 1 UNDER CONTRACT NO. 9126.

PHASE LIMITS

OUTLOT 5
DEDICATED TO THE PUBLIC
FOR STORMWATER
MANAGEMENT AND
DRAINAGE PURPOSES

RED PINE DRIVE
(NEIGHBORHOOD YIELD STREET)

Addendum No. 1:
Install fence per
SDD 2.20, TYP

OUTLOT 4
DEDICATED TO THE PUBLIC
FOR STORMWATER
MANAGEMENT AND
DRAINAGE PURPOSES

EMERALD ELM ROAD
(NEIGHBORHOOD YIELD STREET)

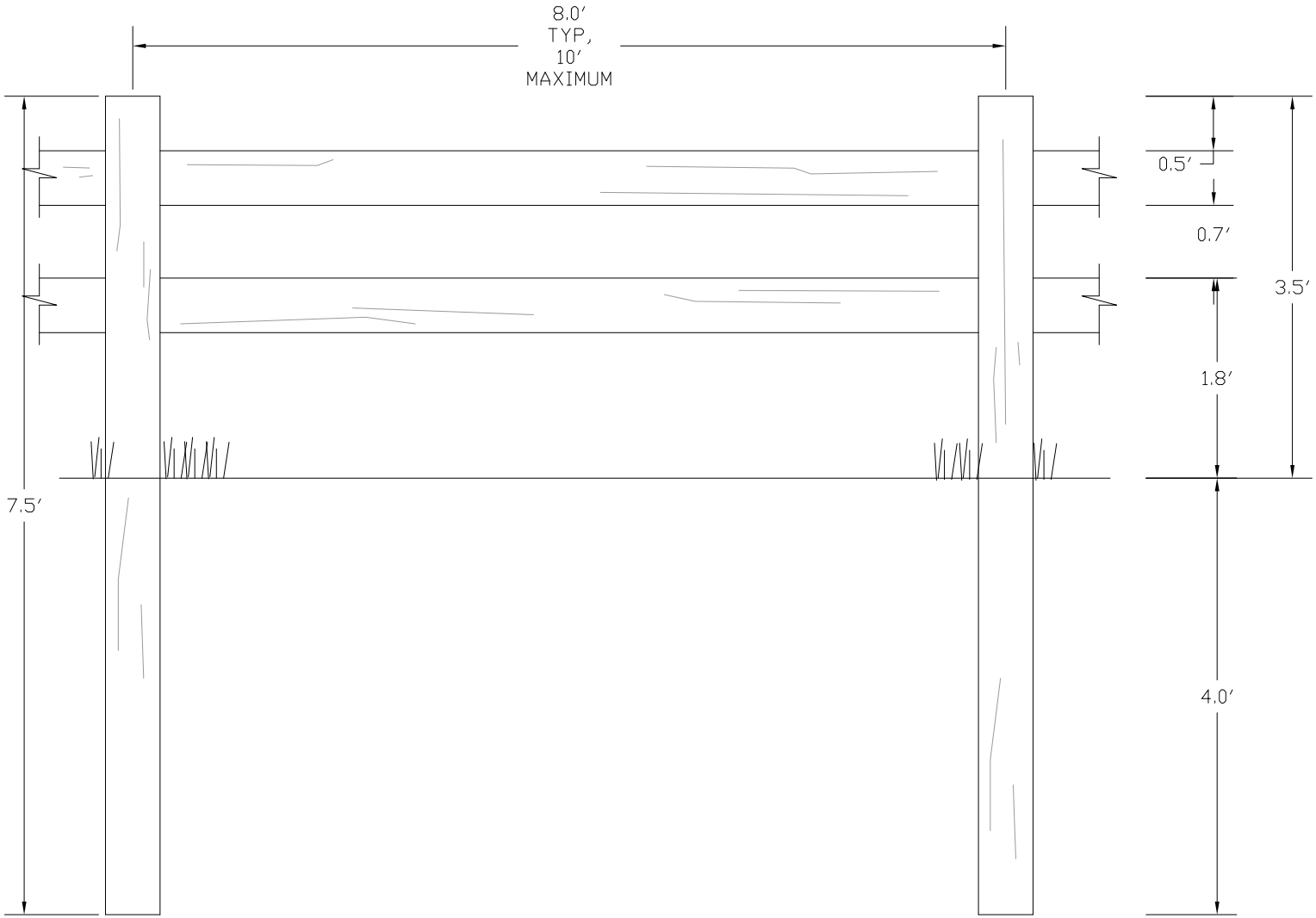
EMERALD ELM ROAD

WISTERIA STREET

OUTLOT 3
DEDICATED TO THE PUBLIC
FOR STORMWATER
MANAGEMENT AND
DRAINAGE PURPOSES

N01°17'06"E 2643.07

# EXHIBIT OF IMPROVEMENTS:
# WESTWIND - PHASE 2
# BOARD OF PUBLIC WORKS 05/20/2026




NOTES:
1. DIMENSIONS ARE APPROXIMATE.
2. RAILS SHALL BE MADE OF 2"X6" KILN DRIED WESTERN RED CEDAR.
3. POSTS SHALL BE 6"X6" PRESSURE TREATED GROUND CONTACT LUMBER.

2026

CITY OF MADISON
ENGINEERING DIVISION

# SPLIT RAIL FENCE DETAIL

STANDARD DETAIL DRAWING 2.20

# City of Madison

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

## Master

### File Number: 93605

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93605 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Engineering Division |
| | | | | **File Created Date :** | 06/15/2026 |
| **File Name:** | Awarding Public Works Contract No. 7431, Cannonball Path Phase 6 | | | **Final Action:** | |

**Title:** Awarding Public Works Contract No. 7431, Cannonball Path Phase 6 (District 14).

**Notes:** Reid Stiteley

| | | | |
|---|---|---|---|
| **Sponsors:** | BOARD OF PUBLIC WORKS | **Effective Date:** | |
| **Attachments:** | 7431-BidOpeningTab.pdf, 7431 award.pdf | **Enactment Number:** | |
| **Author:** | Jim Wolfe, City Engineer | **Hearing Date:** | |
| **Entered by:** | jjohnson@cityofmadison.com | **Published Date:** | |

### History of Legislative File

| Version: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Engineering Division | 06/15/2026 | Refer | BOARD OF PUBLIC WORKS | 06/24/2026 | 06/24/2026 | |
| | **Action Text:** This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 6/24/2026 | | | | | | |
| 1 | BOARD OF PUBLIC WORKS | 06/24/2026 | 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 93605

**Fiscal Note**

The proposed resolution authorizes awarding the contract for the Cannonball Path Phase 6 at a total estimated cost of $2,349,785, including contingency. Funding for the project is available in Munis projects #10153 ($1,390,983) and #16141 ($958,802). No additional appropriation is required.

**Title**

Awarding Public Works Contract No. 7431, Cannonball Path Phase 6 (District 14).

**Body**

BE IT RESOLVED, that the following low bids for miscellaneous improvements be accepted and that the Mayor and City Clerk be and are hereby authorized and directed to enter into a contract with the low bidder contained herein, subject to the Contractor's compliance with

Section 39.02 of the Madison General Ordinances concerning compliance with the Affirmative Action provisions **and subject to the Contractor's compliance with Section 33.07 of the Madison General Ordinances regarding Best Value Contracting:**

BE IT FURTHER RESOLVED, that the funds be encumbered to cover the cost of the projects contained herein.

See attached document (Contract No. 7431) for itemization of bids.

**Cannonball Path Phase 6**
CONTRACT NO. 7431
DATE: 6/11/26
PREQUALIFICATION: 275, 310

| CONTRACTORS | TOTAL BID | PREQUALIFICATION STATUS |
|---|---|---|
| Speedway Sand & Gravel, Inc. | $2,175,727.17 | OK |
| R. G. Huston Co., Inc. | $2,657,100.00 | OK |
| Engineering Estimate | $3,063,991.00 | |
| Integrity Grading & Excavating, Inc | $3,459,597.17 | OK |
| | | |
| | | |
| | | |
| | | |
| | | |

CONTRACT NO. 7431
Cannonball Path Phase 6

Speedway Sand & Gravel, Inc

| | |
|---|---|
| **CONTRACT AWARD** | **$ 2,175,727.17** |
| *MAX CONTINGENCY (8%)* | *$ 174,058.17* |
| STREET: 16141-402-200: 54410 | 533,299.08 |
| ACCT. CONTINGENCY 8% | 42,663.93 |
| ACCT. SUBTOTAL | 575,963.01 |
| STREET-STORM: 16141-402-174: 54445 | 159,381.90 |
| ACCT. CONTINGENCY 8% | 12,750.55 |
| ACCT. SUBTOTAL | 172,132.45 |
| STREET-SIGNALS: 16141-402-176: 54430 | 195,098.60 |
| ACCT. CONTINGENCY 8% | 15,607.89 |
| ACCT. SUBTOTAL | 210,706.49 |
| PATH: 10153-403-172: 54440 | 423,206.56 |
| ACCT. CONTINGENCY 8% | 33,856.52 |
| ACCT. SUBTOTAL | 457,063.08 |
| PATH-BRIDGE: 10153-403-171: 54420 | 382,804.50 |
| ACCT. CONTINGENCY 8% | 30,624.36 |
| ACCT. SUBTOTAL | 413,428.86 |
| PATH-LIGHTING: 10153-403-177: 54435 | 177,322.85 |
| ACCT. CONTINGENCY 8% | 14,185.83 |
| ACCT. SUBTOTAL | 191,508.68 |
| SANITARY: 10153-83-173: 54445 | 304,613.68 |
| ACCT. CONTINGENCY 8% | 24,369.09 |
| ACCT. SUBTOTAL | 328,982.77 |
| **GRAND TOTAL INCL. CONTINGENCY** | **$ 2,349,785.34** |

# City of Madison

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

## Master

### File Number: 93608

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93608 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Engineering Division |
| | | | | **File Created Date :** | 06/15/2026 |
| **File Name:** | Awarding Public Works Contract No. 8842, Southwest Commuter Path & West Washington Avenue Traffic Signal | | | **Final Action:** | |

**Title:** Awarding Public Works Contract No. 8842, Southwest Commuter Path & West Washington Avenue Traffic Signal (District 4).

**Notes:** Jerry Schippa

| | | | |
|---|---|---|---|
| **Sponsors:** | BOARD OF PUBLIC WORKS | **Effective Date:** | |
| **Attachments:** | 8842-BidOpeningTab .pdf | **Enactment Number:** | |
| **Author:** | Jim Wolfe, City Engineer | **Hearing Date:** | |
| **Entered by:** | jjohnson@cityofmadison.com | **Published Date:** | |

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Engineering Division | 06/15/2026 | Refer | BOARD OF PUBLIC WORKS | 06/24/2026 | 06/24/2026 | |
| | **Action Text:** | This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 6/24/2026 | | | | | |
| 1 | BOARD OF PUBLIC WORKS | 06/24/2026 | RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER | | | | Pass |
| | **Action Text:** | A motion was made by Ald. Lankella, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER. The motion passed by voice vote/other. | | | | | |

### Text of Legislative File 93608

**Fiscal Note**

Fiscal Note Pending.

**Title**

Awarding Public Works Contract No. 8842, Southwest Commuter Path & West Washington Avenue Traffic Signal (District 4).

**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. 8842) for itemization of bids.

**Southwest Commuter Path & West Washington Avenue Traffic Signal**
CONTRACT NO. 8842
DATE: 6/11/26
PREQUALIFICATION: 310, 320

| CONTRACTORS | TOTAL BID | PREQUALIFICATION STATUS |
|---|---|---|
| Single Bid - Pending Approval | | OK |
| Engineering Estimate | $145,256.00 | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

# City of Madison

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

## Master

### File Number: 93616

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93616 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Engineering Division |
| | | | | **File Created Date :** | 06/16/2026 |
| **File Name:** | Awarding Public Works Contract No. 9758, Milwaukee Street & Sprecher Road Traffic Signal Assessment District. | | | **Final Action:** | |

**Title:** Awarding Public Works Contract No. 9758, Milwaukee Street & Sprecher Road Traffic Signal Assessment District (District 16).

**Notes:** Jerry Schippa

| | | | |
|---|---|---|---|
| **Sponsors:** | BOARD OF PUBLIC WORKS | **Effective Date:** | |
| **Attachments:** | 9758 -BidOpeningTab.pdf, 9758 award.pdf | **Enactment Number:** | |
| **Author:** | Jim Wolfe, City Engineer | **Hearing Date:** | |
| **Entered by:** | jjohnson@cityofmadison.com | **Published Date:** | |

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Engineering Division | 06/16/2026 | Refer | BOARD OF PUBLIC WORKS | 06/24/2026 | 06/24/2026 | |
| | **Action Text:** This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 6/24/2026 | | | | | | |
| 1 | BOARD OF PUBLIC WORKS | 06/24/2026 | 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 93616

**Fiscal Note**

The proposed resolution awards a contract for traffic signal work at Milwaukee Street and Sprecher Road. The total cost including contingency is $87,434. Funding is available in Traffic Engineering's Traffic Signal Installation capital program and no additional appropriation is required.

**Title**

Awarding Public Works Contract No. 9758, Milwaukee Street & Sprecher Road Traffic Signal Assessment District (District 16).

**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. 9758) for itemization of bids.

**Milwaukee Street & Sprecher Road Traffic Signal Assessment District**
CONTRACT NO. 9758
DATE: 6/11/26
PREQUALIFICATION: 310, 320

| CONTRACTORS | TOTAL BID | PREQUALIFICATION STATUS |
|---|---|---|
| Engineering Estimate | $71,050.00 | |
| Parisi Construction, LLC | $80,957.40 | OK |
| R. G. Huston Co., Inc. | $119,940.00 | OK |
| | | |
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CONTRACT NO. 9758
Milwaukee Street & Sprecher Road Traffic Signal Assessment District

Parisi Construction, LLC

| | | |
|---|---|---|
| **CONTRACT AWARD** | **$** | **80,957.40** |
| *MAX CONTINGENCY (8%)* | *$* | *6,476.59* |
| | | |
| SIGNALS: 16158-45-176: 54430 | | 80,957.40 |
| ACCT. CONTINGENCY 8% | | 6,476.59 |
| ACCT. SUBTOTAL | | 87,433.99 |
| | | |
| **GRAND TOTAL INCL. CONTINGENCY** | **$** | **87,433.99** |

# City of Madison

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

## Master

### File Number: 93622

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93622 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Engineering Division |
| | | | | **File Created Date :** | 06/16/2026 |
| **File Name:** | Awarding Public Works Contract No. 9787, Newville (Kenneth) Park Redevelopment | | | **Final Action:** | |

**Title:** Awarding Public Works Contract No. 9787, Newville (Kenneth) Park Redevelopment (District 14).

**Notes:** Emma Krug

| | | | |
|---|---|---|---|
| **Sponsors:** | BOARD OF PUBLIC WORKS | **Effective Date:** | |
| **Attachments:** | 9787-BidOpeningTab.pdf, 9787 award.pdf | **Enactment Number:** | |
| **Author:** | Jim Wolfe, City Engineer | **Hearing Date:** | |
| **Entered by:** | jjohnson@cityofmadison.com | **Published Date:** | |

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Engineering Division | 06/16/2026 | Refer | BOARD OF PUBLIC WORKS | 06/24/2026 | 06/24/2026 | |
| | **Action Text:** This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 6/24/2026 | | | | | | |
| 1 | BOARD OF PUBLIC WORKS | 06/24/2026 | 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 93622

**Fiscal Note**

The proposed resolution authorizes awarding the contract for the Newville (Kenneth) Park Redevelopment at a total estimated cost of $55,029, including contingency. Funding for the project is available in Munis #15624. No additional appropriation is required.

**Title**

Awarding Public Works Contract No. 9787, Newville (Kenneth) Park Redevelopment (District 14).

**Body**

BE IT RESOLVED, that the following low bids for miscellaneous improvements be accepted and that the Mayor and City Clerk be and are hereby authorized and directed to enter into a

contract with the low bidder contained herein, subject to the Contractor's compliance with Section 39.02 of the Madison General Ordinances concerning compliance with the Affirmative Action provisions **and subject to the Contractor's compliance with Section 33.07 of the Madison General Ordinances regarding Best Value Contracting:**

BE IT FURTHER RESOLVED, that the funds be encumbered to cover the cost of the projects contained herein.

See attached document (Contract No. 9787) for itemization of bids.

**Newville (Kenneth) Park Redevelopment**
CONTRACT NO. 9787
DATE: 6/11/26
PREQUALIFICATION: 215,240

| CONTRACTORS | TOTAL BID | PREQUALIFICATION STATUS |
|---|---|---|
| Greener Valley Landscaping, Inc | $50,952.80 | OK |
| Engineering Estimate | $52,531.60 | |
| Joe Daniels Construction Co., Inc | $87,396.92 | OK |
| | | |
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CONTRACT NO. 9787
Newville (Kenneth) Park Redevelopment

Greener Valley Landscaping, Inc

| | | |
|---|---|---|
| **CONTRACT AWARD** | **$** | **50,952.80** |
| *MAX CONTINGENCY (8%)* | *$* | *4,076.22* |
| | | |
| LAND IMPROVEMENTS: 15624-51-130: 54250 | | 50,952.80 |
| ACCT. CONTINGENCY 8% | | 4,076.22 |
| ACCT. SUBTOTAL | | 55,029.02 |
| | | |
| **GRAND TOTAL INCL. CONTINGENCY** | **$** | **55,029.02** |

# City of Madison

City of Madison
Madison, WI 53703
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## Master

### File Number: 93626

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93626 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Engineering Division |
| | | | | **File Created Date :** | 06/16/2026 |
| **File Name:** | Awarding Public Works Contract No. 9795, James Madison Park Retaining Wall Repair | | | **Final Action:** | |

**Title:** Awarding Public Works Contract No. 9795, James Madison Park Retaining Wall Repair (District 2, District 6).

**Notes:** Corey Stelljes

| | | | |
|---|---|---|---|
| **Sponsors:** | BOARD OF PUBLIC WORKS | **Effective Date:** | |
| **Attachments:** | 9795-BidOpeningTab.pdf, 9795 award revised.pdf | **Enactment Number:** | |
| **Author:** | Jim Wolfe, City Engineer | **Hearing Date:** | |
| **Entered by:** | jjohnson@cityofmadison.com | **Published Date:** | |

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Engineering Division | 06/16/2026 | Refer | BOARD OF PUBLIC WORKS | 06/24/2026 | 06/24/2026 | |
| | **Action Text:** | This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 6/24/2026 | | | | | |
| 1 | BOARD OF PUBLIC WORKS | 06/24/2026 | 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 93626

**Fiscal Note**

The proposed resolution authorizes awarding the contract for the James Madison Park Retaining Wall Repair at a total estimated cost of $213,087, including contingency. Funding for the project is available in Munis projects #10518 ($170,000) and #13506 ($43,087). No additional appropriation is required.

**Title**

Awarding Public Works Contract No. 9795, James Madison Park Retaining Wall Repair (District 2, District 6).

**Body**

BE IT RESOLVED, that the following low bids for miscellaneous improvements be accepted

and that the Mayor and City Clerk be and are hereby authorized and directed to enter into a contract with the low bidder contained herein, subject to the Contractor's compliance with Section 39.02 of the Madison General Ordinances concerning compliance with the Affirmative Action provisions **and subject to the Contractor's compliance with Section 33.07 of the Madison General Ordinances regarding Best Value Contracting:**

BE IT FURTHER RESOLVED, that the funds be encumbered to cover the cost of the projects contained herein.

See attached document (Contract No. 9795) for itemization of bids.

**James Madison Park Retaining Wall Repair**
CONTRACT NO. 9795
DATE: 6/11/26
PREQUALIFICATION: 221,240,275

| CONTRACTORS | TOTAL BID | PREQUALIFICATION STATUS |
|---|---|---|
| Speedway Sand & Gravel, Inc. | $197,303.15 | OK |
| Engineering Estimate | $246,610.00 | |
| R. G. Huston Co., Inc. | $273,700.00 | OK |
| Norcon Corporation | $303,629.25 | OK |
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CONTRACT NO. 9795
James Madison Park Retaining Wall Repair

Speedway Sand & Gravel, Inc

| | | |
|---|---|---|
| **CONTRACT AWARD** | **$** | **197,303.15** |
| *MAX CONTINGENCY (8%)* | *$* | *15,784.25* |
| | | |
| LAND IMPROV: 10518-51-130: 54250 | | 170,000.00 |
| ACCT. CONTINGENCY 8% | | - |
| ACCT. SUBTOTAL | | 170,000.00 |
| | | |
| LAND IMPROV: 13506-51-130: 54250 | | 27,303.15 |
| ACCT. CONTINGENCY 8% | | 15,784.25 |
| ACCT. SUBTOTAL | | 43,087.40 |
| | | |
| **GRAND TOTAL INCL. CONTINGENCY** | **$** | **213,087.40** |

# City of Madison

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

## Master

### File Number: 93636

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93636 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Engineering Division |
| | | | | **File Created Date :** | 06/16/2026 |
| **File Name:** | Accepting street, terrace, and private lateral connection improvements constructed by Private Contract for 821-823 Williamson Street, Private Contract No. 9023 | | | **Final Action:** | |

**Title:** Accepting street, terrace, and private lateral connection improvements constructed by Private Contract for 821-823 Williamson Street, Private Contract No. 9023 (District 6).

**Notes:** Amy Kemp

| | | | |
|---|---|---|---|
| **Sponsors:** | BOARD OF PUBLIC WORKS | **Effective Date:** | |
| **Attachments:** | | **Enactment Number:** | |
| **Author:** | Jim Wolfe, City Engineer | **Hearing Date:** | |
| **Entered by:** | jjohnson@cityofmadison.com | **Published Date:** | |

### History of Legislative File

| Version: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Engineering Division | 06/16/2026 | Refer | BOARD OF PUBLIC WORKS | 06/24/2026 | 06/24/2026 | |
| | **Action Text:** This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 6/24/2026 | | | | | | |
| 1 | BOARD OF PUBLIC WORKS | 06/24/2026 | 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 93636

**Fiscal Note**

No City funds required. Private contract.

**Title**

Accepting street, terrace, and private lateral connection improvements constructed by Private Contract for 821-823 Williamson Street, Private Contract No. 9023 (District 6).

**Body**

WHEREAS, John Fontain, Inc., has satisfactorily completed the installation of street, terrace,

and private lateral connection improvements by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, in: 821-823 Williamson Street.

NOW, THEREFORE, BE IT RESOLVED

That said terrace, street, and private lateral connection improvements adjacent to 821-823 Williamson Street are hereby accepted.

# City of Madison

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

## Master

### File Number: 93637

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93637 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Engineering Division |
| | | | | **File Created Date :** | 06/16/2026 |
| **File Name:** | Accepting street and terrace improvements constructed by Private Contract for 448 S. Park St and 914 Drake St, Private Contract No. 2336 | | | **Final Action:** | |

**Title:** Accepting street and terrace improvements constructed by Private Contract for 448 S. Park St and 914 Drake St, Private Contract No. 2336 (District 13).

**Notes:** Amy Kemp

| | | | |
|---|---|---|---|
| **Sponsors:** | BOARD OF PUBLIC WORKS | **Effective Date:** | |
| **Attachments:** | | **Enactment Number:** | |
| **Author:** | Jim Wolfe, City Engineer | **Hearing Date:** | |
| **Entered by:** | jjohnson@cityofmadison.com | **Published Date:** | |

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Engineering Division | 06/16/2026 | Refer | BOARD OF PUBLIC WORKS | 06/24/2026 | 06/24/2026 | |
| | **Action Text:** This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 6/24/2026 | | | | | | |
| 1 | BOARD OF PUBLIC WORKS | 06/24/2026 | 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 93637

**Fiscal Note**

No City funds required. Private contract.

**Title**

Accepting street and terrace improvements constructed by Private Contract for 448 S. Park St and 914 Drake St, Private Contract No. 2336 (District 13).

**Body**

WHEREAS, JD MCCORMICK COMPANY, LLC, has satisfactorily completed the installation of terrace improvements by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, in: 448 S. Park St and 914 Drake St.

NOW, THEREFORE, BE IT RESOLVED

That said terrace improvements adjacent to 448 S. Park St and 914 Drake St are hereby accepted.

# City of Madison

City of Madison
Madison, WI 53703
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## Master

### File Number: 89090

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 89090 | **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 7, 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 89090

**Title**

Report of Operator License Applications July 7, 2026. See attached report for list of operators.

| Holder Name | License |
|---|---|

## ALRC Review - Recommendation: Grant

| | |
|---|---|
| STRESING, MICHAEL L | LICOPR-2025-00653 |

## Police Review - Submit to Council

| Holder Name | License |
|---|---|
| Addams, Amy M | LICOPR-2026-00400 |
| Aleman, Gerardo | LICOPR-2026-00430 |
| Barley, Alex | LICOPR-2026-00415 |
| Becka, Nicholas L | LICOPR-2026-00414 |
| Chaudhari, Kirit | LICOPR-2026-00389 |
| Connor, Mace L | LICOPR-2026-00432 |
| Cook, Amy | LICOPR-2026-00439 |
| Krejci, Angelina Kate Mendoza | LICOPR-2026-00410 |
| McConnell, Sean | LICOPR-2026-00424 |
| Mohammed, Abdulrahman | LICOPR-2026-00379 |
| Oronia, Luis Angel | LICOPR-2026-00438 |
| Peters, Matthew | LICOPR-2026-00390 |
| Peterson, Leah M | LICOPR-2026-00380 |
| PETTERSON, MATTHEW V | LICOPR-2026-00440 |
| Rendon, Beyonce | LICOPR-2026-00425 |
| REYES MENCIA, MARIA | LICOPR-2026-00429 |
| Tamez, Brandon | LICOPR-2026-00406 |
| Undavalli, Vinay | LICOPR-2026-00378 |
| ward, sondra | LICOPR-2026-00441 |
| WILLIAMS, OLIVIA | LICOPR-2026-00433 |
| Yang, Henry | LICOPR-2026-00402 |

# City of Madison

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

## Master

### File Number: 93528

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93528 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Clerk's Office |
| | | | | **File Created Date :** | 06/08/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Designating City of Madison Polling Locations for the 2026 Partisan Primary.

**Notes:**

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

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Clerk's Office | 06/08/2026 | RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 | | | | |

**Action Text:** This Resolution was RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055

### Text of Legislative File 93528

**Fiscal Note**

The City Clerk's 2026 Adopted Operating Budget includes funding to support four elections in 2026. No additional appropriation is required.

**Title**

Designating City of Madison Polling Locations for the 2026 Partisan Primary.

**Body**

WHEREAS, the Common Council must establish polling locations at least 30 days before an election; and

WHEREAS, 105 facilities have generously agreed to open their doors to facilitate the democratic process on Election Day;

NOW, THEREFORE, BE IT RESOLVED, that the following locations are designated as polling places for the August 2026 Partisan Primary:

Ward Polling Location

| | |
|---|---|
| 1, 125 | Westminster Senior Apartments, 6160 Dell Dr |
| 2, 3 | Fire Station #14, 3201 Dairy Dr |
| 4 | City Church, 4909 E Buckeye Rd |
| 5, 6 | Elvehjem Elementary School, 5106 Academy Dr |
| 7, 121 | Door Creek Park Shelter, 7035 Littlemore Dr |
| 8, 123 | Door Creek Church, 6602 Dominion Dr |
| 9 | Oak Park Place, 718 Jupiter Dr |
| 10 | Messiah Lutheran Church, 5202 Cottage Grove Rd |
| 11 | New Beginnings Church, 602 Acewood Blvd |
| 12 | Kennedy Elementary School, 221 Meadowlark Dr |
| 13 | Hy-Vee, 3801 E Washington Ave |
| 14 | LaFollette High School, 702 Pflaum Rd |
| 15 | Christ the Solid Rock Baptist/Lake Edge Lutheran, 4032 Monona Dr |
| 16 | Pinney Library, 516 Cottage Grove Rd |
| 17 | Whitehorse Middle School, 218 Schenk St |
| 18 | Hawthorne Library, 2707 E Washington Ave |
| 19 | Olbrich Gardens, 3330 Atwood Ave |
| 20, 21 | Nakoosa Trail Fleet Facility, 4151 Nakoosa Trail |
| 22 | Fire Station #11, 4011 Morgan Way |
| 23 | Oakwood Village Prairie Ridge, 5565 Tancho Dr |
| 24, 133 | Sandburg Elementary School, 4114 Donald Dr |
| 25 | Fraternal Order of Eagles #623, 2109 Bartillon Dr |
| 26, 128 | East Madison Community Center, 8 Straubel Ct |
| 27 | Hawthorne Elementary, 3344 Concord Ave |
| 28 | James Reeb Unitarian Universalist Congregation, 2146 E Johnson S |
| 29 | East High School, 2222 E Washington Ave |
| 30 | Tenney Park Pavilion, 402 N Thornton Ave |
| 31 | Door Creek Church - Northside, 1181 N Sherman Ave |
| 32 | Lakeview Library, 2845 N Sherman Ave |
| 33, 122 | Sherman Ave UMC, 3705 N Sherman Ave |
| 34, 129 | Black Hawk Middle School, 1402 Wyoming Way |
| 35 | TPC Wisconsin, 1659 Players Dr |
| 36 | Warner Park Community Recreation Center, 1625 Northport Dr |
| 37 | Lindbergh Elementary School, 4500 Kennedy Rd |
| 38 | Mendota Elementary School, 4002 School Rd |
| 39, 131 | Vera Court Neighborhood Center, 614 Vera Ct |
| 40 | Trinity Lutheran Church, 1904 Winnebago St |
| 41 | Lapham Elementary School, 1045 E Dayton St |
| 42 | O'Keeffe Middle School, 510 S Thornton Ave |
| 43 | Christ Presbyterian Church, 944 E Gorham St |
| 44 | Wil-Mar Neighborhood Center, 504 S Brearly St |
| 45, 51, 126 | Madison Municipal Building, 215 Martin Luther King Jr. Blvd |
| 46 | Gates of Heaven, 302 E Gorham St |
| 47 | Bethel Lutheran, 312 Wisconsin Ave |
| 48 | Lowell Center, 610 Langdon St |
| 49 | Hillel at the University of Wisconsin, 611 Langdon St |
| 50 | Chazen Museum of Art, 750 University Ave |
| 52 | Central Library, 201 W Mifflin St |
| 53 | Capitol Lakes, 333 W Main St |
| 54 | Madison Senior Center, 330 W Mifflin St |
| 55 | 641 W Main St Apartments, 641 W Main St |
| 56, 57 | Nicholas Recreation Center, 797 W Dayton St |

| | |
|---|---|
| 58, 59 | Union South, 1308 W Dayton St |
| 60, 61 | Memorial Union, 800 Langdon St |
| 62 | Eagle Heights Community Center, 611 Eagle Hts |
| 63 | First Congregational Church, 1609 University Ave |
| 64 | Blessed Sacrament Church, 2115 Rowley Ave |
| 65 | West High School, 30 Ash St |
| 66 | First Baptist Church, 518 N Franklin Ave |
| 67 | Bethany UMC, 3910 Mineral Point Rd |
| 68 | Bayview Community Center, 103 La Mariposa Ln |
| 69 | St James Catholic School, 1204 St James Ct |
| 70 | Society of Friends (Quakers), 1704 Roberts Ct |
| 71 | Wingra School, 718 Gilmore St |
| 72 | Trinity United Methodist Church. 1123 Vilas Ave |
| 73 | Goodman Parks Maintenance Facility, 1402 Wingra Creek Pkwy |
| 74 | Bridge-Lake Point Community Center, 1917 Lake Point Dr |
| 75 | Highland Manor Park Storm Shelter, 10 Manor Dr |
| 76 | Catholic Multicultural Center, 1862 Beld St |
| 77 | Village on Park, 2300 S Park St |
| 78, 79 | Leopold Elementary School, 2602 Post Rd |
| 80 | Thoreau Elementary School, 3870 Nakoma Rd |
| 81 | Boys and Girls Club, 4619 Jenewein Rd |
| 82 | Toki Middle School, 5606 Russett Rd |
| 83 | Good Shepherd Lutheran Church, 5701 Raymond Rd |
| 84, 99 | Meadowridge Library, 5726 Raymond Rd |
| 85 | Midvale Elementary School, 502 Caromar Dr |
| 86 | Sequoya Library, 4340 Tokay Blvd |
| 87, 88 | Covenant Presbyterian Church, 326 S Segoe Rd |
| 89 | Hamilton Middle School, 4801 Waukesha St |
| 90 | Stephens Elementary School, 120 S Rosa Rd |
| 91, 92 | Asbury Church, 6101 University Ave |
| 93 | John Muir Elementary, 6602 Inner Dr |
| 94 | Oakwood Village University Woods, 6205 Mineral Point Rd |
| 95, 97, 130 | Anana Elementary School, 6323 Woodington Way |
| 96 | Alicia Ashman Library, 733 N High Point Rd |
| 98 | Huegel Elementary, 2601 Prairie Rd |
| 100 | Urban League SW Employment Ctr, 1233 McKenna Blvd |
| 101, 120 | Elver Park Shelter, 1250 McKenna Blvd |
| 102 | Elver NC/WI Youth Company, 1201 McKenna |
| 103 | Dwelling House Church, 3102 Prairie Rd |
| 104 | Verona Area School District Central Office - Fitchburg, 5375 King James Way |
| 105, 106 | Chavez Elementary School, 3502 Maple Grove Dr |
| 107, 111, 124 | Point of Grace Church, 7026 Raymond Rd |
| 108 | Timberlake Village Apts Cmmty Rm, 7425 Timberlake Trl |
| 109, 114, 135,137 | Blackhawk Church - 9620 Brader Way |
| 110, 136 | West Madison Ag Research Station, 8502 Mineral Point Rd |
| 112, 113 | Olson Elementary School, 801 Redan Dr |
| 115 | Lussier Community Education Ctr, 55 S Gammon Rd |
| 116 | High Point Church, 7702 Old Sauk Rd |
| 117 | Attic Angel Association, 640 Junction Rd |
| 118, 134 | Middleton Crossing, 9401 Old Sauk Rd |
| 119 | Middleton United Church of Christ, 645 Schewe Rd |

127 UW Arboretum Visitor Center, 2880 Longenecker Dr
132 Badger Rock Middle School, 501 East Badger Road

# City of Madison

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

## Master

### File Number: 93032

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93032 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | COMMON COUNCIL EXECUTIVE COMMITTEE |
| | | | | **File Created Date :** | 05/06/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Adopting the 2027 Common Council Meeting Dates

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | Sabrina V. Madison And Carmella Glenn | **Effective Date:** | |
| **Attachments:** | 2027 Common Council Meeting Schedule.pdf, 2027 Council visual calendar.pdf | **Enactment Number:** | |
| **Author:** | | **Hearing Date:** | |
| **Entered by:** | lwindsor-engnell@cityofmadison.com | **Published Date:** | |

### History of Legislative File

| Version: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Council Office | 05/06/2026 | Referred for Introduction | | | | |
| | **Action Text:** | This Resolution was Referred for Introduction | | | | | |
| | **Notes:** | Common Council Executive Committee (6/23/26), Common Council (7/7/26) | | | | | |
| 1 | COMMON COUNCIL | 05/19/2026 | Refer | COMMON COUNCIL EXECUTIVE COMMITTEE | 06/23/2026 | | 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. | | | | | |
| 1 | COMMON COUNCIL EXECUTIVE COMMITTEE | 06/23/2026 | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER | | | | Pass |
| | **Action Text:** | A motion was made by Glenn, seconded by Lankella, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other. | | | | | |

### Text of Legislative File 93032

**Fiscal Note**

No City appropriation required.

**Title**

Adopting the 2027 Common Council Meeting Dates

**Body**

WHEREAS, MGO 2.01(1) states, “The Council will establish the meeting dates for all meetings by resolution and post the schedule at least annually, and may modify meeting dates for holidays and elections”; and,

WHEREAS, to ensure availability of City staff throughout agencies who are essential in preparing files for meetings, the schedule avoids dates with City offices closed on the Wednesday and Thursday of the week preceding the meeting; and,

WHEREAS, the Common Council Executive Committee (CCEC) reviewed the proposed Common Council meeting dates and times at their meeting on June 23, 2026; and,

WHEREAS, pursuant to MGO 2.01(4), no Common Council meetings are proposed for the following:

- New Year's Day (January 1, 2027)
- Martin Luther King, Jr. Day (January 18, 2027)
- Spring Primary election (February 16, 2027)
- The evening before (March 9, 2027) and the day of Eid Al-Fitr (March 10, 2027)
- Spring election (April 6, 2027)
- From sunset at the beginning of Passover (April 21, 2027) to sundown at the end of the second day (April 22, 2027)
- The evening before (May 16, 2027) and the day of Eid Al-Adha (May 17, 2027)
- Memorial Day (May 31, 2027)
- Juneteenth (June 19, 2027)
- Independence Day (July 4, 2027)
- Labor Day (September 6, 2027)
- From sunset at the beginning of Rosh Hashanah (October 1, 2027) to nightfall at the end of Rosh Hashanah (October 3, 2027)
- From sunset at the beginning of Yom Kippur (October 10, 2027) and the day of Yom Kippur (October 11, 2027)
- Thanksgiving Day (November 25, 2027)
- Ho-Chunk Day (November 26, 2027)
- Christmas Eve (December 24, 2027)
- Christmas Day (December 25, 2027)
- New Year's Eve (December 31, 2027)

WHEREAS, the following is the schedule of Common Council meeting dates and times for 2027 (all meetings start at 6:30 p.m. unless otherwise noted):

- Tuesday, January 12, 2027
- Tuesday, January 26, 2027
- Tuesday, February 9, 2027
- Tuesday, February 23, 2027
- Tuesday, March 16, 2027
- Tuesday, March 30, 2027
- Tuesday, April 20, 2027

- Tuesday, May 4, 2027
- Tuesday, May 20, 2027
- Tuesday, June 1, 2027
- Tuesday, June 15, 2027
- Tuesday, July 6, 2027
- Tuesday, July 20, 2027
- Tuesday, August 3, 2027
- Tuesday, September 7, 2027
- Tuesday, September 21, 2027
- Tuesday, October 5, 2027
- Tuesday, October 19, 2027
- 2027 Budget Deliberations (please note dates/times)
    - Tuesday, November 9, 2027, at 5:30 p.m.
    - Wednesday, November 10, 2027, at 5:30 p.m. (if needed)
    - Thursday, November 11, 2027, at 5:30 p.m. (if needed)
- Tuesday, November 23, 2027
- Tuesday, December 7, 2027

NOW, THEREFORE, BE IT RESOLVED that the Common Council approves the above schedule of Common Council meeting dates and times in 2027.

(Note: Full schedule attached to this Legislative File)

# Common Council 2027 Meeting Schedule

Contact: (608) 266-4071 or council@cityofmadison.com

| DAY | DATE | TIME | ROOM AND LOCATION* |
|---|---|---|---|
| Tuesday | January 12, 2027 | 6:30 p.m. | Room 201, City-County Building |
| Tuesday | January 26, 2027 | 6:30 p.m. | Room 201, City-County Building |
| Tuesday | February 9, 2027 | 6:30 p.m. | Room 201, City-County Building |
| Tuesday | February 23, 2027 | 6:30 p.m. | Room 201, City-County Building |
| Tuesday | March 16, 2027 | 6:30 p.m. | Room 201, City-County Building |
| Tuesday | March 30, 2027 | 6:30 p.m. | Room 201, City-County Building |
| Tuesday | April 20, 2027 | 6:30 p.m. | Room 201, City-County Building |
| Tuesday | May 4, 2027 | 6:30 p.m. | Room 201, City-County Building |
| Tuesday | May 18, 2027 | 6:30 p.m. | Room 201, City-County Building |
| Tuesday | June 1, 2027 | 6:30 p.m. | Room 201, City-County Building |
| Tuesday | June 15, 2027 | 6:30 p.m. | Room 201, City-County Building |
| Tuesday | July 6, 2027 | 6:30 p.m. | Room 201, City-County Building |
| Tuesday | July 20, 2027 | 6:30 p.m. | Room 201, City-County Building |
| Tuesday | August 3, 2027 | 6:30 p.m. | Room 201, City-County Building |
| Tuesday | September 7, 2027 | 6:30 p.m. | Room 201, City-County Building |
| Tuesday | September 21, 2027 | 6:30 p.m. | Room 201, City-County Building |
| Tuesday | October 5, 2027 | 6:30 p.m. | Room 201, City-County Building |
| Tuesday | October 19, 2027 | 6:30 p.m. | Room 201, City-County Building |
| Tuesday | November 9, 2027 (2027 Budget deliberations) | 5:30 p.m. | Room 201, City-County Building |
| Wednesday | November 10, 2027 (2027 Budget, if needed) | 5:30 p.m. | Room 201, City-County Building |
| Thursday | November 11, 2027 (2027 Budget, if needed) | 5:30 p.m. | Room 201, City-County Building |
| Tuesday | November 23, 2027 | 6:30 p.m. | Virtual |
| Tuesday | December 7, 2027 | 6:30 p.m. | Room 201, City-County Building |

* Meeting locations determined in accordance with MGO 2.15; room and location as noted unless unavailable

# 2027 Council Calendar

## January

| Su | M | Tu | W | Th | F | Sa |
|---|---|---|---|---|---|---|
| | | | | | 1 | 2 |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | | | | | | |

## February

| Su | M | Tu | W | Th | F | Sa |
|---|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4 | 5 | 6 |
| 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | | | | | | |

## March

| Su | M | Tu | W | Th | F | Sa |
|---|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4 | 5 | 6 |
| 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 | 31 | | | |

## April

| Su | M | Tu | W | Th | F | Sa |
|---|---|---|---|---|---|---|
| | | | | 1 | 2 | 3 |
| 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | |

## May

| Su | M | Tu | W | Th | F | Sa |
|---|---|---|---|---|---|---|
| | | | | | | 1 |
| 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 30 | 31 | | | | | |

## June

| Su | M | Tu | W | Th | F | Sa |
|---|---|---|---|---|---|---|
| | | 1 | 2 | 3 | 4 | 5 |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | | | |

## July

| Su | M | Tu | W | Th | F | Sa |
|---|---|---|---|---|---|---|
| | | | | 1 | 2 | 3 |
| 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 |

## August

| Su | M | Tu | W | Th | F | Sa |
|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | | | | |

## September

| Su | M | Tu | W | Th | F | Sa |
|---|---|---|---|---|---|---|
| | | | 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | | |

## October

| Su | M | Tu | W | Th | F | Sa |
|---|---|---|---|---|---|---|
| | | | | | 1 | 2 |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| 17 | 18 | 19 | 20 | 21 | 22 | 23 |
| 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | | | | | | |

## November

| Su | M | Tu | W | Th | F | Sa |
|---|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4 | 5 | 6 |
| 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 | | | | |

## December

| Su | M | Tu | W | Th | F | Sa |
|---|---|---|---|---|---|---|
| | | | 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | 31 | |

## Prohibited Dates – Elections, Holidays & Observances

| | |
|---|---|
| Jan 1 | New Year's Day |
| Jan 18 | Martin Luther King Day |
| Feb 16 | Spring Primary |
| Mar 9 | Eid al-Fitr |
| Mar 10 | Eid al-Fitr |
| Mar 26 | Good Friday* |
| Apr 6 | Spring Election |
| Apr 21 | Passover |
| Apr 22 | Passover |
| Apr 28 | Passover* |
| Apr 29 | Passover* |
| May 16 | Eid al-Adha |
| May 17 | Eid al-Adha |
| May 31 | Memorial Day |
| Jun 19 | Juneteenth |
| Jul 4 | Independence Day |
| Sep 6 | Labor Day |
| Oct 1 | Rosh Hashanah |
| Oct 2 | Rosh Hashanah |
| Oct 3 | Rosh Hashanah |
| Oct 10 | Yom Kippur |
| Oct 11 | Yom Kippur |
| Nov 25 | Thanksgiving |
| Nov 26 | Ho-Chunk Day |
| Dec 24 | Christmas Eve |
| Dec 25 | Christmas Day |
| Dec 31 | New Year's Eve |

### KEY

| | |
|---|---|
| | Council meeting |
| | City holiday, offices closed |
| | Other observed holiday |
| | FC budget deliberations – no meeting after 4:30 pm |

* Holiday **recommended** to avoid (not prohibited)

Common Council meetings scheduled according to requirements in MGO 2.01. Additionally, meetings are scheduled a minimum of 2 weeks apart, on dates with no City of Madison office closures on the Wednesday and Thursday of the week preceding the Council meeting.

# City of Madison

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

## Master

### File Number: 93406

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93406 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | FINANCE COMMITTEE |
| | | | | **File Created Date :** | 06/01/2026 |
| **File Name:** | 13319 TID 44 2026 Project Plan Amendment | | | **Final Action:** | |

**Title:** Approving the Amendment to the Project Plan for Tax Incremental District (TID) #44 (Royster Clark), City of Madison. (District 3, District 15)

**Notes:**

**Sponsors:** Dina Nina Martinez-Rutherford And Derek Field

**Effective Date:**

**Attachments:** 13319 TID 44 2026 JRB Report.pdf, TID 44 2026 Project Plan Amendment.pdf, TID 44 Legal Description.pdf, TID 44, 46, 50, 51, 54, 56, 57 Plan Com Presentation 2026 6-15.pdf, FC Public Comments File ID 93406 and93412.pdf

**Enactment Number:**

**Author:** Dan Rolfs, Real Estate Development Manager

**Hearing Date:**

**Entered by:** cklawiter@cityofmadison.com

**Published Date:**

## History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Economic Development Division | 06/01/2026 | Referred for Introduction | | | | |
| | **Action Text:** This Resolution was Referred for Introduction | | | | | | |
| | **Notes:** Finance Committee (6/29/26), Plan Commission (6/15/26), Common Council (7/7/26) | | | | | | |
| 1 | COMMON COUNCIL | 06/09/2026 | Refer | FINANCE COMMITTEE | 06/29/2026 | | 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 Plan Commission. | | | | | | |
| 1 | FINANCE COMMITTEE | 06/09/2026 | Referred | PLAN COMMISSION | 06/15/2026 | | |
| | **Action Text:** This Resolution was Referred to the PLAN COMMISSION | | | | | | |
| 1 | PLAN COMMISSION | 06/15/2026 | Return to Lead with the Recommendation for Approval | FINANCE COMMITTEE | 06/29/2026 | | Pass |
| | **Action Text:** A motion was made by Guequierre, seconded by Solheim, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other. | | | | | | |
| | **Notes:** On a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the amended tax incremental district to the Common Council. The motion passed by voice vote/ other. | | | | | | |

| | | | | |
|---|---|---|---|---|
| 1 | FINANCE COMMITTEE | 06/29/2026 | 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 93406

### Fiscal Note

The proposed resolution authorizes a project plan amendment to TID 44 - Royster Clark. The plan amendment includes an additional $6.0 million in TIF support for two additional projects: land acquisition at the Royster Corners site and Cottage Grove Rd stormwater pond improvements. The plan amendment also includes an additional $500,000 for small business assistance within TID 44 and within 1/2 mile of TID 44.

RES-26-00146 (Leg file 92015) authorized an amendment to the Economic Development Division's (EDD) 2026 Capital Budget to add $4.0 million in TID-supported GO Borrowing for the the Royster Corners acquisitions. The 2027 Capital Budget Capital Improvement Program (CIP) requests include TID support for some of these projects. EDD's 2027 request includes $500,000 in 2027 for small business support (program #99007) and the Stormwater Utility's 2027 request included $2.0 million in 2029 for dredging of the Cottage Grove Rd retention pond within the CItywide Flood Mitigation program (program #11513). No additional City appropriation is required with adoption of this project plan amendment.

### Title

Approving the Amendment to the Project Plan for Tax Incremental District (TID) #44 (Royster Clark), City of Madison. (District 3, District 15)

### Body

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law (the “TIF Law”), Section 66.1105, Wisconsin Statutes; and

WHEREAS TIF Law sets forth certain steps which must be followed to amend a Tax Incremental Project Plan; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an opportunity to express their views on the amendment to the TID Project Plan for TID 44 was published in the Wisconsin State Journal on May 29 and June 5, 2026 as required by TIF Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the boundary of TID 44; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on June 15, 2026, at which interested parties were afforded an opportunity to express their views on the proposed amendment to the Project Plan for TID 44; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within the TID is blighted within the meaning of 66.1105(2), Wisconsin Statutes.

2. The improvement of such area is likely to significantly enhance the value of substantially portion all of the other real property in the TID.

3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.

WHEREAS the Plan Commission has determined that the TID meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001, amended on March 31, 2009, and amended again on February 25, 2014 (insofar as they are applicable to the amendment of a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the TID supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison hereby confirms and adopts the above recitals and finds that:

1. No less than 50%, by area, of the real property within the TID boundary is blighted within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of substantially all of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.
4. The project costs relate directly to eliminating blight.
5. TID 44 (Royster Clark) is hereby declared a blighted area district.
6. The percentage of territory that will be devoted to retail businesses within TID 44 (Royster Clark) at the end of the TID's expenditure period is estimated to be under thirty-five (35%) percent.
7. The boundaries of TID 44 (Royster Clark) are not changing.

BE IT STILL FURTHER RESOLVED that the attached amended Project Plan for TID 44 (Royster Clark), City of Madison, is hereby adopted as of January 1, 2026 as the Project Plan for said District and such plan is feasible and in conformity with the Comprehensive Plan for the City of Madison and will add to the sound growth of the City.

**Executive Summary to the City of Madison Joint Review Board**

**Tax Incremental District (TID) No. 44 (Royster)**
**2026 Project Plan Amendment**
**City of Madison**

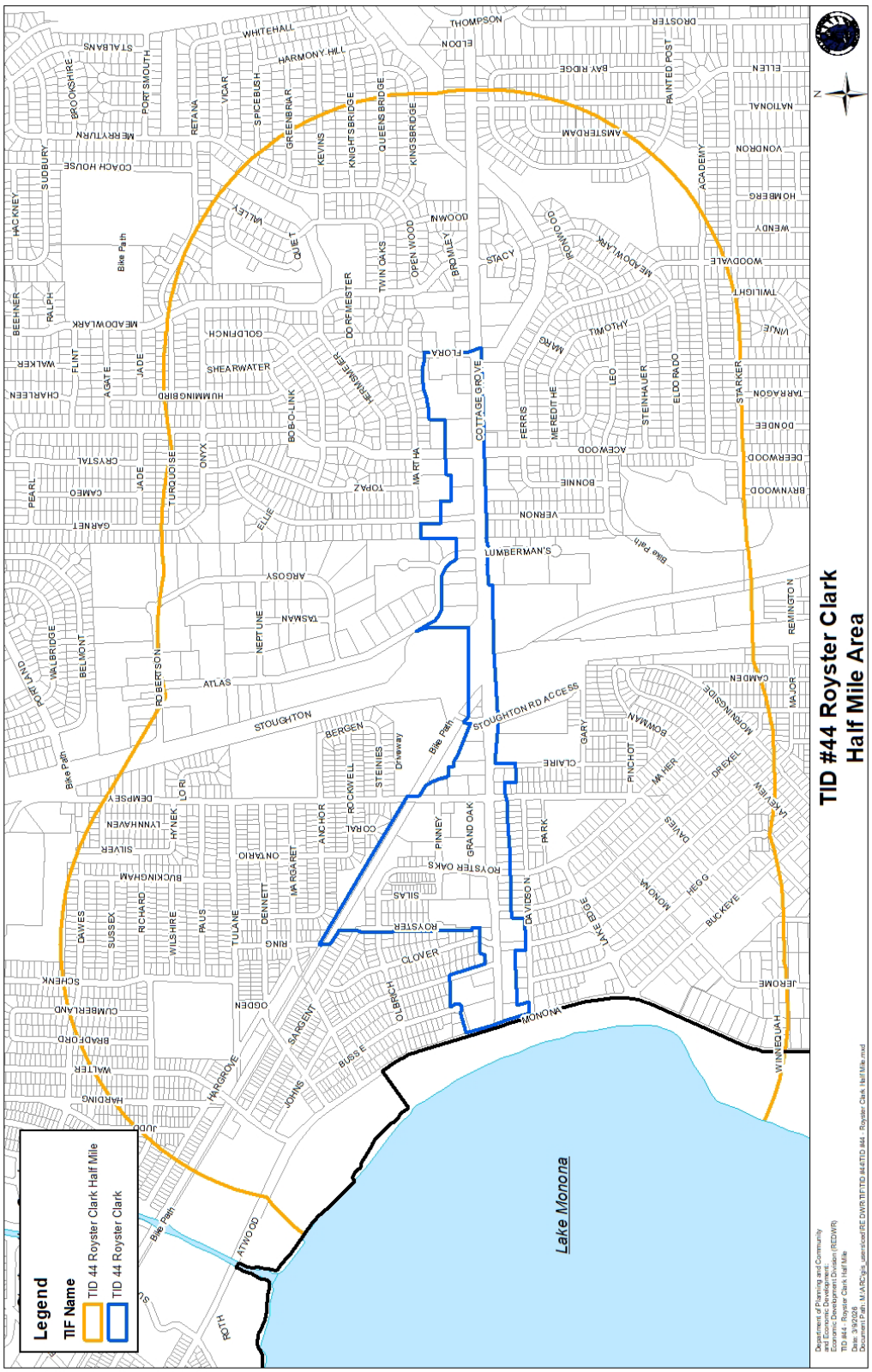
May 21, 2026

Background

By statute, a TIF Joint Review Board, comprised of one representative each from the Madison Metropolitan School District (MMSD), the City of Madison, Dane County, Madison College (MATC) and one public member, meets to review, and if acceptable, approve a proposed amendment to a Tax Incremental District (TID) Project Plan. The Joint Review Board will meet at a future date to take action upon the proposed amendment to the project plan to TID 44 (Royster).

Summary of the TID #44 Project Plan

The map on the next page depicts the boundaries of TID 44 in the Cottage Grove Road area of the City of Madison, along with the Half Mile boundary of TID 44:


TID #44 Royster Clark
Half Mile Area
Legend
TIF Name
TID 44 Royster Clark Half Mile
TID 44 Royster Clark
Lake Monona
Department of Planning and Community
and Economic Development
Economic Development Division (RED/WR)
TID #44 - Royster Clark Half Mile
Date: 3/9/2026
Document Path: M:\ARCgis_users\cdot\RE DWR\TIF\TID #44\TID #44 - Royster Clark Half Mile.mxd

TIF Law Required Information for TID Amendment Approval

## 1) Estimates of project costs and tax increments, including:

### a) Specific items that constitute project costs; (See Chart Below)

**NOTE: Amendments, including additions and deletions, to the Project Plan from the First Amendment (2024) are highlighted in yellow.**
**NOTE: Amendments, including additions and deletions, to the Project Plan from the Second Amendment (2025) are highlighted in green.**
**NOTE: Amendments, including additions and deletions, to the Project Plan from the Third Amendment (2026) are highlighted in blue.**

| Street Reconstruction | Proposed, Non-Assessable Cost | Phase I (2014-16) | Phase II (2017-20) | Total | Time Frame |
|---|---|---|---|---|---|
| Cottage Grove Road | | | | | |
| Monona Dr to Drexel | 445,500 | | 445,500 | 445,500 | 2013-2035 |
| Drexel to USH 51 | 1,776,500 | 1,776,500 | | 1,776,500 | 2013-2035 |
| Subtotal Cottage Grove Rd – Streets | 2,222,000 | 1,776,500 | 445,500 | 2,222,000 | 2013-2035 |
| | | | | | |
| Dempsey Rd | | | | | |
| Cottage Grove N. to Bike Path | 92,700 | - | 92,700 | | 2013-2035 |
| **Total Streets** | **2,314,700** | **1,776,500** | 538,200 | 2,314,700 | 2013-2035 |
| | | | | | |
| **Utility Undergrounding** | | | | | |
| Cottage Grove Road | | | | | |
| Monona Dr to Dempsey | 690,000 | | 690,000 | 690,000 | 2013-2035 |
| Drexel to Dempsey (MGE) | 740,000 | 740,000 | | 740,000 | 2013-2035 |
| Drexel to Dempsey (Charter & TE) | 370,000 | 370,000 | | 370,000 | 2013-2035 |
| Subtotal Cottage Grove Rd. - Underground | 1,800,000 | 1,110,000 | 690,000 | 1,800,000 | 2013-2035 |
| | | | | | |
| Dempsey Road | | | | | |
| Cottage Grove N. to Bike Path (MGE) | 375,000 | - | 375,000 | 375,000 | 2013-2035 |
| Cottage Grove N. to Bike Path (ATT, Charter) | 375,000 | - | 375,000 | 375,000 | 2013-2035 |
| Subtotal Dempsey Rd. - Underground | 750,000 | - | 750,000 | 750,000 | 2013-2035 |
| **Total Undergrounding** | **2,550,000** | **1,110,000** | **1,440,000** | **2,550,000** | 2013-2035 |
| | | | | | |
| **TOTAL PUBLIC IMPROVEMENTS** | **4,864,700** | **2,886,500** | **1,978,200** | **4,864,700** | 2013-2035 |
| | | | | | |
| **Development Loans** | 1,300,000 | | | 1,300,000 | 2013-2035 |
| | | | | | |
| **Administrative and Professional Costs** | **100,000** | | | **100,000** | 2013-2035 |

| | | | | | |
|---|---|---|---|---|---|
| **TOTAL PROJECT COSTS** | **6,264,700** | | | **6,264,700** | 2013-2035 |
| Finance Costs | 683,000 | | | 683,000 | 2013-2035 |
| | | | | | |
| First Project Plan Amendment (2024) Project Costs | | | | | |
| Railroad Quiet Zone | 350,000 | | | 350,000 | 2024-2035 |
| Donation to TID 42 (2024) | 1,600,000 | | | 1,600,000 | 2024–2035 |
| Total Project costs – First Project Plan Amendment (2024) | 1,950,000 | | | 1,950,000 | 2024–2035 |
| | | | | | |
| **Total Project Costs (Original Project Plan and 1st (2024) Project Plan Amendment)** | 8,214,700 | | | 8,214,700 | 2024–2035 |

| | | | | | |
|---|---|---|---|---|---|
| Second Project Plan Amendment (2025) Project Costs | | | | | |
| Lighting on Stoughton Road | 155,000 | | | 155,000 | 2025–2035 |
| Small Business Loan Program | 500,000 | | | 500,000 | 2025-35 |
| **Total Project costs – Second Project Plan Amendment (2025)** | 655,000 | | | 655,000 | 2025–2035 |
| | | | | | |
| **Total Project Costs (Original Project Plan and 1st (2024) Project Plan Amendment and 2nd (2025) Project Plan Amendment)** | 8,869,700 | | | 8,869,700 | 2025–2035 |

| | | | | | |
|---|---|---|---|---|---|
| Third Project Plan Amendment (2026) Project Costs | | | | | |
| Land Acquisition | $4,000,000 | $0 | $0 | $4,000,000 | 2026–2035 |
| Cottage Grove Road Stormwater Pond (Gary Street) | $2,000,000 | $0 | $0 | $2,000,000 | 2026–2035 |
| Small Business Assistance[1] | $500,000 | $0 | $0 | $500,000 | 2026–2035 |
| **Total Project costs – Third Project Plan Amendment (2026)** | 6,500,000 | $0 | $0 | 6,500,000 | 2026–2035 |
| | | | | | |
| **Total Project Costs (Original Project Plan and 1st (2024) Project Plan Amendment, 2nd (2025) Project Plan Amendment), and 3rd (2026) Project Plan Amendment** | 15,369,700 | $0 | $0 | 15,369,700 | 2026–2035 |
| | | | | | |
| 2026 Financing Costs | $1,787,000 | | | $1,787,000 | 2026 - 2035 |
| **Total Financing Costs** | $2,470,000 | | | $2,470,000 | 2026 - 2035 |

[1] Total Small Business Assistance, including second (2025) and third (2026) project plan amendments is $1,000,000.

**b) The total dollar amount of these project costs to be paid with tax increments;**

Per the above chart, tax increments will pay for a total of **$15,369,700** of project costs.

c) The amount of tax increments to be generated over the life of the tax incremental district.

Through the end of 2025, TID 44 generated an estimated $8.6 million of incremental revenues. Based upon the City's TIF run, TID 44 will generate an additional $30 million of incremental revenue through its expiration date of 2040. The net present value of these incremental revenues is $19.9 million. **This would lead to a total forecasted incremental revenue over the entire life of TID 44 of $38.6 million.**

**2. The amount of value increment when the project costs are paid in full and the district is closed.**

Based upon development projects that have occurred to date, the anticipated incremental value of property within the district at the end of its 27-year life is estimated at **$149,000,000**. This value will be returned to overlying tax jurisdictions for general tax levy purposes upon closure of the district at the end of its statutory life. Based upon conservative estimates, the district will generate sufficient incremental revenues to repay all anticipated project costs by 2029.

Without any additional projects generating new incremental value, the estimated incremental value in 2029 is $114 million. The 2025 incremental value is approximately $108 million. However, the City may propose future amendments to the TID 44 project plan to fund additional development or infrastructure projects.

**3. The reasons why the project costs may not or should not be paid by the owners of property that benefit by improvements within the district.**

The budget for the proposed project plan amendment is estimated at $15,369,700.

The total amount of assessable costs not to be paid for with TIF funds is $0.

The total amount of costs to be paid for with TIF funds is $15,369,700.

**4. The share of the projected tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the district.**

The certified base value of TID 44 is **$28,664,300**. Overlying jurisdictions will continue to collect their portion of the levy upon the base value over time. The box below indicates the share of the estimated first tax increment invested by overlying tax jurisdictions based upon the 2026 mill rate.

| Tax Jurisdiction | 2026 Mill Rate | Share of Tax Levy |
|---|---|---|
| City | 7.00 | 35% |
| County | 2.36 | 12% |
| MMSD | 10.41 | 51% |
| MATC | 0.64 | 3% |
| State of WI | 0.0 | 0% |
| Totals* | 20.38** | 100%** |

Source: City of Madison 2026 Adopted Operating Budget
**NOTE: Total Mill Rate is the Gross Mill, prior to any State Tax Credits being applied to this rate.*
***NOTE: Total may not add due to rounding*

**5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments.**

A conservative estimate of the total incremental value resulting from potential development projects, and economic growth or value appreciation of the life of the TID is estimated to be $149 million. The benefits of these potential projects are: sharing new equalized value growth, blight elimination, infrastructure improvements, and job creation / retention to benefit those in the district and throughout the City of Madison.

TID 44's base value of $28,664,300 is anticipated to grow by $149 million at the end of the 27-year life of the TID. Assuming that the City incurs all of the $15 million of projected costs identified in the TID Project Plan, that there are no changes in tax increment estimates, no further project plan amendments and no changes to TIF Law, the City of Madison forecasts that TID 44 may close in 2029. The average life of a TID in the City of Madison is 12 years. The estimated incremental value of the TID in 2029 when the TID is forecasted to be closed is estimated to be $114 million *(Note: variations are due to rounding)*.

TID 44 is a "blighted area" TID, as defined by State Statute 66.1105.

Criteria for TID Approval

Per TIF Law, the Joint Review Board will cast a vote based upon the following three criteria:

1. **Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.**

   None ($0) of the proposed $15,369,700 in project costs are assessable. Without tax increment revenue, such improvements are not likely to occur when compared to areas in the City where special assessment revenues may be more readily available to fund greater portions of project costs.

2. **Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, is insufficient to compensate for the cost of improvements.**

   If the District closes in 2029 as projected, it is estimated that approximately $114 million of incremental value would return to the overlying taxing jurisdictions. At 27 years, the District would return approximately $149 million of incremental value to the overlying taxing jurisdictions. Without TIF, the infrastructure and other investments described in the project plan document in and adjacent to TID 44 would not occur. The infrastructure and other improvements will continue to boost values within and adjacent to TID 44.

3. **Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by owners of property in the overlying tax districts.**

   Property and infrastructure improvements, blight elimination, tax base growth and job creation / retention are the most significant and quantifiable benefit to overlying tax jurisdictions from the investment of TIF funds.

   Without TIF, overlying tax jurisdictions would share approximately $584,000 of tax revenues for the tax parcels included in TID 44, based on the base value of $28,664,300. As stated earlier, the incremental value in 2029 at the end of the projected life of the TID is estimated at $114 million. Theoretically, if the City invested all $15 million of project costs in the district, which investment would leverage over $114 million; or $1 of TIF leverages approximately $7.70 of value growth. If the TID were to be closed at that time, this value growth would be returned to overlying tax jurisdictions that would now share in a levy of approximately $2.9 million, or a net gain of approximately $2.3 million as a result of TIF.

   In turn, the anticipated tax increments over the life of the district are estimated to support $14.8 million of public investment. This investment will further enhance the area, eliminate blight, increase values in and around the District, and help create new, family supporting jobs.

Date Adopted: September 17, 2013
Resolution Number: RES-13-00699
Expenditure Deadline: September 17, 2035
TID Expiration Date: September 17, 2040

2024 Project Plan Amendment
Date Adopted: April 16, 2024
Resolution #: RES-24-00263 (Legistar 82262)

2025 Project Plan Amendment
Date Adopted: March 14, 2025
Resolution #: RES-25-00168

2026 Project Plan Amendment
Date Adopted:
Resolution #: RES-

# Project Plan for

# TAX INCREMENTAL FINANCE DISTRICT #44 (ROYSTER CLARK)

# City of Madison

**Prepared by:**
**Department of Planning and Community and Economic Development**
**Economic Development Division**
**Office of Real Estate Services**

**2026**

TABLE OF CONTENTS


| | |
|---|---|
| INTENT AND PURPOSE | 3 |
| PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS | 3 |
| PROPOSED PROJECT COSTS | 5 |
| DETAILED ESTIMATE OF TIMING AND PROJECT COSTS | 7 |
| SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY | 9 |
| PROMOTION OF ORDERLY LAND DEVELOPMENT | 11 |
| EXPECTATIONS FOR DEVELOPMENT | 11 |
| METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES | 12 |
| LEGAL DESCRIPTION | 13 |
| District Boundary | 15 |
| Existing Conditions (Blight Map) | 16 |
| Existing Zoning | 17 |
| Proposed Zoning | 18 |
| Existing Land Use | 19 |
| Proposed Land Use | 20 |
| Royster Clark Special Area Plan Proposed Land Use | 21 |
| City Attorney Opinion Letter | 22 |

# TAX INCREMENTAL FINANCE DISTRICT #44
# (ROYSTER CLARK)

**NOTE: Amendments, including additions and deletions, to the Project Plan from the First Amendment (2024) are highlighted in yellow.**

**NOTE: Amendments, including additions and deletions, to the Project Plan from the Second Amendment (2025) are highlighted in bright green.**

**NOTE: Amendments, including additions and deletions, to the Project Plan from the Third Amendment (2026) are highlighted in bright blue.**

## INTENT AND PURPOSE

The City of Madison (the "City") has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base while continuing to revitalize neighborhoods. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority's (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

In particular, the City of Madison is proposing to create Tax Incremental District (TID) #44–(Royster Clark) as a blighted area TID, for the purposes of:

1) Elimination of blighting conditions;
2) Providing revitalization loans to aid redevelopment projects;
3) Rebuild infrastructure to aid in the redevelopment of the area.

As part of the First Project Plan Amendment (2024) to TID 44, the City proposes to provide funding for additional public works and to the Community Development Authority (CDA) of Madison to:

1. Provide funding for railroad quiet zone crossings, and;
2. To aid in the construction of a parking structure at the Village on Park to assist with further redevelopment,

The City will request the Joint Review Board authorize the use of these funds within the half mile area surrounding TID 44.

As part of the Third Project Plan Amendment (2026) to TID 44, the City proposes to provide funding for land banking and public infrastructure purposes. It is the City's intent to purchase the remaining undeveloped lots at Royster Corners, and develop them in concert with the Community Development Authority (CDA) of Madison. Funding is also proposed to assist with the reconstruction of stormwater ponds. Specifically, these funds will be used for:

1. The purchase of 404 Cottage Grove Road; 514, 526 & 551 Pinney Street; 3752 Sargent Street; 3708 Olbrich Avenue; 702, 804, 808, 812, 816, 820, 824, 828 & 832 Royster Avenue, Madison, WI, and;
2. The Cottage Grove Road Stormwater retention pond at the southwest corner of Cottage Grove Road and Stoughton Road (Gary Street reconstruction).
3. Small Business Assistance in TID 44 and within a half mile of TID 44.

## PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS

The project elements proposed in this Project Plan conform to the objectives and conceptual recommendations contained in the Objectives and Policies, A Part of The Master Plan For The City of Madison (the "Master Plan") as approved by the City Plan Commission. No changes in the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as commercial or residential projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

This TID is presently zoned, ~~CN, SR-C1,~~ CC-T, ~~SR-V2~~, CC, SE, IL, ~~SR-V1, A,~~ NMX, TR-U2, TR-C3, and TSS.

**Consistency With the City of Madison Comprehensive Plan**

The project elements in this amendment Project Plan conform to the objectives and recommendations contained in the City of Madison Comprehensive Plan which can be found at:

https://www.cityofmadison.com/dpced/planning/comprehensive-plan/1607

~~Volume II, Chapter 2 of the Comprehensive Plan, entitled "Objectives and Polices for Established Neighborhoods on pages 2-14 through 2-37, stipulates goals and objectives that are consistent with the activities planned for the proposed TID #44, including but not limited to the following:~~

~~Objective 7: Encourage the development of compact, mixed-use neighborhoods and districts.~~

~~Objective 10: Achieve an efficient, balanced urban growth pattern by guiding new development, infill and redevelopment projects to planned development areas through the City of Madison.~~

~~Objective 11: Seek to reduce the demand for vacant development land on the periphery of the City by encouraging urban infill, redevelopment, and higher development densities in areas recommended in City plans as appropriate locations for more intense development.~~

~~Objective 34: Guide the processes of preservation, rehabilitation and redevelopment in established City neighborhoods through adoption and implementation of neighborhood plans, special area plans and major project plans consistent with the Comprehensive Plan.~~

~~Objective 36: Provide a range of housing opportunities, including affordable housing, that will be attractive to both owner and renter households of different sizes, lifestyles, incomes and tastes.~~

~~Objective 41: Maintain a balance between redevelopment and preservation in established neighborhoods that recognizes the general satisfaction of many residents with their neighborhoods as they currently are and focuses on redevelopment activity on selected areas and sites within the neighborhood where the objectives of increased density and a wider range of uses will be most supportive of objectives to maintain existing neighborhood character and quality.~~

~~Objective 43: Provide and upgrade as necessary essential neighborhood infrastructure and services including streets, utilities, transit service, sidewalks, parks, schools, police and fire, ambulance service and code enforcement.~~

~~Objective 44: Encourage private investment and property maintenance in existing developed areas to prevent property deterioration and promote renovation and rehabilitation.~~

~~Objective 59: Identify sites within the City and its planned expansion areas that are appropriate locations for mixed-use employment and commercial activity centers.~~

~~Objective 65: Transform, over time, existing conventional suburban-style commercial developments into more compact, mixed-use, pedestrian, bicycle and transit-oriented destinations that have a greater variety of activities, including retail, office, entertainment, civic, open space and residential uses.~~

**Consistency with Royster Clark Special Area Plan**

The City of Madison Common Council adopted the Royster Clark Special Area Plan on October 20, 2009 (Resolution No. 09-00894, File ID No. 15498). This plan was prepared to provide land use and development recommendations for the 60-acre area around the intersection of Cottage Grove Road and Dempsey Road. The activities and projects identified in the TID #44 Project Plan support the Planning Goals of the Royster Clark Special Area Plan, including but not limited to the following (page 18):

**Goal 1**: The Royster-Clark property will be developed as an integrated site, with a coordinated mix of mutually supporting land uses and common or compatible design elements.

**Goal 3:** The placement and design of new development and redevelopment along Cottage Grove Road will enhance neighborhood identity and create an attractive "gateway" to the Cottage Grove Road business district.
**Goal 4:** Redevelopment of the Royster-Clark Site will enhance the quality of life in adjacent residential neighborhoods.
**Goal 5:** Redevelopment will provide residential opportunities similar to surrounding housing as well as new opportunities for households seeking alternatives to single-family homes.
**Goal 7:** New multi-modal transportation connections will be provided between neighborhood residential areas, activity centers and amenities.
**Goal 8:** Transportation access, safety, and amenity for motor vehicles, pedestrians and bicycles will be maintained and enhanced.
**Goal 9**: The site will accommodate new local employment opportunities and small businesses, rather than regional-scale or highway-oriented retail businesses.
**Goal 10:** Employment buildings on the site will accommodate and encourage business innovation and entrepreneurship.
**Goal 11:** Redevelopment will support and enhance the vitality of existing businesses in the Planning Area.

**Consistency With TIF Policy**

The Project Plan is also consistent with City of Madison Tax Incremental Finance Objectives and Policies (the "TIF Policy") adopted by the City's Common Council on April 17, 2001 and amended on March 31, 2009. The Project Plan conforms to the following TIF Policy objectives:

**Goal 2: Support Neighborhood Revitalization, Including Downtown**

(5) **Urban Infill** – Urban in-fill projects that either increase or decrease density consistent with the City comprehensive plan.
(6) **Affordable or Workforce Housing (rental or owner occupied)**
(a) TIF Assistance for Affordable or Workforce Housing – Affordable or workforce housing projects may apply for conventional TIF assistance provided they demonstrate "but for" to the City's satisfaction.

## PROPOSED PROJECT COSTS

The following represent total estimated costs. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled "Detailed Estimate of Timing and Project Costs" that estimates the amount of cost paid with TIF.

**Public Works Improvements**

| | |
|---|---|
| Cottage Grove Road | **$2,222,000** |
| Dempsey Rd | **$92,700** |
| Utility Undergrounding | **$2,550,000** |
| Railroad Quiet Zone | **$350,000** |
| Lighting on Stoughton Road | **$155,000** |
| Cottage Grove Road Stormwater Pond (Gary Street) | **$2,000,000** |

| | |
|---|---|
| **Public Works Improvements** | ~~**$4,864,700**~~ ~~**$5,214,700**~~ ~~**$5,369,700**~~ **$7,369,700** |

**Community Development Authority Revitalization Activities**

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District.

Estimated Cost: $0

## Economic Development Assistance

### Development Loans

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, that demonstrate that "but for" such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, parking facility construction, site preparation, environmental remediation, landscaping and similar types of related activities.

Estimated Cost $1,300,000

### Small Business Assistance

In order to assist small businesses in and with a half mile of TID 44, the City may provide additional funding to the existing Commercial Ownership Assistance program, Building Improvement Grant Program, Façade Grant Program, as well as extend the existing Small Cap TIF program for small business. Should the City make any grants through these programs, the City will provide the Joint Review Board with copies of any applicable grant agreements as required under State of Wisconsin TIF Law.

Estimated Cost ~~$500,000~~ $1,000,000

### Land Acquisition

In order to construct the public improvements and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in this TIF District. The acquisitions could vary from rights-of-way and air space to entire parcels.

The Third Project Plan Amendment (2026) to TID 44 provides funding for the purchase, holding costs, and pre-development costs of multiple lots at the Royster Corners site. These lots include: 404 Cottage Grove Road; 514, 526 & 551 Pinney Street; 3752 Sargent Street; 3708 Olbrich Avenue; 702, 804, 808, 812, 816, 820, 824, 828 & 832 Royster Avenue, Madison, WI.

Estimated Cost: $4,000,000

## DONATION TO TID 42

The City intends to donate excess TID 44 incremental revenue to TID 42. TID 42 is generally located between South Park Street, Fish Hatchery Road, and Wingra Creek. The City intends to continue to invest in the South Madison area in and adjacent to TID 42 following the dissolution of the Town of Madison on Oct 31, 2022. The donation of incremental revenue from TID 44 will be used to continue the City's investment in the South Madison area (See Exhibit G for more detail).The table below shows the timing and amount of the proposed donations from TID 44 to TID 42.

Cost: $1,600,000

| **Donor District** | **2024** | **2025** | **2026** | **2027** | **2028** | **Total** |
|---|---|---|---|---|---|---|
| TID 4 | $1,600,000 | $0 | $0 | $0 | $0 | $1,600,000 |
| | | | | | | |
| **Recipient TID** | | | | | | |
| TID 42 | $1,600,000 | $0 | $0 | $0 | $0 | $1,600,000 |

## Organizational, Administrative and Professional Costs

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with TID #44, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, Planning & Development and the Office of the Mayor.

| | |
|---|---|
| Estimated Cost: | $100,000 |
| **TOTAL COST** | **~~$6,264,700~~** |
| | **$15,369,700** |

**Financing Costs**

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all of the $6,264,700 of estimated project costs and an estimated $683,000 financing cost. Project costs for the 2025 amendment will be paid with tax increments. No additional general obligation borrowing is required. Project costs for the 2026 amendment will be paid through TIF supported borrowing. The finance costs associated with this borrowing is $1,787,000. This brings the total finance cost to be recovered by TID 44 to $2,470,000.

## DETAILED ESTIMATE OF TIMING AND PROJECT COSTS

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a blighted area TID within 22 years of its creation**.** Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan. **The actual eligible project costs herein (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

| Street Reconstruction | Proposed, Non-Assessable Cost | Phase I (2014-16) | Phase II (2017-20) | Total | Time Frame |
|---|---|---|---|---|---|
| Cottage Grove Road | | | | | |
| Monona Dr to Drexel | 445,500 | | 445,500 | 445,500 | 2013-2035 |
| Drexel to USH 51 | 1,776,500 | 1,776,500 | | 1,776,500 | 2013-2035 |
| Subtotal Cottage Grove Rd – Streets | 2,222,000 | 1,776,500 | 445,500 | 2,222,000 | 2013-2035 |
| | | | | | |
| Dempsey Rd | | | | | |
| Cottage Grove N. to Bike Path | 92,700 | - | 92,700 | | 2013-2035 |
| **Total Streets** | **2,314,700** | **1,776,500** | 538,200 | 2,314,700 | 2013-2035 |
| | | | | | |
| **Utility Undergrounding** | | | | | |
| Cottage Grove Road | | | | | |
| Monona Dr to Dempsey | 690,000 | | 690,000 | 690,000 | 2013-2035 |
| Drexel to Dempsey (MGE) | 740,000 | 740,000 | | 740,000 | 2013-2035 |
| Drexel to Dempsey (Charter & TE) | 370,000 | 370,000 | | 370,000 | 2013-2035 |
| Subtotal Cottage Grove Rd. - Underground | 1,800,000 | 1,110,000 | 690,000 | 1,800,000 | 2013-2035 |
| | | | | | |
| Dempsey Road | | | | | |
| Cottage Grove N. to Bike Path (MGE) | 375,000 | - | 375,000 | 375,000 | 2013-2035 |
| Cottage Grove N. to Bike Path (ATT, Charter) | 375,000 | - | 375,000 | 375,000 | 2013-2035 |
| Subtotal Dempsey Rd. - Underground | 750,000 | - | 750,000 | 750,000 | 2013-2035 |
| **Total Undergrounding** | **2,550,000** | **1,110,000** | **1,440,000** | **2,550,000** | 2013-2035 |
| | | | | | |
| **TOTAL PUBLIC IMPROVEMENTS** | **4,864,700** | **2,886,500** | **1,978,200** | **4,864,700** | 2013-2035 |
| | | | | | |
| **Development Loans** | 1,300,000 | | | 1,300,000 | 2013-2035 |
| | | | | | |
| **Administrative and Professional Costs** | **100,000** | | | **100,000** | 2013-2035 |
| **TOTAL PROJECT COSTS** | **6,264,700** | | | **6,264,700** | 2013-2035 |
| Finance Costs | 683,000 | | | 683,000 | 2013-2035 |
| | | | | | |
| First Project Plan Amendment (2024) Project Costs | | | | | |
| Railroad Quiet Zone | 350,000 | | | 350,000 | 2024-2035 |
| Donation to TID 42 (2024) | 1,600,000 | | | 1,600,000 | 2024–2035 |
| Total Project costs – First Project Plan Amendment (2024) | 1,950,000 | | | 1,950,000 | 2024–2035 |
| | | | | | |
| **Total Project Costs (Original Project Plan and 1st (2024) Project Plan Amendment)** | 8,214,700 | | | 8,214,700 | 2024–2035 |

| Second Project Plan Amendment (2025) Project Costs | | | | | |
|---|---|---|---|---|---|
| Lighting on Stoughton Road | 155,000 | $0 | $0 | 155,000 | 2025–2035 |
| Small Business Loan Program | 500,000 | $0 | $0 | 500,000 | 2025-35 |
| **Total Project costs – Second Project Plan Amendment (2025)** | 655,000 | $0 | $0 | 655,000 | 2025–2035 |
| | | | | | |
| **Total Project Costs (Original Project Plan and 1st (2024) Project Plan Amendment and 2nd (2025) Project Plan Amendment)** | 8,869,700 | $0 | $0 | 8,869,700 | 2025–2035 |

| Third Project Plan Amendment (2026) Project Costs | | | | | |
|---|---|---|---|---|---|
| Land Acquisition | $4,000,000 | $0 | $0 | $4,000,000 | 2026–2035 |
| Cottage Grove Road Stormwater Pond (Gary Street) | $2,000,000 | $0 | $0 | $2,000,000 | 2026–2035 |
| Small Business Assistance[1] | $500,000 | $0 | $0 | $500,000 | 2026–2035 |
| **Total Project costs – Third Project Plan Amendment (2026)** | 6,500,000 | $0 | $0 | 6,500,000 | 2026–2035 |
| | | | | | |
| **Total Project Costs (Original Project Plan and 1st (2024) Project Plan Amendment, 2nd (2025) Project Plan Amendment), and 3rd (2026) Project Plan Amendment** | 15,369,700 | $0 | $0 | 15,369,700 | 2026–2035 |
| | | | | | |
| 2026 Financing Costs | $1,787,000 | | | $1,787,000 | 2026 - 2035 |
| **Total Financing Costs** | $2,470,000 | | | $2,470,000 | 2026 - 2035 |

## SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual eligible project costs may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the TID. Taking the TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

Per TIF Law, the maximum life of a blighted area TID is 27 years, and all project expenditures must be made five (5) years prior to the termination of the TID. Therefore, all project expenditures must be made by December 31, 2035. Tax increments may be received until project costs are recovered, at which time the TID must close.

[1] Total Small Business Assistance, including second (2025) and third (2026) project plan amendments is $1,000,000.

TIF-Eligible Capital Budget

The cost of public improvements and other project costs is approximately ~~$6,624,700~~ ~~$8,214,700~~ ~~$8,869,700~~ $15,369,700. It is anticipated that none ($0) of the project costs will be assessable to property owners. Assessments are determined in accordance with the City and Board of Public Works standard special assessment policies. The ~~$6,624,700~~ ~~$8,214,700~~ ~~$8,869,700~~ $15,369,700 balance of the TIF-eligible project costs (i.e. net of assessable costs) represents the authorized TIF Capital Budget for this Project Plan and will require financial support by incremental taxes from the District.

Estimate of Economic Feasibility, TIF Generator(s)

TIF Policy requires a proposed TID have an economic "generator" i.e. at least one private development project that generates increment to finance TID costs. The determination of economic feasibility herein, including such TIF generators, is based on anticipated, near-term development, as well as projected development through 2040. The anticipated development for TID #44 includes the redevelopment of the Royster Clark fertilizer plant site. Ruedebusch Development and Construction intends to redevelop this site into a mix of residential lots, employment uses, and mixed-use buildings.

**Total Estimated Value of All TIF Generators (i.e. Ruedebusch Development and Construction redevelopment of Royster Clark site): $28,800,000**

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from these and other development projects, and economic growth or value appreciation over the life of the TID is estimated to be **$64,000,000.** This value is projected to produce incremental revenues sufficient to support the project costs stated above.

Project expenditures will be contingent upon development actually occurring or committed to occur. Since the majority of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Based on the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over 27 years) of the TID should total approximately **$17,800,000.** The present value of the total incremental revenues that are anticipated to be generated is **$6,264,700.**

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in TID #44 may, therefore, be less than the amount shown in the Project Plan.

The First Project Plan Amendment (2024) anticipates an additional $1,600,000 in eligible costs that may be supported by TIF. The total eligible costs that will be supported by TIF, including the original project plan and first amendment are **$8,214,700.**

The Second Project Plan Amendment (2025) anticipates an additional $655,000 in eligible costs that may be supported by TIF. The total eligible costs that will be supported by TIF, including the original project plan, first, and second amendment are **$8,869,700.**

The Third Project Plan Amendment (2026) anticipates an additional $6,000,000 in eligible project costs that may be supported by TIF. The total eligible project costs that will be supported by TIF, including the original project plan, first, second, and third amendment are $15,369,700.

Finance Cost

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow the entire estimated capital cost is **$683,000**.

Project costs for the 2025 amendment will be paid with tax increments. No additional general obligation borrowing is required.

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost to borrow the entire estimated capital cost of $15,369,700 is $2,470,000. This includes the original $683,000 of finance costs, and the additional $1,787,000 of finance costs associated with the 2026 Project Plan Amendment.

## PROMOTION OF ORDERLY LAND DEVELOPMENT

The City of Madison Comprehensive Plan and the Royster Clark Special Area Plan outline land use and design guidelines specific to the Royster Clark area. In particular, the Royster Clark Special Area Plan described the types of land uses and densities in the table below. Further description of these uses can be found at the Plan document link at: http://www.cityofmadison.com/planning/pdf/RCFinal%20Plan_020210.pdf

| Land Use | Acres | Description |
|---|---|---|
| Low Density Residential | 7-8 | 52-54 single-family homes |
| Medium Density Residential | 3-4 | 27-30 townhomes & 2-3 multifamily buildings, 2 to 3 stories |
| Mixed Use | 3-4 | 5 buildings, 2 to 3 stories |
| Employment | 5-6 | 7-11 buildings, 2 to 3 stories |
| Stormwater Mgmt & Utilities | 6-8 | MG&E facilities and stormwater management areas |
| Open Space | 1-3 | Central open space and scattered smaller open spaces |
| Public Right of Way | 4 -6 | Streets, sidewalks, and public terrace |

The City of Madison Comprehensive Plan identifies multiple uses for the area, including: Neighborhood Mixed-Use, Park and Open Space, Medium Density Residential, Low Density Residential, Community Mixed-Use, Employment, Special Institutional, and Industrial. Descriptions of these uses and their densities can be found in Volume II, Chapter 2 of the City's Comprehensive Plan, at this link:

http://www.cityofmadison.com/planning/ComprehensivePlan/dplan/v2/chapter2/v2c2.pdf

## EXPECTATIONS FOR DEVELOPMENT

The expectations for development in TID #44 have been developed from and predicated on the Comprehensive Plan for the City of Madison and the Royster Clark Special Area Plan, as adopted by the Common Council.

**Potential Areas for Development**

The Potential Area for Development is the former Royster Clark Fertilizer Plant. This area is generally bounded by Cottage Grove Road, Dempsey Road, Royster St and the Union Pacific Railway. The development on this site is described in further detail in this project plan.

**Annual Value Increment Estimates**

**Definition of Value Increment:** The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the "base value") from the TIF district's increased value as a result of new development. Appreciation of the base value and the new development over the full 27-year life of the TIF district is also included in this estimate.

**Timeframe for Development:** For the purposes of this project plan's economic expectations new development projects, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district's life. It is the City's practice to anticipate development, repayment of costs and closure of the district within a shorter timeframe than the full 27-year period allowed by TIF Law. TID expenditures may be made for a period of 22 years from the date of TID creation. On average, a City TIF district is closed within about 12 years. To the extent that the District meets or exceeds economic expectations, it is then able to repay its project costs and return the value increment to the overlying taxing jurisdictions in a shorter period of time.

**Anticipated Development:** The actual timing and value of new growth within the District depends upon variables that are unpredictable at this time. The estimated $28.8 million Royster Clark redevelopment is anticipated to be completed in 2024. This project is estimated to create 51 single-family homes, a 36-unit apartment project with 20,000 SF of first floor

commercial, 117 market rate apartments, 66 affordable units and approximately 48,000 SF of additional commercial structures. The total value increment (including estimated TIF generators and appreciation of property value within the district) generated over the 27-year life of the district is estimated at approximately $64,000,000. This growth is estimated to generate approximately $17,800,000 of tax increment over the life of the district.

**2024 Project Plan Amendment**

As of December 31, 2023, TID 44 had generated approximately $81,000,000 in incremental value, which is generating approximately $1,600,000 in incremental revenue on an annual basis. At the same time, TID 44 has $257,000 of unrecovered costs, which will be fully recovered in 2024. Based upon the outstanding balance of unrecovered costs, the amount of incremental revenue that TID 44 is generating, and the ongoing investment in South Madison, TID 44 will be able to make a modest donation to TID 42, and then close.

**2025 Project Plan Amendment**

As of December 31, 2024, TID 44 had generated approximately $94,545,000 in incremental value, which is generating approximately $1,871,000 in tax increment on an annual basis. TID 44 has unrecovered cost of $169,000 and posts a $1,601,000 surplus. Based upon the outstanding surplus balance and the amount of incremental revenue generated, TID 44 can pay for the additional $655,000 of project cost with tax increments and will be able to close in approximately 2026. No further TIF-supported general obligation borrowing is required.

**2026 Project Plan Amendment**

As of December 31, 2025, TID 44 had generated approximately $108,448,000 in incremental value, which is generating approximately $2,100,000 in tax increment on an annual basis. TID 44 has recovered all its outstanding debt, and posts a $1,759,000 surplus. Based upon the outstanding surplus balance and the amount of incremental revenue generated, TID 44 can pay for the additional $6,500,000 of project cost, along with the $1,787,000 of finance costs, with tax increments and will be able to close in approximately 2029.

## METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES

Where the relocation of individuals and business operations would take place as a result of the City's acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

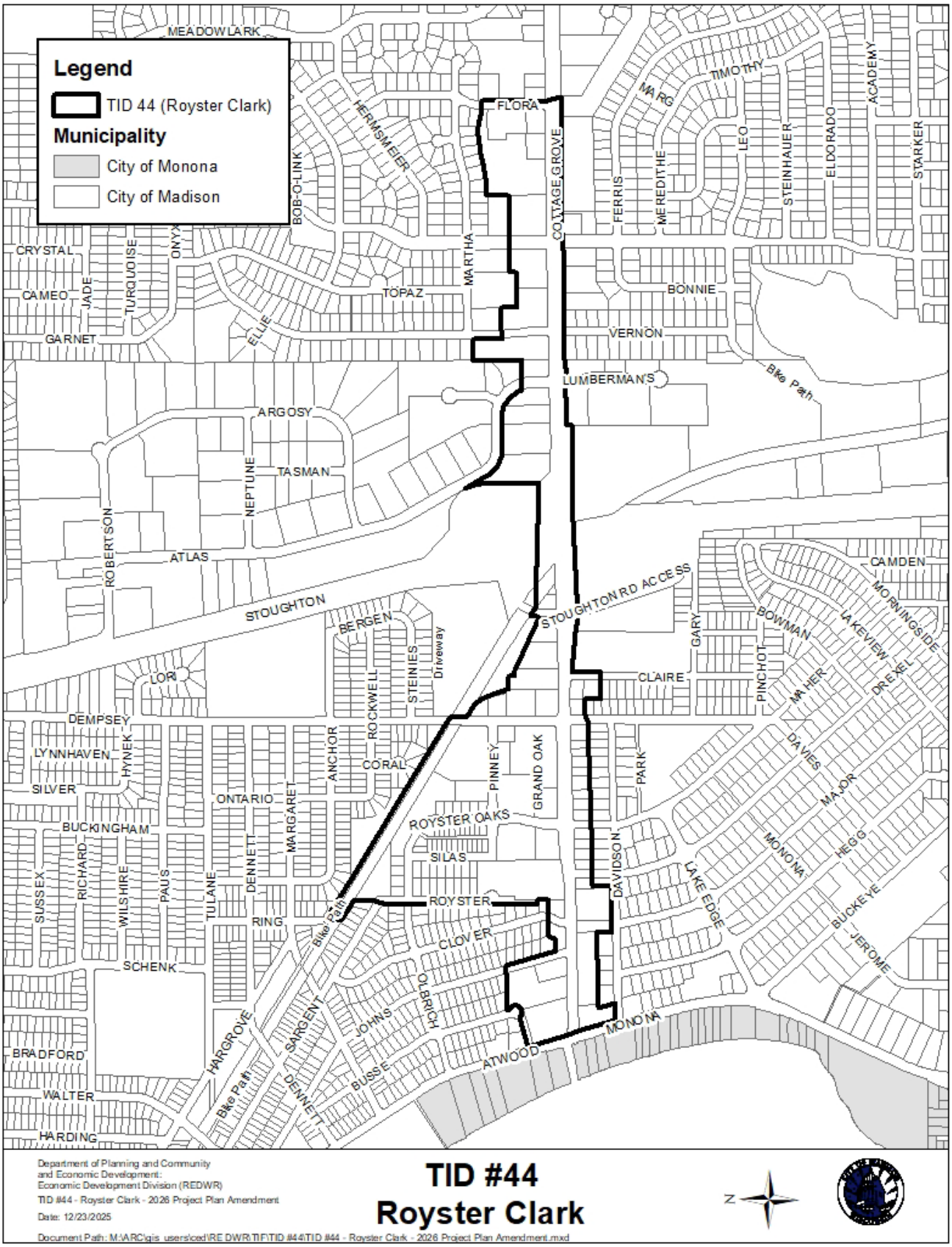
## LEGAL DESCRIPTION

All platted and unplatted lands located in part of the West ½ of Section 10 and parts of the NE ¼, NW ¼, SW ¼ & SE ¼ of Section 9, all in Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

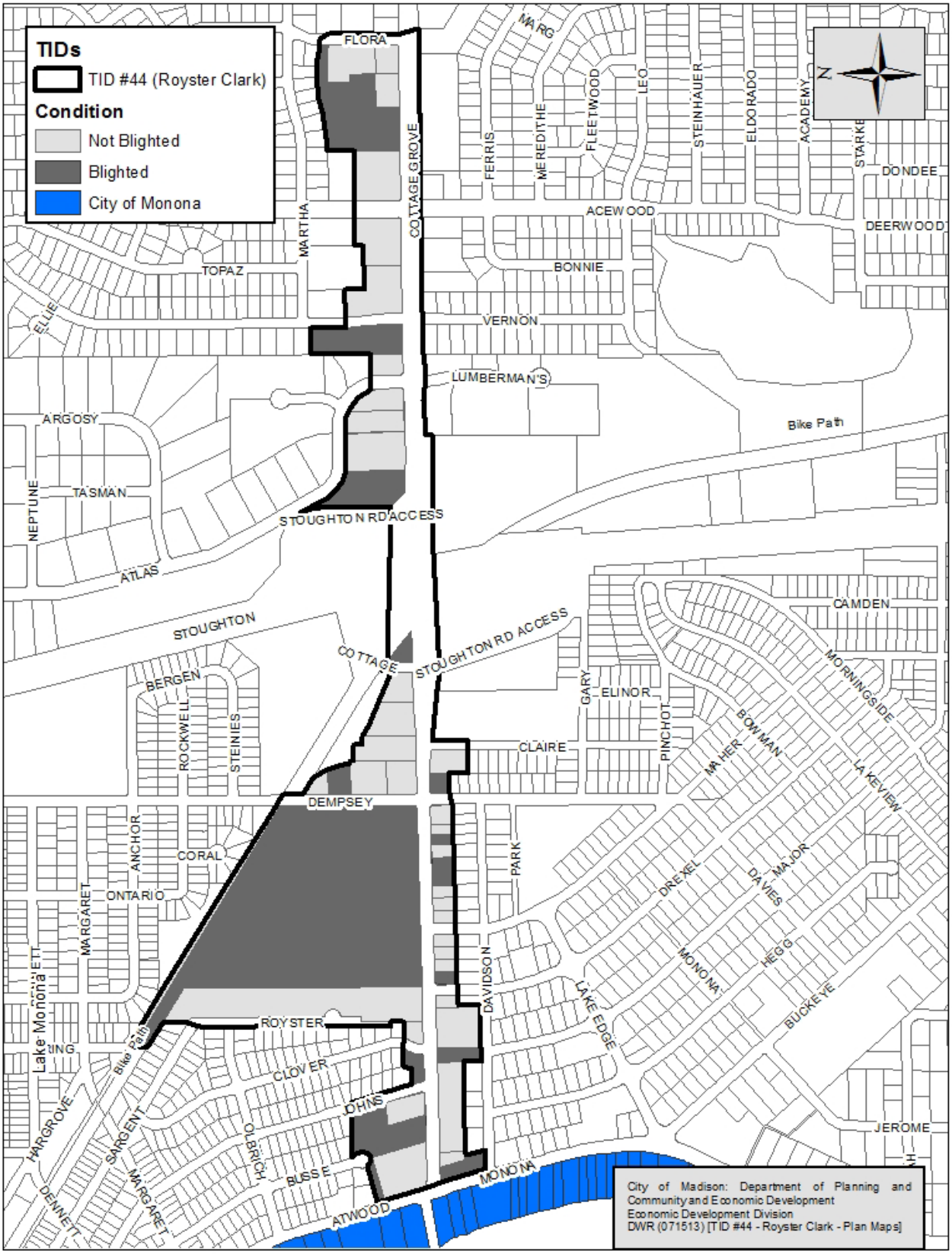
**Beginning** at the intersection of the Northeasterly right-of-way of Atwood Avenue, as presently located, with the Northwest Lot line of Lot 22, Blooming Grove Assessor's Plat No. 7, thence northeasterly, along the said Northwest Lot line, 223 feet, more or less, to the Southerly right-of-way of Busse Street, being the cul-de-sac thereof; thence easterly and northerly, along the curves of said Southerly right-of-way cul-de-sac, 198 feet, more or less, to the Northwest corner of Lot 20, Blooming Grove Assessor's Plat No. 7; thence easterly, along the North lines of said Lot 20, Lot 12, Blooming Grove Assessor's Plat No. 7, and its easterly prolongation, 331 feet, more or less, to the Northeasterly right-of-way of Johns Street; thence southeasterly, along the said Northeasterly right-of-way, 387 feet, more or less, to a line that is parallel to and 10 feet north of, as measured at right angles to, the North line of Lot 28, Blooming Grove Assessor's Plat No. 7, also being 76.7 feet distant from the Southwest corner, as measured along the Northeasterly right-of-way of Johns Street, of said Lot 28; thence easterly, along the said parallel line, 90.43 feet; thence N 19° 17' E, 57.15 feet; thence easterly, parallel to the North line of Lot 28, Blooming Grove Assessor's Plat No. 7, 104.6 feet, to the Westerly right-of-way of Clover Lane; thence southeasterly, 60 feet, more or less, to the Northwest corner of Lot 2, CSM 55; thence easterly, along the North line of said Lot 2, 99.30 feet, to the Northeast corner of said Lot 2, also being the Southeast corner of Lot 1, said CSM 55; thence northerly, along the East line of said Lot 1, 76 feet, to the Northeast corner of said Lot 1; thence westerly, along the North line of said Lot 1, 30 feet, more or less, to the Westerly right-of-way of Royster Avenue; thence northerly, along the said Westerly right-of-way, 1120 feet, more or less, to a point of curve; thence northeasterly, 93 feet, more or less, to the Southeast corner of Lot 10, First Addition to Olbrich Park Addition; thence northerly, along the East line of said Lot 10, 151.6 feet, to the Northeast corner of said Lot 10, also being a point on the Southwesterly right-of-way of the Union Pacific Railroad; thence northwesterly, along the said Southwesterly right-of-way, 172 feet, more or less, to the southerly prolongation of the centerline of Ring Street; thence northerly, along the said southerly prolongation, 118 feet, more or less, to a line that is parallel to and 100 feet northeasterly of, as measured at right angles to, the Southwesterly right-of-way of the Union Pacific Railroad; thence southeasterly, along said parallel line, 1761 feet, more or less, to the Easterly right-of-way of Dempsey Road; thence southerly, along the said Easterly right-of-way, 125 feet, more or less, to the Southwesterly right-of-way of the Union Pacific Railroad; thence southeasterly, along said Southwesterly right-of-way, 173 feet, more or less; thence S 19° 17' 50" W, 65.71 feet, to a point on a line that is parallel to and 9.5 southwesterly of, as measured radially to, the centerline of a spur track of a railroad line (I.C.C. #335, Chicago and Northwestern Railway Co.); thence southeasterly, along a curve of said parallel line, 140 feet, more or less, to the North line of Lot 1, CSM 2426; thence easterly, along the said North line, 18.65 feet, to the Northeast corner of said Lot 1, also being a point of intersection of a jog in a West line of Lot 1, CSM 5244; thence southerly, along a West line of Lot 1, CSM 5244, 25 feet, to a point on a line that is parallel to and 50 north of, as measured at right angles to, a South line of said Lot 1; thence easterly, along the said parallel line, 100 feet, to a point on a line that is parallel to and 100 feet east of, as measured at right angles to, a West line of said Lot 1; thence southerly, along the said parallel line, 50 feet, to a South line of said Lot1; thence easterly, along the said South line, 50 feet, to a point of intersection in said Lot 1; thence S 60° 20' 13" E, 70.46 feet, to the most westerly corner of Lot 4, CSM 5244; thence southeasterly, along the Northeast lines of Lots 1-3, CSM 5244, 320.00 feet, to a point of intersection in the Northeast line of said Lot 3; thence southeasterly, along the Northeast line of said Lot 3, 27.90 feet, to the Westerly right-of-way of Cottage Court; thence northeasterly, along a curve of the said Westerly right-of-way, 64.19 feet, to the Southwesterly right-of-way of the Union Pacific Railroad; thence southeasterly, 977 feet, more or less, to a point of intersection in the West line of Lot 3, Block 1, Madison Industrial Subdivision No. 1; thence northerly, along the West line of said Lot 3, 543 feet, more or less, to the Southwesterly right-of-way of Atlas Avenue; thence southeasterly, easterly, and southeasterly along the said Southwesterly right-of-way, 933 feet, more or less, to the westerly prolongation of the North line of Lot 1, Block 2, Madison Industrial Subdivision No. 1; thence easterly, along the said westerly prolongation and North line, 217 feet, more or less, to the East Plat line of Madison Industrial Subdivision No. 1, also being the West Plat line of First Addition to Meadowood - East; thence northerly, along the said West Plat line, 360 feet, more or less, to a point on a line that is parallel and 12 feet southerly of, as measured by right angles to, the North line of Lot 120, First Addition to Meadowood - East; thence easterly, along the said parallel line, 160 feet, more or less, to the Westerly right-of-way of Vernon Avenue; thence southerly, along the said Westerly right-of-way, 212 feet, more or less, to the westerly prolongation of the North line of Lot 3, East Meadowood Downs; thence easterly, along the said westerly prolongation and North line, 225 feet, more or less, to the Northeast corner of said Lot 3; thence southerly, along the East line of said Lot 3, 112.00 feet, to a point on the North line of Lot 4, East Meadowood Downs; thence easterly, along the said North line and the North line of Lot 5, East Meadowood Downs, 270.05 feet, to the Southwest corner of Lot 6, East Meadowood Downs; thence northerly,

along the Westerly line of said Lot 6, 50 feet, more or less, to a line that is parallel to and 50 feet north of, as measured by right angles to, the South line of said Lot 6; thence easterly, along the said parallel line, 165 feet, more or less, to the Westerly right-of-way of Acewood Boulevard; thence easterly, 102 feet, more or less, to the Southwest corner of Lot 1, CSM 312; thence easterly, along the South line of said Lot 1, 301.66 feet, to the Southeast corner of said Lot 1, also being a point of intersection of a jog in the West line Lot 1, CSM 2143; thence northerly, along the said West line, 160.00 feet, to the North line of said Lot 1; thence easterly, along the said North line, 18.34 feet, to a point of intersection in said North line; thence northeasterly, along said North line, 211.26 feet, to a point of intersection in said North line; thence northeasterly, along said North line and the North line of Lot 2, CSM 7617, 80 feet, more or less, to a point of intersection in the North line of said Lot 2; thence northeasterly, along the said North line, 200.75 feet, to a point of intersection in the said North line; thence southeasterly, along the said North line and its southeasterly prolongation, 191 feet, more or less, to the East right-of-way line of Flora Lane; thence southerly, along the said East right-of-way, 442 feet, more or less, a point of curve; thence southeasterly, 136 feet, more or less, to the Northwest corner of Lot 1, CSM 1449, also being a point on the South right-of-way of Cottage Grove Road; thence westerly, southerly, and westerly, along the said South right-of-way, 4283 feet, more or less, to the East right-of-way of Claire Street; thence southerly, along the said East right-of-way, 213 feet, more or less, to the easterly prolongation of the South line of Lot 41, Blooming Grove Assessor's Plat No. 7; thence westerly, along the said easterly prolongation and South line, 194 feet, more or less, to the Southwest corner of said Lot 41; thence northerly, along the West line of said Lot 41, 120.2 feet, to the Southeast corner of Lot 42, Blooming Grove Assessor's Plat No. 7; thence westerly, along the South lines of Lots 42 & 43 Blooming Grove Assessor's Plat No. 7, 120.0 feet, to the Southwest corner of said Lot 43; thence southwesterly, 64 feet, more or less, to the Southeast corner of Lot 38, Blooming Grove Assessor's Plat No. 7; thence westerly, along the South lines of Lots 38, 37 & 36, Blooming Grove Assessor's Plat No. 7, Lot 12, Block 16, Lake Edge Park Replat, Lots 1-3, CSM 857, Lots 8 & 7, Block 16, Lake Edge Park Replat, 713 feet, more or less, to the Southwest corner of said Lot 7, Block 16, also being a point on the East right-of-way of Maher Avenue; thence westerly, 60 feet, more or less, to the Southeast corner of Lot 8, Block 15, Lake Edge Park Replat; thence westerly, along the South lines of Lot 8-5, Block 15, Lake Edge Park Replat, 306 feet, more or less, to the Southwest corner of said Lot 5, Block 15, also being a point on the East right-of-way of Drexel Avenue; thence westerly, 60 feet, more or less, to the Southeast corner of Lot 3, Block 8, Lake Edge Park Replat; thence westerly, along the South line of said Lot 3, also being the North line of Lot 1, said Block 8, 62.75 feet, more or less, to the West line of the East 62.75 feet of said Lot 1; thence southerly, along the said West line of the East 62.75 feet, 131 feet, more or less, to the North right-of-way of Davidson Street; thence westerly, along the said North right-of-way, 336 feet, more or less, to the Southwest corner of Lot 1, CSM 2013; thence northerly, along the West line of said Lot 1, 111 feet, more or less, to the intersection with the South line of Warranty Deed recorded in Dane County Register of Deeds as Doc No. 4171952; thence westerly, along the said Warranty Deed South line and its westerly prolongation, 555 feet, more or less, to the intersection with a line parallel to and 130 feet easterly of, as measured along the North right-of-way of Davidson Street, the Northeasterly right-of-way of Monona Drive as platted in Blooming Grove Assessor's Plat No. 7; thence southeasterly, along said parallel line, 124 feet, more or less, to the North right-of-way of Davidson Street; thence westerly, along the said North right-of-way, 118 feet, more or less, to the Northeasterly right-of-way of Monona Drive as presently located; thence northwesterly, along the said Northeasterly right-of-way which turns into the Northeasterly right-of-way of Atwood Avenue north of Cottage Grove Road, 675 feet, more or less, to the **Point of Beginning.**

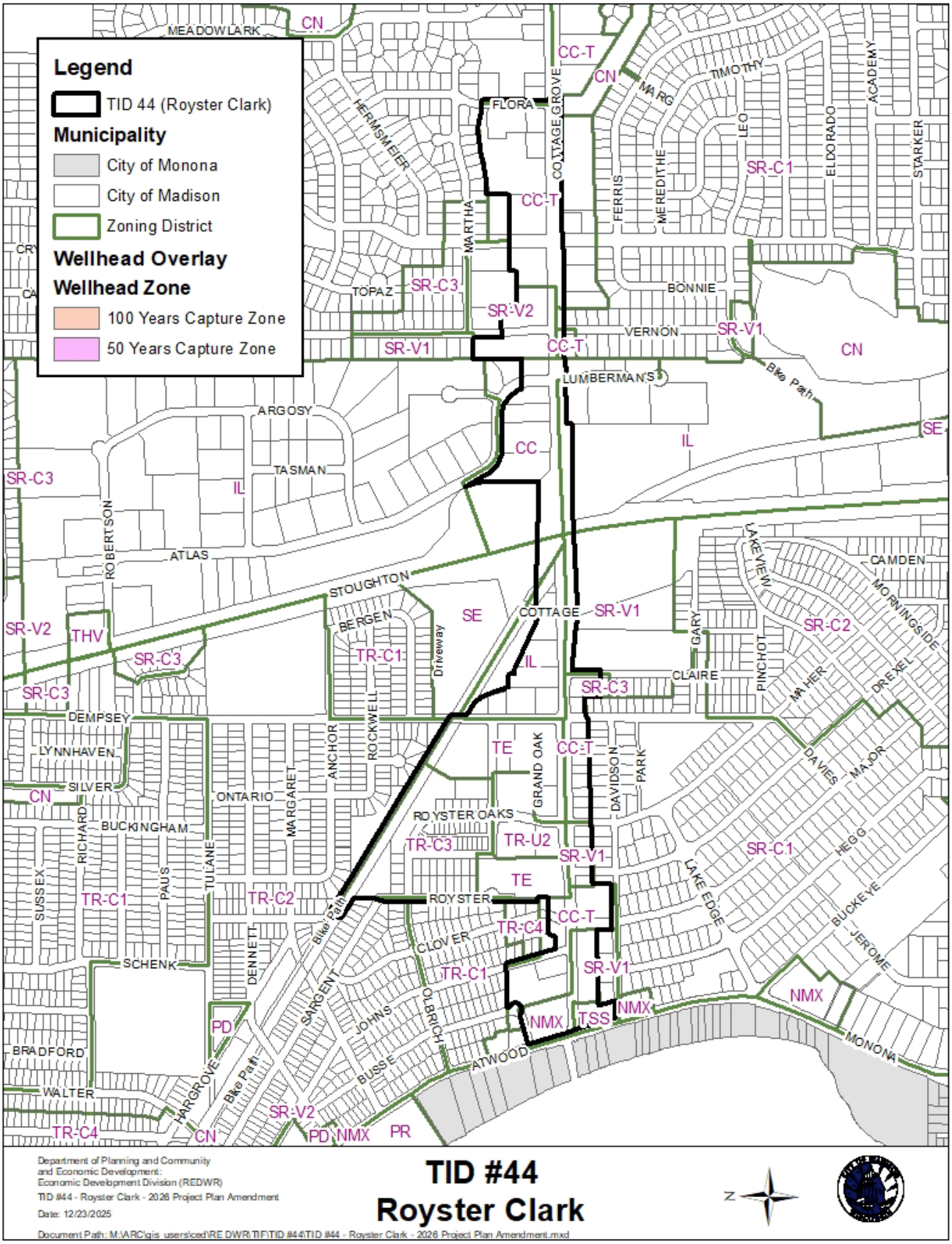
## District Boundary



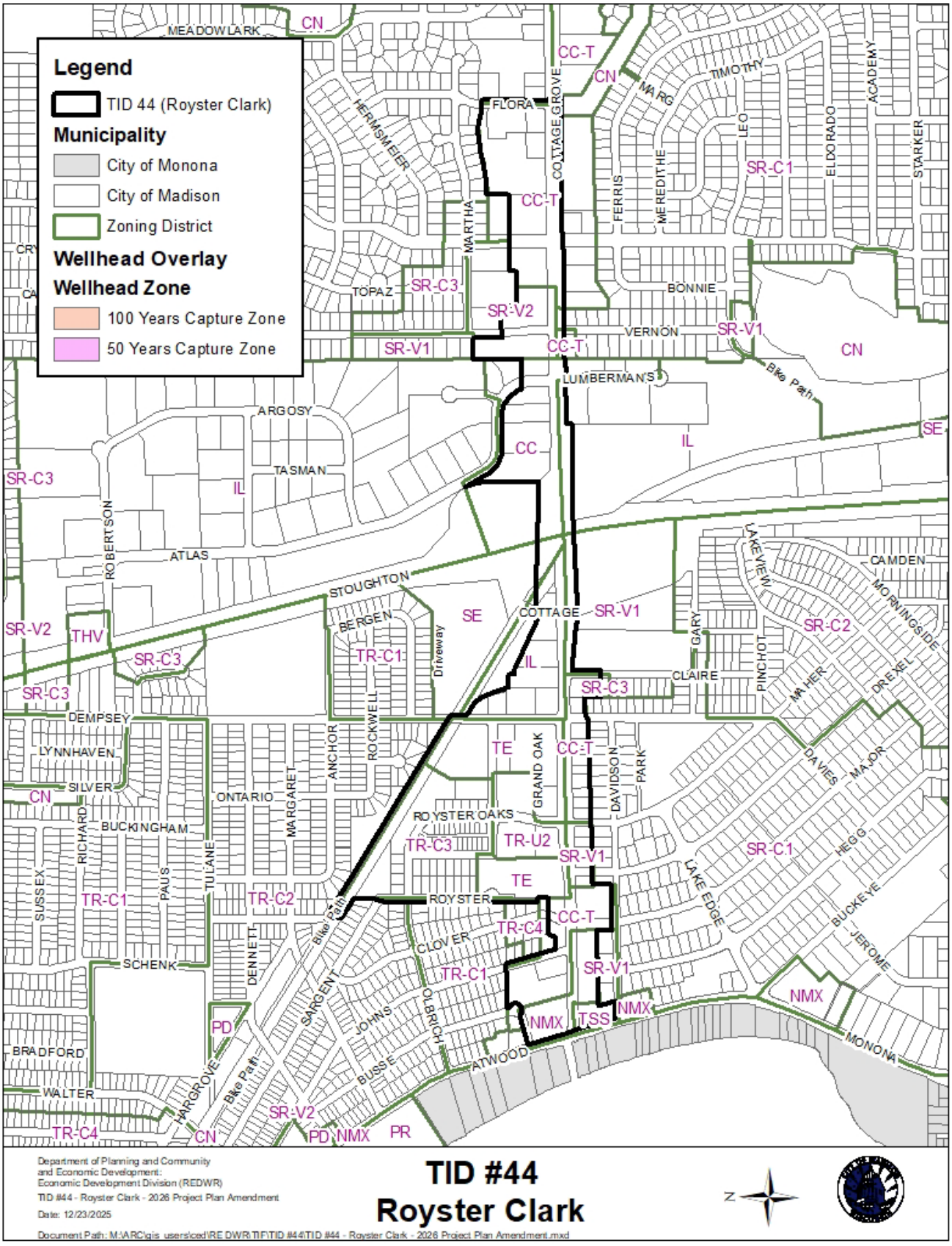
## Existing Conditions (Blight Map)



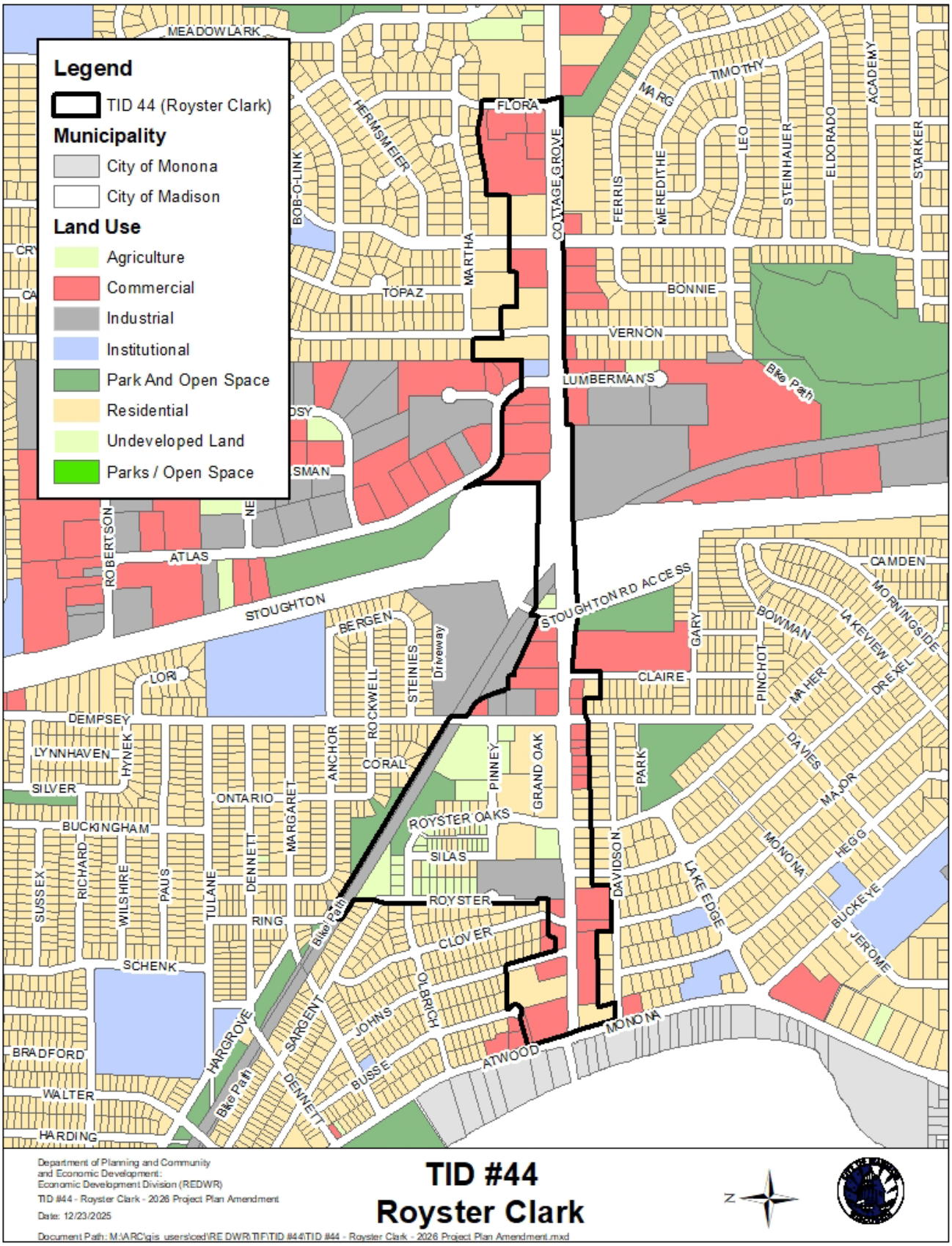
## Existing Zoning



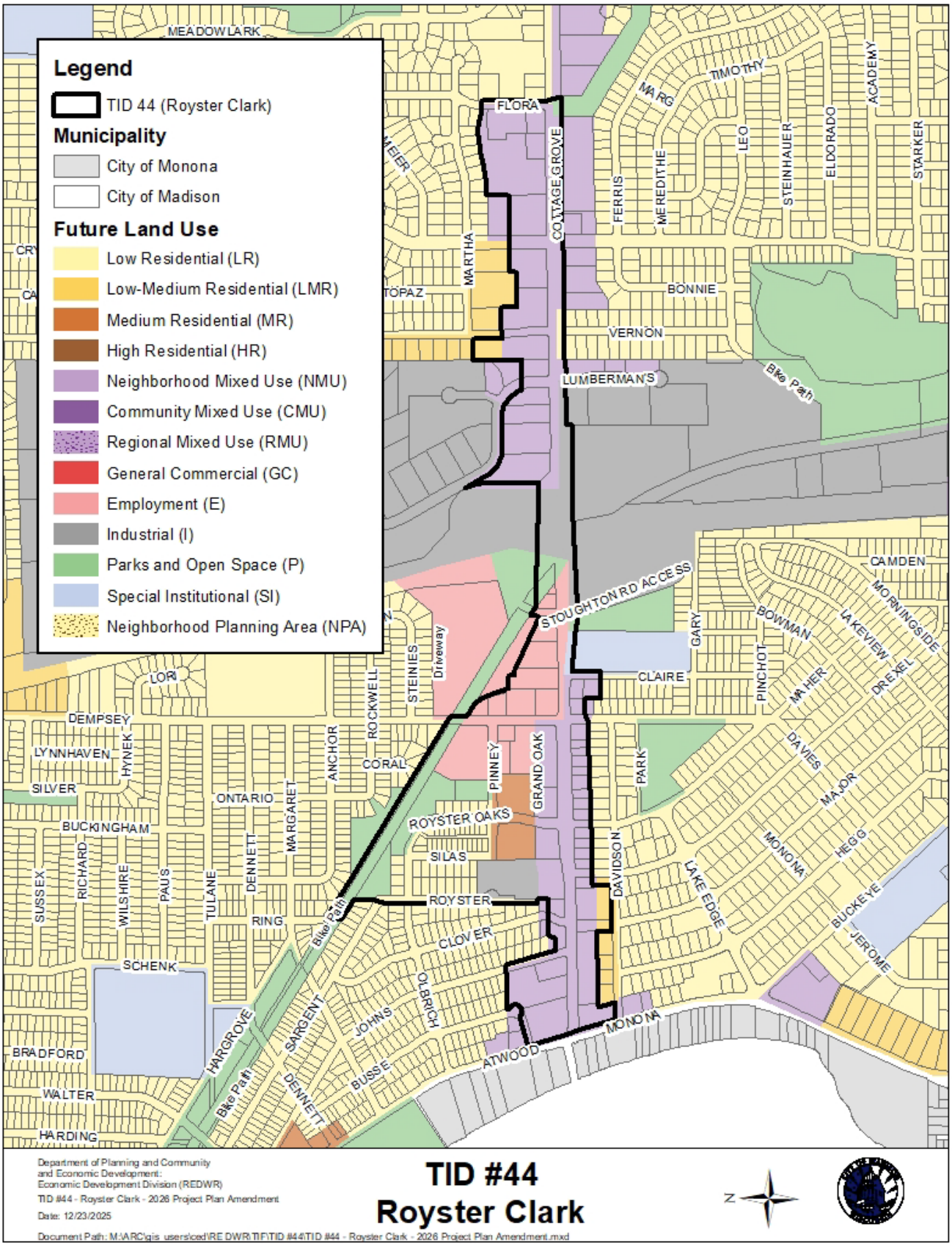
## Proposed Zoning



## Existing Land Use

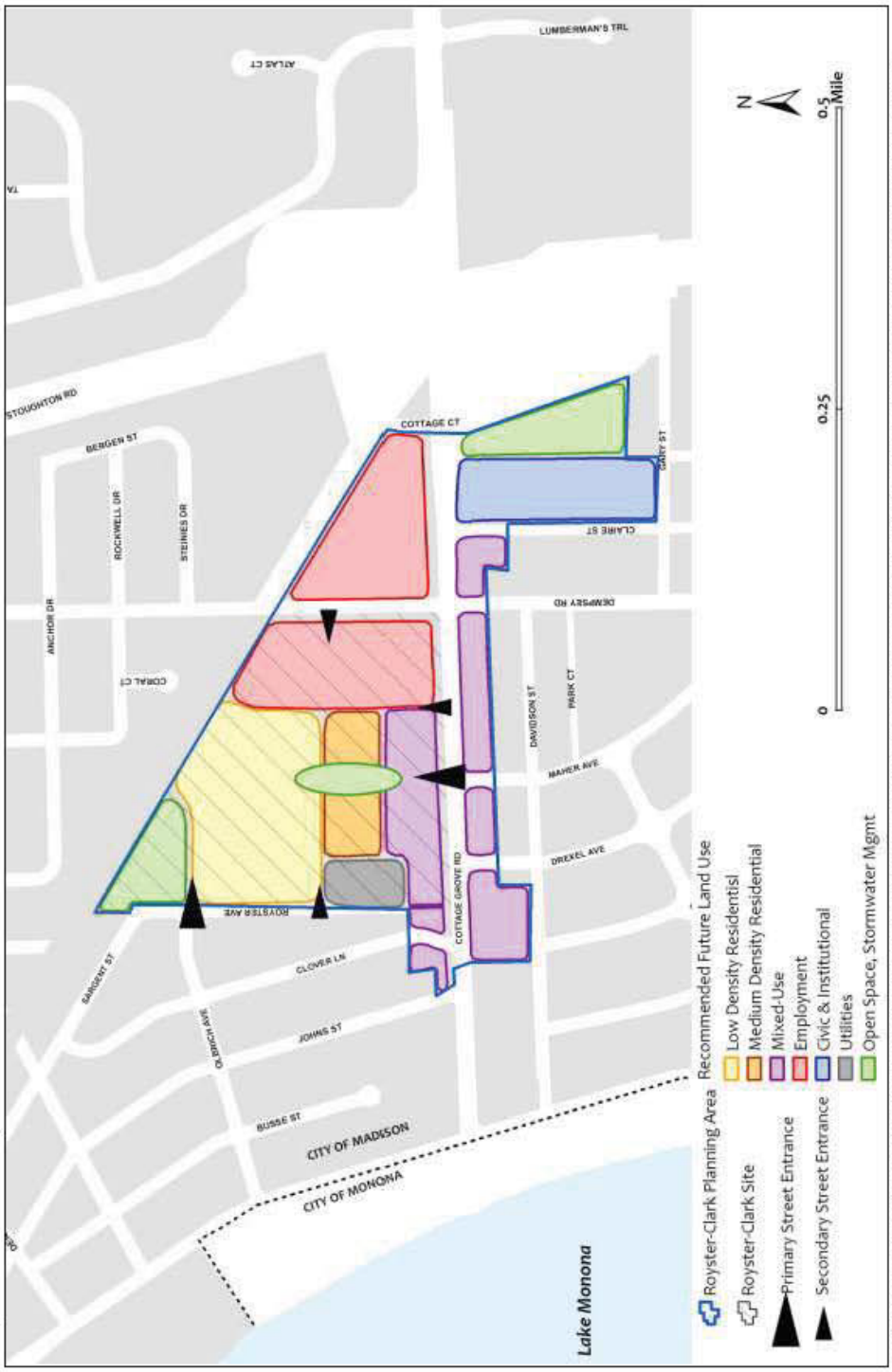


## Proposed Land Use



RECOMMENDATIONS

Proposed Land Use Map




The Proposed Land Use Map provides framework for redevelopment of the Royster-Clark Planning Area. While the boundaries between land uses may have some flexibility, redevelopment proposal(s) should demonstrate consistency with this map and the recommendations accompanying it. Narrative in the following subsections describes expectations for each proposed land use.

## City Attorney Opinion Letter

**Office of the City Attorney**

**Michael R. Haas, City Attorney** **Patricia A. Lauten, Deputy City Attorney**

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PARALEGAL
Ryan M. Riley

May 28, 2026

**TO:** Daniel Rolfs, Real Estate Development Manager
**FROM:** Matthew Robles, Assistant City Attorney
**SUBJECT:** Project Plan Amendment for TIF District No. 44 - City of Madison (Royster Clark)

Dear Mr. Rolfs:

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the proposed 2026 Amendment to the Project Plan for Tax Incremental Finance District No. 44, City of Madison, Wisconsin (Royster Clark). Based on this examination, I am of the opinion that the amended Project Plan is complete and complies with the provisions of Secs. 66.1105(4)(f) and (h), Wis. Stats.

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

Matthew D. Robles
Assistant City Attorney

## Exhibit G – Donation

**Background**

TIF Law allows excess tax increment funds to be transferred between certain TIF districts if the TIF Joint Review Board approves such allocations and if the TIDs have the same overlying taxing jurisdictions. TIF Law refers to this relationship as "donor-recipient." According to TIF Law, positive increments may be transferred from a "donor" TID to a recipient district as part of a "donor-recipient plan."

TIF Law requires that the project plans be amended for donor TIF districts and recipient districts in the event that new project expenditures are incurred that were not outlined in the original project plan.

The Common Council is considering adoption of a resolution approving an amendment to the Project Plan for TID 44 (Royster Clark). The resolution would establish TID 44 as a donor TID. The resolution and one-year donor-recipient allocation plan anticipate a transfer of positive increments to TID 42 (Wingra). Assuming this project plan amendment is completed for TID 44, a project plan amendment for TID 42 will be completed that would establish TID 42 as a recipient TID of these donated incremental revenues.

**Current Status:**

**TID 44 (Royster Clark)**
TID 44 was created on September 17, 2013. To date, the City has provided funding for infrastructure improvements in the TID and provided loans to private developers to assist projects in the TID. Through the end of 2023, the City had authorized approximately $5.2 million of expenditures in TID 44, with an additional $37,000 of expenditures authorized in the 2024 Capital Budget. Total capital costs identified in the project plan are $8,214,700 (with $0 non-TIF funded expenditures). The City estimates that TID 44 has an incremental value of $81 million in 2023. The City estimates that TID 44 will receive approximately $1.6 million in incremental revenue in 2024.

Given that TID 44 has $257,000 in outstanding debt, the level of incremental revenue that TID 44 is generating (estimated at $1,600,000 in 2024), the planned costs in TID 42, and the City's desire to invest in South Madison, TID 44 is a potential donor to TID 42.

**TID 42 (Wingra)**
TID 42 was created on July 3, 2012. The City has spent TID funds to assist with the Wingra Clinic development ($1.8 million), with the purchase of 1402 South Park Street from the Federal Government (the former Truman Olson Army Reserve Center), to purchase properties located at 1810 and 1901/1915 South Park Street, to redevelop the Village on Park mall, and to assist the Urban League of Greater Madison to develop a Black Business Hub. As of December 31, 2024, the City has spent approximately $11.1 million in TID 42, with an additional $10.8 million budgeted for expenditure in 2024 (total of $21.9 million). In 2023, TID 42 had an estimated incremental value of $151 million, which generates approximate $3 million of incremental revenue per year.

On Oct 31, 2022, the Town of Madison dissolved and the City of Madison is now faced with major infrastructure challenges, decades of neglect, a struggling local small business landscape, and the potential for large scale displacement due to redevelopment and rapid gentrification. To continue to address these issues, the City is separately proposing to amend the TID 42 project plan to expand the City's investments in infrastructure, provide assistance to small businesses, continue land-banking activities, invest in the City owned property at the Village on Park, and other investments designed specifically to support the residents of South Madison.

**Recommendation**

It is the City's general practice to create a TID, wait for it to generate incremental revenue, and then begin investing in public projects. Because of the combined factors facing South Madison, including, but not limited to:

- Historic neglect;
- Rapidly approaching redevelopment and gentrification;
- The potential for large scale displacement of existing residents;
- A diverse population with a high number of low-income residents;
- A need to assist local businesses;

The City proposes to take action in advance by amending the TID 42 project plan to:

- Continue to provide funding to support the redevelopment of the Village on Park, including supporting the Urban League's Black Business Hub;
- Expand infrastructure investments;
- Provide assistance to small businesses;
- Begin land-banking activities;
- Other actions that will directly address the challenges facing the residents of South Madison.

As TID 42 is not generating sufficient increment to pay for the proposed amended project costs in and adjacent to TID 42, the City proposes to amend TID 44 to donate excess incremental revenues to TID 42. It is the City's general practice to retire TIF districts within 10-12 years rather than extend their life to the full 20- or 27-year period (depending on their creation date) so that overlying taxing jurisdictions may receive the tax benefits of new growth sooner, rather than later. This practice also secures the City's flexibility to create future TIDs while complying with the 12% equalized value test required in TIF Law.

However, the requirements for investing in South Madison are such that the City is proposing a different approach. Previous TIDs in revitalization areas, such as TID 38 (Badger Ann Park) and TID 40 (Northside), borrowed funds to invest in infrastructure, awaiting value growth that did not occur. The City resorted to donor TIDs to repay the TID borrowing. If such donor TIDs were not available, the City would have had to repay such borrowing from its General Fund. Donor TIDs only exist for a brief period of time, in that they have recovered their cost and have excess tax increment available. By TIF Law, they must be used as donors or must close.

Given these previous experiences, and the fact that TID 44 is forecasted to generate excess tax increment in 2024, the City is proposing to preemptively donate excess incremental revenues from successful TIDs, such as TID 44, into an area of South Madison located in and adjacent to TID 42 in the City of Madison corporate limit to complete efforts that have already been started.

## Donation Schedule

| **Donor District** | **2024** | **2025** | **2026** | **2027** | **2027** | **Total** |
|---|---|---|---|---|---|---|
| TID 44 (2024 Amendment Donation Schedule) | 1,600,000 | 0 | 0 | 0 | 0 | 1,600,000 |
| | | | | **Total** | | **1,600,000** |
| | | | | | | |
| **Recipient TID** | | | | | | |
| TID 42 (2024 Recipient Schedule) | 1,600,000 | 0 | 0 | 0 | 0 | 1,600,000 |
| | | | | **TID 42 Subtotal** | | **$1,600,000** |

## LEGAL DESCRIPTION

All platted and unplatted lands located in part of the West ½ of Section 10 and parts of the NE ¼, NW ¼, SW ¼ & SE ¼ of Section 9, all in Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

**Beginning** at the intersection of the Northeasterly right-of-way of Atwood Avenue, as presently located, with the Northwest Lot line of Lot 22, Blooming Grove Assessor's Plat No. 7, thence northeasterly, along the said Northwest Lot line, 223 feet, more or less, to the Southerly right-of-way of Busse Street, being the cul-de-sac thereof; thence easterly and northerly, along the curves of said Southerly right-of-way cul-de-sac, 198 feet, more or less, to the Northwest corner of Lot 20, Blooming Grove Assessor's Plat No. 7; thence easterly, along the North lines of said Lot 20, Lot 12, Blooming Grove Assessor's Plat No. 7, and its easterly prolongation, 331 feet, more or less, to the Northeasterly right-of-way of Johns Street; thence southeasterly, along the said Northeasterly right-of-way, 387 feet, more or less, to a line that is parallel to and 10 feet north of, as measured at right angles to, the North line of Lot 28, Blooming Grove Assessor's Plat No. 7, also being 76.7 feet distant from the Southwest corner, as measured along the Northeasterly right-of-way of Johns Street, of said Lot 28; thence easterly, along the said parallel line, 90.43 feet; thence N 19° 17' E, 57.15 feet; thence easterly, parallel to the North line of Lot 28, Blooming Grove Assessor's Plat No. 7, 104.6 feet, to the Westerly right-of-way of Clover Lane; thence southeasterly, 60 feet, more or less, to the Northwest corner of Lot 2, CSM 55; thence easterly, along the North line of said Lot 2, 99.30 feet, to the Northeast corner of said Lot 2, also being the Southeast corner of Lot 1, said CSM 55; thence northerly, along the East line of said Lot 1, 76 feet, to the Northeast corner of said Lot 1; thence westerly, along the North line of said Lot 1, 30 feet, more or less, to the Westerly right-of-way of Royster Avenue; thence northerly, along the said Westerly right-of-way, 1120 feet, more or less, to a point of curve; thence northeasterly, 93 feet, more or less, to the Southeast corner of Lot 10, First Addition to Olbrich Park Addition; thence northerly, along the East line of said Lot 10, 151.6 feet, to the Northeast corner of said Lot 10, also being a point on the Southwesterly right-of-way of the Union Pacific Railroad; thence northwesterly, along the said Southwesterly right-of-way, 172 feet, more or less, to the southerly prolongation of the centerline of Ring Street; thence northerly, along the said southerly prolongation, 118 feet, more or less, to a line that is parallel to and 100 feet northeasterly of, as measured at right angles to, the Southwesterly right-of-way of the Union Pacific Railroad; thence southeasterly, along said parallel line, 1761 feet, more or less, to the Easterly right-of-way of Dempsey Road; thence southerly, along the said Easterly right-of-way, 125 feet, more or less, to the Southwesterly right-of-way of the Union Pacific Railroad; thence southeasterly, along said Southwesterly right-of-way, 173 feet, more or less; thence S 19° 17' 50" W, 65.71 feet, to a point on a line that is parallel to and 9.5 southwesterly of, as measured radially to, the centerline of a spur track of a railroad line (I.C.C. #335, Chicago and Northwestern Railway Co.); thence southeasterly, along a curve of said parallel line, 140 feet, more or less, to the North line of Lot 1, CSM 2426; thence easterly, along the said North line, 18.65 feet, to the Northeast corner of said Lot 1, also being a point of intersection of a jog in a West line of Lot 1, CSM 5244; thence southerly, along a West line of Lot 1, CSM 5244, 25 feet, to a point on a line that is parallel to and 50 north of, as measured at right angles to, a South line of said Lot 1; thence easterly, along the said parallel line, 100 feet, to a point on a line that is parallel to and 100 feet east of, as measured at right angles to, a West line of said Lot 1; thence southerly, along the said parallel line, 50 feet, to a South line of said Lot1; thence easterly, along the said South line, 50 feet, to a point of intersection in said Lot 1; thence S 60° 20' 13" E, 70.46 feet, to the most westerly corner of Lot 4, CSM 5244; thence southeasterly, along the Northeast lines of Lots 1-3, CSM 5244, 320.00 feet, to a point of intersection in the Northeast line of said Lot 3; thence southeasterly, along the Northeast line of said Lot 3, 27.90 feet, to the Westerly right-of-way of Cottage Court; thence northeasterly, along a curve of the said Westerly right-of-way, 64.19 feet, to the Southwesterly right-of-way of the Union Pacific Railroad; thence

southeasterly, 977 feet, more or less, to a point of intersection in the West line of Lot 3, Block 1, Madison Industrial Subdivision No. 1; thence northerly, along the West line of said Lot 3, 543 feet, more or less, to the Southwesterly right-of-way of Atlas Avenue; thence southeasterly, easterly, and southeasterly along the said Southwesterly right-of-way, 933 feet, more or less, to the westerly prolongation of the North line of Lot 1, Block 2, Madison Industrial Subdivision No. 1; thence easterly, along the said westerly prolongation and North line, 217 feet, more or less, to the East Plat line of Madison Industrial Subdivision No. 1, also being the West Plat line of First Addition to Meadowood - East; thence northerly, along the said West Plat line, 360 feet, more or less, to a point on a line that is parallel and 12 feet southerly of, as measured by right angles to, the North line of Lot 120, First Addition to Meadowood - East; thence easterly, along the said parallel line, 160 feet, more or less, to the Westerly right-of-way of Vernon Avenue; thence southerly, along the said Westerly right-of-way, 212 feet, more or less, to the westerly prolongation of the North line of Lot 3, East Meadowood Downs; thence easterly, along the said westerly prolongation and North line, 225 feet, more or less, to the Northeast corner of said Lot 3; thence southerly, along the East line of said Lot 3, 112.00 feet, to a point on the North line of Lot 4, East Meadowood Downs; thence easterly, along the said North line and the North line of Lot 5, East Meadowood Downs, 270.05 feet, to the Southwest corner of Lot 6, East Meadowood Downs; thence northerly, along the Westerly line of said Lot 6, 50 feet, more or less, to a line that is parallel to and 50 feet north of, as measured by right angles to, the South line of said Lot 6; thence easterly, along the said parallel line, 165 feet, more or less, to the Westerly right-of-way of Acewood Boulevard; thence easterly, 102 feet, more or less, to the Southwest corner of Lot 1, CSM 312; thence easterly, along the South line of said Lot 1, 301.66 feet, to the Southeast corner of said Lot 1, also being a point of intersection of a jog in the West line Lot 1, CSM 2143; thence northerly, along the said West line, 160.00 feet, to the North line of said Lot 1; thence easterly, along the said North line, 18.34 feet, to a point of intersection in said North line; thence northeasterly, along said North line, 211.26 feet, to a point of intersection in said North line; thence northeasterly, along said North line and the North line of Lot 2, CSM 7617, 80 feet, more or less, to a point of intersection in the North line of said Lot 2; thence northeasterly, along the said North line, 200.75 feet, to a point of intersection in the said North line; thence southeasterly, along the said North line and its southeasterly prolongation, 191 feet, more or less, to the East right-of-way line of Flora Lane; thence southerly, along the said East right-of-way, 442 feet, more or less, a point of curve; thence southeasterly, 136 feet, more or less, to the Northwest corner of Lot 1, CSM 1449, also being a point on the South right-of-way of Cottage Grove Road; thence westerly, southerly, and westerly, along the said South right-of-way, 4283 feet, more or less, to the East right-of-way of Claire Street; thence southerly, along the said East right-of-way, 213 feet, more or less, to the easterly prolongation of the South line of Lot 41, Blooming Grove Assessor's Plat No. 7; thence westerly, along the said easterly prolongation and South line, 194 feet, more or less, to the Southwest corner of said Lot 41; thence northerly, along the West line of said Lot 41, 120.2 feet, to the Southeast corner of Lot 42, Blooming Grove Assessor's Plat No. 7; thence westerly, along the South lines of Lots 42 & 43 Blooming Grove Assessor's Plat No. 7, 120.0 feet, to the Southwest corner of said Lot 43; thence southwesterly, 64 feet, more or less, to the Southeast corner of Lot 38, Blooming Grove Assessor's Plat No. 7; thence westerly, along the South lines of Lots 38, 37 & 36, Blooming Grove Assessor's Plat No. 7, Lot 12, Block 16, Lake Edge Park Replat, Lots 1-3, CSM 857, Lots 8 & 7, Block 16, Lake Edge Park Replat, 713 feet, more or less, to the Southwest corner of said Lot 7, Block 16, also being a point on the East right-of-way of Maher Avenue; thence westerly, 60 feet, more or less, to the Southeast corner of Lot 8, Block 15, Lake Edge Park Replat; thence westerly, along the South lines of Lot 8-5, Block 15, Lake Edge Park Replat, 306 feet, more or less, to the Southwest corner of said Lot 5, Block 15, also being a point on the East right-of-way of Drexel Avenue; thence westerly, 60 feet, more or less, to the Southeast corner of Lot 3, Block 8, Lake Edge Park Replat; thence westerly, along the South line of said Lot 3, also being the North line of Lot 1, said Block 8, 62.75 feet, more or less, to the West line of the East 62.75 feet of said Lot 1; thence southerly, along the said West line of the East 62.75 feet, 131 feet, more or less, to the North right-of-way of Davidson Street; thence westerly, along the said North right-of-way, 336 feet, more or less, to the Southwest corner of Lot 1, CSM 2013; thence northerly, along the West line of said Lot 1, 111 feet, more or less, to the intersection with the South line of Warranty Deed recorded in Dane County Register of Deeds as Doc No. 4171952; thence westerly, along the said Warranty Deed South line and its westerly prolongation, 555 feet, more or less, to the intersection

with a line parallel to and 130 feet easterly of, as measured along the North right-of-way of Davidson Street, the Northeasterly right-of-way of Monona Drive as platted in Blooming Grove Assessor's Plat No. 7; thence southeasterly, along said parallel line, 124 feet, more or less, to the North right-of-way of Davidson Street; thence westerly, along the said North right-of-way, 118 feet, more or less, to the Northeasterly right-of-way of Monona Drive as presently located; thence northwesterly, along the said Northeasterly right-of-way which turns into the Northeasterly right-of-way of Atwood Avenue north of Cottage Grove Road, 675 feet, more or less, to the **Point of Beginning.**

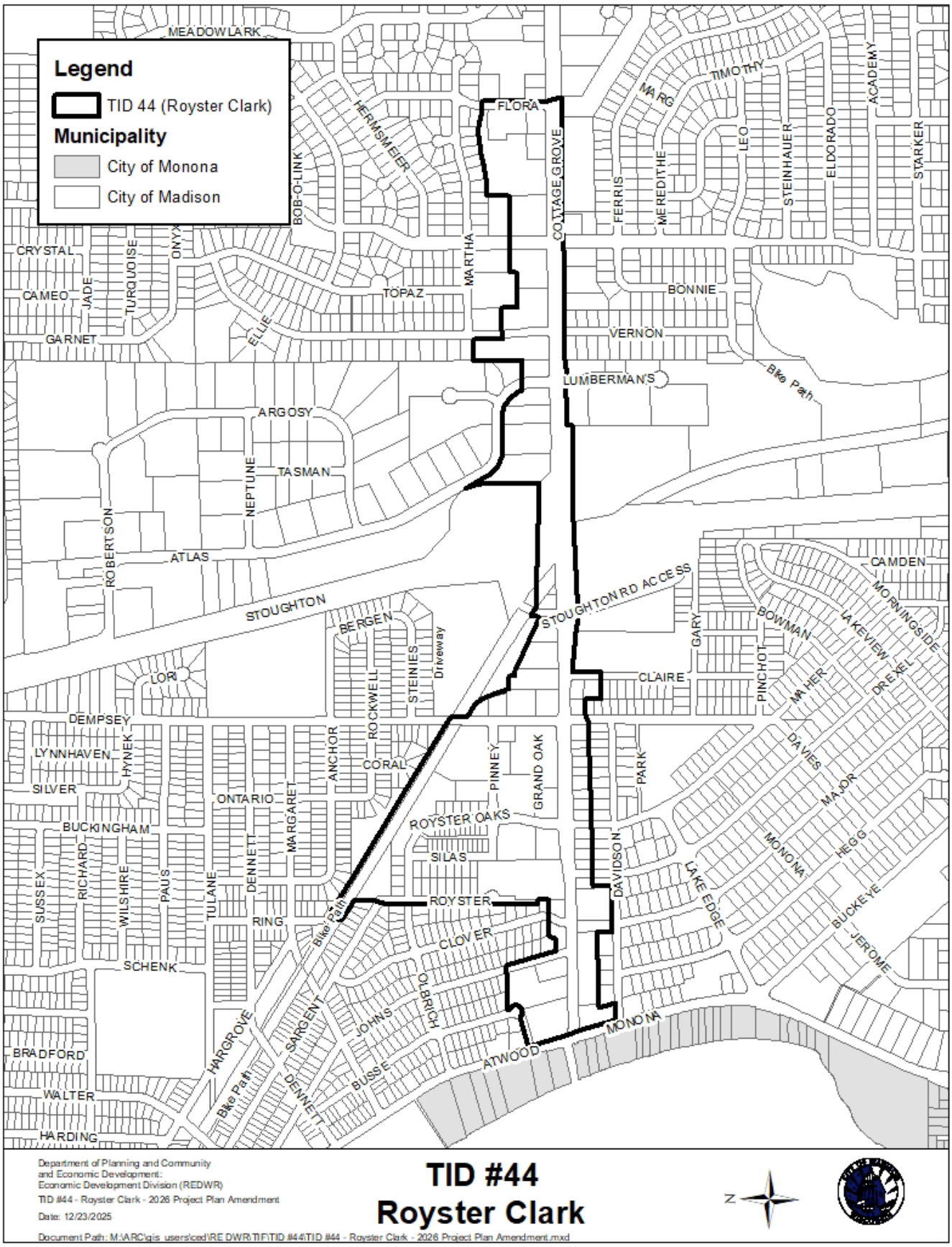
# TID Project Plan Amendments & Creations

## TIDs 44, 46, 50, 51, & 54 (Amendments)
## TIDs 56 & 57 (Creation)

Plan Commission meeting
June 15, 2026

# Plan Commission Role

- Per State of WI TIF Law, the Plan Commission's role in reviewing TID amendments and creations is:
  - That the plan conforms to, and is consistent with, the Comprehensive Plan of the City of Madison;
  - Not less than 50%, by area, of the TID is suitable and zoned for mixed-use or industrial use (as applicable by TID) or blighted (within the meaning of SS 66.1105(2) Wisconsin Statutes);
  - That the improvement of the area in the TID is likely to significantly enhance the value of substantially all the other real property in the TID, and;
  - The aggregate value of equalized taxable property in the TID, plus existing TIDs, does not exceed 12% of the total equalized assessed taxable property within the City of Madison.




Department of Planning and Community and Economic Development:
Economic Development Division (REDWR)
TID #44 - Royster Clark - 2026 Project Plan Amendment
Date: 12/23/2025
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# TID #44
# Royster Clark

N

TID 44

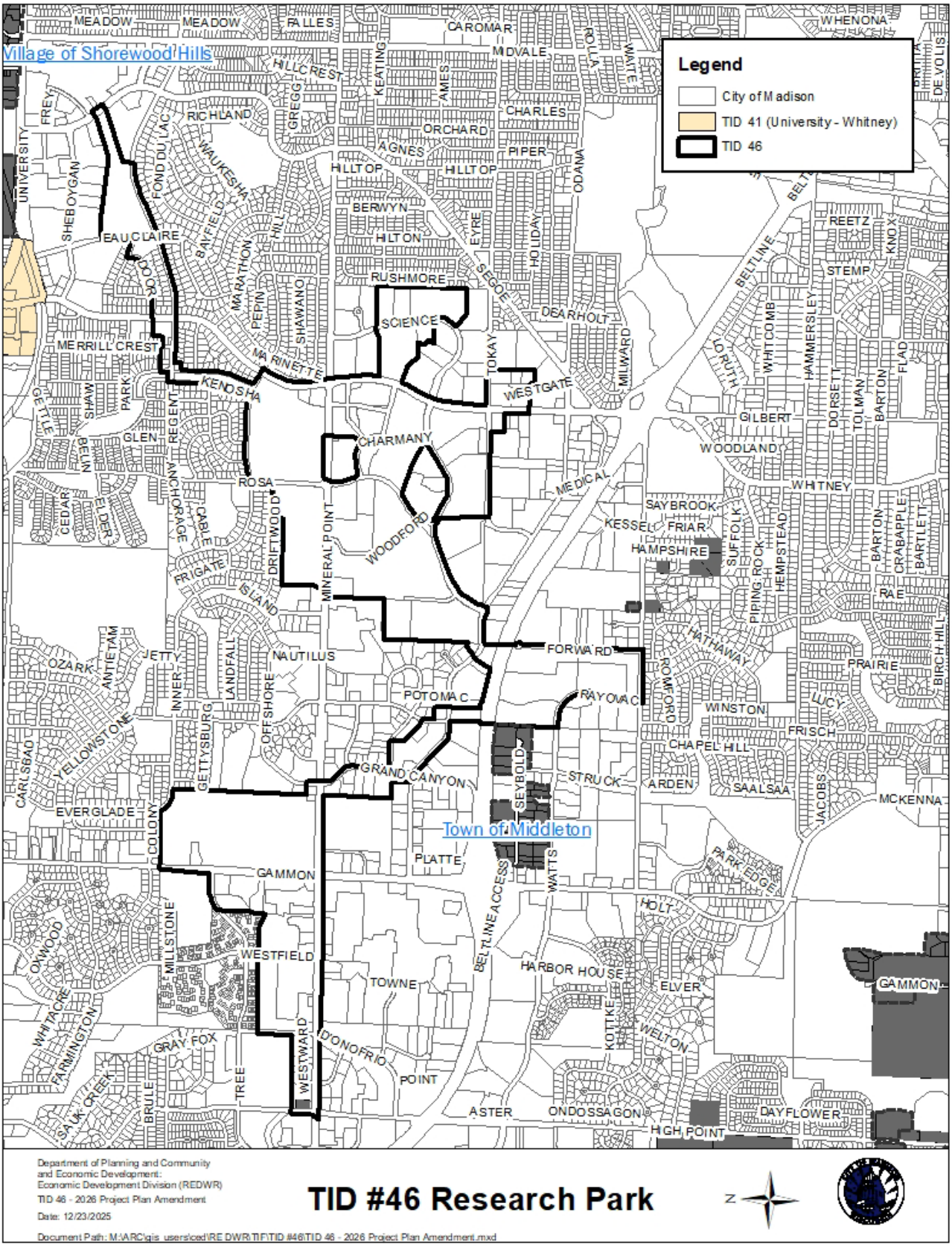
# TID 44 – Key Changes

- **$4,000,000 -** Land Acquisition (Royster Corners)
- **$2,000,000 –** Cottage Grove Road stormwater retention pond
- **$500,000 –** Small Business Assistance
- **Total Change 2026 - $6,500,000**

- **Total TIF Funded Project Costs - $15,369,700**

# TID 44 – Summary

- Projected to close: 2029*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $114 million


Legend
City of Madison
TID 41 (University - Whitney)
TID 46
Village of Shorewood Hills
Town of Middleton
MEADOW
FALLES
CAROMAR
MIDVALE
WHENONA
HILLCREST
KEATING
AMES
WALTER
DEVOLIS
FREY
RICHLAND
GREGG
ORCHARD
CHARLES
PIPER
AGNES
HILLTOP
ODANA
UNIVERSITY
SHEBOYGAN
FOND DU LAC
WAUKESHA
BAYFIELD
BERWYN
HILTON
EYRE
HOLIDAY
SEGOE
BELTLINE
REETZ
KNOX
STEMP
EAU CLAIRE
MARATHON
PEPIN
SHAWANO
RUSHMORE
SCIENCE
DEARHOLT
MILWARD
TOKAY
WESTGATE
MERRILL CREST
MARINETTE
KENDALL
PARK
SHAW
REGENT
GLEN
CHARMANY
GILBERT
WOODLAND
WHITNEY
DORSETT
TOLMAN
BARTON
FLAD
HAMMERSLEY
WHITCOMB
ROSA
MEDICAL
SAYBROOK
FRIAR
KESSEL
HAMPSHIRE
SUFFOLK
HEMPSTEAD
PIPING ROCK
RAE
CRABAPPLE
BARTLETT
BIRCH HILL
MINERAL POINT
WOODFORD
DRIFTWOOD
FRIGATE
ISLAND
HATHAWAY
PRAIRIE
NAUTILUS
FORWARD
POTOMAC
RAYOVAC
WINSTON
LUCY
FRISCH
CHAPEL HILL
ARDEN
SAALSAA
MCKENNA
JACOBS
GRAND CANYON
SEYBOLD
STRUCK
EVERGLADE
COLONY
GETTYSBURG
OFFSHORE
LANDFALL
INNER
JETTY
ANTIETAM
OZARK
YELLOWSTONE
CARLSBAD
PLATTE
WATTS
BELTLINE ACCESS
PARK EDGE
HOLT
GAMMON
WESTFIELD
MILLSTONE
OAKWOOD
WHITACRE
FARMINGTON
TOWNE
HARBOR HOUSE
ELVER
KOTTKE
WELTON
GRAY FOX
TREE
WESTWARD
DONOFRIO
POINT
ASTER
ONDOSSAGON
DAYFLOWER
HIGH POINT
SALK CREEK
BRULE
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 46 - 2026 Project Plan Amendment
Date: 12/23/2025
Document Path: M:\ARC\gis_users\ced\REDWR\TIF\TID #46\TID 46 - 2026 Project Plan Amendment.mxd
TID #46 Research Park
N

# TID 46

# TID 46 – Key Changes

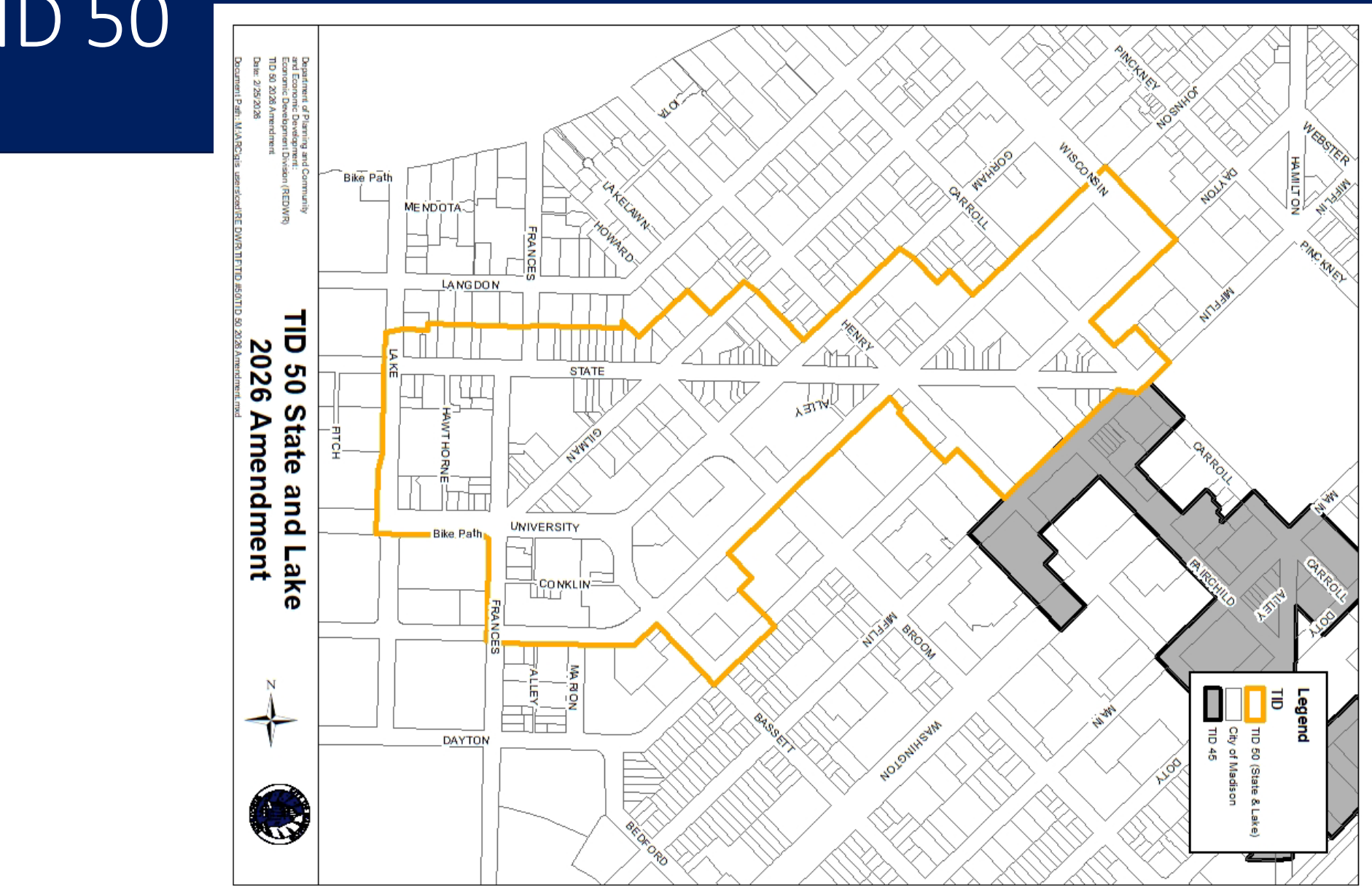
- **$1,000,000** – Yellowstone Drive sanitary sewer improvements
- **$3,000,000 –** West Towne area park improvements
- **$400,000 –** Research Park stormwater improvements
- **$1,000,000 –** Science Drive improvements
- **$1,000,000 –** Small Business Assistance
- **TOTAL CHANGE 2026 - $6,400,000**

- **Total TIF Funded Project Costs - $60,158,000**

# TID 46 – Summary

- Projected to close: 2028
- TID estimated incremental value at closure: $540 million

# TID 50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2026 Amendment
Department of Planning and Community and Economic Development
Economic Development Division (REDWR)
TID 50 2026 Amendment
Date: 2/25/2026
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N
Legend
TID
TID 50 (State & Lake)
City of Madison
TID 45
Bike Path
MENDOTA
LANGDON
LAKE
FITCH
HAWTHORNE
STATE
UNIVERSITY
CONKLIN
FRANCES
GILMAN
HENRY
ALLEY
LAKELAWN
HOWARD
CARROLL
GORHAM
WISCONSIN
PINCKNEY
JOHNSON
DAYTON
HAMILTON
WEBSTER
MIFFLIN
MARION
BROOM
BASSETT
WASHINGTON
MAIN
DOTY
FAIRCHILD
BEDFORD

# TID 50

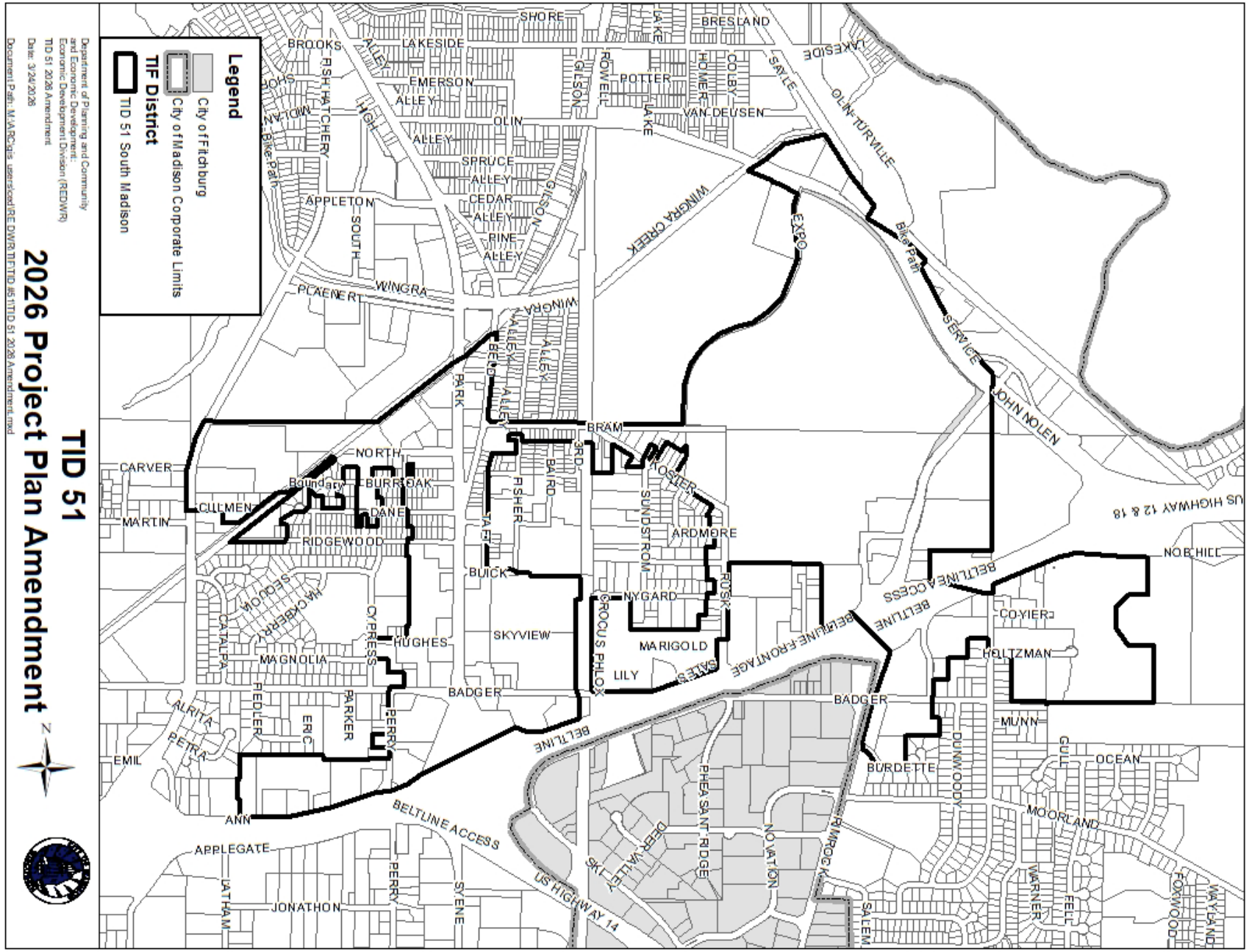
- **$285,000** – Dayton St Sanitary improvements
- **TOTAL CHANGE 2026 - $285,000**

- **Total TIF Funded Project Costs - $26,785,000**

# TID 50 – Summary

- Projected to close: 2029
- TID estimated incremental value at closure: $342 million

# TID 51


Legend
City of Fitchburg
City of Madison Corporate Limits
TIF District
TID 51 South Madison
TID 51
2026 Project Plan Amendment
Department of Planning and Community and Economic Development
Economic Development Division (REDWR)
TID 51 2026 Amendment
Date: 3/24/2026
Document Path: M:\ARC\gis_user\cloud\REDWR TIF\TID #51\TID 51 2026 Amendment.mxd
N
Boundary
BRESLAND
LAKESIDE
SHORE
BROOKS
LAKESIDE
EMERSON
ALLEY
POTTER
ROWELL
GILSON
HOMER
COLBY
VAN DEUSEN
OLIN
SPRUCE
ALLEY
CEDAR
PINE
APPLETON
SOUTH
WINGRA
PLACE
NORTH
CARVER
BURR OAK
DANE
RIDGEWOOD
CULLMEN
MARTIN
PARK
BRAM
3RD
BAIRD
FISHER
TAFT
BUICK
SUNDSTROM
FOSTER
ARDMORE
NYGARD
RUSK
SKYVIEW
CROCUS
PHLOX
LILY
MARIGOLD
SALES
BELTLINE FRONTAGE
BELTLINE ACCESS
BELTLINE
BADGER
HUGHES
CYPRESS
MAGNOLIA
CATALPA
MAGABERRY
SEQUOIA
REDLER
ERIC
PARKER
BERRY
ALRITA
PETRA
EMIL
ANN
APPLEGATE
LATHAM
JONATHON
SYENE
PERRY
DEER VALLEY
SKY CT
PHEASANT RIDGE
NOVATION
PINROCK
SALEM
BURDETTE
DUNWOODY
MUNN
GULL
OCEAN
MOORLAND
WARNER
FELL
FOXWOOD
WAYLAND
COYIER
HOLTZMAN
NOB HILL
US HIGHWAY 12 & 18
OLIN-TURVILLE
BIKE PATH
SERVICE
JOHN NOLEN
WINGRA CREEK
EXIT
BIKE PATH
SHORE
HIGH
ALLEY
RAILROAD

# TID 51 – Key Reallocations & Changes

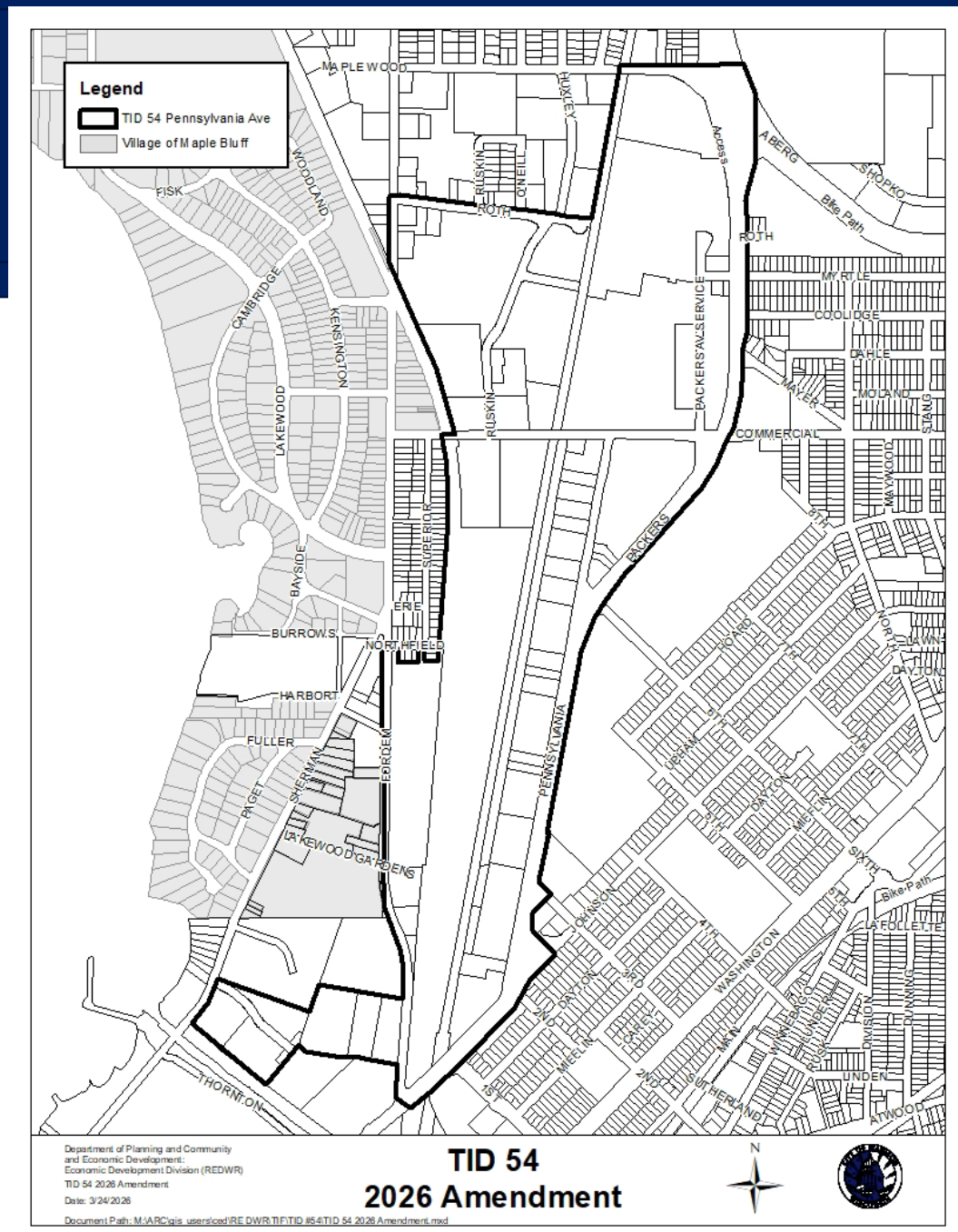
- **$25,000,000 – Housing Development in the South Park Street Corridor**
  - (This project category and cost are created in the 2026 project plan amendment, using re-allocated funds from previously approved projects);
- **(-$9,000,000) – Development Loans**
  - (South Transfer Point – This project cost and category are eliminated and the funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-$6,000,000) – Development Loans**
  - (Village on Park Improvements - This project cost and category are eliminated and the funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-$5,000,000) – Development Loans**
  - (Financial Assistance to Rental Housing - This project cost is reduced by $5,000,000 and those funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-$5,000,000) – New Small Cap Homeownership Program / Development Loans (for owner occupied)**
  - This project cost is reduced by $5,000,000 and those funds re-allocated to the “Housing Development in South Park Street Corridor” line item);

- **TOTAL CHANGE 2026: $0** (There is no net change to the project plan as a result of the 2026 amendment)
- **Total TIF Funded Project Costs - $99,480,000**

# TID 51 – Summary

- Projected to close: 2037*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $290 million

# TID 54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Village of Maple Bluff
MAPLEWOOD
HUXLEY
ABERG
SHOPKO
Bike Path
FISK
WOODLAND
RUSKIN
O'NEILL
ROTH
CAMBRIDGE
KENSINGTON
LAKEWOOD
PACKERS AV-SERVICE
MYRTLE
COOLIDGE
DAHLE
MAYER
MOLAND
STANG
COMMERCIAL
MAYWOOD
PACKERS
SUPERIOR
BAYSIDE
ERIE
BURROWS
NORTHFIELD
HARBORT
FULLER
EDGEWOOD
SHERMAN
PAGET
LAKEWOOD GARDENS
PENNSYLVANIA
RICHARD
DAYTON
MIFFLIN
SIXTH
Bike Path
LAFOLLETTE
JOHNSON
WASHINGTON
DIVISION
DUNNING
UNDEN
ATWOOD
THORNTON
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 54 2026 Amendment
Date: 3/24/2026
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TID 54
2026 Amendment
N

# TID 54 – Costs

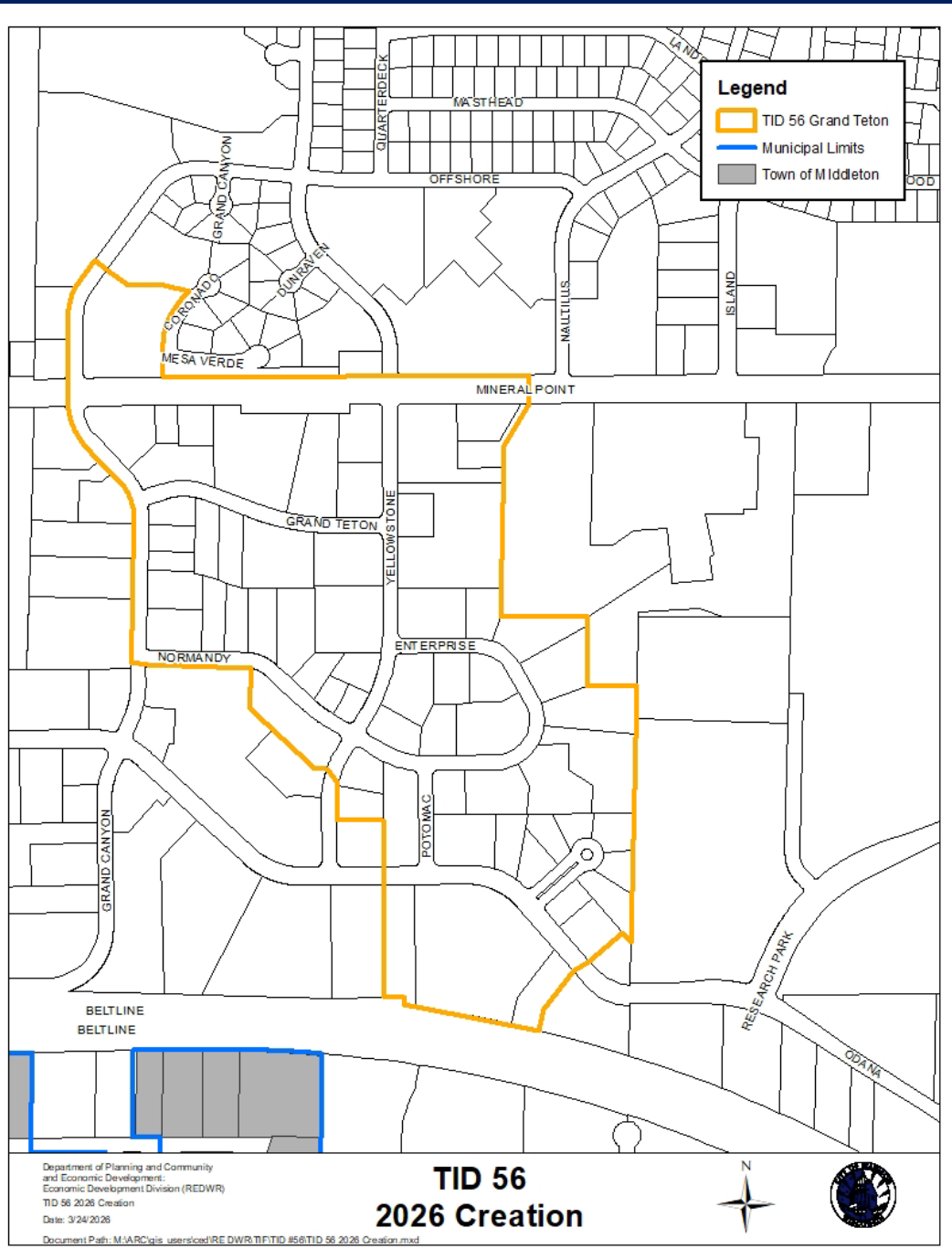
- **Development Loans (Realta Fusion Jobs TIF)** – $2,800,000

- **TOTAL CHANGE 2026: $2,800,000**
- **Total TIF Funded Project Costs - $21,747,000**

# TID 54 – Summary

- Projected to close: 2034*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $215 million

# TID 56


Legend
TID 56 Grand Teton
Municipal Limits
Town of Middleton
MASTHEAD
OFFSHORE
QUARTERDECK
GRAND CANYON
CORONADO
DUNRAVEN
MESA VERDE
NAUTILUS
ISLAND
MINERAL POINT
GRAND TETON
YELLOWSTONE
ENTERPRISE
NORMANDY
POTOMAC
GRAND CANYON
BELTLINE
BELTLINE
RESEARCH PARK
ODANA
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 56 2026 Creation
Date: 3/24/2026
Document Path: M:\ARC\gis_users\cod\RE DWR\TIF\TID #56\TID 56 2026 Creation.mxd
TID 56
2026 Creation
N

# TID 56 – Costs

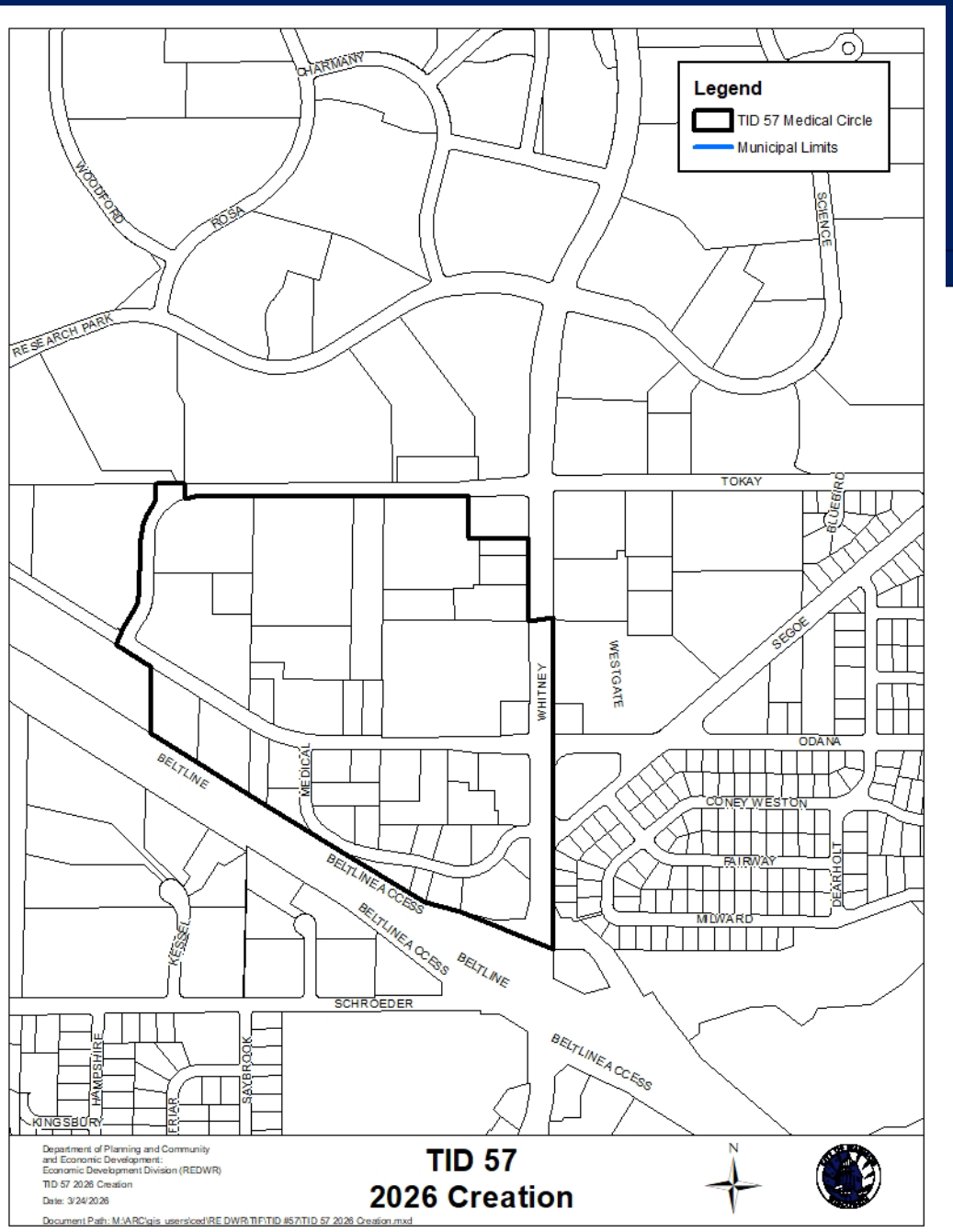
- **$10,100,000** – Public works / infrastructure projects in the Mineral Point Road, Grand Canyon Drive, Grand Teton Plaza, Yellowstone Drive, and Odana Road area;
- **$1,500,000** – Parks improvements in the West Towne area
- **$2,900,000** – Development Loans
- **$2,000,000** – Small Business Assistance, including grants
- **$500,000** – Administrative and professional costs.

- **TOTAL 2026: $17,000,000**
- **Total TIF Funded Project Costs - $17,000,000**

# TID 56 – Summary

- Projected to close: 2045*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $104 million

# TID 57


Legend
TID 57 Medical Circle
Municipal Limits
CHARMANY
WOODFORD
ROSA
RESEARCH PARK
SCIENCE
TOKAY
BLUEBIRD
SEGOE
WESTGATE
WHITNEY
ODANA
MEDICAL
BELTLINE
CONEY WESTON
FAIRWAY
DEARHOLT
MIDWARD
BELTLINE ACCESS
BELTLINE ACCESS
BELTLINE
KESSEL
SCHROEDER
BELTLINE ACCESS
HAMPSHIRE
SAYBROOK
FRIAR
KINGSBURY
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 57 2026 Creation
Date: 3/24/2026
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TID 57
2026 Creation
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# TID 57 – Costs

- **$8,500,000** – Public works / infrastructure projects in the Whitney Way, Odana Road, Tokay Blvd., and Medical Circle of the City of Madison
- **$2,000,000** – Development Loan to 5555 Odana Road / 5534 Medical Circle
- **$2,000,000** – Small Business Assistance, including grants
- **$500,000** – Administrative and professional costs.

- **Total TIF Funded Project Costs - $13,000,000**

# TID 57 – Summary

- Projected to close: 2045*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $87 million

# Questions?

Dan Rolfs (Real Estate Development Manager)

drolfs@cityofmadison.com

| | |
|---|---|
| **From:** | Bonnie Roe |
| **To:** | Finance Committee; All Alders |
| **Cc:** | Tishler, Bill; Schmiedicke, David; Mikolajewski, Matthew; Clerk; Mayor |
| **Subject:** | Opposition to File #93406 and #93412 |
| **Date:** | Monday, June 29, 2026 7:36:42 AM |

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

Dear Members of the Finance Committee,

I am writing to register my strong opposition to the proposed **$6.5 million Project Plan Amendment for TID 44 (Royster Clark, File #93406)** and the parallel **Project Plan Amendment for TID 46 (Research Park, File #93412)** currently before the Finance Committee.

While individual capital allocations like stormwater ponds, land banking, and sewer improvements are individually defensible, approving **$11.9 million in combined new capital expansions** that deliberately extend the operational life cycles of existing Tax Incremental Districts is **structurally irresponsible** while the city faces a severe General Fund deficit.

We cannot continue to treat our Capital Budget expansions and our Operational Budget crises as if they exist on two separate planets. **They are structurally linked**, and the recent pattern of handling our TIF districts proves it.

I urge the Committee to place a hold on or file these amendments based on three concrete fiscal realities:

## 1. The Pattern of Revenue Segregation and Artificial Starvation

Just weeks ago, the Common Council unanimously amended the Economic Development budget to authorize major TIF actions—including the **TID 54 agreement** assisting Realta Fusion at the old Oscar Mayer site and the **TID 55 amendment** to fund the purchase of four properties at the old Voit Farm (Starkweather neighborhood) for the city's land banking program.

While those projects may have clear policy goals, adding even more capital weight to older districts like **TID 44 ($6.5M** for Royster Corners site acquisition and Cottage Grove Road stormwater ponds) and **TID 46 ($5.4M** for West Towne area parks and S. Yellowstone Drive sewers) reveals a problematic administrative trend.

**TID 44 alone sits on an estimated $114 million in incremental taxable property value.** By continuously stacking new project costs into these mature districts, the city artificially prolongs their lifespans toward **extended closure windows (projected out to 2029 for TID 44). This strategy actively prevents hundreds of millions of dollars** in established

property value from dissolving back into the general tax rolls, where they would directly relieve our cash-starved General Fund.

## 2. The Contradiction of Operational Austerity

The Mayor's Office has mandated a **2% across-the-board operational budget reduction** for city departments. We are telling our frontline services that they must manage service friction and personnel shortages because "the money isn't there." This includes the **Madison Police Department**, which is currently capped at 492 authorized officers and absorbing severe recruitment and field onboarding gaps; it also includes the **Madison Fire Department**, which is still **regularly running out of ambulances and crews** even after adding an extra unit in the last budget season.

Yet, on the very same docket, **the city routinely finds statutory mechanisms to borrow, spend, and allocate millions of dollars in TIF capacity** to buy real estate, bank land, and subsidize localized infrastructure. The public cannot reconcile a municipal ledger that **enforces austerity on street-level operational services** while consistently expanding capital debt to extend development districts.

## 3. Opportunity Cost and Structural Priority

Every dollar of borrowing capacity and every year of delayed TIF dissolution carries a massive opportunity cost. Pushing the closure of these mature districts out further simply to fund specialized, non-urgent capital expansions **shifts the tax burden directly onto everyday Madison homeowners (and indirectly, renters)**, while protecting ring-fenced development funds from stabilizing our city's core operational needs.

If the structural deficit is as severe as the administration claims, then **our policy choices must reflect that emergency across all funds.** We must stop expanding the spending scope of successful TIF districts to keep them open.

I request that the Finance Committee **vote to place on file or place a formal committee hold** on the **TID 44 amendment (File #93406)** and the **TID 46 amendment (File #93412)**. Let these successful districts move toward dissolution so their combined property values can begin serving the entire city's General Fund, rather than insulating localized capital projects at the expense of our frontline public safety and community infrastructure.

Thank you for your time, fiscal oversight, and consideration.

Sincerely,

Bonnie Roe
District 11

| | |
|---|---|
| **From:** | Bonnie Roe |
| **To:** | Finance Committee; All Alders |
| **Cc:** | Tishler, Bill; Schmiedicke, David; Mikolajewski, Matthew; Clerk; Mayor |
| **Subject:** | Re: Opposition to File #93406 and #93412 |
| **Date:** | Monday, June 29, 2026 6:25:12 PM |

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

Dear Members of the Finance Committee,

Respectfully, Alder Vidaver is missing the forest for the trees. My argument was never that closing these two specific TIDs would single-handedly wipe out our structural deficit in the operating budget tomorrow.

My point is about the cumulative, systemic choices this body is making citywide. When you look at the macro ledger, the city is consistently choosing to use its statutory power to create and extend development districts all over Madison, sequestering hundreds of millions of dollars in taxable property value. This choice intentionally limits the natural growth of our shared tax base at the exact moment we face a severe, compounding structural deficit in the operating budget.

Using the Expenditure Restraint Program as a shield to defend these choices is fundamentally inconsistent. Tonight's presentation included a massive $10 million increase to the General Fund Metro Transit subsidy in 2027. That multi-million dollar operational increase is completely subject to the state's ERIP formula. This proves that when a project has executive backing, the city easily finds the technical and administrative tools to reallocate funds and stay under the state cap.

The Expenditure Restraint Incentive Program (ERIP) only restricts direct net operational budget growth. If we let TID 44 dissolve and bring that $114 million in property value back onto our tax rolls, this committee has multiple legal tools to use those funds. (This is just one example of many, to reveal a pattern.) You could use that revenue to pay down debt service, which is entirely exempt from the ERIP cap, automatically freeing up general fund cash for our police and fire operations, etc.

The ERIP isn’t stopping you from protecting our basic city services. Your own budget choices are. If this committee can find the room under the state's cap to absorb millions in new operational subsidies for transit, you cannot claim it is legally impossible to find the room to protect street-level emergency services from a 2% cut.

The issue isn't state-imposed technical limitations; the issue is that we are choosing to use our borrowing capacity to fund real estate acquisition and extend the lifespans of development districts, while using state caps as an excuse to enforce a 2% cut on street-level emergency services. You aren't trapped by the state; you are hiding behind it to

protect your capital spending choices.

Please stop treating our capital TIF maneuvers as if they are insulated from the economic realities facing Madison taxpayers and renters. It is time to align our spending choices with our actual operational priorities.

Thank you,

Bonnie Roe
District 11

On Mon, Jun 29, 2026, 7:36 AM Bonnie Roe <bonnie.roe@gmail.com> wrote:

> Dear Members of the Finance Committee,
>
> I am writing to register my strong opposition to the proposed **$6.5 million Project Plan Amendment for TID 44 (Royster Clark, File #93406)** and the parallel **Project Plan Amendment for TID 46 (Research Park, File #93412)** currently before the Finance Committee.
>
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> We cannot continue to treat our Capital Budget expansions and our Operational Budget crises as if they exist on two separate planets. **They are structurally linked**, and the recent pattern of handling our TIF districts proves it.
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Thank you for your time, fiscal oversight, and consideration.

Sincerely,

Bonnie Roe
District 11

# City of Madison

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

## Master

### File Number: 93412

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93412 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | FINANCE COMMITTEE |
| | | | | **File Created Date :** | 06/01/2026 |
| **File Name:** | 13320 TID 46 2026 Project Plan Amendment | | | **Final Action:** | |

**Title:** Approving the Amendment to the Project Plan for Tax Incremental District (TID) #46 (Research Park), City of Madison. (District 9, District 11, District 19)

**Notes:**

**Sponsors:** John P. Guequierre, Bill Tishler And Joann Pritchett

**Effective Date:**

**Attachments:** 13320 TID 46 2026 Project Plan Amendment .pdf, TID 46 Legal Description.pdf, TID 44, 46, 50, 51, 54, 56, 57 Plan Com Presentation 2026 6-15.pdf, 13320 TID 46 2026 JRB Report.pdf, FC Public Comments File ID 93406 and93412.pdf

**Enactment Number:**

**Author:** Dan Rolfs, Real Estate Development Manager

**Hearing Date:**

**Entered by:** cklawiter@cityofmadison.com

**Published Date:**

## History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Economic Development Division | 06/01/2026 | Referred for Introduction | | | | |
| | **Action Text:** This Resolution was Referred for Introduction | | | | | | |
| | **Notes:** Finance Committee (6/29/26), Plan Commission (6/15/26), Common Council (7/7/26) | | | | | | |
| 1 | COMMON COUNCIL | 06/09/2026 | Refer | FINANCE COMMITTEE | 06/29/2026 | | 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 Plan Commission. | | | | | | |
| 1 | FINANCE COMMITTEE | 06/09/2026 | Referred | PLAN COMMISSION | 06/15/2026 | | |
| | **Action Text:** This Resolution was Referred to the PLAN COMMISSION | | | | | | |
| 1 | PLAN COMMISSION | 06/15/2026 | Return to Lead with the Recommendation for Approval | FINANCE COMMITTEE | 06/29/2026 | | Pass |
| | **Action Text:** A motion was made by Guequierre, seconded by Solheim, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other. | | | | | | |
| | **Notes:** On a motion by Ald. Guequierre, seconded by Solheim, the Plan Commission found the standards met and recommended approval of the amended tax incremental district to the Common Council. The motion passed by voice vote/ other. | | | | | | |

| | | | | |
|---|---|---|---|---|
| 1 | FINANCE COMMITTEE | 06/29/2026 | 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 93412

### Fiscal Note

The proposed resolution authorizes a project plan amendment to TID 46 - Research Park. The plan amendment includes an additional $5.4 million in TIF support for four additional projects: Yellowstone Dr sanitary sewer improvements, West Towne area park improvements, Research Park stormwater improvements, and Science Dr improvements. The plan amendment also includes an additional $1.0 million for small business assistance in TID 46 and within 1/2 of the TID 46 boundary.

The 2027 Capital Budget Capital Improvement Program (CIP) requests include TID support for some of these projects. The Economic Development Division's 2027 request includes $1.0 million in 2027-2028 for small business support (program #99009); the Parks Division 2027 request includes $3.0 million in 2028-2029 for park land improvements (program #17421); the Engineering - Major Streets 2027 request includes $1.0 million in 2027 for Science Dr pavement management (program #10540); and, the Sewer Utility's 2027 request included $860,000 in 2027 for Yellowstone Dr sewer upsizing (program #10267). Requests may be updated before publication of the 2027 Executive Capital Budget and adoption of the 2027 Capital Budget by the Common Council, or agencies may request the remaining funding in future CIPs based on project timelines. No additional City appropriation is required with adoption of this project plan amendment.

### Title

Approving the Amendment to the Project Plan for Tax Incremental District (TID) #46 (Research Park), City of Madison. (District 9, District 11, District 19)

### Body

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law (the “TIF Law”), Section 66.1105, Wisconsin Statutes; and

WHEREAS TIF Law sets forth certain steps which must be followed to amend a Tax Incremental Project Plan; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an opportunity to express their views on the amendment to the TID Project Plan for TID 46 was published in the Wisconsin State Journal on May 29 and June 5, 2026 as required by TIF Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the boundary of TID 46; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on June 15, 2026, at which interested parties were afforded an opportunity to express their views on the proposed amendment to the Project Plan for TID 46; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within the TID is suitable and zoned for mixed-use within the meaning of 66.1105(2), Wisconsin Statutes.

2. The improvement of such area is likely to significantly enhance the value of substantially all of the other real property in the TID.

3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.

WHEREAS the Plan Commission has determined that the TID meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001, amended on March 31, 2009, and amended again on February 25, 2014 (insofar as they are applicable to the amendment of a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the TID supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison hereby confirms and adopts the above recitals and finds that:

1. No less than 50%, by area, of the real property within the TID boundary is suitable and zoned for mixed-use within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantially all of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.
4. The project costs relate directly to promoting mixed-use development.
5. TID 46 (Research Park) is hereby declared a mixed-use district.
6. The percentage of territory that will be devoted to retail businesses within TID 46 (Research Park) at the end of the TID's expenditure period is estimated to be under thirty-five (35%) percent.
7. Less than 35% of the TID is land that is proposed for newly platted residential development.
8. As required by Wis. Stat. s. 66.1105(2)(f)3., the density of residential housing is at least three units per acre.
9. The boundaries of TID 46 (Research Park) are not changing.

BE IT STILL FURTHER RESOLVED that the attached amended Project Plan for TID 46 (Research Park), City of Madison, is hereby adopted as of January 1, 2026 as the Project Plan for said District and such plan is feasible and in conformity with the Comprehensive Plan for the City of Madison and will add to the sound growth of the City.

Date Adopted: Sept 1, 2015
Resolution Number: RES-15-00676
Expenditure Deadline: Sept 1, 2030
TID Expiration Date: Sept 1, 2035
Boundary Amendment #1 Date: September 19, 2017
Boundary Amendment #1 Reso #: RES-17-00763
2018 Project Plan Amendment Date: Oct 30, 2018
2018 Plan Amendment Reso#: RES-18-00772

2021 Project Plan and Boundary Amendment Date: July 20, 2021
Legistar #: 65846 (RES-20-00510)

2025 Project Plan and Boundary Amendment Date: March 14, 2025
2025 Reso #: RES-25-00169

2026 Amendment Date:
Resolution Number: RES-

# Amended Project Plan and Boundary for

# TAX INCREMENTAL FINANCE DISTRICT #46 (RESEARCH PARK)

# City of Madison

**Prepared by:**
**Department of Planning and Community and Economic Development**
**Economic Development Division**
**Office of Real Estate Services**

**2026**

TABLE OF CONTENTS


| | |
|---|---|
| INTENT AND PURPOSE | 3 |
| PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS | 3 |
| PROPOSED PROJECT COSTS | 5 |
| DETAILED ESTIMATE OF TIMING AND PROJECT COSTS | 9 |
| SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY | 12 |
| PROMOTION OF ORDERLY LAND DEVELOPMENT | 14 |
| EXPECTATIONS FOR DEVELOPMENT | 14 |
| METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES | 16 |
| LEGAL DESCRIPTION | 16 |
| District Boundary | 37 |
| Existing Zoning | 38 |
| Proposed Zoning | 39 |
| Existing Land Use | 40 |
| Proposed Land Use | 41 |
| City Attorney Opinion Letter | 42 |

# TAX INCREMENTAL FINANCE DISTRICT # 46
# (RESEARCH PARK)

NOTE: Items highlighted in yellow are additions or changes for the First Amendment.

NOTE: Items highlighted in gray are additions or changes for the Second Project Plan Amendment proposed in 2018.

NOTE: Items highlighted in green are additions or changes for this Third Project Plan Amendment and Second Boundary Amendment in 2021.

NOTE: Items highlighted in blue are additions or changes for this Fourth Project Plan Amendment and Third Boundary Amendment in 2025.

NOTE: Items highlighted in pink are additions or changes for this Fifth Project Plan Amendment Amendment in 2026.

## INTENT AND PURPOSE

The City of Madison (the "City") has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base while continuing to revitalize neighborhoods. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority's (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

In particular, the City of Madison is proposing to create Tax Incremental District (TID) #46–(Research Park) as a mixed-use TID, for the purposes of providing revitalization loans to aid redevelopment projects.

The first Project Plan and Boundary Amendment to TID #46 is proposed to include additional parcels to facilitate the development of the Illumina, Inc project, further described within this first project plan and boundary amendment. Aside from the addition of the Illumina parcel, this project plan and boundary amendment adds parcels where the City anticipates redevelopment.

The Second Project Plan Amendment is proposed to authorize the expenditure of $2,086,000 of Jobs TIF assistance to the Exact Sciences Phase 3 Project, as described in this plan.

The Third Project Plan Amendment and Second Boundary Amendment is proposed to authorize the expenditure of $28,105,000 to assist development in Research Park and the redevelopment of Westgate Mall, to help implement the City's Bus Rapid Transit (BRT) system, and to implement bike and pedestrian infrastructure improvements within TID 46 and within ½ Mile of TID 46 using the so called "Half Mile Rule".

The Fourth Project Plan and Third Boundary Amendment (2025) is proposed to authorize expenditures of $16,521,000 both within TID 46, and within ½ Mile of TID 46 using the so called "Half Mile Rule". The expenditures are proposed to assist with infrastructure improvements related to the West Towne Stormwater ponds, Mineral Point Road, and bike infrastructure. There is also development loans proposed to assist in the development of residential housing. Additionally, the amendment proposes to provide a grant to the CDA, while also providing funds for potential small business assistance, that may also take the form of grants.

The Fifth Project Plan Amendment (2026) is proposed to authorize expenditures of $6,400,000 both within TID 46, and within the ½ Mile Area of TID 46, using the so called "Half Mile Rule". The expenditures include funding upgrades to the Yellowstone Drive sanitary sewer, building out a new West Towne Area Park, making improvements to the stormwater system in the Research Park, and additional funds for small business assistance.

## PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS

The project elements proposed in this Project Plan conform to the objectives and recommendations contained ~~in the Objectives and Policies, A Part of The Master Plan~~ Comprehensive Plan For The City of Madison (the "Master Plan") as approved by the City Plan Commission. No changes in the Official Map, Building Codes or other City Ordinances appear to

be necessary to implement the Project Plan. Zoning changes may be necessary as projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

This TID is presently zoned SE and MXC and is suitable for mixed-use development.

The 2021 Project Plan and Boundary Amendment is zoned SE, CN, CI, CC, PR, SR-C2, SR-C1, CC-T, and PD.

**Consistency with the City of Madison Comprehensive Plan**

~~Volume II, Chapter 2 of the Comprehensive Plan, entitled "Objectives and Policies for Established Neighborhoods", stipulates goals and objectives that are consistent with the activities planned for the proposed TID #46, including but not limited to the following:~~

~~**Chapter 2: Land Use**~~

~~Objective 10: Achieve an efficient, balanced urban growth pattern by guiding new development, infill and redevelopment projects to planned development areas through the City of Madison.~~

~~Objective 61: Develop and implement strategies to strengthen and diversify the local economy, expand the local tax base, cultivate an entrepreneurial culture, and stimulate job creation, while preserving and enhancing the high quality of life currently enjoyed by City residents and businesses.~~

~~Objective 62: Retain and expand Madison's existing base of offices, research and development businesses and industrial facilities.~~

~~**Chapter 5: Economic Development**~~

~~Objective 1: Grow the City's role as a leader of economic prosperity in the region and the predominant urban economic center.~~

~~Objective 2: Develop partnerships and strategies with other communities, area research, education and health care institutions, utilities and other organizations to promote industries identified in the economic development plan and implementation strategies as key opportunities for growing the Madison economy.~~

~~Objective 6: Nurture and cultivate the innovation potential of the region by leveraging the community's institutional assets and competencies.~~

~~Objective 15: Strengthen the economic viability of the City's major employment / commercial centers.~~

~~Objective 19: Maintain long-term confidence in the economy and commitment to the community by building innovative public-private partnerships.~~

The Common Council of the City of Madison adopted an update to the City of Madison Comprehensive Plan on August 7, 2018. The Comprehensive Plan contains six sections, each with its own set of overarching Goals and implementation Strategies that are consistent with the projects and activities planned for TID #46, including but not limited to the following:

**Land Use and Transportation:**

Goal: Madison will be comprised of compact, interconnected neighborhoods anchored by a network of mixed-use activity centers.

Strategies:

- Concentrate the highest intensity development along transit corridors, downtown and at Activity Centers.
- Reduce the demand for development of farmland on the periphery of the city.

**Economy and Opportunity**

Goal: Madison will have a growing, diversified economy that offers opportunity for businesses and resident to prosper.

Strategies:

- Retain existing employers and attract new employers to ensure residents have access to jobs.
- Ensure an adequate supply of sites for a wide variety of employers to operate and grow.
- Support more jobs that pay a family-supporting living wage.
- Support small businesses and cultivate entrepreneurship, especially businesses owned by underrepresented groups.

**Consistency with TIF Policy**

The Project Plan is also consistent with City of Madison Tax Incremental Finance Objectives and Policies (the "TIF Policy") adopted by the City's Common Council on April 17, 2001 and amended most recently on February 25, 2014. The Project Plan conforms to the following TIF Policy goals:

**Section 1: TIF Goals**

A. Growing the property tax base.
B. Fostering the creation and retention of family-supporting jobs.
D. Encouraging urban in-fill projects that increase (or decrease where appropriate) density consistent with the City's Comprehensive Plan.
G. Funding public improvements that enhance development potential, improve the City's infrastructure, enhance transportation options, and improve the quality and livability of neighborhoods.

## PROPOSED PROJECT COSTS

The following represent total estimated costs. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled "Detailed Estimate of Timing and Project Costs" that estimates the amount of cost paid with TIF.

The First Project Plan and Boundary Amendment authorize the expenditure of $1,890,000 of assistance to the Illumina project, described later in this plan. It also allocates the balance of the funds from this project and the funds from the original project plan for Development Loans, also described later in this plan. It also authorizes expenditure of up to $500,000 of Organizational, Professional, and Administrative costs.

Between the adoption of the First Project Plan and Boundary Amendment and this second Project Plan Amendment to TID #46, the Common Council of the City of Madison approved two loans to aid Exact Sciences. The first was a $2,500,000 Jobs TIF Loan for Exact Sciences Phase 1, located at the former Ray-O-Vac site. The second loan was a $2,600,000 TIF Loan made to University Research Park in connection with the construction of the Exact Sciences headquarters building (Exact Sciences Loan Phase 2).

This Second Project Plan Amendment is being proposed to provide additional assistance to the Exact Sciences Phase 3 project. This project includes constructing 109,000 SF of office space, constructing a 970 stall parking ramp* and renovating 66,000 SF of the former Ray-O-Vac building. Exact Sciences also proposes to create an additional 250 jobs over five years (50 jobs / year), with wages ranging from $31,200 - $200,000 per year. The City is providing $2,086,000 to the Exact Sciences Phase 3 project in the form of a Jobs TIF loan.

**(NOTE: only 823 parking stalls are included in the value estimate for this project, as the remaining stalls are associated with the construction of new laboratory space that is not receiving TIF assistance)*,

The Third Project Plan Amendment and Second Boundary Amendment (2021) are being proposed to provide TIF assistance for the creation of affordable housing at the former Westgate property, provide additional assistance to developments in the University Research Park, to complete bike and pedestrian improvements in and around TID 46, and to assist with the City's investment into creating a Bus Rapid Transit (BRT) system.

The Fourth Project Plan Amendment (2025) are being proposed to provide TIF assistance for the creation of affordable housing at the former Westgate property, provide additional assistance to residential developments in and adjacent to the University Research Park, to complete bike and pedestrian improvements in and around TID 46, to complete stormwater

improvements at West Towne Mall, to rebuild Mineral Point Road, and to provide small business assistance in TID 46 and within a half mile of TID 46.

The Fifth Project Plan Amendment (2026) is being proposed to provide TIF funding to complete sanitary sewer upgrades in Yellowstone Drive, fund improvements to a new West Towne area park, fund stormwater improvements in the Research Park, fund improvements to Science Drive, and provide additional funding for small business assistance.

**Public Works Improvements**

~~There are no public works projects planned for the TID at this time. However, as plans change, the actual eligible project costs may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.~~

The City of Madison intends to fund the part of the creation of a Bus Rapid Transit System (BRT) through expenditures within TID 46, and within a ½ Mile of the TID 46 boundary, as amended in 2021. The estimated cost for the BRT improvements is $20,000,000.

The City of Madison also intends to fund bike and pedestrian improvements within TID 46 and within a ½ Mile of the TID 46 boundary (as amended in 2021). The estimated cost of these expenditures is $605,000.

The City of Madison also intends to fund $4,000,000 West Towne stormwater ponds, $5,000,000 Mineral Point Rd / Tree Ln reconstruction, and $132,000 for West Towne bike path Phase II. The estimated cost of these expenditures is $9,132,000.

The City of Madison intends to fund improvements to the Yellowstone Drive sanitary sewer, build out a West Towne area park, and make improvements to the Research Park stormwater system as a part of the 2026 Project Plan Amendment. The estimated costs of these expenditures is $4,400,000. Some of these costs may be incurred within a half mile of TID 46.

| | |
|---|---|
| Yellowstone Drive Sanitary: | $ 1,000,000 |
| West Towne Area Park improvements | $ 3,000,000 |
| Research Park Stormwater improvements | $400,000 |
| Science Drive improvements | $1,000,000 |

~~Estimated Cost: $0 $20,605,000~~

Estimated Cost: ~~$0 $20,605,000~~ ~~$29,737,000~~ $35,137,000

**Community Development Authority Revitalization Activities**

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District.

As a part of the Mandel Element Collective project, the CDA will invest $4,365,000 into this project. These TIF funds are provided as a grant to the CDA. The CDA will invest these $4,365,000 of funds granted to it into the Mandel Element Collective project. The City of Madison will provide the grant agreement between the City and the CDA to the Joint Review Board, as required by State of Wisconsin TIF Law.

Estimated Cost: $ 4,365,000

**Economic Development Assistance**

**Development Loans**

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, that demonstrate that “but for” such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, parking facility construction, site preparation, environmental remediation, landscaping and similar types of related activities.

The 2017 Project Plan and Boundary Amendment is proposed to provide $1,890,000 of assistance to the Illumina project. The 2017 Project Plan and Boundary Amendment is proposed to also provide up to $3,400,000 of assistance to Exact Sciences. The remaining $1,737,000 of funds generated by the Illumina project, shown below, are available for future development loans.

| | |
|---|---|
| ~~Estimated Cost – Exact Sciences:~~ | ~~$3,400,000~~ |
| Estimated Cost - Illumina: | $1,890,000 |
| ~~Estimated Cost (remaining funds available for Development Loans):~~ | ~~$2,300,000~~ ~~1,737,000~~ |

Following the approval of the First Project Plan and Boundary Amendment to TID #46, but prior to this second Project Plan Amendment, the City made two additional loans to assist Exact Sciences. They were:

| | |
|---|---|
| Exact Sciences (Phase 1): | $2,500,000 |
| University Research Park (Exact Sciences Phase 2): | $2,600,000 |

The 2018 Project Plan Amendment is proposed to provide an additional $2,086,000 of Jobs TIF assistance to Exact Sciences (Phase 3).

| | |
|---|---|
| Estimated Cost – Exact Sciences (Phase 3): | $2,086,000 |

The 2021 Project Plan and boundary Amendment proposes to provide $7,000,000 of assistance to several projects. These include a loan of $2,556,000 to Westgate with the remaining $4,444,000 available for future development loans.

| | |
|---|---|
| Estimated Cost – Westgate – Affordable Housing: | $2,556,000 |
| ~~Estimated Cost (remaining funds available for Development Loans):~~ | ~~$4,444,000~~[1] |

The 2025 Project Plan Amendment proposes to provide $930,000 of TIF assistance to the Mandel (Element Collective) project, $344,000 of assistance to Westgate Phase 2, and up to $1,000,000 of assistance to a development project at 6101 Mineral Point Road (Stonehouse).

| | |
|---|---|
| Mandel (Element Collective) TIF Loan: | $930,000 |
| Westgate Affordable Housing (Phase 2) Funding | $344,000 |
| 6101 Mineral Point Road (Stone House) | $1,000,000 |

| | |
|---|---|
| Total Estimated Cost: | ~~$7,027,000~~ ~~$9,076,000~~ ~~$16,076,000~~ $18,350,000 |

**Small Business Assistance**

In order to assist small businesses in TID 46, and within a half mile of TID 46, the City may provide additional funding to the existing Commercial Ownership Assistance program, Building Improvement Grant Program, Façade Grant Program, as well as extend the existing Small Cap TIF program for small business. Should the City make any grants through these programs, the City will provide the Joint Review Board with copies of any applicable grant agreements as required under State of Wisconsin TIF Law.

| | |
|---|---|
| Total Estimated Cost: | ~~$750,000~~ $1,750,000 |

**Land Acquisition**

In order to construct the public improvements and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in this TIF District. The acquisitions could vary from rights-of-way and air space to entire parcels.

| | |
|---|---|
| Estimated Cost: | $0 |

**Affordable Housing**

[1] $4,444,000 eliminated as part of the 2025 Project Plan and Boundary Amendment. Funds were re-allocated to other projects.

This category of costs is for the benefit of affordable housing and the improvement of housing stock in the City of Madison. After the date on which TID #46 pays off all of its aggregate costs, as provided for in State Statute the City may extend the life of TID #46 for one year to benefit affordable housing and to improve housing stock.

Estimated Cost: $0

**Organizational, Administrative and Professional Costs**

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with TID #46, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, Planning & Development and the Office of the Mayor.

Estimated Cost: $500,000

~~**TOTAL COST $2,800,000** **7,527,000**~~

~~**Total Cost** **$9,576,000**~~
~~**Total Cost** **$33,237,000**~~
**Total Cost** **$39,637,000**

**Financing Costs**

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all of the ~~$2,800,000 7,527,000~~ $9,576,000 of estimated project costs and an estimated ~~$785,000 $2,069,000~~ $2,633,000 $10,391,000 of financing costs. For the Third Project Plan Amendment and Second Boundary Amendment (2021), this includes $7,728,000 of new financing costs and $2,663,000 of previously approved financing costs. The 2025 Project Plan and Boundary Amendment do not contemplate any additional borrowing costs. Tax increments will be used to pay for additional project costs.

The 2026 Project Plan Amendment does not contemplate any additional borrowing costs. Tax increments will be used to pay for additional project costs.

## DETAILED ESTIMATE OF TIMING AND PROJECT COSTS

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a mixed-use TID within 15 years of its creation. Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan. **The actual eligible project costs herein (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan. There are no planned costs that are non-project costs.**

| - | Proposed TIF Funded Non-Assessable Cost | Assessable Costs | Total | Time Frame |
|---|---|---|---|---|
| **Total Public Improvements** | $- | $- | $- | 2015 - 2030 |
| - | - | - | - | - |
| **Development Loans** | $2,300,000 | - | $2,300,000 | 2015 - 2030 |
| - | - | - | - | - |
| Administrative and Professional Costs | $500,000 | - | $500,000 | 2015 - 2030 |
| **TOTAL PROJECT COSTS** | **$2,800,000** | **$-** | **$2,800,000** | 2015 - 2030 |
| Finance Costs | $785,000 | - | - | 2015 - 2030 |

**First Amendment to the Project Plan Budget (2017 Project Plan and Boundary Amendment)**

| TID #46 - First Amendment (2017) | Proposed TIF Funded Non-Assessable Cost | Assessable/ Non-Project Costs | Total | Time Frame |
|---|---|---|---|---|
| **Total Public Improvements** | $- | $ - | $- | 2017 - 2030 |
| - | - | - | - | - |
| **Development Loans *** | $1,737,000 | - | $1,737,000 | 2017 - 2030 |
| Illumina Loan | $1,890,000 | - | $1,890,000 | 2017 - 2030 |
| Exact Sciences Loan | $3,400,000 | | $3,400,000 | 2017 - 2030 |
| | | | | |
| Administrative and Professional Costs | $500,000 | - | $500,000 | 2017 - 2030 |
| **TOTAL PROJECT COSTS** | **$7,527,000** | **$ -** | **$7,527,000** | 2017 - 2030 |
| Finance Costs (Financing costs for entire project plan) | $2,069,000 | - | $2,069,000 | 2017 - 2030 |

*Development Loans reflects the Development Loans from the original Project Plan of $2,300,000 plus the balance of the funds generated by the Illumina project, less those funds allocated for the loans to Illumina and Exact Sciences and Administrative Costs.

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(GM).

**Second Amendment to the Project Plan Budget (2018 Project Plan Amendment)**
**Revised and restated TID #46 Project Plan Budget**

| TID #46 – Second Project Plan Amendment (2018) | Proposed TIF Funded Non-Assessable Cost | Assessable/ Non-Project Costs | Total | Time Frame |
|---|---|---|---|---|
| **Total Public Improvements** | $0 | $0 | $0 | 2018- 2030 |
| | | | | 2018- 2030 |
| Illumina Loan | $1,890,000 | $0 | $1,890,000 | 2018- 2030 |
| Exact Sciences Loan (Phase 1) | $2,500,000* | $0 | $2,500,000 | 2018- 2030 |
| University Research Park (Exact Sciences Loan Phase 2) | $2,600,000* | $0 | $2,600,000 | 2018- 2030 |
| Exact Sciences Loan (Phase 3) | $2,086,000 | $0 | $2,086,000 | 2018- 2030 |
| | | | | |
| Administrative and Professional Costs | $500,000 | $0 | $500,000 | 2018- 2030 |
| **TOTAL PROJECT COSTS** | **$9,576,000** | **$ -** | **$9,576,000** | 2018- 2030 |
| Finance Costs (Financing costs for entire project plan) | $2,633,000 | | $2,633,000 | 2018- 2030 |

***NOTE:** The Exact Sciences Phase 1 and Phase 2 loans were made under the previously authorized expenditure limit of the TID #46 project plan. They are stated in this Second Project Plan Amendment to TID #46 to ensure all expenditures in TID #46 are accurately reported and authorized.*

**Third Amendment to the Project Plan Budget (2021 Project Plan and Boundary Amendment)**
**Revised and restated TID #46 Project Plan Budget**

| TID #46 – Third Project Plan Amendment and Second Boundary Amendment | Proposed TIF Funded Non-Assessable Cost | Assessable/ Non-Project Costs | Total | Time Frame |
|---|---|---|---|---|
| **Total Public Improvements** | $20,605,000 | $ - | $20,605,000 | 2021 - 2030 |
| | | | | |
| **2021 Development Loans** | ~~$7,000,000~~[2] 2,556,000 | $0 | ~~$7,000,000~~ 2,556,000 | 2021 - 2030 |
| | | | | |
| Administrative and Professional Costs | $500,000 | $0 | $500,000 | 2021 - 2030 |
| **Subtotal Second Project Plan and Boundary Amendment (2021)** | **~~$28,105,000~~ 23, 661,000** | **$0** | **~~$28,105,000~~ 23, 661,000** | **2021 - 2030** |
| | | | | |
| **ORIGINAL PROJECT PLAN, FIRST AND SECOND PROJECT PLAN AMENDMENT COSTS** | **~~$37,681,000~~ 33,237,000** | **$ 0** | **~~$37,681,000~~ 33,237,000** | 2021 - 2030 |
| | | | | |
| | | | | |
| Finance Costs (Financing costs for entire project plan)* | $10,391,000 | $0 | $10,391,000 | 2021 - 2030 |

[2] $4,444,000 eliminated as part of 2025 Project Plan and Boundary Amendment. Funds re-allocated to other projects.

**The 2021 Third Project Plan and Second Boundary Amendment includes an additional $7,728,000 of financing costs, in addition to the previously included $2,663,000 financing costs.*

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(GM).

**Fourth Amendment to the Project Plan Budget (2025 Project Plan Amendment)**
**Revised and restated TID #46 Project Plan Budget**

| TID #46 – Fourth Project Plan Amendment | Proposed TIF Funded Non-Assessable Cost | Assessable/ Non-Project Costs | Total | Time Frame |
|---|---|---|---|---|
| **Total Public Improvements** | $9,132,000 | $ - | $9,132,000 | 2025 - 2030 |
| | | | | |
| **2025 Development Loans** | | | | – |
| **Mandel (Element Collective)** | $930,000 | $0 | $930,000 | 2025 - 2030 |
| **Westgate Phase 2** | $344,000 | $0 | $344,000 | 2025 - 2030 |
| **6101 Mineral Point Road (Stone House)** | $1,000,000 | $0 | $1,000,000 | 2025 - 2030 |
| | | | | |
| **Grant to CDA (to invest in Mandel / Element Collective project)** | $4,365,000 | $0 | $4,365,000 | 2025 - 2030 |
| | | | | |
| **Small Business Assistance** | $750,000 | $0 | $750,000 | 2025 - 2030 |
| | | | | |
| | | | | |
| **Subtotal Fourth Project Plan (2025)** | **$16,521,000** | **$0** | **$16,521,000** | 2025 - 2030 |
| | | | | |
| **ORIGINAL PROJECT PLAN, FIRST, SECOND, THIRD, AND FOURTH PROJECT PLAN AMENDMENT COSTS** | **$49,758,000** | **$ 0** | **$49,758,000** | 2025 - 2030 |
| | | | | |
| Finance Costs (Financing costs for entire project plan)* | $10,391,000 | $0 | $10,391,000 | 2021 - 2030 |

| TID #46 – Fifth Project Plan Amendment | Proposed TIF Funded Non-Assessable Cost | Assessable/ Non-Project Costs | Total | Time Frame |
|---|---|---|---|---|
| Yellowstone Drive Sanitary | $1,000,000 | $0 | $1,000,000 | 2026 - 2030 |
| West Towne Area Park Improvements | $3,000,000 | $0 | $3,000,000 | 2026 - 2030 |
| Research Park stormwater improvements | $400,000 | $0 | $400,000 | 2026 - 2030 |
| Science Drive improvements | $1,000,000 | $0 | $1,000,000 | 2026 - 2030 |
| **Total Public Improvements** | $5,400,000 | $ - | $5,400,000 | 2026 - 2030 |
| | | | | |
| **Small Business Assistance** | $1,000,000 | $0 | $1,000,000 | 2026 - 2030 |
| | | | | |
| **Subtotal Fifth Project Plan Amendment (2026)** | **$6,400,000** | **$0** | **$6,400,000** | 2026 - 2030 |
| | | | | |
| **ORIGINAL PROJECT PLAN, FIRST, SECOND, THIRD, FOURTH, AND FIFTH PROJECT PLAN AMENDMENT COSTS** | **$60,158,000** | **$ 0** | **$60,158,000** | 2026 - 2030 |
| | | | | |
| Finance Costs (Financing costs for entire project plan)* | $10,391,000 | $0 | $10,391,000 | 2021 - 2030 |

*NOTE: As stated above, there are no additional financing cost associated with the Fifth Project Plan amendment.
NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(GM).

## ARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual eligible project costs may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the TID. Taking the TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

Per TIF Law, the maximum life of a mixed-use TID is 20 years and all project expenditures must be made five (5) years prior to the termination of the TID. Therefore, all project expenditures must be made by December 31, 2030. Tax increments may be received until project costs are recovered, at which time the TID must close.

TIF-Eligible Capital Budget

The cost of public improvements and other project costs is ~~$7,527,000~~ ~~$9,576,000~~ ~~$37,681,000~~ ~~$49,758,000~~ $60,158,000. There are no anticipated costs that will be assessable to property owners. Assessments are determined in accordance with the City and Board of Public Works standard special assessment policies. Given that there are no costs that are assessable to property owners, the ~~$7,527,000~~ ~~$9,576,000~~ ~~$37,681,000~~ ~~$49,758,000~~ $60,158,000 balance of the TIF-eligible project costs (i.e. net of assessable costs) represents the authorized TIF Capital Budget for this Project Plan and will require financial support by incremental taxes from the District.

Estimate of Economic Feasibility, TIF Generator(s)

TIF Policy requires a proposed TID have an economic "generator" i.e. at least one private development project that generates increment to finance TID costs, or a TID shall be identified as a "speculative TID". ~~TID #46 is proposed as a speculative TID, as defined in the "City of Madison TIF Goals, Objectives, and Process", Section 3.2 (2) (a-g). The determination of economic feasibility herein, including such TIF generators, is based on potential development through 2025, as described in the "City of Madison TIF Goals, Objectives, and Process", Section 3.2 (2) (g).~~

As of 2018, TID #46 has multiple "generators", as described above, and is no longer considered a "speculative TID".

~~There are no currently anticipated projects for TID #46. However,~~ As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from ~~potential~~ approved development projects, and economic growth or value appreciation over the life of the TID is estimated to be ~~**$36,300,000**~~ ~~**$179,000,000**~~ **$444,000,000.** This value is projected to produce incremental revenues sufficient to support the project costs stated above.

Project expenditures will be contingent upon development actually occurring or committed to occur. Since the majority of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

~~Based on the current tax rates and conservative financial market assumptions and the first and second amendment to the Project Plan, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over 20 years) of the TID should total approximately **$6,900,000** **16,400,000** **$40,316,000.** The present value of the total incremental revenues that are anticipated to be generated is $2,800,000 $7,527,000 **$19,857,000.** This total includes $500,000 for Administration costs, $1,890,000 of TIF assistance provided to Illumina, and $7,186,000 of TIF assistance provided to the three Exact Sciences / Research Park projects described herein.~~

Based on the current tax rates and conservative financial market assumptions and the first and second amendments to the Project Plan, and the Third Project Plan Amendment and Second Boundary Amendment (2021), the anticipated growth of tax incremental revenues over the remaining life (i.e. the total amount of tax increments over the TIDs remaining fourteen (14) years) should total approximately $92,000,000. The present value of these total incremental revenues that are anticipated to be generated is $47,000,000. These tax increments are sufficient to pay for the $28,105,000 of new project costs proposed in the Third Project Plan Amendment and Second Boundary Amendment (2021).

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in TID #46 may, therefore, be less than the amount shown in the Project Plan.

The First Project Plan and Boundary Amendment to TID #46 includes the Illumina, Inc development project. This project includes the development of a building that will contain 132,000 SF of office, laboratory research, development and warehouse space on 17 acres of land previously owned by CUNA Mutual. General Capital, Inc is developing the building, and Ilumina will execute a 20 year lease with General Capital. This project will generate approximately $31 million of new value and retain 100 jobs over a five year period. The City is providing $1,890,000 to Illumina in the form of a Jobs TIF loan.

In the time since the First Project Plan and Boundary Amendment was authorized, the City approved a $2,500,000 Jobs TIF Loan to Exact Sciences (Phase 1) and a $2,600,000 TIF Loan to University Research Park (Exact Sciences Phase 2)

The Second Project Plan Amendment authorizes the expenditure of an additional $2,086,000 of Jobs TIF assistance to the Exact Sciences Phase 3 Project, described above.

The Third Project Plan Amendment and Second Boundary Amendment (2021) is proposed to authorize $20,605,000 of public improvements to support the City's implementation of a BRT system and to make bike and pedestrian improvements, $7,000,000 of development loans to support continued development in Research Park and the development of affordable housing at the former Westgate Mall, and $500,000 of additional administrative costs.

The Fourth Project Plan Amendment (2025) is proposed to authorize $4,000,000 West Towne stormwater ponds, $5,000,000 Mineral Point Rd / Tree Ln reconstruction, $132,000 for Westgate bike path phase II, development loans to the Mandel (Element Collective) project of $930,000, a development loan to the Westgate Phase 2 project of $344,000, and a development loan to the Stone House project at 6101 Mineral Point Road of up to $1,000,000. This Project Plan Amendment also authorizes a grant of $4,365,000 to the CDA, which will use these grant funds to invest in the Mandel (Element Collective) project, as well as $500,000 of funding for small business assistance which may take the form of grants to property owners, lessees or other entities.

The Fifth Project Plan Amendment (2026) is proposed to authorize $1,000,000 for the Yellowstone Drive sanitary improvements, $3,000,000 for the future West Towne Area Park improvements, $400,000 for stormwater improvements in the Research Park area, $1,000,000 for Science Drive improvements, and $1,000,000 in additional small business assistance.

Finance Cost

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow the entire estimated capital cost ~~is **$1,299,000 $2,069,000**. $2,633,000~~ $10,391,000. This includes $2,633,000 of previously authorized financing costs and an additional $7,728,000 of financing costs to support the projects authorized in the Third Project Plan Amendment and Second Boundary Amendment (2021).

The 2025 Project Plan and Boundary Amendment do not contemplate any additional borrowing costs. Tax increments will be used to pay for additional project costs.

The 2026 Project Plan Amendment does not include any additional borrowing costs. Tax increments will be used to pay for the additional project costs.

## PROMOTION OF ORDERLY LAND DEVELOPMENT

The area in this TID is identified for "Employment", "Community Mixed Use", "Medium Density Residential", and "General Commercial" land use in the City of Madison Comprehensive Plan. Descriptions of this use and its corresponding density can be found in the City of Madison Comprehensive Plan ~~Volume II, Chapter 2 of the City's Comprehensive Plan,~~ at this link:

https://imaginemadisonwi.com/sites/imaginemadisonwi.com/files/document/pdf/180501%20Comprehensive%20Plan%20-%20Full.pdf

~~http://www.cityofmadison.com/planning/ComprehensivePlan/dplan/v2/chapter2/v2c2.pdf~~

TID #46 is a mixed-use TID, as defined by State Statute.

Less than 35% of the area in the TID boundary is used for retail business.

## EXPECTATIONS FOR DEVELOPMENT

The expectations for development in TID #46 have been developed from and predicated on the Comprehensive Plan for the City of Madison and the Downtown Plan, as adopted by the Common Council.

**Potential Areas for Development**

The Potential Areas for Development include the currently undeveloped parcels of land within the TID. The development on these sites is described in further detail in this project plan.

**Annual Value Increment Estimates**

**Definition of Value Increment:** The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the "base value") from the TIF district's increased value as a result of new development. Appreciation of the base value and the new development over the full 20-year life of the TIF district is also included in this estimate.

**Timeframe for Development:** For the purposes of this project plan's economic expectations, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district's life. Per City TIF Policy, if there is no value growth as a result of new development activity within 10 years after the creation of the TID, the TID shall be dissolved upon receipt of sufficient increment to recover project costs. It is the City's practice to anticipate development, repayment of costs and closure of the district within a shorter timeframe than the full 20-year period allowed by TIF Law. TID expenditures may be made for a period of 15 years from the date of TID creation. On average, a City TIF district is closed within about 12 years. To the extent that the District meets or exceeds economic expectations, it is then able to repay its project costs and return the value increment to the overlying taxing jurisdictions in a shorter period of time.

**Anticipated Development:** ~~The actual timing and value of new growth within the TID depends upon variables that are unpredictable at this time. The City estimates that if the remaining undeveloped sites in the UW Research Park are developed, they would be valued at approximately $15,000,000. This is based upon the estimated remaining land, the floor area ratios (FAR) allowed under the City of Madison's zoning code, the amount of new construction that would have taxable value (versus those parcels that are exempt), and existing average values in the already developed portions of the Research Park.~~

~~The total value of increment (including estimated TIF generators and appreciation of property value within the district) generated over the 20-year life of the district is estimated at approximately $36,300,000. This growth is estimated to generate approximately $6,900,000 of tax increment over the life of the district.~~

The Illumina project will generate an estimated $27 million of new incremental value in TID #46. Including the Illumina development, the total value increment generated from the amendment area over the remaining life of TID #46 is estimated to be $38 million. This growth is estimated to generate approximately $9.5 million of tax increments over the remaining life of the TID. ~~The combined total estimated incremental value from the original project plan and the first amendment to TID #46 at the end of the TID's 20 year life is estimated to be $74 million, which will generate a total of $16.4 million of tax increments~~.

The Exact Sciences Phase 1 project that was approved following the First Project Plan and Boundary Amendment to TID #46 will generate approximately $27 million of new incremental value in TID #46. This growth is estimated to generate approximately $8.9 million of tax increments over the remaining life of the TID. The University Research Park (Exact Sciences Phase 2) project is estimated to generate approximately $40.7 million of new incremental value in TID #46. This growth is estimated to generate $11.1 million of tax increments over the remaining life of the TID.

The Exact Sciences Phase 3 project will generate an estimated $39.4 million of new incremental value in TID #46. This growth is estimated to generate approximately $10.7 million of tax increments over the remaining life of TID #46. The combined total estimated incremental value that will be generated from these four projects, and the estimated appreciation of these projects over time, described in this Second Project Plan Amendment to TID #46 at the end of the TID's 20-year life is estimated to be $179 million, which will generate a total of $40 million of tax increments.

The Third Project Plan Amendment and Second Boundary Amendment (2021) anticipates several new developments. Since the previously adopted project plan and boundary amendments have been approved, multiple new projects have been either constructed and come onto the tax rolls, developed, or been approved for development in the near future. Specifically:

- The proposed redevelopment of the former Westgate Mall into a mix of affordable and market rate housing is estimated to generate $30 million of additional incremental value in TID 46. The Third Project Plan Amendment and Second Boundary Amendment (2021) are proposed in part to incorporate the Westgate project into TID 46, and to provide TIF assistance to this project.

- As of Jan 1, 2021, TID 46 has generated $240 million of incremental value. Based upon conservative market assumptions, TID 46 is estimated to generate $444 million of incremental value by its closure in 2035.

The Fourth Project Plan Amendment and Third Boundary Amendment anticipates a new project, a 110-unit market rate apartment project proposed at 6101 W. Mineral Point Road, roughly estimated to generate an additional $22 million of incremental value in the first phase, and a second phase of 110 units of potential 4% LIHTC affordable housing estimated to generate an additional $13,200,000 of incremental value.

As of January 1, 2024, TID 46 has approximately $7.1 million of excess tax increment. The Fourth Project Plan Amendment proposes to add an additional $16.5 million of new project costs.

The current assessed value of TID 46 is approximately $827 million. Reducing this figure by the TID 46's $320,906,300 base value yields an incremental value of $506 million. Adding the estimated $35.2 million of incremental value created by new TIF generators noted above, the total estimated incremental value is approximately $541 million.

Using the current 2025 TIF mill rate, the district is projected to generate approximately $9.8 million per year. Based upon conservative market assumptions, TID 46 would recover the proposed $16.5 million of unrecovered project costs in approximately 3 years. **If TID 46 closes in 2028, the district will also return an incremental value of approximately $582 million to overlying tax jurisdictions.**

**Therefore,** the forecasted tax increment generation is sufficient to pay for the $16.5 million of additional cost.

The Fifth Project Plan Amendment does not anticipate any new projects. TID 46 currently has an estimated incremental value of $518,909,300. TID 46 is generating more than $10,000,000 of incremental revenue per year, based upon the 2026 mill rate. Based upon conservative market assumptions, TID 46 would recover the proposed $6,400,000 of additional expenditures in approximately two years. This would align with the 2025 project plan amendment, which estimated TID 46 would close in 2028.

The forecasted tax increment generation is sufficient to pay for the $6,400,000 of additional costs.

## METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES

Where the relocation of individuals and business operations would take place as a result of the City's acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

## LEGAL DESCRIPTION

~~Located in the Northeast, Northwest, Southwest and Southeast Quarters of the Northwest Quarter of Section 30 and in the Northeast, Northwest, Southwest and Southeast Quarters of the Northeast Quarter of Section 30, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:~~

~~Beginning at the northwest corner of Lot 1, Certified Survey Map Number 13757[3], also being the east right of way line of South Whitney Way;~~
~~thence easterly along the north line of said Lot 1, 611 feet, more or less, to a bend in said north line;~~
~~thence northeasterly along said north line, 170 feet, more or less, to the northeast corner of said Lot 1, also being the westerly right of way of Science Drive;~~
~~thence easterly 84 feet, more or less, to the easterly right of way of said Science Drive, also being the northwest corner of Lot 4, University Research Park University of Wisconsin Madison[4];~~

[3] Certified Survey Map Number 13757, recorded in Volume 91 of Certified Survey Maps, on pages 17-23, as Document Number 5083996, Dane County Registry.
[4] University Research Park University of Wisconsin Madison, recorded in Volume 55 of Plats, on page 8, as Document Number 1859477, Dane County Registry.

~~thence southerly along said easterly right of way, 984 feet, more or less, to the easterly extension of the south line of Warranty Deed[5], also being the easterly extension of the north line of Warranty Deed[6];~~
~~thence westerly along said easterly extensions, also along said south line, also along said north line, 442 feet, more or less, to the southwest corner of said Warranty Deed[3], also to the northwest corner of said Warranty Deed[4], also to the east line of Warranty Deed[7];~~
~~thence northeasterly along said east line and along the west line of said Warranty Deed[3] for the next (2) courses, 109 feet, more or less;~~
~~(1) thence northwesterly, 118 feet, more or less;~~
~~(2) thence northeasterly, 144 feet, more or less, to the northwest corner of said Warranty Deed[3], to the northeast corner of said Warranty Deed[5], and to the south line of aforementioned Lot 1;~~
~~thence southwesterly along said south line, 256 feet, more or less, to the southern most corner of said Lot 1;~~
~~thence northwesterly along said south line, 211 feet, more or less, to a bend in said south line;~~
~~thence northwesterly along said south line, 310 feet, more or less, to the southwest corner of said Lot 1 and to the aforementioned east right of way of South Whitney Way;~~
~~thence southerly along said east right of way, 1575 feet, more or less, to the south right of way of Tokay Boulevard;~~
~~thence westerly along said south right of way, 1871 feet, more or less, to the southerly extension of the west line of Warranty Deed[8], also to the southerly extension of the east line of Warranty Deed[9];~~
~~thence northerly along said southerly extensions, and along said east and west lines for the next (2) courses, 485 feet, more or less;~~
~~(1) thence northwesterly, 68 feet, more or less;~~
~~(2) thence northerly, 300 feet, more or less, to the south right of way of Research Park Boulevard;~~
~~thence continuing along the northerly extension of the west line of said Warranty Deed, 78 feet, more or less, to the north right of way of said Research Park Boulevard;~~
~~thence easterly and northeasterly along said north right of way, 1459 feet, more or less, to the west right of way of Charmany Drive;~~
~~thence northerly along said west right of way, 755 feet, more or less, to the northeast corner of Warranty Deed[10];~~
~~thence westerly along the north line of said Warranty Deed[8], 195.6 feet, more or less;~~
~~thence northwesterly along said north line, 93.7 feet, more or less to the northwest corner of said Warranty Deed[8], also to the east line of Warranty Deed[11];~~
~~thence northerly along said east line, 44.1 feet, more or less, to the northeast corner of said Warranty Deed;~~
~~thence northwesterly along the north line of said Warranty Deed, 119.8 feet, more or less to a bend point in said line;~~
~~thence northwesterly along said north line, 163.3 feet, more or less, to a bend point in said line;~~
~~thence westerly along said north line, 78.2 feet, more or less, to the east right of way of South Rosa Road;~~
~~thence southerly and southwesterly along said east right of way, 1160 feet, more or less to the southeasterly extension of the southwesterly right of way of Woodford Drive;~~
~~thence northwesterly along said southeasterly extension, along said southwesterly right of way, and along the westerly right of way of said Woodford Drive, 1869 feet, more or less, to the south right of way of Mineral Point Road;~~
~~thence northerly at perpendicular measure to the northerly right of way of said Mineral Point Road, 120 feet, more or less, to said north right of way;~~
~~thence easterly along said north right of way, 1038 feet, more or less;~~
~~thence southerly at perpendicular measure to the aforementioned south right of way of Mineral Point Road, 120 feet, more or less, to the intersection of the east right of way of aforementioned South Rosa Road with said south right of way of Mineral Point Road;~~
~~thence southerly along said east right of way, 465 feet, more or less, to the north right of way of aforementioned Charmany Drive;~~
~~thence easterly along said north right of way line, 612 feet, more or less, to the southwest corner of Lot 1, Certified Survey Map Number 10343[12];~~
~~thence northeasterly along the west line of said Lot 1,135.5 feet, more or less, to a bend in said west line;~~
~~thence northerly along said west line, 357.6 feet to the northwest corner of said Lot 1;~~

[5] Warranty Deed, Document Number 3236339, Dane County Registry.
[6] Warranty Deed, Document Number 3236340, Dane County Registry.
[7] Warranty Deed, Document Number 2560242, Dane County Registry.
[8] Warranty Deed, Document Number 3343552, Dane County Registry.
[9] Warranty Deed, Document Number 2719623, Dane County Registry.
[10] Warranty Deed, Document Number 3236341, Dane County Registry.
[11] Warranty Deed, Document Number 3005615, Dane County Registry.
[12] Certified Survey Map Number 10343, recorded in Volume 61 of Certified Survey Maps, on pages 32-35, as Document Number 3461981, Dane County Registry.

thence continuing northerly along the northerly extension of said west line, 140 feet, more or less, to the aforementioned north right of way of Mineral Point Road;
thence easterly along said north right of way, 943 feet, more or less, to the easterly right of way of aforementioned South Whitney Way;
thence southeasterly along said easterly right of way, 892 feet, more or less, to the point of beginning.

## LEGAL DESCRIPTION (First Amendment – 2017)

A parcel of land located in the Northwest and Southwest Quarters of the Northwest Quarter of Section 30, Township 07 North, Range 09 East and in the Northeast, Southwest and Southeast Quarters of the Northeast Quarter and in the Northeast, Northwest and Southwest Quarters of the Southeast Quarter of Section 25, Township 07 North, Range 08 East, all in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

**Beginning** at the intersection of the east right of way of South Rosa Road and the southeasterly extension of the southwesterly right of way of Woodford Drive;
thence northwesterly, along said southeasterly extension, along said southwesterly right of way, and along the westerly right of way of said Woodford Drive, 1869 feet, more or less, to the south right of way of Mineral Point Road;
thence northerly, at perpendicular measure to the northerly right of way of said Mineral Point Road, 120 feet, more or less, to said north right of way;
thence westerly, along said north right of way, 565 feet, more or less, to the intersection with the northerly extension of the westerly line of CSM 14488;
thence southerly, along the said northerly extension, 120 feet, more or less, to the aforementioned south right of way of Mineral Point Road;
thence southerly, along the westerly line of CSM 14488, 399.91 feet, to a bend point in said westerly line;
thence westerly, along said westerly line, 321.77 feet, to a bend point in said westerly line;
thence southerly, along said westerly line, 529.95 feet, to a bend point in said westerly line;
thence westerly, along said westerly line, 660.10 feet, to a bend point in said westerly line;
thence southerly, along said westerly line, 851.33 feet, to a bend point in said westerly line;
thence southerly, along said westerly line, 560 feet, more or less, to the northeasterly line of Lot 11, 6300 Odana Office Park;
thence northwesterly, along said northeasterly line, 55.77 feet, to the northerly corner thereof;
thence southwesterly, along the northwesterly line of said Lot 11, 190 feet, to the northeasterly right of way of Odana Road;
thence southwesterly, 80 feet, more or less, to the southerly right of way of Odana Road, at the north corner of Lot 1, CSM 13737;
thence southwesterly, along the westerly line of said Lot, 212.07 feet, to a bend point in said westerly line;
thence southwesterly, along said westerly line, 91.45 feet, to the northerly right of way of the W. Beltline Highway;
thence westerly, along said northerly right of way, 980 feet, more or less, to the west line of the Southeast Quarter of said Section 25;
thence southerly, along said west line, 1300 feet, more or less, to the southwesterly right of way of Rayovac Drive;
thence easterly, southeasterly and southerly, along said southwesterly right of way and its southerly extension, 1790 feet, more or less, to the southerly right of way of Schroeder Road;
thence easterly, along said southerly right of way, 885 feet, more or less, to the southerly extension of the easterly right of way of Forward Drive;
thence northerly, along said southerly extension and easterly right of way and northerly extension of its centerline and the west line of Lot 1, CSM 2777, 2700 feet, more or less, to the southerly right of way of Odana Road;
thence easterly, along said southerly right of way, 600 feet, more or less, to the southwesterly extension of the southeasterly right of way of Research Park Boulevard;
thence northeasterly, along said southwesterly extension and southeasterly right of way, 1860 feet, more or less, to the intersection with the west line of Warranty Deed[13];
thence northerly, along the northerly extension of the west line of said Warranty Deed, 78 feet, more or less, to the north right of way of Research Park Boulevard;
thence northwesterly, along said north right of way, 55 feet, more or less, to the east right of way of South Rosa Road;
thence northerly, along said east right of way, 225 feet, more or less, to the **Point of Beginning**.

[13] Warranty Deed, Document Number 3343552, Dane County Registry.

Also,

Lots 43-44, and part of Lot 42, University Research Park, University of Wisconsin-Madison, Second Addition, more particularly described as follows:

**Beginning** at the intersection of the north right of way of Research Park Boulevard and the west right of way of Charmany Drive;
thence northerly, along said west right of way, 755 feet, more or less, to the northeast corner of Warranty Deed[14];
thence westerly, along the north line of said Warranty Deed, 195.6 feet, more or less;
thence northwesterly, along said north line, 93.7 feet, more or less to the northwest corner of said Warranty Deed, also to the east line of Warranty Deed[15];
thence northerly, along said east line, 44.1 feet, more or less, to the northeast corner of said Warranty Deed;
thence northwesterly, along the north line of said Warranty Deed, 119.8 feet, more or less to a bend point in said line;
thence northwesterly, along said north line, 163.3 feet, more or less, to a bend point in said line;
thence westerly, along said north line, 78.2 feet, more or less, to the east right of way of South Rosa Road;
thence southerly, along said east right of way, 685 feet, more or less, to the south line of said Lot 44;
thence southeasterly, along the said south line, 540.00 feet, to a bend point in said south line;
thence southeasterly, along said south line, 442.32 feet, to the west right of way of Charmany Drive and the **Point of Beginning**.

Also,

Lots 4-5, University Research Park, University of Wisconsin-Madison; Lot 30, University Research Park, University of Wisconsin-Madison, First Addition; Lot 1, CSM 5417; and that part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 30, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the southeast corner of Lot 1, CSM 5417, thence S 89 14' 52" West 313.5 ft. along the south line of said Lot 1 to the **Point of Beginning**; thence S 44° 16' 04" W, 46.66 feet; thence N 45° 43' 56" W, 46.63 feet to the south line of said Lot 1; thence N 89 14' 52" E, along the south line of said Lot 1, 65.97 ft. to the **Point of Beginning**.

A parcel of land located in the Southeast ¼ and the Southwest ¼ of the Northeast ¼; and the Northeast ¼, the Northwest ¼, the Southeast ¼, and the Southwest ¼ of the Southeast ¼; and the Southeast ¼ and the Southwest ¼ of the Southwest ¼ of Section 19; and the Northeast ¼, the Southeast ¼, and the Southwest ¼ of the Northwest ¼ of Section 20; and the Northwest ¼, the Northeast ¼, the Southeast ¼ and the Southwest ¼ of the Northeast ¼; and the Northwest ¼ of the Southeast ¼; and the Northeast ¼ and the Northwest ¼ of the Southwest ¼; and the Northwest ¼, the Northeast ¼, the Southeast ¼, and the Southwest ¼ of the Northwest ¼ of Section 30 all in Township 7 North, Range 8 East in the City of Madison, Dane County, Wisconsin and the Northeast ¼, the Southeast ¼, and the Southwest ¼ of the Southeast ¼; and the Southeast ¼ of the Southwest ¼ of Section 23; and the Northwest ¼, the Southeast ¼, and the Southwest ¼ of the Southwest ¼ of Section 24; and the Northeast ¼, the Southeast ¼ and the Southwest ¼ of the Northeast ¼; and the Northeast ¼, the Northwest ¼, the Southeast ¼, and the Southwest ¼ of the Southeast ¼; and the Northwest ¼, the Northeast ¼, and Southeast ¼ of the Northwest ¼ of Section 25; and the Northwest ¼ and the Northeast ¼ of the Northeast ¼; and the Northeast ¼ of the Northwest ¼ of Section 26 all in Township 7 North, Range 9 East in the City of Madison, Dane County, Wisconsin, more particularly described as follows:
Beginning at the intersection of west right of way of South High Point Road and the north right of way of Mineral Point Road, being the southernmost point of the east line of Lot 1 CSM No. 7406 recorded as Document No. 2587424, in Volume 38, Page 95;
Thence northerly along the west line of South High Point Road and the east line of said Lot 1 approximately 357 feet to westerly extension of the north line of Lot 1 of Westward Woods Replat, recorded as Document No. 1928272, in Volume 56-A1, Page 1;
Thence easterly along the north line of said Westward Woods Replat and westerly extension thereof and the north line of Westward Village, recorded as Document No. 1325321, in Volume 38, Page 38, approximately 1293 feet to the northeast corner of said Westward Village and Randolph Drive;

[14] Warranty Deed, Document Number 3236341, Dane County Registry.
[15] Warranty Deed, Document Number 3005615, Dane County Registry.

Thence northerly along the west right-of-way of Randolph Drive approximately 585 feet to the westerly extension of the north line of Lot 2 of Mineral Point Road Commercial Plat recorded as Document No. 1792278, in Volume 54 Plats, Page 13;
Thence easterly along the north line of said Lot 2 and the westerly extension thereof approximately 1293 feet to the northeast corner of said Lot 2;
Thence easterly approximately 80 feet to the northwest corner of Lot 3 of CSM No. 4263 recorded as Document No. 1814862, in Volume 18, Page 116;
Thence easterly along the north line of said Lot 3 approximately 405.98 feet to an angle point in the north line of said Lot 3;
Thence southeasterly along the north line of said Lot 3 approximately 239.69 feet to the northeast corner of said Lot 3;
Thence northerly along the west line of Lot 3 CSM No. 14705 recorded as Document No. 5386955 in Volume 102, Page 181 approximately 42.57 feet to the northwest corner of said Lot 3;
Thence northerly along the west line of Lot 4 of CSM No. 15378 recorded as Document No. 5575222 in Volume 110, Page 130, approximately 149.88 feet to a northwest corner of said Lot 4;
Thence northerly along the west line of Lot 1 CSM No. 15378 recorded as Document No. 5575222 V110 P130 approximately 14.22 feet to an angle point in the west line of said Lot 1;
Thence northerly along the west line of said Lot 1 approximately 45.12 feet to an angle point in the west line of said Lot 1;
Thence northerly along the west line of said Lot 1 approximately 473.57 feet to the northwest corner of said Lot 1 and the southerly right of way of Tree Lane;
Thence northerly along the extension of the west line of said Lot 1 approximately 87 feet to the north right of way of Tree Lane and the south line of Phase III Tamarack Trails recorded as Document No. 1489603 in Volume 45, Page 5;
Thence northeasterly along the north right of way of Tree Lane, the south line of Phase III Tamarack Trails and the south line of CSM No. 1585, recorded in Volume 6, Page 324 approximately 675 feet to
North Gammon Road;
Thence northerly along the west right-of-way of said North Gammon Road approximately 100 feet;
Thence northerly approximately 52.5 feet along a curve to the right being the west right-of-way of said North Gammon Road;
Thence northerly approximately 45 feet along a curve to the left being the west right-of-way of said North Gammon Rd.;
Thence northerly along the west right-of-way of said North Gammon Rd. approximately 589.96 feet to the northeast corner of said Lot 1 CSM No. 1585;
Thence easterly approximately 80 feet to the southwest corner of Lot 438 of Everglade Addition to Parkwood Hills recorded as Document No. 1395494 in Volume 41, Page 26
Thence easterly along the south line of Lots 438-431 of Everglade Addition to Parkwood Hills approximately 898.70 feet to the southeast corner of said Lot 431;
Thence southeasterly along the southwest right of way of Inner Drive approximately 454 feet to the northwest corner of Lot 58 of Shenandoah Addition to Parkwood Hills recorded as Document No. 1158359 in Volume 31, Page 29;
Thence southerly along the west line of Lots 58-55 Shenandoah Addition to Parkwood Hills approximately 377.45 feet to the southwest corner of said Lot 55;
Thence southerly along the west line of Lot 14, Lot 2 and Lot 1 of Parkwood Hills recorded as document No. 1138382in Volume 30, Page 20, approximately 760.52 feet to the southwest corner of said Lot 1;
Thence southerly along the west line of Parkwood West recorded as Document No. 1249407 in Volume 35, Page 46 approximately 1075.92 feet to the southwest corner of said Lot 2;
Thence easterly along the south line of said Lot 2 and the easterly extension thereof approximately 211 feet to the east right-of-way of Grand Canyon Drive;
Thence southerly along the east right-of-way of said Grand Canyon Drive approximately 150 feet;
Thence southerly approximately 165 feet to a point on the east right-of-way of Grand Canyon Drive and the west line of Lot 19 of First Addition to Park Towne recorded as Document No. 1258522 in Volume 36, Page 15;
Thence southeasterly along the east right-of-way of Grand Canyon Drive along a 184-foot radius curve to the left approximately 109.18 feet;
Thence southeasterly along the northeasterly right-of-way of said Grand Canyon Drive approximately 204.90 feet;
Thence easterly and southerly along the east right-of-way of Grand Canyon Drive as shown on Fourth Addition to Park Towne recorded as Document No. 1324360 in Volume 38, Page 31 being a 316-foot radius curve to the right approximately 251 feet;
Thence southerly along the east right-of-way of said Grand Canyon Drive approximately 539.55 feet;
Thence southerly and easterly approximately 23.5 feet along the east right-of-way of Grand Canyon Drive and the north right-of-way of Normandy Lane as shown on said Fourth Addition to Park Towne being a 15-foot radius curve to the left;
Thence easterly along the north right-of-way of said Normandy Lane approximately 225 feet to the southwest corner of Lot 115 Tenth Addition to Park Towne recorded as Document No. 1649154 in Volume 52, Page 11;
Thence easterly along the north right of way of Normandy Lane approximately 187.00 feet to a point of curvature of the right of way of Normandy Lane;

Thence southerly approximately 66.00 feet to a point of curvature of the south right of way of Normandy Lane;
Thence easterly approximately 33.00 along the south right of way of Normandy Lane being a 150-foot radius curve to the right to the northeast corner of Lot 2 of CSM No. 12279 recorded as Document No. 4364993 in Volume 76, Page 85;
Thence southerly along the east line of said Lot 2 approximately 172.56 feet to an angle point in the east line of said Lot 2;
Thence southeasterly along the northeast line of Lot 2 AND Lot 3 of said CSM No. 12279 approximately 390.10 feet to an angle point in the northeast line of said Lot 3;
Thence easterly along the northeast line of said Lot 3 approximately 48.50 feet to the southeast corner of said Lot 3 and the west right of way of South Yellowstone Drive;
Thence southeasterly approximately 90 feet to the northwest corner of Lot 144 Tenth Addition to Park Towne recorded as Document No. 1649154 in Volume 52, Page 11, being on the east right of way of South Yellowstone Drive;
Thence southerly along the east right-of-way of said South Yellowstone Drive being a 367-foot radius curve to the left approximately 69.30 feet;
Thence southerly along the east right-of-way of said South Yellowstone Drive approximately 78.04 feet to the southwest corner of said Lot 144;
Thence easterly along the south line of said Lot 144 approximately 200.00 feet to the southeast corner of said Lot 144;
Thence southerly along the east line of Lot 77 Seventh Addition to Park Towne recorded as Document No. 1539701 in Volume 47, Page 25, approximately 200.00 feet to the southeast corner of said Lot 77;
Thence southerly approximately 80 feet to the northeast corner of Lot 1 CSM No. 1232 recorded as Document No. 1374368 in Volume 5, Page 142;
Thence southerly along the east line of said Lot 1 approximately 492.36 feet to the southeast corner of said Lot 1 being on the north right-of-way of USH 12 & 14;
Thence easterly along the north right-of-way of USH 12 & 14 approximately 86.44 feet to an angle point in the north right-of-way of USH 12 & 14;
Thence southerly along the north right-of-way of USH 12 & 14 approximately 28.28 to an angle point in the north right-of-way of USH 12 & 14;
Thence southeasterly approximately 475.54 feet along the north right-of-way of USH 12 & 14 being a 5854.58-foot radius curve to the right to the southwest corner of Lot 1 CSM No. 1578 recorded as Document No. 1414996in Volume 6, Page 317;
Thence continuing southeasterly along the north right-of-way of USH 12 & 14 being a 5854.58-foot radius curve to the right being a 5854.58-foot radius curve to the right approximately 125.00 feet to the southeast corner of said Lot 1;
Thence northeasterly along the east line of said Lot 1 approximately 91.52 feet to an angle point in the east line of said Lot 1;
Thence northeasterly along the east line of said Lot 1 approximately 212.19 feet to the northeast corner of said Lot 1 and the southwest right of way of Odana Road;
Thence northeasterly approximately 80 feet to the southeast corner of Lot 10 6300 Odana Office Park recorded as Document No. 1324361 in Volume 38, Page 32;
Thence northeasterly along the southeast line of said Lot 10 approximately 190 feet to the northeast corner of said Lot 10;
Thence southeasterly along the northeast line of Lot 11 of 6300 Odana Office Park approximately 55.77 feet to the east corner of said Lot 11;
Thence northerly along the east line of said 6300 Odana Office Park approximately 560.87 feet to southeast corner of Lot 130 of Tenth Addition to Park Towne recorded as Document No. 1649154 in Volume 52, Page 11;
Thence northerly along the east line of said Tenth Addition to Park Towne approximately 551.64 feet to northeast corner of Lot 129 of said Tenth Addition to Park Towne and the southeast corner of Lot 2 of CSM No. 1616 recorded as Document No. 1420305 in Volume 6, Page 372;
Thence northerly along the easterly line of said Lot 2 approximately 300.00 feet;
Thence easterly along the southerly line of said Lot 2 approximately 660.09 feet;
Thence northerly along the easterly line of said Lot 2 approximately 529.97 feet to the southwest corner of Lot 1 of CSM No. 4896 recorded as Document No. 1926526 in Volume 21, Page 342;
Thence easterly along the south line of said Lot 1 approximately 320.00 feet;
Thence northerly along the east line of said Lot 1 and the northerly extension thereof approximately 520.00 feet to the north right of way of Mineral Point Road and the south line of Lot 1 of CSM No. 15510 recorded as Document No. 5644925 in Volume 112, Page 31;
Thence westerly along the south line of said Lot 1 approximately 202 feet to the southwest corner of said Lot 1;
Thence northerly along the west line of said Lot 1 approximately 37.00 feet to an angle point in the west line of said Lot 1;
Thence northeasterly along the west line of said Lot 1 approximately 72.52 feet to an angle point in the west line of said Lot 1;
Thence northeasterly along the west line of said Lot 1 approximately 31.41 feet to an angle point in the west line of said Lot 1;
Thence northerly along the west line of said Lot 1 approximately 51.28 feet to an angle point in the west line of said Lot 1;
Thence northerly along the west line of said Lot 1 approximately 486.83 feet to the northwest corner of said Lot 1;

Thence easterly along the north line of said Lot 1 approximately 500.88 feet to an angle point in the north line of said Lot 1;
Thence easterly along the north line of said Lot 1 approximately 581.36 feet to an angle point in the north line of said Lot 1;
Thence northerly along the north line of said Lot 1 approximately 140.00 feet to the south right of way of Driftwood Avenue;
Thence northwesterly approximately 61 feet to the southwest corner of Lot 42 First Addition to Faircrest recorded as Document No. 981872 in Volume 22, Page 38 lying on the north right-of-way of Driftwood Avenue;
Thence easterly along the north right-of-way of said Driftwood Avenue approximately 580.00 feet;
Thence easterly and northerly approximately 24 feet along the north right-of-way of said Driftwood Avenue and the west right-of-way of Rosa Road being a 15.11-foot radius curve to the left to a point on the west right-of-way of said Rosa Road;
Thence northerly along the west right-of-way of said Rosa Road approximately 294.13 feet;
Thence northerly approximately 73 feet to a point on the north right-of-way of South Hill Drive;
Thence northeasterly approximately 104 feet to a point on the north right-of-way of South Hill Drive and the south line of Lot 57 of Keith Anderson Third Addition To The University Highlands recorded as Document No. 1189045 in Volume 33, Page 17;
Thence northeasterly along the north right-of-way of said South Hill Drive approximately 325 feet;
Thence easterly along the north right-of-way of said South Hill Drive approximately 260.00 feet to the east line of said Keith Anderson Third Addition To The University Highlands;
Thence continuing easterly along the north right-of-way of South Hill Drive as shown on Keith Anderson First Addition To The University Highlands recorded as Document No. 1128059 in Volume 29, Page 27 approximately 527 feet;
Thence southeasterly along the north right-of-way of said South Hill Drive being a 298.28-foot radius curve to the right approximately 82.70 feet;
Thence southeasterly along the north right-of-way of said South Hill Drive approximately 29.60 feet;
Thence easterly along the north right-of-way of said South Hill Drive being a 266.88 feet curve to the left approximately 74.28 feet to the southwest corner of Lot 9, Block 38 of University Hill Farms Parkway Addition Recorded as Document No. 968407 in Volume 21, Page 56;
Thence southeasterly along the north right-of-way of South Hill Drive and the south line of said Lot 9 being a 544.69-foot radius curve to the right approximately 106.23 feet;
Thence southeasterly and northeasterly approximately 22 feet along the north right-of-way of said South Hill Drive and the west right-of-way of S. Kenosha Dr. (platted as W. Kenosha Dr. being a 15-foot radius curve to the left;
Thence northeasterly along the northwest right-of-way of said S. Kenosha Dr. (platted as W. Kenosha Dr.) approximately 477.58 feet;
Thence northerly along the northwest right-of-way of said S. Kenosha Dr. (platted as W. Kenosha Dr. being a 980-foot radius curve to the left approximately 269.96 feet;
Thence northerly along the west right-of-way of said S. Kenosha Dr. (platted as W. Kenosha Dr) approximately 508.21 feet to the south right of way of Regent Street;
Thence northerly approximately 94 feet to the southeast corner of Lot 8, Block 2, Washington Building Company's Replat Of Lots 8-9-10 & 11 Block 1. Merrill Crest recorded as Document No. 478164, Volume 6, Page 26 lying on the north right-of-way of Regent Street;
Thence easterly along the north right-of-way of said Regent St. approximately 197 feet to the southeast corner of a PARK as shown on said Washington Building Company's Replat Of Lots 8-9-10 & 11 Block 1. Merrill Crest;
Thence northerly along the east line of said PARK approximately 132 feet to the intersection of the east line of said PARK and the westerly extension of Lot 12, Block 1, Washington Building Company's Replat Of Lots 8-9-10 & 11 Block 1. Merrill Crest;
Thence easterly along the north line of Lot 12 and its said westerly extension and Lot 9 Block 1 Washington Building Company's Replat Of Lots 8-9-10 & 11 Block 1. Merrill Crest approximately 397 feet to the northeast corner of said Lot 9;
Thence southeasterly approximately 68 feet to a northwest corner of Lot 2 CSM No. 6768 recorded as Document No. 2364964, Volume 33, Page 328 lying on the east right of way of Merrill Crest Dr;
Thence northeasterly along a north line of said Lot 2 approximately 135.29 feet to an angle point in the northerly line of said Lot 2;
Thence northerly along the west line of said Lot 2 approximately 145.83 feet to the north line of said Lot 2;
Thence easterly along the north line of said Lot 2 approximately 256.78 feet to the northeast corner of said Lot 2 and the westerly right of way Whitney Way;
Thence northeasterly approximately 140 feet to a point on the north right-of-way of Door Drive as shown on University Hill Farms-North Hill Addition recorded as Document No. 979616, Volume 22, Page 27;
Thence easterly along the north right-of-way of said Door Drive approximately 230.0 feet;
Thence northeasterly approximately 141 feet to a point on the northwest right-of-way of said Door Drive;
Thence northeasterly along the northwest right-of-way of said Door Drive approximately 453.15 feet;

Thence northeasterly and northerly along the northwest right-of-way of said Door Drive being a 180-foot radius curve to the left approximately 237 feet;
Thence northerly along the west right-of-way of said Door Drive approximately 69.15 feet;
Thence northerly and northwesterly along the west right-of-way of said Door Dr. and the southwest right-of-way of Buffalo Trail as shown on said University Hill Farms-North Hill Addition being a 15-foot radius curve to the left approximately 16 feet to a point on the southwest right-of-way of said Buffalo Trail;
Thence northwesterly approximately 80 feet to the west corner of Lot 12 University Hill Farms-Seed Farm Addition recorded as Document No. 1793720, Volume 54, Page 14 lying on the northeast right-of-way of Buffalo Trail as shown on said University Hill Farms-Seed Farm Addition;
Thence southeasterly along the north right-of-way of said Buffalo Trail approximately 181.14 feet to the southwest corner of Lot 14 University Hill Farms-Seed Farm Addition;
Thence southeasterly and easterly along the north right-of-way of said Buffalo Trail being a 340-foot radius curve to the left approximately 166.06 feet;
Thence easterly along the north right-of-way of said Buffalo Trail approximately 21.33 feet;
Thence easterly and northerly along the north right-of-way of said Buffalo Trail and the west right-of-way of Eau Claire Avenue as shown on said University Hill Farms-Seed Farm Addition being a 15-foot radius curve to the left approximately 23.56 feet;
Thence northerly along the west right-of-way of said Eau Claire Avenue approximately 267.72 feet;
Thence northerly along the west right-of-way of said Eau Claire Avenue being a 1920-foot radius curve to the left approximately 182 feet to the intersection of the west right-of-way of said Eau Claire Avenue and the westerly extension of the north line of Lot 1, Block 29 of University Hill Farms-Park Addition recorded as Document No. 952723, Volume 21, Page 3;
Thence northeasterly along the north line of said Lot 1 and the westerly extension thereof approximately 290 feet to an angle point in the north line of said Lot 1;

Thence southeasterly along the north line of Lots 1 and 2, block 29 of University Hill Farms-Park Addition approximately 1111.65 feet to an angle point in the north line of said Lot 2;
Thence northeasterly along the north line of said Lot 2 approximately 700.00 feet to the northeast corner of said Lot 2 lying on the southwest right-of-way of Segoe Road;
Thence northeasterly on the extension of the north line of said Lot 2 approximately 120 feet to a point on the northeast right-of-way of said Segoe Road;
Thence southeasterly along the northeast right-of-way of said Segoe Road approximately 213 feet;
Thence southwesterly along the extension of the south line of said Lot 2 approximately 120 feet to the southeast corner of said Lot 2 and the southwest right-of-way of Segoe Road;
Thence southwesterly along the south line of said Lot 2 approximately 929.4 feet to an angle point in the south line said Lot 2;
Thence southerly along an east line of said Lot 2 and the southerly extension thereof approximately 185 feet to the northeast corner of Lot 18, Block 21 of University Hill Farms-Regent Addition recorded as Document No. 942051, Volume 20, Page 22 lying on the south right-of-way of Regent Street;
Thence southeasterly along the south right-of-way of said Regent St. being a 1200 feet-radius curve to the left approximately 517.2 feet;
Thence southeasterly along the south right-of-way of said Regent St. approximately 615.5 feet to the northwest corner of Lot 20, Block 17 of University Hill Farms-Regent Addition;
Thence continuing southwesterly along the south right-of-way of Regent Street as shown on University Hill Farms – West Hill Addition recorded in Volume 20, Page 16 approximately 236.65 feet to an angle point in the north line of Lot 24, Block 18 of University Hill Farms – West Hill Addition;
Thence southwesterly along the south right-of-way of said Regent St. approximately 85.00 feet to the northwest corner of said Lot 24;
Thence southwesterly along the south right-of-way of Regent Street as shown on University Hill Farms Parkway Addition recorded as Document No. 968407 V21 P50-51 approximately 584.62 feet to an angle point in the north line of Lot 31, Block 18 of University Hill Farms Parkway Addition;
Thence southwesterly and westerly along the south right-of-way of said Regent St. being a 1480-foot radius curve to the right approximately 467.5 feet to an angle point in the north line of Lot 36, Block 18 of University Hill Farms Parkway Addition;
Thence westerly along the south right-of-way of said Regent St. approximately 653.00 feet to an angle point in the north line of Lot 5, Block 40 of University Hill Farms Parkway Addition;
Thence westerly along the south right-of-way of said Regent St. approximately 284.30 feet to the northeast corner of Lot 1, Block 40 of University Hill Farms Parkway Addition;
Thence southerly along the east line of said Lot 1 approximately 109.00 feet to the southeast corner of said Lot 1;

Thence westerly along the south line of said Lot 1 approximately 132.6 feet to the southwest corner of said Lot 1 lying on the east right-of-way of S. Kenosha Dr. (platted as E. Kenosha Drive);
Thence southerly along the east right-of-way of said S. Kenosha Dr. (platted as E. Kenosha Drive) approximately 525 feet to an angle point in the west line of Lot 29, Block 39 of University Hill Farms Parkway Addition;
Thence southwesterly approximately 369 feet along the east right-of-way of said S. Kenosha Dr. (platted as E. Kenosha Drive) being a 1000-foot radius curve to the right to an angle point in the west line of Lot 23, Block 39 of University Hill Farms Parkway Addition;
Thence southwesterly along the east right-of-way of S. Kenosha Dr. (platted as E. Kenosha Drive) approximately 336.06 feet to a southwest corner of Lot 20, Block 39 of University Hill Farms Parkway;
Thence southeasterly along the east right-of-way of E. Kenosha Drive and the northeast right-of-way of South Hill Drive as shown on said University Hill Farms Parkway Addition being a 15-foot radius curve to the left approximately 21 feet to a south corner of said Lot 20;
Thence southeasterly along the northeast right-of-way of said South Hill Dr. approximately 300 feet to a south corner of Lot 12, Block 19 of University Hill Farms Parkway Addition;
Thence southwesterly perpendicular to the northeast right-of-way of said South Hill Dr. approximately 60 feet to a north corner of Outlot 1 University Hill Farms Gugel Addition recorded as Document No. 1425222 in Volume 42, Page 26 lying on the south right-of-way of South Hill Drive;
Thence southwesterly along the southwest right-of-way of said South Hill Drive and the southeast right-of-way of Whitney Way being a 15-foot radius curve to the left approximately 23.5 feet to a north corner of said Outlot 1;
Thence southwesterly along the southeast right-of-way of said Whitney Way approximately 142.67 feet to an angle point in the northwest line of said Outlot 1;
Thence southerly along the southeast right-of-way of said Whitney Way being a 790-foot radius curve to the left approximately 532.35 feet to an angle point in the west line of said Outlot 1;
Thence southerly along the east right-of-way of said Whitney Way approximately 329.11 feet to a southwest corner of said Outlot 1;
Thence southerly along an extension of the east right-of-way of said Whitney Way approximately 167 feet to a northwest corner of Lot 8 of University Research Park University Of Wisconsin-Madison First Addition recorded in Volume 56-54A Plats, Page 153;
Thence southerly along the east right-of-way of Whitney Way approximately 312.52 feet to a point of curvature of the west line of said Lot 8;
Thence southerly approximately 430.12 feet along the east right-of-way of said Whitney Way being a 1560-foot radius curve to the right to the southwest corner of Lot 11 University Research Park University Of Wisconsin-Madison First Addition;
Thence easterly along the south line of Lots 11 AND 10 University Research Park University Of Wisconsin-Madison First Addition approximately 611.18 feet to an angle point in south line of said Lot 10;
Thence northeasterly along the south line of said Lot 10 approximately 170.00 feet to the southeast corner of said Lot 10;
Thence easterly approximately 83 feet to the northwest corner of Lot 4 University Research Park University Of Wisconsin Madison recorded in Volume 55 Plats, Page 8;
Thence easterly along the north line of said Lot 4 approximately 642.90 feet to the northeast corner of said Lot 4;
Thence southerly along the east line of Lots 3-5 University Research Park University of Wisconsin Madison approximately 564.00 feet to the southeast corner of said Lot 4;
Thence continuing southerly along the east line of Lot 1 of CSM No. 14651 recorded as Document No. 5370453 in Volume 101, Page 295 approximately 945.53 feet to the southeast corner of said Lot 1;
Thence westerly along the south line of said Lot 1 approximately 428.38 feet to an angle point in the south line of said Lot 1;
Thence northwesterly along the south line of said Lot 1 approximately 255.46 feet to the southwest corner of said Lot 1 lying on the east right-of-way of Science Drive;
Thence northeasterly approximately 298.92 feet along the west line of said Lot 1 being a 458.20-foot radius curve to the left to an angle point in the west line of said Lot 1;
Thence easterly along the west line of said Lot 1 approximately 6.03 feet to an angle point in the west line of said Lot 1;
Thence northerly approximately 106.84 feet along the west line of said Lot 1 being a 890.00-foot radius curve to the left to a west corner of said Lot 1;
Thence westerly approximately 82 feet to the southeast corner of a parcel described in Warranty Deeds recorded as Document No. 3236339;
Thence westerly along the south line of said parcel approximately 361.63 feet to the southwest corner of said parcel;
Thence northeasterly along the west line of said parcel approximately 108.75 feet to an angle point in the west line of said parcel;
Thence northwesterly along the west line of said parcel approximately 118.00 feet to an angle point in the west line of said parcel;
Thence northeasterly along the west line of said parcel approximately 145.00 feet to the northwest corner of said parcel;

Thence southwesterly along the south line of Lot 1 CSM No. 13757 recorded as Document No. 5083996 in Volume 91, Page 17 approximately 256 feet to an angle point in the south line of said Lot 1;
Thence northwesterly along the south line of said Lot 1 approximately 103.45 feet to an angle point in the south line of said Lot 1;
Thence northwesterly along the south line of said Lot 1 approximately 107.44 feet to an angle point in the south line of said Lot 1;
Thence northwesterly along the south line of said Lot 1 approximately 309.94 feet to the southwest corner of said Lot 1 lying on the east right-of-way of South Whitney Way;
Thence southerly along the east right-of-way of South Whitney Way as shown on University Research Park University of Wisconsin-Madison First Addition recorded in Volume 56-54A Plats, Page 153 being a 1560.00-foot radius curve to the right approximately 290.98 feet to an angle point in the west line of said Lot 20 University Research Park University of Wisconsin-Madison First Addition;
Thence southwesterly along the east right-of-way of said Whitney Way approximately 4.80 feet to an angle point in the west line of said Lot 20;
Thence southwesterly along the east right-of-way of said Whitney Way being a 1195.63-foot radius curve to the left approximately 579.68 feet to an angle point in the west line of Lot 21 University Research Park University of Wisconsin-Madison First Addition;
Thence southerly along the east right-of-way of said Whitney Way approximately 574.68 feet to a southwest corner of Lot 22 University Research Park University Of Wisconsin-Madison First Addition;
Thence southeasterly along the east right-of-way of said Whitney Way and the north right-of-way of Tokay Boulevard as shown on said University Research Park University Of Wisconsin-Madison First Addition being a 25-foot radius curve to the left approximately 41.02 feet to a southwest corner of said Lot 22;
Thence easterly along the north right-of-way of said Tokay Blvd. approximately 590 feet to the intersection of the north right-of-way of said Tokay Blvd. and the northerly extension of the east line of Lot 4 Westgate Redevelopment Plat recorded as Document No. 5699823 in Volume 61-042A of PLATS, Page 236;
Thence southerly along the east line of Lots 4-6 Westgate Redevelopment Plat and the northerly extension thereof approximately 815 feet to the southeast corner of said Lot 6;
Thence westerly along the south line of said Lot 6 approximately 226.00 feet to the southwest corner of said Lot 6;
Thence northerly along the west line of said Lot 6 approximately 70.00 feet to the southeast corner of Lot 2 of Westgate Redevelopment Plat;
Thence westerly along the south line of said Lot 2 approximately 282.38 feet to an angle point in the south line of said Lot 2;
Thence westerly along the south line of said Lot 2 approximately 73.82 feet to an angle point in the south line of said Lot 2;
Thence northwesterly along the south line of said Lot 2 approximately 28.50 feet to an angle point in the south line of said Lot 2;
Thence southwesterly approximately 121 feet to the southeast corner of Lot 3 Tokay Place recorded as Document No. 2413099 in Volume 56-143B Plats, Page 424 lying on the west right-of-way of South Whitney Way;
Thence northerly along the west right-of-way of said South Whitney Way approximately 429.08 feet to the southeast corner of Lot 6 of Tokay Place;
Thence westerly along the south line of said Lot 6 approximately 305.00 feet to the southwest corner of said Lot 6;
Thence northerly along the west line of said Lot 6 approximately 215.00 feet to the northwest corner of said Lot 6 lying on the south right-of-way of Tokay Boulevard as shown on said Tokay Place;
Thence westerly along the south right-of-way of Tokay Boulevard approximately 1377 feet to a northwest corner of Lot 1 CSM No. 11184 recorded as Document No. 3971262 in Volume 67, Page 219;
Thence northwesterly approximately 94 feet to the southwest corner of the parcel described in Warranty Deed recorded as Document No. 3343552;
Thence northerly along the west line of said parcel approximately 403.83 feet to an angle point in the west line of said parcel;
Thence northwesterly along the west line of said parcel approximately 68.48 feet to an angle point in the west line of said parcel and the west line of Lot 49 University Research Park University of Wisconsin-Madison Second Addition recorded in Volume 57-039B Plats, Page 148;
Thence northerly along the west line of said Lot 49 approximately 300.00 feet to the northwest corner of said Lot 49 lying on the south right-of-way of Research Park Boulevard as shown on said University Research Park University of Wisconsin-Madison Second Addition;
Thence southwesterly approximately 374.91 feet along the south right-of-way of said Research Park Boulevard being a 440.04-foot radius curve to the left to an angle point in the north line of Lot 48 University Research Park University of Wisconsin-Madison Second Addition;
Thence southwesterly along the south right-of-way of said Research Park Blvd. approximately 121.99 feet;

Thence southwesterly approximately 339.32 feet along the south right-of-way of said Research Park Boulevard being a 3000.00-foot radius curve to the left;
Thence southwesterly along the south right-of-way of said Research Park Blvd. approximately 252.08 feet to a point of curvature on the north line of Lot 1 CSM No. 5551 recorded as Document No. 2084410 in Volume 25, Page 205;
Thence southwesterly approximately 515 feet along the south right-of-way of Research Park Boulevard as shown on said CSM No. 5551 being a 740-foot radius curve to the left to a west corner of said Lot 1;
Thence southwesterly along the southeast right-of-way of said Research Park Blvd. approximately 157.77 feet to a point of curvature of said Lot 1;
Thence southeasterly along the east right-of-way of said Research Park Boulevard and the northerly right-of-way of Odana Road as shown on said CSM No. 5551 being a 25-foot radius curve to the left approximately 39.01 feet to an angle point in the south line of said Lot 1;
Thence southeasterly approximately 22.78 feet along the northerly right-of-way of Odana Road as shown on said CSM No. 5551 being a 761.20-foot radius curve to the left to an angle point in the south line of said Lot 1;
Thence southerly approximately 94 feet to the northeast corner of Lot 3 CSM No. 2777 recorded as Document No. 1566060 in Volume 11, Page 83 lying on the south right-of-way of Odana Road as shown on said CSM No. 2777 recorded as Document No. 1566060 in Volume 11, Page 83;
Thence northeasterly along the south right-of-way of Odana Road being a 683.20-foot curve to the left approximately 353.48 feet to an angle point on the north line of Lot 1 of CSM No. 2777;
Thence westerly along the south right-of-way of said Odana Rd. approximately 324.33 feet to the northwest corner of said Lot 1;
Thence southerly along the west line of said Lot 1 and the southerly extension thereof approximately 512 feet to the northerly right-of-way of Forward Drive;
Thence easterly and southerly along the easterly right-of-way of Forward Drive being a 60-foot radius curve to the right approximately 147 feet;
Thence westerly and southerly along the easterly right-of-way of Forward Drive being a 15-foot radius curve to the left approximately 13 feet;
Thence southerly along the east right-of-way of Forward Drive approximately 2025 feet to the south right-of-way of Schroeder Road as shown on said 2ND Add. To Green Tree Hills;
Thence westerly along the south right-of-way of said Schroeder Road approximately 880 feet to the southerly extension of the west right-of-way of Rayovac Drive as shown in said CSM No. 14642;
Thence northerly along the west right-of-way of said Rayovac Drive and southerly extension thereof approximately 358.5 feet to a point of curvature in the east line of said CSM No. 14642;
Thence northeasterly approximately 278.69 feet along the west right-of-way of said Rayovac Drive being a 701.78-foot radius curve to the right to an angle point in the east line of said CSM No. 14642;
Thence northeasterly along the west right-of-way of said Rayovac Drive approximately 56.97 feet to the northeast corner of Lot 2 of said CSM No. 14642;
Thence northeasterly along the west right-of-way of Rayovac Drive as shown on CSM No. 10804 recorded as Document No. 3754517 in Volume 64, Page 211 approximately 42.44 feet to a point of curvature in the east line of said CSM No. 10804;
Thence northerly and westerly along the west and south right-of-way of said Rayovac Drive being a 461.83-foot radius curve to the left approximately 912.75 feet to a north corner of said CSM No. 10804;
Thence westerly along the south right-of-way of said Rayovac Drive approximately 113.42 feet to the northwest corner of said CSM No. 10804;
Thence northerly along the west line of the SE 1/4 of Section 25 Town 7 North Range 8 East Dane County, Wisconsin also being along the east line of CSM No. 11515 and CSM No. 1613 approximately 1310 feet to the intersection of the said west line of the SE 1/4 and the south line of Lot 21 of the plat of the Second Addition to Park Towne recorded as Document No. 1288623 in Volume 37, Page 15;
Thence easterly along the south line of said Lot 21 approximately 36 feet to the southeast corner of said Lot 21;
Thence northerly along the east line of said Lot 21 of the Second Addition to Park Towne approximately 490.70 feet to the northeast corner of said Lot 21 lying on the south right-of-way of Odana Road;
Thence westerly along the south right-of-way of Odana Road being on the north line of said Lot 21 of the Second Addition to Park Towne approximately 122 feet to a point of curvature along the north line of said Lot 21;
Thence northwesterly along the south right-of-way of Odana Road being a 380-foot radius curve to the right approximately 287.4 feet to a point on the northeasterly line of Lot 1 CSM No. 2919 recorded as Document No. 1585041;
Thence northwesterly along the south right-of-way of Odana Road approximately 616 feet to a point of curvature on the northeasterly line of Lot 84 of the Ninth Addition to Park Towne recorded as Document No. 1599638 in Volume 50, Page 24;
Thence westerly along the south right-of-way of Odana Road being a 300-foot radius curve to the left approximately 227 feet to a point of tangency on the north line of Lot 89 of the said plat of Ninth Addition to Park Towne;

Thence northwesterly approximately 95 feet to the southwest corner of Lot 82 of the plat of Eighth Addition to Park Towne recorded as Document No. 1592831 in Volume 50, Page 7;
Thence northerly along the west line of said Lot 82 approximately 262.53 feet to the northwest corner of said Lot 82 lying on the south line of Lot 23 of the plat of Fourth Addition to Park Towne recorded as Document No. 1324360 in Volume 38, Page 31;
Thence westerly along the south line of said Lot 23 approximately 268.93 feet to the southwest corner of said Lot 23;
Thence northerly along the west line of Lots 23-27 of the said plat of the Fourth Addition to Park Towne approximately 646.54 feet to the southwest corner of CSM No. 13141 recorded as Document No. 4779111 in Volume 84, Page 191;
Thence northerly along the west line of said CSM No. 13141 approximately 493.26 feet to the northwest corner of Lot 1 of said CSM No. 13141 lying on the south right-of-way of Mineral Point Road;
Thence westerly along the south right-of-way of Mineral Point Road approximately 3160 feet to an angle point in the north line of Lot 1 of CSM No. 13705 recorded as Document No. 5066938;
Thence northerly along the said south right-of-way of Mineral Point Road also being along the said north line of Lot 1 of CSM No. 13705 approximately 12.93 feet to an angle point in the said north line of Lot 1;
Thence westerly along the south right-of-way of Mineral Point Road approximately 2059 feet to a northwest corner of Lot 5 Highpoint Commercial recorded as Document No. 1698014 in Volume 53, Page 22;
Thence westerly along the south right-of-way of Mineral Point Road extended approximately 179 feet to the most easterly corner on the north line of Lot 2 of CSM No. 7773 recorded as Document No. 2664823;
Thence northeasterly approximately 135 feet to a point on the southerly line of Lot 2 of CSM No. 7773 being on the north right-of-way of Mineral Point Road also being the **Point of Beginning.**

**EXCEPTING THEREFROM**

Lots 45, 46, and 47 of the plat of University Research Park University of Wisconsin-Madison Second Addition recorded as Document No. 2718052 V57-039B of Plats on Pages 146-150.

**ALSO EXCEPTING THEREFROM**

Lot 37 and a part of Lot 38 of the plat of University Research Park University of Wisconsin-Madison Second Addition recorded as Document No. 2718052 V57-039B of Plats on Pages 146-150 and adjacent right-of-way of Mineral Point Road described more particularly as follows:
Beginning at the southernmost point of the west line of Lot 37 of the said plat of University Research Park University Of Wisconsin-Madison Second Addition lying on the east right-of-way of Rosa Road;
Thence northwesterly along the east right-of-way of Rosa Road being a 635-foot radius curve to the left approximately 34.64 feet to a point of tangency on the said west line of Lot 37;
Thence northwesterly along the east right-of-way of Rosa Road approximately 141.78 feet to a point of curvature on the said west line of Lot 37;
Thence northerly along the east right-of-way of Rosa Road being a 448.04-foot radius curve to the right approximately 172.22 feet to a point of tangency on the said west line of Lot 37;
Thence northerly along the east right-of-way of Rosa Road approximately 74.41 feet to a point of curvature along the said west line of Lot 37;
Thence northeasterly along the east right-of-way of Rosa Road being a 25-foot radius curve to the right approximately 39.27 feet to a point of tangency on the north line of said Lot 37 also being on the south right-of-way of Mineral Point Road;
Thence northerly approximately 126 feet to a point of intersection of the north right-of-way of Mineral Point Road and the east right-of-way of Rosa Road;
Thence easterly along the north right-of-way of Mineral Point Road approximately 710 feet to the point of intersection of the northerly right-of-way line of Mineral Point Road and the northerly extension of the east line of said Lot 37;
Thence southerly along the east line of said Lot 37 and the southerly extension thereof approximately 357.56 feet to an angle point in the east line;
Thence southwesterly along the southeast line of property approximately 135.45 feet to a point on the northerly right-of-way of Charmany Drive;
Thence westerly along the northerly right-of-way of Charmany Drive being a 410-foot radius curve to the left approximately 385.69 feet to a point of tangency on the south line of said Lot 37;
Thence southwesterly along the said northerly right-of-way of Charmany Drive approximately 191.78 feet to a point of curvature on the said south line of said Lot 37;
Thence northwesterly along the north right-of-way of Charmany Drive being a 25-foot radius curve to the right approximately 36.99 feet to the **Point of Beginning**.

NOTE: All maps attached to this plan have been updated to reflect data as of 2021.

## LEGAL DESCRIPTION (2025 Amendment highlighted in green)

A parcel of land located in the Southeast ¼ and the Southwest ¼ of the Northeast ¼; and the Northeast ¼, the Northwest ¼, the Southeast ¼, and the Southwest ¼ of the Southeast ¼; and the Southeast ¼ and the Southwest ¼ of the Southwest ¼ of Section 19; and the Northeast ¼, the Southeast ¼, and the Southwest ¼ of the Northwest ¼ of Section 20; and the Northwest ¼, the Northeast ¼, the Southeast ¼ and the Southwest ¼ of the Northeast ¼; and the Northwest ¼ of the Southeast ¼; and the Northeast ¼ and the Northwest ¼ of the Southwest ¼; and the Northwest ¼, the Northeast ¼, the Southeast ¼, and the Southwest ¼ of the Northwest ¼ of Section 30 all in Township 7 North, Range 8 East in the City of Madison, Dane County, Wisconsin and the Northeast ¼, the Southeast ¼, and the Southwest ¼ of the Southeast ¼; and the Southeast ¼ of the Southwest ¼ of Section 23; and the Northwest ¼, the Southeast ¼, and the Southwest ¼ of the Southwest ¼ of Section 24; and the Northeast ¼, the Southeast ¼ and the Southwest ¼ of the Northeast ¼; and the Northeast ¼, the Northwest ¼, the Southeast ¼, and the Southwest ¼ of the Southeast ¼; and the Northwest ¼, the Northeast ¼, and Southeast ¼ of the Northwest ¼ of Section 25; and the Northwest ¼ and the Northeast ¼ of the Northeast ¼; and the Northeast ¼ of the Northwest ¼ of Section 26 all in Township 7 North, Range 9 East in the City of Madison, Dane County, Wisconsin, more particularly described as follows:
Beginning at the intersection of west right of way of South High Point Road and the north right of way of Mineral Point Road, being the southernmost point of the east line of Lot 1 CSM No. 7406 recorded as Document No. 2587424, in Volume 38, Page 95;
Thence northerly along the west line of South High Point Road and the east line of said Lot 1 approximately 357 feet to westerly extension of the north line of Lot 1 of Westward Woods Replat, recorded as Document No. 1928272, in Volume 56-A1, Page 1;
Thence easterly along the north line of said Westward Woods Replat and westerly extension thereof and the north line of Westward Village, recorded as Document No. 1325321, in Volume 38, Page 38, approximately 1293 feet to the northeast corner of said Westward Village and Randolph Drive;
Thence northerly along the west right-of-way of Randolph Drive approximately 585 feet to the westerly extension of the north line of Lot 2 of Mineral Point Road Commercial Plat recorded as Document No. 1792278, in Volume 54 Plats, Page 13;
Thence easterly along the north line of said Lot 2 and the westerly extension thereof approximately 1293 feet to the northeast corner of said Lot 2;
Thence easterly approximately 80 feet to the northwest corner of Lot 3 of CSM No. 4263 recorded as Document No. 1814862, in Volume 18, Page 116;
Thence easterly along the north line of said Lot 3 approximately 405.98 feet to an angle point in the north line of said Lot 3;
Thence southeasterly along the north line of said Lot 3 approximately 239.69 feet to the northeast corner of said Lot 3;
Thence northerly along the west line of Lot 3 CSM No. 14705 recorded as Document No. 5386955 in Volume 102, Page 181 approximately 42.57 feet to the northwest corner of said Lot 3;
Thence northerly along the west line of Lot 4 of CSM No. 15378 recorded as Document No. 5575222 in Volume 110, Page 130, approximately 149.88 feet to a northwest corner of said Lot 4;
Thence northerly along the west line of Lot 1 CSM No. 15378 recorded as Document No. 5575222 V110 P130 approximately 14.22 feet to an angle point in the west line of said Lot 1;
Thence northerly along the west line of said Lot 1 approximately 45.12 feet to an angle point in the west line of said Lot 1;
Thence northerly along the west line of said Lot 1 approximately 473.57 feet to the northwest corner of said Lot 1 and the southerly right of way of Tree Lane;
Thence northerly along the extension of the west line of said Lot 1 approximately 87 feet to the north right of way of Tree Lane and the south line of Phase-III Tamarack Trails recorded as Document No. 1489603 in Volume 45, Page 5;
Thence northeasterly along the north right of way of Tree Lane, the south line of Phase-III Tamarack Trails and the south line of CSM No. 1585, recorded in Volume 6, Page 324 approximately 675 feet to
North Gammon Road;
Thence northerly along the west right-of-way of said North Gammon Road approximately 100 feet;
Thence northerly approximately 52.5 feet along a curve to the right being the west right-of-way of said North Gammon Road;
Thence northerly approximately 45 feet along a curve to the left being the west right-of-way of said North Gammon Rd.;
Thence northerly along the west right-of-way of said North Gammon Rd. approximately 589.96 feet to the northeast corner of said Lot 1 CSM No. 1585;
Thence easterly approximately 80 feet to the southwest corner of Lot 438 of Everglade Addition to Parkwood Hills recorded as Document No. 1395494 in Volume 41, Page 26
Thence easterly along the south line of Lots 438-431 of Everglade Addition to Parkwood Hills approximately 898.70 feet to the southeast corner of said Lot 431;

Thence southeasterly along the southwest right of way of Inner Drive approximately 454 feet to the northwest corner of Lot 58 of Shenandoah Addition to Parkwood Hills recorded as Document No. 1158359 in Volume 31, Page 29;
Thence southerly along the west line of Lots 58-55 Shenandoah Addition to Parkwood Hills approximately 377.45 feet to the southwest corner of said Lot 55;
Thence southerly along the west line of Lot 14, Lot 2 and Lot 1 of Parkwood Hills recorded as document No. 1138382in Volume 30, Page 20, approximately 760.52 feet to the southwest corner of said Lot 1;
Thence southerly along the west line of Parkwood West recorded as Document No. 1249407 in Volume 35, Page 46 approximately 1075.92 feet to the southwest corner of said Lot 2;
Thence easterly along the south line of said Lot 2 and the easterly extension thereof approximately 211 feet to the east right-of-way of Grand Canyon Drive;
Thence southerly along the east right-of-way of said Grand Canyon Drive approximately 150 feet;
Thence southerly approximately 165 feet to a point on the east right-of-way of Grand Canyon Drive and the west line of Lot 19 of First Addition to Park Towne recorded as Document No. 1258522 in Volume 36, Page 15;
Thence southeasterly along the east right-of-way of Grand Canyon Drive along a 184-foot radius curve to the left approximately 109.18 feet;
Thence southeasterly along the northeasterly right-of-way of said Grand Canyon Drive approximately 204.90 feet;
Thence easterly and southerly along the east right-of-way of Grand Canyon Drive as shown on Fourth Addition to Park Towne recorded as Document No. 1324360 in Volume 38, Page 31 being a 316-foot radius curve to the right approximately 251 feet;
Thence southerly along the east right-of-way of said Grand Canyon Drive approximately 539.55 feet;
Thence southerly and easterly approximately 23.5 feet along the east right-of-way of Grand Canyon Drive and the north right-of-way of Normandy Lane as shown on said Fourth Addition to Park Towne being a 15-foot radius curve to the left;
Thence easterly along the north right-of-way of said Normandy Lane approximately 225 feet to the southwest corner of Lot 115 Tenth Addition to Park Towne recorded as Document No. 1649154 in Volume 52, Page 11;
Thence easterly along the north right of way of Normandy Lane approximately 187.00 feet to a point of curvature of the right of way of Normandy Lane;
Thence southerly approximately 66.00 feet to a point of curvature of the south right of way of Normandy Lane;
Thence easterly approximately 33.00 along the south right of way of Normandy Lane being a 150-foot radius curve to the right to the northeast corner of Lot 2 of CSM No. 12279 recorded as Document No. 4364993 in Volume 76, Page 85;
Thence southerly along the east line of said Lot 2 approximately 172.56 feet to an angle point in the east line of said Lot 2;
Thence southeasterly along the northeast line of Lot 2 AND Lot 3 of said CSM No. 12279 approximately 390.10 feet to an angle point in the northeast line of said Lot 3;
Thence easterly along the northeast line of said Lot 3 approximately 48.50 feet to the southeast corner of said Lot 3 and the west right of way of South Yellowstone Drive;
Thence southeasterly approximately 90 feet to the northwest corner of Lot 144 Tenth Addition to Park Towne recorded as Document No. 1649154 in Volume 52, Page 11, being on the east right of way of South Yellowstone Drive;
Thence southerly along the east right-of-way of said South Yellowstone Drive being a 367-foot radius curve to the left approximately 69.30 feet;
Thence southerly along the east right-of-way of said South Yellowstone Drive approximately 78.04 feet to the southwest corner of said Lot 144;
Thence easterly along the south line of said Lot 144 approximately 200.00 feet to the southeast corner of said Lot 144;
Thence southerly along the east line of Lot 77 Seventh Addition to Park Towne recorded as Document No. 1539701 in Volume 47, Page 25, approximately 200.00 feet to the southeast corner of said Lot 77;
Thence southerly approximately 80 feet to the northwest corner of Lot 1 CSM No. 1232 recorded as Document No. 1374368 in Volume 5, Page 142;
Thence southerly along the east line of said Lot 1 approximately 492.36 feet to the southeast corner of said Lot 1 being on the north right-of-way of USH 12 & 14;
Thence easterly along the north right-of-way of USH 12 & 14 approximately 86.44 feet to an angle point in the north right-of-way of USH 12 & 14;
Thence southerly along the north right-of-way of USH 12 & 14 approximately 28.28 to an angle point in the north right-of-way of USH 12 & 14;
Thence southeasterly approximately 475.54 feet along the north right-of-way of USH 12 & 14 being a 5854.58-foot radius curve to the right to the southwest corner of Lot 1 CSM No. 1578 recorded as Document No. 1414996in Volume 6, Page 317;
Thence continuing southeasterly along the north right-of-way of USH 12 & 14 being a 5854.58-foot radius curve to the right being a 5854.58-foot radius curve to the right approximately 125.00 feet to the southeast corner of said Lot 1;
Thence northeasterly along the east line of said Lot 1 approximately 91.52 feet to an angle point in the east line of said Lot 1;
Thence northeasterly along the east line of said Lot 1 approximately 212.19 feet to the northeast corner of said Lot 1 and the southwest right of way of Odana Road;

Thence northeasterly approximately 80 feet to the southeast corner of Lot 10 6300 Odana Office Park recorded as Document No. 1324361 in Volume 38, Page 32;
Thence northeasterly along the southeast line of said Lot 10 approximately 190 feet to the northeast corner of said Lot 10;
Thence southeasterly along the northeast line of Lot 11 of 6300 Odana Office Park approximately 55.77 feet to the east corner of said Lot 11;
Thence northerly along the east line of said 6300 Odana Office Park approximately 560.87 feet to southeast corner of Lot 130 of Tenth Addition to Park Towne recorded as Document No. 1649154 in Volume 52, Page 11;
Thence northerly along the east line of said Tenth Addition to Park Towne approximately 551.64 feet to northeast corner of Lot 129 of said Tenth Addition to Park Towne and the southeast corner of Lot 2 of CSM No. 1616 recorded as Document No. 1420305 in Volume 6, Page 372;
Thence northerly along the easterly line of said Lot 2 approximately 300.00 feet;
Thence easterly along the southerly line of said Lot 2 approximately 660.09 feet;
Thence northerly along the easterly line of said Lot 2 and westerly line of CSM No. 4896 recorded as Document No. 1926526 in Volume 21, Page 342 approximately 930.00 feet to the northwest corner of Lot 1 of CSM No. 4896;
Thence northerly along the extension of the westerly line of said Lot 1 of CSM No. 4896 approximately 120 feet to the north right of way of Mineral Point Road;
Thence easterly along the north right of way of Mineral Point Road approximately 115 feet to the Southwest corner of Lot 1 of CSM No. 15510 recorded as Document No. 5644925 in Volume 112, Page 31;
Thence northerly along the west line of said Lot 1 approximately 37.00 feet to an angle point in the west line of said Lot 1;
Thence northeasterly along the west line of said Lot 1 approximately 72.52 feet to an angle point in the west line of said Lot 1;
Thence northeasterly along the west line of said Lot 1 approximately 31.41 feet to an angle point in the west line of said Lot 1;
Thence northerly along the west line of said Lot 1 approximately 51.28 feet to an angle point in the west line of said Lot 1;
Thence northerly along the west line of said Lot 1 approximately 486.83 feet to the northwest corner of said Lot 1;
Thence easterly along the north line of said Lot 1 approximately 500.88 feet to an angle point in the north line of said Lot 1;
Thence easterly along the north line of said Lot 1 approximately 581.36 feet to an angle point in the north line of said Lot 1;
Thence northerly along the north line of said Lot 1 approximately 140.00 feet to the south right of way of Driftwood Avenue;
Thence northwesterly approximately 61 feet to the southwest corner of Lot 42 First Addition to Faircrest recorded as Document No. 981872 in Volume 22, Page 38 lying on the north right-of-way of Driftwood Avenue;
Thence easterly along the north right-of-way of said Driftwood Avenue approximately 580.00 feet;
Thence easterly and northerly approximately 24 feet along the north right-of-way of said Driftwood Avenue and the west right-of-way of Rosa Road being a 15.11-foot radius curve to the left to a point on the west right-of-way of said Rosa Road;
Thence northerly along the west right-of-way of said Rosa Road approximately 294.13 feet;
Thence northerly approximately 73 feet to a point on the north right-of-way of South Hill Drive;
Thence northeasterly approximately 104 feet to a point on the north right-of-way of South Hill Drive and the south line of Lot 57 of Keith Anderson Third Addition To The University Highlands recorded as Document No. 1189045 in Volume 33, Page 17;
Thence northeasterly along the north right-of-way of said South Hill Drive approximately 325 feet;
Thence easterly along the north right-of-way of said South Hill Drive approximately 260.00 feet to the east line of said Keith Anderson Third Addition To The University Highlands;
Thence continuing easterly along the north right-of-way of South Hill Drive as shown on Keith Anderson First Addition To The University Highlands recorded as Document No. 1128059 in Volume 29, Page 27 approximately 527 feet;
Thence southeasterly along the north right-of-way of said South Hill Drive being a 298.28-foot radius curve to the right approximately 82.70 feet;
Thence southeasterly along the north right-of-way of said South Hill Drive approximately 29.60 feet;
Thence easterly along the north right-of-way of said South Hill Drive being a 266.88 feet curve to the left approximately 74.28 feet to the southwest corner of Lot 9, Block 38 of University Hill Farms Parkway Addition Recorded as Document No. 968407 in Volume 21, Page 56;
Thence southeasterly along the north right-of-way of South Hill Drive and the south line of said Lot 9 being a 544.69-foot radius curve to the right approximately 106.23 feet;
Thence southeasterly and northeasterly approximately 22 feet along the north right-of-way of said South Hill Drive and the west right-of-way of S. Kenosha Dr. (platted as W. Kenosha Dr. being a 15-foot radius curve to the left;
Thence northeasterly along the northwest right-of-way of said S. Kenosha Dr. (platted as W. Kenosha Dr.) approximately 477.58 feet;

Thence northerly along the northwest right-of-way of said S. Kenosha Dr. (platted as W. Kenosha Dr. being a 980-foot radius curve to the left approximately 269.96 feet;
Thence northerly along the west right-of-way of said S. Kenosha Dr. (platted as W. Kenosha Dr) approximately 508.21 feet to the south right of way of Regent Street;
Thence northerly approximately 94 feet to the southeast corner of Lot 8, Block 2, Washington Building Company's Replat Of Lots 8 9 10 & 11 Block 1. Merrill Crest recorded as Document No. 478164, Volume 6, Page 26 lying on the north right-of-way of Regent Street;
Thence easterly along the north right-of-way of said Regent St. approximately 197 feet to the southeast corner of a PARK as shown on said Washington Building Company's Replat Of Lots 8 9 10 & 11 Block 1. Merrill Crest;
Thence northerly along the east line of said PARK approximately 132 feet to the intersection of the east line of said PARK and the westerly extension of Lot 12, Block 1, Washington Building Company's Replat Of Lots 8 9 10 & 11 Block 1. Merrill Crest;
Thence easterly along the north line of Lot 12 and its said westerly extension and Lot 9 Block 1 Washington Building Company's Replat Of Lots 8 9 10 & 11 Block 1. Merrill Crest approximately 397 feet to the northeast corner of said Lot 9;
Thence southeasterly approximately 68 feet to a northwest corner of Lot 2 CSM No. 6768 recorded as Document No. 2364964, Volume 33, Page 328 lying on the east right of way of Merrill Crest Dr;
Thence northeasterly along a north line of said Lot 2 approximately 135.29 feet to an angle point in the northerly line of said Lot 2;
Thence northerly along the west line of said Lot 2 approximately 145.83 feet to the north line of said Lot 2;
Thence easterly along the north line of said Lot 2 approximately 256.78 feet to the northeast corner of said Lot 2 and the westerly right of way Whitney Way;
Thence northeasterly approximately 140 feet to a point on the north right-of-way of Door Drive as shown on University Hill Farms-North Hill Addition recorded as Document No. 979616, Volume 22, Page 27;
Thence easterly along the north right-of-way of said Door Drive approximately 230.0 feet;
Thence northeasterly approximately 141 feet to a point on the northwest right-of-way of said Door Drive;
Thence northeasterly along the northwest right-of-way of said Door Drive approximately 453.15 feet;
Thence northeasterly and northerly along the northwest right-of-way of said Door Drive being a 180-foot radius curve to the left approximately 237 feet;
Thence northerly along the west right-of-way of said Door Drive approximately 69.15 feet;
Thence northerly and northwesterly along the west right-of-way of said Door Dr. and the southwest right-of-way of Buffalo Trail as shown on said University Hill Farms-North Hill Addition being a 15-foot radius curve to the left approximately 16 feet to a point on the southwest right-of-way of said Buffalo Trail;
Thence northwesterly approximately 80 feet to the west corner of Lot 12 University Hill Farms-Seed Farm Addition recorded as Document No. 1793720, Volume 54, Page 14 lying on the northeast right-of-way of Buffalo Trail as shown on said University Hill Farms-Seed Farm Addition;
Thence southeasterly along the north right-of-way of said Buffalo Trail approximately 181.14 feet to the southwest corner of Lot 14 University Hill Farms-Seed Farm Addition;
Thence southeasterly and easterly along the north right-of-way of said Buffalo Trail being a 340-foot radius curve to the left approximately 166.06 feet;
Thence easterly along the north right-of-way of said Buffalo Trail approximately 21.33 feet;
Thence easterly and northerly along the north right-of-way of said Buffalo Trail and the west right-of-way of Eau Claire Avenue as shown on said University Hill Farms-Seed Farm Addition being a 15-foot radius curve to the left approximately 23.56 feet;
Thence northerly along the west right-of-way of said Eau Claire Avenue approximately 267.72 feet;
Thence northerly along the west right-of-way of said Eau Claire Avenue being a 1920-foot radius curve to the left approximately 182 feet to the intersection of the west right-of-way of said Eau Claire Avenue and the westerly extension of the north line of Lot 1, Block 29 of University Hill Farms-Park Addition recorded as Document No. 952723, Volume 21, Page 3;
Thence northeasterly along the north line of said Lot 1 and the westerly extension thereof approximately 290 feet to an angle point in the north line of said Lot 1;

Thence southeasterly along the north line of Lots 1 and 2, block 29 of University Hill Farms-Park Addition approximately 1111.65 feet to an angle point in the north line of said Lot 2;
Thence northeasterly along the north line of said Lot 2 approximately 700.00 feet to the northeast corner of said Lot 2 lying on the southwest right-of-way of Segoe Road;
Thence northeasterly on the extension of the north line of said Lot 2 approximately 120 feet to a point on the northeast right-of-way of said Segoe Road;
Thence southeasterly along the northeast right-of-way of said Segoe Road approximately 213 feet;
Thence southwesterly along the extension of the south line of said Lot 2 approximately 120 feet to the southeast corner of said Lot 2 and the southwest right of way of Segoe Road;

Thence southwesterly along the south line of said Lot 2 approximately 929.4 feet to an angle point in the south line said Lot 2;
Thence southerly along an east line of said Lot 2 and the southerly extension thereof approximately 185 feet to the northeast corner of Lot 18, Block 21 of University Hill Farms-Regent Addition recorded as Document No. 942051, Volume 20, Page 22 lying on the south right-of-way of Regent Street;
Thence southeasterly along the south right-of-way of said Regent St. being a 1200 feet-radius curve to the left approximately 517.2 feet;
Thence southeasterly along the south right-of-way of said Regent St. approximately 615.5 feet to the northwest corner of Lot 20, Block 17 of University Hill Farms-Regent Addition;
Thence continuing southwesterly along the south right-of-way of Regent Street as shown on University Hill Farms – West Hill Addition recorded in Volume 20, Page 16 approximately 236.65 feet to an angle point in the north line of Lot 24, Block 18 of University Hill Farms – West Hill Addition;
Thence southwesterly along the south right-of-way of said Regent St. approximately 85.00 feet to the northwest corner of said Lot 24;
Thence southwesterly along the south right-of-way of Regent Street as shown on University Hill Farms Parkway Addition recorded as Document No. 968407 V21 P50-51 approximately 584.62 feet to an angle point in the north line of Lot 31, Block 18 of University Hill Farms Parkway Addition;
Thence southwesterly and westerly along the south right-of-way of said Regent St. being a 1480-foot radius curve to the right approximately 467.5 feet to an angle point in the north line of Lot 36, Block 18 of University Hill Farms Parkway Addition;
Thence westerly along the south right-of-way of said Regent St. approximately 653.00 feet to an angle point in the north line of Lot 5, Block 40 of University Hill Farms Parkway Addition;
Thence westerly along the south right-of-way of said Regent St. approximately 284.30 feet to the northeast corner of Lot 1, Block 40 of University Hill Farms Parkway Addition;
Thence southerly along the east line of said Lot 1 approximately 109.00 feet to the southeast corner of said Lot 1;
Thence westerly along the south line of said Lot 1 approximately 132.6 feet to the southwest corner of said Lot 1 lying on the east right-of-way of S. Kenosha Dr. (platted as E. Kenosha Drive);
Thence southerly along the east right-of-way of said S. Kenosha Dr. (platted as E. Kenosha Drive) approximately 525 feet to an angle point in the west line of Lot 29, Block 39 of University Hill Farms Parkway Addition;
Thence southwesterly approximately 369 feet along the east right-of-way of said S. Kenosha Dr. (platted as E. Kenosha Drive) being a 1000-foot radius curve to the right to an angle point in the west line of Lot 23, Block 39 of University Hill Farms Parkway Addition;
Thence southwesterly along the east right-of-way of S. Kenosha Dr. (platted as E. Kenosha Drive) approximately 336.06 feet to a southwest corner of Lot 20, Block 39 of University Hill Farms Parkway;
Thence southeasterly along the east right-of-way of E. Kenosha Drive and the northeast right-of-way of South Hill Drive as shown on said University Hill Farms Parkway Addition being a 15-foot radius curve to the left approximately 21 feet to a south corner of said Lot 20;
Thence southeasterly along the northeast right-of-way of said South Hill Dr. approximately 300 feet to a south corner of Lot 12, Block 19 of University Hill Farms Parkway Addition;
Thence southwesterly perpendicular to the northeast right-of-way of said South Hill Dr. approximately 60 feet to a north corner of Outlot 1 University Hill Farms Gugel Addition recorded as Document No. 1425222 in Volume 42, Page 26 lying on the south right-of-way of South Hill Drive;
Thence southwesterly along the southwest right-of-way of said South Hill Drive and the southeast right-of-way of Whitney Way being a 15-foot radius curve to the left approximately 23.5 feet to a north corner of said Outlot 1;
Thence southwesterly along the southeast right-of-way of said Whitney Way approximately 142.67 feet to an angle point in the northwest line of said Outlot 1;
Thence southerly along the southeast right-of-way of said Whitney Way being a 790-foot radius curve to the left approximately 532.35 feet to an angle point in the west line of said Outlot 1;
Thence southerly along the east right-of-way of said Whitney Way approximately 329.11 feet to a southwest corner of said Outlot 1;
Thence southerly along an extension of the east right-of-way of said Whitney Way approximately 167 feet to a northwest corner of Lot 8 of University Research Park University Of Wisconsin-Madison First Addition recorded in Volume 56-54A Plats, Page 153;
Thence southerly along the east right-of-way of Whitney Way approximately 312.52 feet to a point of curvature of the west line of said Lot 8;
Thence southerly approximately 430.12 feet along the east right-of-way of said Whitney Way being a 1560-foot radius curve to the right to the southwest corner of Lot 11 University Research Park University Of Wisconsin-Madison First Addition;
Thence easterly along the south line of Lots 11 AND 10 University Research Park University Of Wisconsin-Madison First Addition approximately 611.18 feet to an angle point in south line of said Lot 10;

Thence northeasterly along the south line of said Lot 10 approximately 170.00 feet to the southeast corner of said Lot 10;
Thence easterly approximately 83 feet to the northwest corner of Lot 4 University Research Park University Of Wisconsin Madison recorded in Volume 55 Plats, Page 8;
Thence easterly along the north line of said Lot 4 approximately 642.90 feet to the northeast corner of said Lot 4;
Thence southerly along the east line of Lots 3-5 University Research Park University of Wisconsin Madison approximately 564.00 feet to the southeast corner of said Lot 4;
Thence continuing southerly along the east line of Lot 1 of CSM No. 14651 recorded as Document No. 5370453 in Volume 101, Page 295 approximately 945.53 feet to the southeast corner of said Lot 1;
Thence westerly along the south line of said Lot 1 approximately 428.38 feet to an angle point in the south line of said Lot 1;
Thence northwesterly along the south line of said Lot 1 approximately 255.46 feet to the southwest corner of said Lot 1 lying on the east right of way of Science Drive;
Thence northeasterly approximately 298.92 feet along the west line of said Lot 1 being a 458.20-foot radius curve to the left to an angle point in the west line of said Lot 1;
Thence easterly along the west line of said Lot 1 approximately 6.03 feet to an angle point in the west line of said Lot 1;
Thence northerly approximately 106.84 feet along the west line of said Lot 1 being a 890.00-foot radius curve to the left to a west corner of said Lot 1;
Thence westerly approximately 82 feet to the southeast corner of a parcel described in Warranty Deeds recorded as Document No. 3236339;
Thence westerly along the south line of said parcel approximately 361.63 feet to the southwest corner of said parcel;
Thence northeasterly along the west line of said parcel approximately 108.75 feet to an angle point in the west line of said parcel;
Thence northwesterly along the west line of said parcel approximately 118.00 feet to an angle point in the west line of said parcel;
Thence northeasterly along the west line of said parcel approximately 145.00 feet to the northwest corner of said parcel;
Thence southwesterly along the south line of Lot 1 CSM No. 13757 recorded as Document No. 5083996 in Volume 91, Page 17 approximately 256 feet to an angle point in the south line of said Lot 1;
Thence northwesterly along the south line of said Lot 1 approximately 103.45 feet to an angle point in the south line of said Lot 1;
Thence northwesterly along the south line of said Lot 1 approximately 107.44 feet to an angle point in the south line of said Lot 1;
Thence northwesterly along the south line of said Lot 1 approximately 309.94 feet to the southwest corner of said Lot 1 lying on the east right-of-way of South Whitney Way;
Thence southerly along the east right-of-way of South Whitney Way as shown on University Research Park University of Wisconsin-Madison First Addition recorded in Volume 56-54A Plats, Page 153 being a 1560.00-foot radius curve to the right approximately 290.98 feet to an angle point in the west line of said Lot 20 University Research Park University of Wisconsin-Madison First Addition;
Thence southwesterly along the east right-of-way of said Whitney Way approximately 4.80 feet to an angle point in the west line of said Lot 20;
Thence southwesterly along the east right-of-way of said Whitney Way being a 1195.63-foot radius curve to the left approximately 579.68 feet to an angle point in the west line of Lot 21 University Research Park University of Wisconsin-Madison First Addition;
Thence southerly along the east right-of-way of said Whitney Way approximately 574.68 feet to a southwest corner of Lot 22 University Research Park University Of Wisconsin-Madison First Addition;
Thence southeasterly along the east right-of-way of said Whitney Way and the north right-of-way of Tokay Boulevard as shown on said University Research Park University Of Wisconsin-Madison First Addition being a 25-foot radius curve to the left approximately 41.02 feet to a southwest corner of said Lot 22;
Thence easterly along the north right-of-way of said Tokay Blvd. approximately 590 feet to the intersection of the north right-of-way of said Tokay Blvd. and the northerly extension of the east line of Lot 4 Westgate Redevelopment Plat recorded as Document No. 5699823 in Volume 61-042A of PLATS, Page 236;
Thence southerly along the east line of Lots 4-6 Westgate Redevelopment Plat and the northerly extension thereof approximately 815 feet to the southeast corner of said Lot 6;
Thence westerly along the south line of said Lot 6 approximately 226.00 feet to the southwest corner of said Lot 6;
Thence northerly along the west line of said Lot 6 approximately 70.00 feet to the southeast corner of Lot 2 of Westgate Redevelopment Plat;
Thence westerly along the south line of said Lot 2 approximately 282.38 feet to an angle point in the south line of said Lot 2;
Thence westerly along the south line of said Lot 2 approximately 73.82 feet to an angle point in the south line of said Lot 2;

Thence northwesterly along the south line of said Lot 2 approximately 28.50 feet to an angle point in the south line of said Lot 2;
Thence southwesterly approximately 121 feet to the southeast corner of Lot 3 Tokay Place recorded as Document No. 2413099 in Volume 56-143B Plats, Page 424 lying on the west right-of-way of South Whitney Way;
Thence northerly along the west right-of-way of said South Whitney Way approximately 429.08 feet to the southeast corner of Lot 6 of Tokay Place;
Thence westerly along the south line of said Lot 6 approximately 305.00 feet to the southwest corner of said Lot 6;
Thence northerly along the west line of said Lot 6 approximately 215.00 feet to the northwest corner of said Lot 6 lying on the south right-of-way of Tokay Boulevard as shown on said Tokay Place;
Thence westerly along the south right-of-way of Tokay Boulevard approximately 1377 feet to a northwest corner of Lot 1 CSM No. 11184 recorded as Document No. 3971262 in Volume 67, Page 219;
Thence northwesterly approximately 94 feet to the southwest corner of the parcel described in Warranty Deed recorded as Document No. 3343552;
Thence northerly along the west line of said parcel approximately 403.83 feet to an angle point in the west line of said parcel;
Thence northwesterly along the west line of said parcel approximately 68.48 feet to an angle point in the west line of said parcel and the west line of Lot 49 University Research Park University of Wisconsin-Madison Second Addition recorded in Volume 57-039B Plats, Page 148;
Thence northerly along the west line of said Lot 49 approximately 300.00 feet to the northwest corner of said Lot 49 lying on the south right-of-way of Research Park Boulevard as shown on said University Research Park University of Wisconsin-Madison Second Addition;
Thence southwesterly approximately 374.91 feet along the south right-of-way of said Research Park Boulevard being a 440.04-foot radius curve to the left to an angle point in the north line of Lot 48 University Research Park University of Wisconsin-Madison Second Addition;
Thence southwesterly along the south right-of-way of said Research Park Blvd. approximately 121.99 feet;
Thence southwesterly approximately 339.32 feet along the south right-of-way of said Research Park Boulevard being a 3000.00-foot radius curve to the left;
Thence southwesterly along the south right-of-way of said Research Park Blvd. approximately 252.08 feet to a point of curvature on the north line of Lot 1 CSM No. 5551 recorded as Document No. 2084410 in Volume 25, Page 205;
Thence southwesterly approximately 515 feet along the south right-of-way of Research Park Boulevard as shown on said CSM No. 5551 being a 740-foot radius curve to the left to a west corner of said Lot 1;
Thence southwesterly along the southeast right-of-way of said Research Park Blvd. approximately 157.77 feet to a point of curvature of said Lot 1;
Thence southeasterly along the east right-of-way of said Research Park Boulevard and the northerly right-of-way of Odana Road as shown on said CSM No. 5551 being a 25-foot radius curve to the left approximately 39.01 feet to an angle point in the south line of said Lot 1;
Thence southeasterly approximately 22.78 feet along the northerly right-of-way of Odana Road as shown on said CSM No. 5551 being a 761.20-foot radius curve to the left to an angle point in the south line of said Lot 1;
Thence southerly approximately 94 feet to the northeast corner of Lot 3 CSM No. 2777 recorded as Document No. 1566060 in Volume 11, Page 83 lying on the south right-of-way of Odana Road as shown on said CSM No. 2777 recorded as Document No. 1566060 in Volume 11, Page 83;
Thence northeasterly along the south right-of-way of Odana Road being a 683.20-foot curve to the left approximately 353.48 feet to an angle point on the north line of Lot 1 of CSM No. 2777;
Thence westerly along the south right-of-way of said Odana Rd. approximately 324.33 feet to the northwest corner of said Lot 1;
Thence southerly along the west line of said Lot 1 and the southerly extension thereof approximately 512 feet to the northerly right-of-way of Forward Drive;
Thence easterly and southerly along the easterly right-of-way of Forward Drive being a 60-foot radius curve to the right approximately 147 feet;
Thence westerly and southerly along the easterly right-of-way of Forward Drive being a 15-foot radius curve to the left approximately 13 feet;
Thence southerly along the east right-of-way of Forward Drive approximately 2025 feet to the south right-of-way of Schroeder Road as shown on said 2ND Add. To Green Tree Hills;
Thence westerly along the south right-of-way of said Schroeder Road approximately 880 feet to the southerly extension of the west right-of-way of Rayovac Drive as shown in said CSM No. 14642;
Thence northerly along the west right-of-way of said Rayovac Drive and southerly extension thereof approximately 358.5 feet to a point of curvature in the east line of said CSM No. 14642;
Thence northeasterly approximately 278.69 feet along the west right-of-way of said Rayovac Drive being a 701.78-foot radius curve to the right to an angle point in the east line of said CSM No. 14642;

Thence northeasterly along the west right-of-way of said Rayovac Drive approximately 56.97 feet to the northeast corner of Lot 2 of said CSM No. 14642;
Thence northeasterly along the west right-of-way of Rayovac Drive as shown on CSM No. 10804 recorded as Document No. 3754517 in Volume 64, Page 211 approximately 42.44 feet to a point of curvature in the east line of said CSM No. 10804;
Thence northerly and westerly along the west and south right-of-way of said Rayovac Drive being a 461.83-foot radius curve to the left approximately 912.75 feet to a north corner of said CSM No. 10804;
Thence westerly along the south right-of-way of said Rayovac Drive approximately 113.42 feet to the northwest corner of said CSM No. 10804;
Thence northerly along the west line of the SE 1/4 of Section 25 Town 7 North Range 8 East Dane County, Wisconsin also being along the east line of CSM No. 11515 and CSM No. 1613 approximately 1310 feet to the intersection of the said west line of the SE 1/4 and the south line of Lot 21 of the plat of the Second Addition to Park Towne recorded as Document No. 1288623 in Volume 37, Page 15;
Thence easterly along the south line of said Lot 21 approximately 36 feet to the southeast corner of said Lot 21;
Thence northerly along the east line of said Lot 21 of the Second Addition to Park Towne approximately 490.70 feet to the northeast corner of said Lot 21 lying on the south right-of-way of Odana Road;
Thence westerly along the south right-of-way of Odana Road being on the north line of said Lot 21 of the Second Addition to Park Towne approximately 122 feet to a point of curvature along the north line of said Lot 21;
Thence northwesterly along the south right-of-way of Odana Road being a 380-foot radius curve to the right approximately 287.4 feet to a point on the northeasterly line of Lot 1 CSM No. 2919 recorded as Document No. 1585041;
Thence northwesterly along the south right-of-way of Odana Road approximately 616 feet to a point of curvature on the northeasterly line of Lot 84 of the Ninth Addition to Park Towne recorded as Document No. 1599638 in Volume 50, Page 24;
Thence westerly along the south right-of-way of Odana Road being a 300-foot radius curve to the left approximately 227 feet to a point of tangency on the north line of Lot 89 of the said plat of Ninth Addition to Park Towne;
Thence northwesterly approximately 95 feet to the southwest corner of Lot 82 of the plat of Eighth Addition to Park Towne recorded as Document No. 1592831 in Volume 50, Page 7;
Thence northerly along the west line of said Lot 82 approximately 262.53 feet to the northwest corner of said Lot 82 lying on the south line of Lot 23 of the plat of Fourth Addition to Park Towne recorded as Document No. 1324360 in Volume 38, Page 31;
Thence westerly along the south line of said Lot 23 approximately 268.93 feet to the southwest corner of said Lot 23;
Thence northerly along the west line of Lots 23-27 of the said plat of the Fourth Addition to Park Towne approximately 646.54 feet to the southwest corner of CSM No. 13141 recorded as Document No. 4779111 in Volume 84, Page 191;
Thence northerly along the west line of said CSM No. 13141 approximately 493.26 feet to the northwest corner of Lot 1 of said CSM No. 13141 lying on the south right-of-way of Mineral Point Road;
Thence westerly along the south right-of-way of Mineral Point Road approximately 3160 feet to an angle point in the north line of Lot 1 of CSM No. 13705 recorded as Document No. 5066938;
Thence northerly along the said south right-of-way of Mineral Point Road also being along the said north line of Lot 1 of CSM No. 13705 approximately 12.93 feet to an angle point in the said north line of Lot 1;
Thence westerly along the south right-of-way of Mineral Point Road approximately 2059 feet to a northwest corner of Lot 5 Highpoint Commercial recorded as Document No. 1698014 in Volume 53, Page 22;
Thence westerly along the south right-of-way of Mineral Point Road extended approximately 179 feet to the most easterly corner on the north line of Lot 2 of CSM No. 7773 recorded as Document No. 2664823;
Thence northeasterly approximately 135 feet to a point on the southerly line of Lot 2 of CSM No. 7773 being on the north right-of-way of Mineral Point Road also being the **Point of Beginning.**

**EXCEPTING THEREFROM**

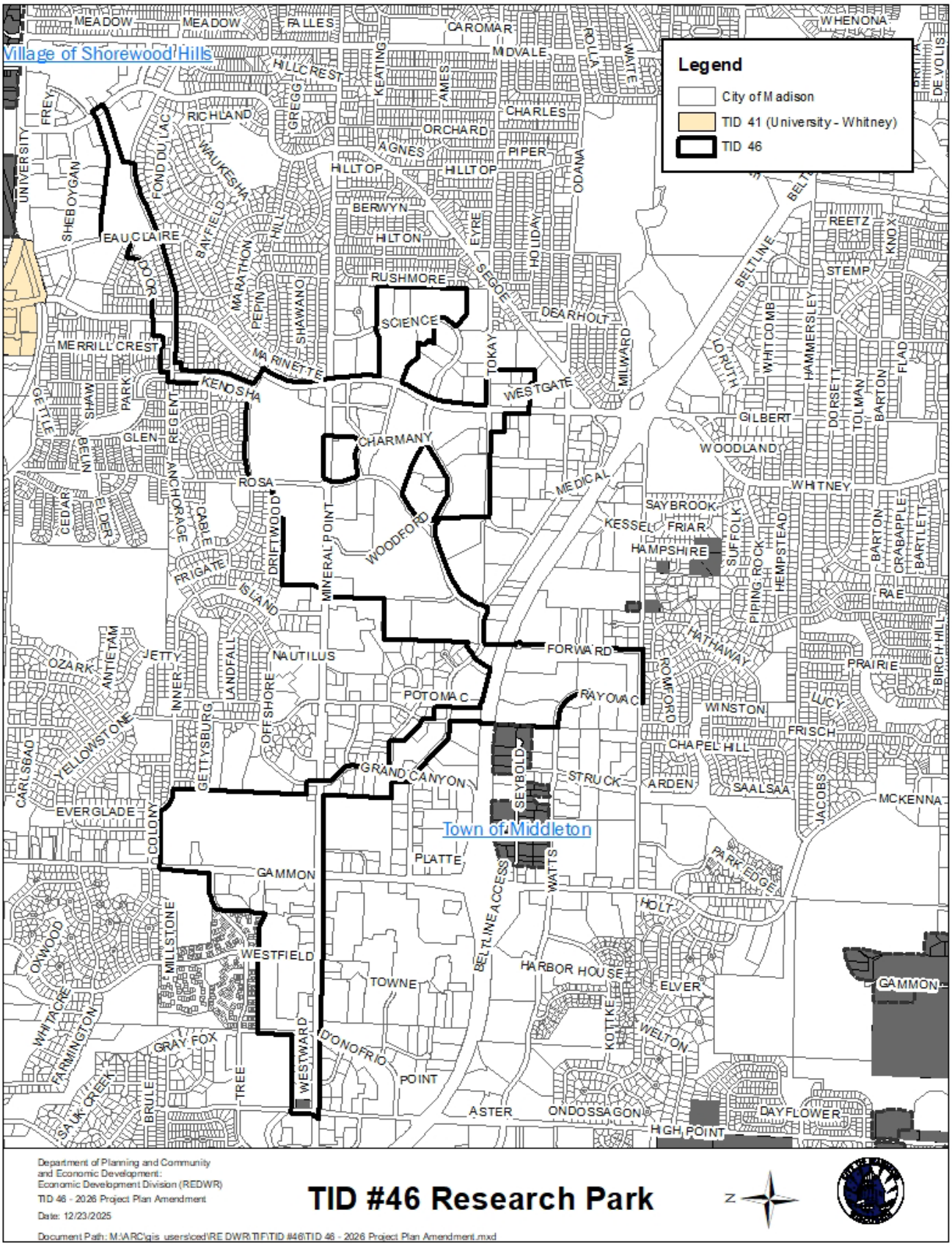
Lots 45, 46, and 47 of the plat of University Research Park University of Wisconsin-Madison Second Addition recorded as Document No. 2718052 V57-039B of Plats on Pages 146-150.

**ALSO EXCEPTING THEREFROM**

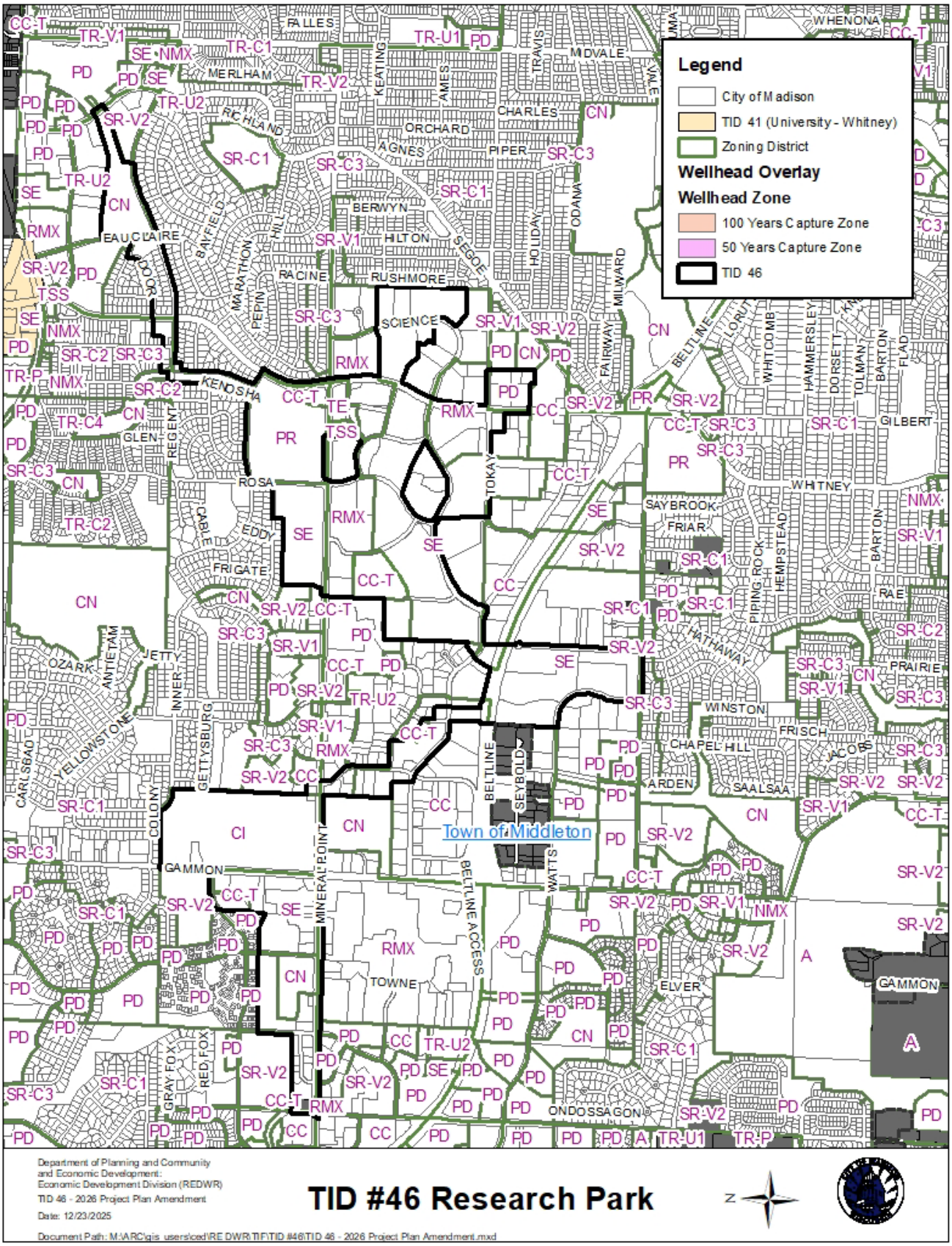
Lot 37 and a part of Lot 38 of the plat of University Research Park University of Wisconsin-Madison Second Addition recorded as Document No. 2718052 V57-039B of Plats on Pages 146-150 and adjacent right-of-way of Mineral Point Road described more particularly as follows:
Beginning at the southernmost point of the west line of Lot 37 of the said plat of University Research Park University Of Wisconsin-Madison Second Addition lying on the east right-of-way of Rosa Road;
Thence northwesterly along the east right-of-way of Rosa Road being a 635-foot radius curve to the left approximately 34.64 feet to a point of tangency on the said west line of Lot 37;
Thence northwesterly along the east right-of-way of Rosa Road approximately 141.78 feet to a point of curvature on the said west line of Lot 37;
Thence northerly along the east right-of-way of Rosa Road being a 448.04-foot radius curve to the right approximately 172.22 feet to a point of tangency on the said west line of Lot 37;

Thence northerly along the east right-of-way of Rosa Road approximately 74.41 feet to a point of curvature along the said west line of Lot 37;
Thence northeasterly along the east right-of-way of Rosa Road being a 25-foot radius curve to the right approximately 39.27 feet to a point of tangency on the north line of said Lot 37 also being on the south right-of-way of Mineral Point Road;
Thence northerly approximately 126 feet to a point of intersection of the north right-of-way of Mineral Point Road and the east right-of-way of Rosa Road;
Thence easterly along the north right-of-way of Mineral Point Road approximately 710 feet to the point of intersection of the northerly right-of-way line of Mineral Point Road and the northerly extension of the east line of said Lot 37;
Thence southerly along the east line of said Lot 37 and the southerly extension thereof approximately 357.56 feet to an angle point in the east line;
Thence southwesterly along the southeast line of property approximately 135.45 feet to a point on the northerly right-of-way of Charmany Drive;
Thence westerly along the northerly right-of-way of Charmany Drive being a 410-foot radius curve to the left approximately 385.69 feet to a point of tangency on the south line of said Lot 37;
Thence southwesterly along the said northerly right-of-way of Charmany Drive approximately 191.78 feet to a point of curvature on the said south line of said Lot 37;
Thence northwesterly along the north right-of-way of Charmany Drive being a 25-foot radius curve to the right approximately 36.99 feet to the **Point of Beginning**.

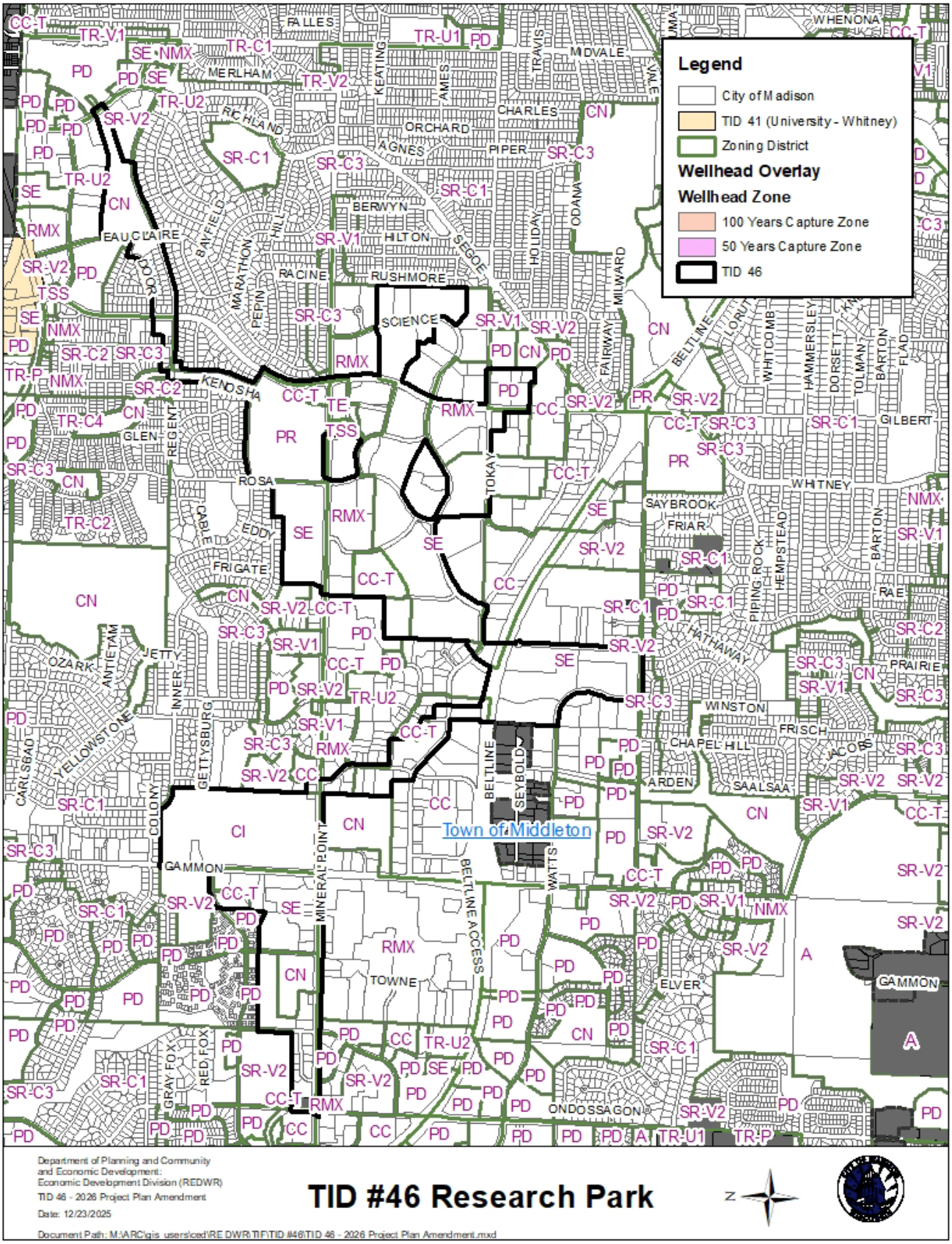
## District Boundary – 2026



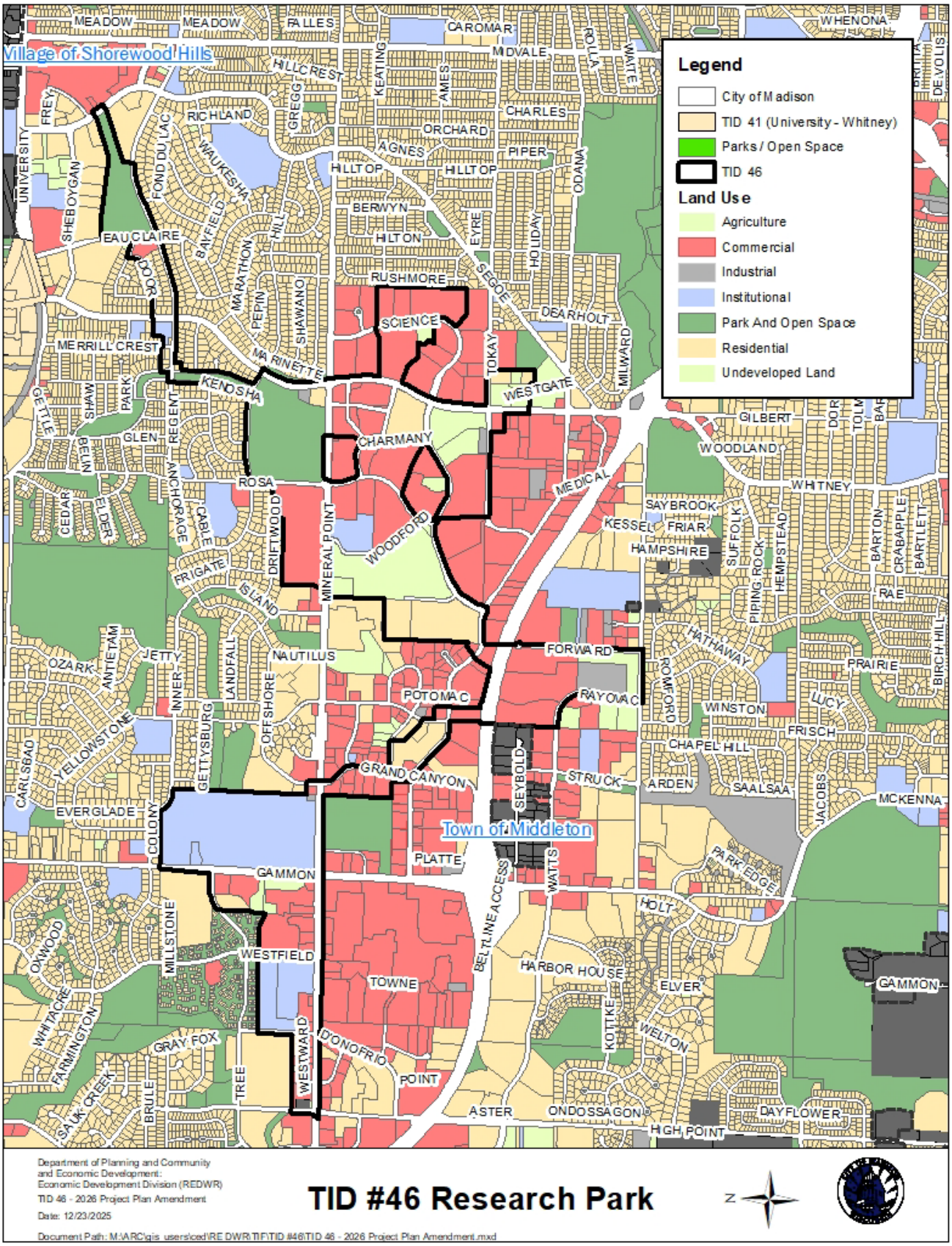
## Existing Zoning – 2026



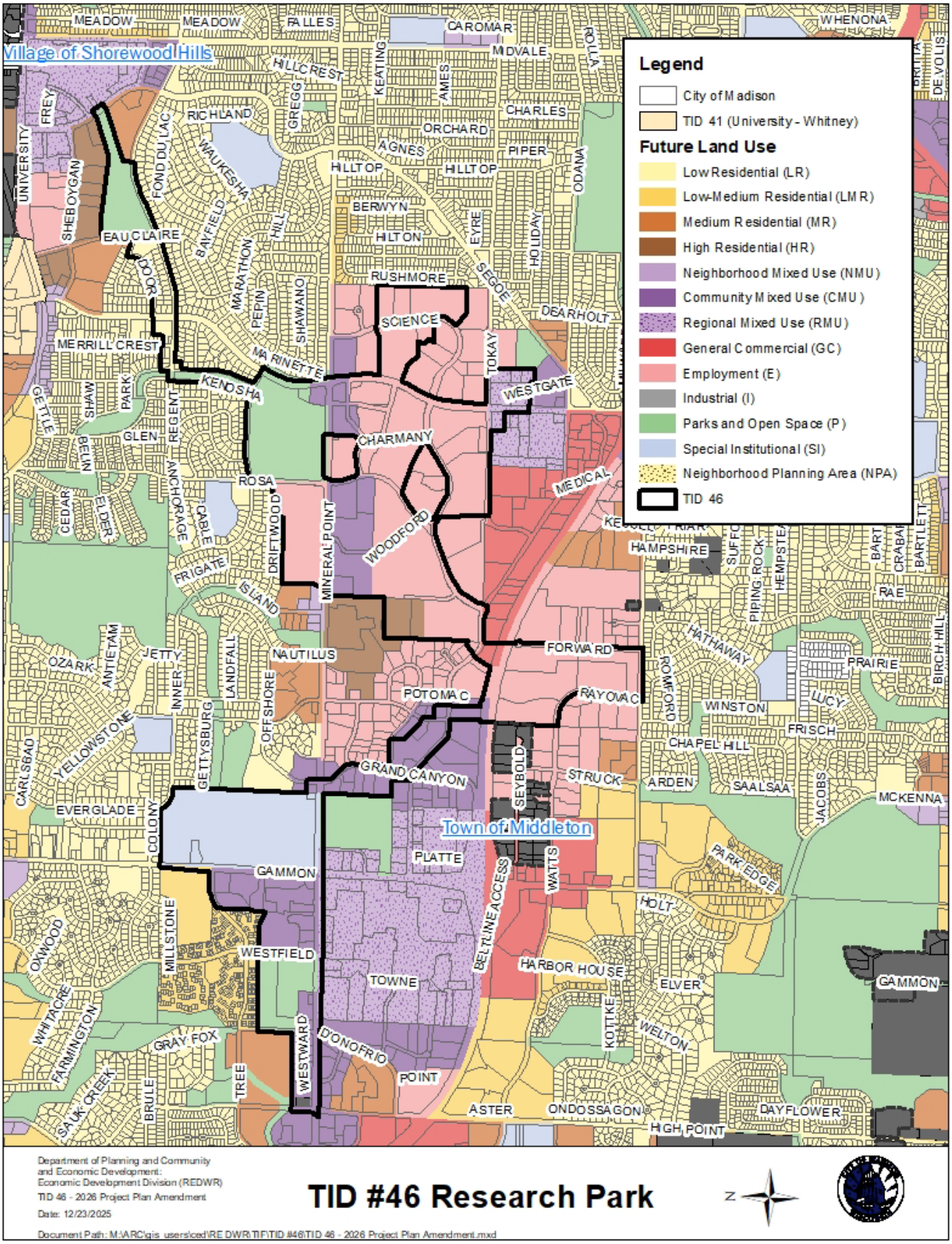
## Proposed Zoning – 2026



## Existing Land Use – 2026



## Proposed Land Use – 2026



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May 28, 2026

**TO:** Daniel Rolfs, Real Estate Development Manager
**FROM:** Matthew Robles, Assistant City Attorney
**SUBJECT:** Project Plan Amendment for TIF District No. 46 - City of Madison (Research Park)

Dear Mr. Rolfs:

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the proposed 2026 Amendment to the Project Plan for Tax Incremental Finance District No. 46, City of Madison, Wisconsin (Research Park. Based on this examination, I am of the opinion that the amended Project Plan is complete and complies with the provisions of Secs. 66.1105(4)(f) and (h), Wis. Stats.

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

Matthew D. Robles
Assistant City Attorney

## LEGAL DESCRIPTION

A parcel of land located in the Southeast ¼ and the Southwest ¼ of the Northeast ¼; and the Northeast ¼, the Northwest ¼, the Southeast ¼, and the Southwest ¼ of the Southeast ¼; and the Southeast ¼ and the Southwest ¼ of the Southwest ¼ of Section 19; and the Northeast ¼, the Southeast ¼, and the Southwest ¼ of the Northwest ¼ of Section 20; and the Northwest ¼, the Northeast ¼, the Southeast ¼ and the Southwest ¼ of the Northeast ¼; and the Northwest ¼ of the Southeast ¼; and the Northeast ¼ and the Northwest ¼ of the Southwest ¼; and the Northwest ¼, the Northeast ¼, the Southeast ¼, and the Southwest ¼ of the Northwest ¼ of Section 30 all in Township 7 North, Range 8 East in the City of Madison, Dane County, Wisconsin and the Northeast ¼, the Southeast ¼, and the Southwest ¼ of the Southeast ¼; and the Southeast ¼ of the Southwest ¼ of Section 23; and the Northwest ¼, the Southeast ¼, and the Southwest ¼ of the Southwest ¼ of Section 24; and the Northeast ¼, the Southeast ¼ and the Southwest ¼ of the Northeast ¼; and the Northeast ¼, the Northwest ¼, the Southeast ¼, and the Southwest ¼ of the Southeast ¼; and the Northwest ¼, the Northeast ¼, and Southeast ¼ of the Northwest ¼ of Section 25; and the Northwest ¼ and the Northeast ¼ of the Northeast ¼; and the Northeast ¼ of the Northwest ¼ of Section 26 all in Township 7 North, Range 9 East in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Beginning at the intersection of west right of way of South High Point Road and the north right of way of Mineral Point Road, being the southernmost point of the east line of Lot 1 CSM No. 7406 recorded as Document No. 2587424, in Volume 38, Page 95;

Thence northerly along the west line of South High Point Road and the east line of said Lot 1 approximately 357 feet to westerly extension of the north line of Lot 1 of Westward Woods Replat, recorded as Document No. 1928272, in Volume 56-A1, Page 1;

Thence easterly along the north line of said Westward Woods Replat and westerly extension thereof and the north line of Westward Village, recorded as Document No. 1325321, in Volume 38, Page 38, approximately 1293 feet to the northeast corner of said Westward Village and Randolph Drive;

Thence northerly along the west right-of-way of Randolph Drive approximately 585 feet to the westerly extension of the north line of Lot 2 of Mineral Point Road Commercial Plat recorded as Document No. 1792278, in Volume 54 Plats, Page 13;

Thence easterly along the north line of said Lot 2 and the westerly extension thereof approximately 1293 feet to the northeast corner of said Lot 2;

Thence easterly approximately 80 feet to the northwest corner of Lot 3 of CSM No. 4263 recorded as Document No. 1814862, in Volume 18, Page 116;

Thence easterly along the north line of said Lot 3 approximately 405.98 feet to an angle point in the north line of said Lot 3;

Thence southeasterly along the north line of said Lot 3 approximately 239.69 feet to the northeast corner of said Lot 3;

Thence northerly along the west line of Lot 3 CSM No. 14705 recorded as Document No. 5386955 in Volume 102, Page 181 approximately 42.57 feet to the northwest corner of said Lot 3;

Thence northerly along the west line of Lot 4 of CSM No. 15378 recorded as Document No. 5575222 in Volume 110, Page 130, approximately 149.88 feet to a northwest corner of said Lot 4;

Thence northerly along the west line of Lot 1 CSM No. 15378 recorded as Document No. 5575222 V110 P130 approximately 14.22 feet to an angle point in the west line of said Lot 1;

Thence northerly along the west line of said Lot 1 approximately 45.12 feet to an angle point in the west line of said Lot 1;

Thence northerly along the west line of said Lot 1 approximately 473.57 feet to the northwest corner of said Lot 1 and the southerly right of way of Tree Lane;

Thence northerly along the extension of the west line of said Lot 1 approximately 87 feet to the north right of way of Tree Lane and the south line of Phase-III Tamarack Trails recorded as Document No. 1489603 in Volume 45, Page 5;

Thence northeasterly along the north right of way of Tree Lane, the south line of Phase-III Tamarack Trails and the south line of CSM No. 1585, recorded in Volume 6, Page 324 approximately 675 feet to

North Gammon Road;

Thence northerly along the west right-of-way of said North Gammon Road approximately 100 feet;

Thence northerly approximately 52.5 feet along a curve to the right being the west right-of-way of said North Gammon Road;

Thence northerly approximately 45 feet along a curve to the left being the west right-of-way of said North Gammon Rd.;

Thence northerly along the west right-of-way of said North Gammon Rd. approximately 589.96 feet to the northeast corner of said Lot 1 CSM No. 1585;

Thence easterly approximately 80 feet to the southwest corner of Lot 438 of Everglade Addition to Parkwood Hills recorded as Document No. 1395494 in Volume 41, Page 26

Thence easterly along the south line of Lots 438-431 of Everglade Addition to Parkwood Hills approximately 898.70 feet to the southeast corner of said Lot 431;

Thence southeasterly along the southwest right of way of Inner Drive approximately 454 feet to the northwest corner of Lot 58 of Shenandoah Addition to Parkwood Hills recorded as Document No. 1158359 in Volume 31, Page 29;

Thence southerly along the west line of Lots 58-55 Shenandoah Addition to Parkwood Hills approximately 377.45 feet to the southwest corner of said Lot 55;

Thence southerly along the west line of Lot 14, Lot 2 and Lot 1 of Parkwood Hills recorded as document No. 1138382in Volume 30, Page 20, approximately 760.52 feet to the southwest corner of said Lot 1;

Thence southerly along the west line of Parkwood West recorded as Document No. 1249407 in Volume 35, Page 46 approximately 1075.92 feet to the southwest corner of said Lot 2;

Thence easterly along the south line of said Lot 2 and the easterly extension thereof approximately 211 feet to the east right-of-way of Grand Canyon Drive;

Thence southerly along the east right-of-way of said Grand Canyon Drive approximately 150 feet;

Thence southerly approximately 165 feet to a point on the east right-of-way of Grand Canyon Drive and the west line of Lot 19 of First Addition to Park Towne recorded as Document No. 1258522 in Volume 36, Page 15;

Thence southeasterly along the east right-of-way of Grand Canyon Drive along a 184-foot radius curve to the left approximately 109.18 feet;

Thence southeasterly along the northeasterly right-of-way of said Grand Canyon Drive approximately 204.90 feet;

Thence easterly and southerly along the east right-of-way of Grand Canyon Drive as shown on Fourth Addition to Park Towne recorded as Document No. 1324360 in Volume 38, Page 31 being a 316-foot radius curve to the right approximately 251 feet;

Thence southerly along the east right-of-way of said Grand Canyon Drive approximately 539.55 feet;

Thence southerly and easterly approximately 23.5 feet along the east right-of-way of Grand Canyon Drive and the north right-of-way of Normandy Lane as shown on said Fourth Addition to Park Towne being a 15-foot radius curve to the left;

Thence easterly along the north right-of-way of said Normandy Lane approximately 225 feet to the southwest corner of Lot 115 Tenth Addition to Park Towne recorded as Document No. 1649154 in Volume 52, Page 11;

Thence easterly along the north right of way of Normandy Lane approximately 187.00 feet to a point of curvature of the right of way of Normandy Lane;

Thence southerly approximately 66.00 feet to a point of curvature of the south right of way of Normandy Lane;

Thence easterly approximately 33.00 along the south right of way of Normandy Lane being a 150-foot radius curve to the right to the northeast corner of Lot 2 of CSM No. 12279 recorded as Document No. 4364993 in Volume 76, Page 85;

Thence southerly along the east line of said Lot 2 approximately 172.56 feet to an angle point in the east line of said Lot 2;

Thence southeasterly along the northeast line of Lot 2 AND Lot 3 of said CSM No. 12279 approximately 390.10 feet to an angle point in the northeast line of said Lot 3;

Thence easterly along the northeast line of said Lot 3 approximately 48.50 feet to the southeast corner of said Lot 3 and the west right of way of South Yellowstone Drive;

Thence southeasterly approximately 90 feet to the northwest corner of Lot 144 Tenth Addition to Park Towne recorded as Document No. 1649154 in Volume 52, Page 11, being on the east right of way of South Yellowstone Drive;

Thence southerly along the east right-of-way of said South Yellowstone Drive being a 367-foot radius curve to the left approximately 69.30 feet;

Thence southerly along the east right-of-way of said South Yellowstone Drive approximately 78.04 feet to the southwest corner of said Lot 144;

Thence easterly along the south line of said Lot 144 approximately 200.00 feet to the southeast corner of said Lot 144;

Thence southerly along the east line of Lot 77 Seventh Addition to Park Towne recorded as Document No. 1539701 in Volume 47, Page 25, approximately 200.00 feet to the southeast corner of said Lot 77;

Thence southerly approximately 80 feet to the northwest corner of Lot 1 CSM No. 1232 recorded as Document No. 1374368 in Volume 5, Page 142;

Thence southerly along the east line of said Lot 1 approximately 492.36 feet to the southeast corner of said Lot 1 being on the north right-of-way of USH 12 & 14;

Thence easterly along the north right-of-way of USH 12 & 14 approximately 86.44 feet to an angle point in the north right-of-way of USH 12 & 14;

Thence southerly along the north right-of-way of USH 12 & 14 approximately 28.28 to an angle point in the north right-of-way of USH 12 & 14;

Thence southeasterly approximately 475.54 feet along the north right-of-way of USH 12 & 14 being a 5854.58-foot radius curve to the right to the southwest corner of Lot 1 CSM No. 1578 recorded as Document No. 1414996in Volume 6, Page 317;

Thence continuing southeasterly along the north right-of-way of USH 12 & 14 being a 5854.58-foot radius curve to the right being a 5854.58-foot radius curve to the right approximately 125.00 feet to the southeast corner of said Lot 1;

Thence northeasterly along the east line of said Lot 1 approximately 91.52 feet to an angle point in the east line of said Lot 1;

Thence northeasterly along the east line of said Lot 1 approximately 212.19 feet to the northeast corner of said Lot 1 and the southwest right of way of Odana Road;

Thence northeasterly approximately 80 feet to the southeast corner of Lot 10 6300 Odana Office Park recorded as Document No. 1324361 in Volume 38, Page 32;

Thence northeasterly along the southeast line of said Lot 10 approximately 190 feet to the northeast corner of said Lot 10;

Thence southeasterly along the northeast line of Lot 11 of 6300 Odana Office Park approximately 55.77 feet to the east corner of said Lot 11;

Thence northerly along the east line of said 6300 Odana Office Park approximately 560.87 feet to southeast corner of Lot 130 of Tenth Addition to Park Towne recorded as Document No. 1649154 in Volume 52, Page 11;

Thence northerly along the east line of said Tenth Addition to Park Towne approximately 551.64 feet to northeast corner of Lot 129 of said Tenth Addition to Park Towne and the southeast corner of Lot 2 of CSM No. 1616 recorded as Document No. 1420305 in Volume 6, Page 372;

Thence northerly along the easterly line of said Lot 2 approximately 300.00 feet;

Thence easterly along the southerly line of said Lot 2 approximately 660.09 feet;

Thence northerly along the easterly line of said Lot 2 and westerly line of CSM No. 4896 recorded as Document No. 1926526 in Volume 21, Page 342 approximately 930.00 feet to the northwest corner of Lot 1 of CSM No. 4896;

Thence northerly along the extension of the westerly line of said Lot 1 of CSM No. 4896 approximately 120 feet to the north right of way of Mineral Point Road;

Thence easterly along the north right of way of Mineral Point Road approximately 115 feet to the Southwest corner of Lot 1 of CSM No. 15510 recorded as Document No. 5644925 in Volume 112, Page 31;

Thence northerly along the west line of said Lot 1 approximately 37.00 feet to an angle point in the west line of said Lot 1;

Thence northeasterly along the west line of said Lot 1 approximately 72.52 feet to an angle point in the west line of said Lot 1;

Thence northeasterly along the west line of said Lot 1 approximately 31.41 feet to an angle point in the west line of said Lot 1;

Thence northerly along the west line of said Lot 1 approximately 51.28 feet to an angle point in the west line of said Lot 1;

Thence northerly along the west line of said Lot 1 approximately 486.83 feet to the northwest corner of said Lot 1;

Thence easterly along the north line of said Lot 1 approximately 500.88 feet to an angle point in the north line of said Lot 1;

Thence easterly along the north line of said Lot 1 approximately 581.36 feet to an angle point in the north line of said Lot 1;

Thence northerly along the north line of said Lot 1 approximately 140.00 feet to the south right of way of Driftwood Avenue;

Thence northwesterly approximately 61 feet to the southwest corner of Lot 42 First Addition to Faircrest recorded as Document No. 981872 in Volume 22, Page 38 lying on the north right-of-way of Driftwood Avenue;

Thence easterly along the north right-of-way of said Driftwood Avenue approximately 580.00 feet;

Thence easterly and northerly approximately 24 feet along the north right-of-way of said Driftwood Avenue and the west right-of-way of Rosa Road being a 15.11-foot radius curve to the left to a point on the west right-of-way of said Rosa Road;

Thence northerly along the west right-of-way of said Rosa Road approximately 294.13 feet;

Thence northerly approximately 73 feet to a point on the north right-of-way of South Hill Drive;

Thence northeasterly approximately 104 feet to a point on the north right-of-way of South Hill Drive and the south line of Lot 57 of Keith Anderson Third Addition To The University Highlands recorded as Document No. 1189045 in Volume 33, Page 17;

Thence northeasterly along the north right-of-way of said South Hill Drive approximately 325 feet;

Thence easterly along the north right-of-way of said South Hill Drive approximately 260.00 feet to the east line of said Keith Anderson Third Addition To The University Highlands;

Thence continuing easterly along the north right-of-way of South Hill Drive as shown on Keith Anderson First Addition To The University Highlands recorded as Document No. 1128059 in Volume 29, Page 27 approximately 527 feet;

Thence southeasterly along the north right-of-way of said South Hill Drive being a 298.28-foot radius curve to the right approximately 82.70 feet;

Thence southeasterly along the north right-of-way of said South Hill Drive approximately 29.60 feet;

Thence easterly along the north right-of-way of said South Hill Drive being a 266.88 feet curve to the left approximately 74.28 feet to the southwest corner of Lot 9, Block 38 of University Hill Farms Parkway Addition Recorded as Document No. 968407 in Volume 21, Page 56;

Thence southeasterly along the north right-of-way of South Hill Drive and the south line of said Lot 9 being a 544.69-foot radius curve to the right approximately 106.23 feet;

Thence southeasterly and northeasterly approximately 22 feet along the north right-of-way of said South Hill Drive and the west right-of-way of S. Kenosha Dr. (platted as W. Kenosha Dr. being a 15-foot radius curve to the left;

Thence northeasterly along the northwest right-of-way of said S. Kenosha Dr. (platted as W. Kenosha Dr.) approximately 477.58 feet;

Thence northerly along the northwest right-of-way of said S. Kenosha Dr. (platted as W. Kenosha Dr. being a 980-foot radius curve to the left approximately 269.96 feet;

Thence northerly along the west right-of-way of said S. Kenosha Dr. (platted as W. Kenosha Dr) approximately 508.21 feet to the south right of way of Regent Street;

Thence northerly approximately 94 feet to the southeast corner of Lot 8, Block 2, Washington Building Company's Replat Of Lots 8 9 10 & 11 Block 1. Merrill Crest recorded as Document No. 478164, Volume 6, Page 26 lying on the north right-of-way of Regent Street;

Thence easterly along the north right-of-way of said Regent St. approximately 197 feet to the southeast corner of a PARK as shown on said Washington Building Company's Replat Of Lots 8 9 10 & 11 Block 1. Merrill Crest;

Thence northerly along the east line of said PARK approximately 132 feet to the intersection of the east line of said PARK and the westerly extension of Lot 12, Block 1, Washington Building Company's Replat Of Lots 8 9 10 & 11 Block 1. Merrill Crest;

Thence easterly along the north line of Lot 12 and its said westerly extension and Lot 9 Block 1 Washington Building Company's Replat Of Lots 8 9 10 & 11 Block 1. Merrill Crest approximately 397 feet to the northeast corner of said Lot 9;

Thence southeasterly approximately 68 feet to a northwest corner of Lot 2 CSM No. 6768 recorded as Document No. 2364964, Volume 33, Page 328 lying on the east right of way of Merrill Crest Dr;

Thence northeasterly along a north line of said Lot 2 approximately 135.29 feet to an angle point in the northerly line of said Lot 2;

Thence northerly along the west line of said Lot 2 approximately 145.83 feet to the north line of said Lot 2;

Thence easterly along the north line of said Lot 2 approximately 256.78 feet to the northeast corner of said Lot 2 and the westerly right of way Whitney Way;

Thence northeasterly approximately 140 feet to a point on the north right-of-way of Door Drive as shown on University Hill Farms-North Hill Addition recorded as Document No. 979616, Volume 22, Page 27;

Thence easterly along the north right-of-way of said Door Drive approximately 230.0 feet;

Thence northeasterly approximately 141 feet to a point on the northwest right-of-way of said Door Drive;

Thence northeasterly along the northwest right-of-way of said Door Drive approximately 453.15 feet;

Thence northeasterly and northerly along the northwest right-of-way of said Door Drive being a 180-foot radius curve to the left approximately 237 feet;

Thence northerly along the west right-of-way of said Door Drive approximately 69.15 feet;

Thence northerly and northwesterly along the west right-of-way of said Door Dr. and the southwest right-of-way of Buffalo Trail as shown on said University Hill Farms-North Hill Addition being a 15-foot radius curve to the left approximately 16 feet to a point on the southwest right-of-way of said Buffalo Trail;

Thence northwesterly approximately 80 feet to the west corner of Lot 12 University Hill Farms-Seed Farm Addition recorded as Document No. 1793720, Volume 54, Page 14 lying on the northeast right-of-way of Buffalo Trail as shown on said University Hill Farms-Seed Farm Addition;

Thence southeasterly along the north right-of-way of said Buffalo Trail approximately 181.14 feet to the southwest corner of Lot 14 University Hill Farms-Seed Farm Addition;

Thence southeasterly and easterly along the north right-of-way of said Buffalo Trail being a 340-foot radius curve to the left approximately 166.06 feet;

Thence easterly along the north right-of-way of said Buffalo Trail approximately 21.33 feet;

Thence easterly and northerly along the north right-of-way of said Buffalo Trail and the west right-of-way of Eau Claire Avenue as shown on said University Hill Farms-Seed Farm Addition being a 15-foot radius curve to the left approximately 23.56 feet;

Thence northerly along the west right-of-way of said Eau Claire Avenue approximately 267.72 feet;

Thence northerly along the west right-of-way of said Eau Claire Avenue being a 1920-foot radius curve to the left approximately 182 feet to the intersection of the west right-of-way of said Eau Claire Avenue and the westerly extension of the north line of Lot 1, Block 29 of University Hill Farms-Park Addition recorded as Document No. 952723, Volume 21, Page 3;

Thence northeasterly along the north line of said Lot 1 and the westerly extension thereof approximately 290 feet to an angle point in the north line of said Lot 1;

Thence southeasterly along the north line of Lots 1 and 2, block 29 of University Hill Farms-Park Addition approximately 1111.65 feet to an angle point in the north line of said Lot 2;

Thence northeasterly along the north line of said Lot 2 approximately 700.00 feet to the northeast corner of said Lot 2 lying on the southwest right-of-way of Segoe Road;

Thence northeasterly on the extension of the north line of said Lot 2 approximately 120 feet to a point on the northeast right-of-way of said Segoe Road;

Thence southeasterly along the northeast right-of-way of said Segoe Road approximately 213 feet;

Thence southwesterly along the extension of the south line of said Lot 2 approximately 120 feet to the southeast corner of said Lot 2 and the southwest right of way of Segoe Road;

Thence southwesterly along the south line of said Lot 2 approximately 929.4 feet to an angle point in the south line said Lot 2;

Thence southerly along an east line of said Lot 2 and the southerly extension thereof approximately 185 feet to the northeast corner of Lot 18, Block 21 of University Hill Farms-Regent Addition recorded as Document No. 942051, Volume 20, Page 22 lying on the south right-of-way of Regent Street;

Thence southeasterly along the south right-of-way of said Regent St. being a 1200 feet-radius curve to the left approximately 517.2 feet;

Thence southeasterly along the south right-of-way of said Regent St. approximately 615.5 feet to the northwest corner of Lot 20, Block 17 of University Hill Farms-Regent Addition;

Thence continuing southwesterly along the south right-of-way of Regent Street as shown on University Hill Farms – West Hill Addition recorded in Volume 20, Page 16 approximately 236.65 feet to an angle point in the north line of Lot 24, Block 18 of University Hill Farms – West Hill Addition;

Thence southwesterly along the south right-of-way of said Regent St. approximately 85.00 feet to the northwest corner of said Lot 24;

Thence southwesterly along the south right-of-way of Regent Street as shown on University Hill Farms Parkway Addition recorded as Document No. 968407 V21 P50-51 approximately 584.62 feet to an angle point in the north line of Lot 31, Block 18 of University Hill Farms Parkway Addition;

Thence southwesterly and westerly along the south right-of-way of said Regent St. being a 1480-foot radius curve to the right approximately 467.5 feet to an angle point in the north line of Lot 36, Block 18 of University Hill Farms Parkway Addition;

Thence westerly along the south right-of-way of said Regent St. approximately 653.00 feet to an angle point in the north line of Lot 5, Block 40 of University Hill Farms Parkway Addition;

Thence westerly along the south right-of-way of said Regent St. approximately 284.30 feet to the northeast corner of Lot 1, Block 40 of University Hill Farms Parkway Addition;

Thence southerly along the east line of said Lot 1 approximately 109.00 feet to the southeast corner of said Lot 1;

Thence westerly along the south line of said Lot 1 approximately 132.6 feet to the southwest corner of said Lot 1 lying on the east right-of-way of S. Kenosha Dr. (platted as E. Kenosha Drive);

Thence southerly along the east right-of-way of said S. Kenosha Dr. (platted as E. Kenosha Drive) approximately 525 feet to an angle point in the west line of Lot 29, Block 39 of University Hill Farms Parkway Addition;

Thence southwesterly approximately 369 feet along the east right-of-way of said S. Kenosha Dr. (platted as E. Kenosha Drive) being a 1000-foot radius curve to the right to an angle point in the west line of Lot 23, Block 39 of University Hill Farms Parkway Addition;

Thence southwesterly along the east right-of-way of S. Kenosha Dr. (platted as E. Kenosha Drive) approximately 336.06 feet to a southwest corner of Lot 20, Block 39 of University Hill Farms Parkway;

Thence southeasterly along the east right-of-way of E. Kenosha Drive and the northeast right-of-way of South Hill Drive as shown on said University Hill Farms Parkway Addition being a 15-foot radius curve to the left approximately 21 feet to a south corner of said Lot 20;

Thence southeasterly along the northeast right-of-way of said South Hill Dr. approximately 300 feet to a south corner of Lot 12, Block 19 of University Hill Farms Parkway Addition;

Thence southwesterly perpendicular to the northeast right-of-way of said South Hill Dr. approximately 60 feet to a north corner of Outlot 1 University Hill Farms Gugel Addition recorded as Document No. 1425222 in Volume 42, Page 26 lying on the south right-of-way of South Hill Drive;

Thence southwesterly along the southwest right-of-way of said South Hill Drive and the southeast right-of-way of Whitney Way being a 15-foot radius curve to the left approximately 23.5 feet to a north corner of said Outlot 1;

Thence southwesterly along the southeast right-of-way of said Whitney Way approximately 142.67 feet to an angle point in the northwest line of said Outlot 1;

Thence southerly along the southeast right-of-way of said Whitney Way being a 790-foot radius curve to the left approximately 532.35 feet to an angle point in the west line of said Outlot 1;

Thence southerly along the east right-of-way of said Whitney Way approximately 329.11 feet to a southwest corner of said Outlot 1;

Thence southerly along an extension of the east right-of-way of said Whitney Way approximately 167 feet to a northwest corner of Lot 8 of University Research Park University Of Wisconsin-Madison First Addition recorded in Volume 56-54A Plats, Page 153;

Thence southerly along the east right-of-way of Whitney Way approximately 312.52 feet to a point of curvature of the west line of said Lot 8;

Thence southerly approximately 430.12 feet along the east right-of-way of said Whitney Way being a 1560-foot radius curve to the right to the southwest corner of Lot 11 University Research Park University Of Wisconsin-Madison First Addition;

Thence easterly along the south line of Lots 11 AND 10 University Research Park University Of Wisconsin-Madison First Addition approximately 611.18 feet to an angle point in south line of said Lot 10;

Thence northeasterly along the south line of said Lot 10 approximately 170.00 feet to the southeast corner of said Lot 10;

Thence easterly approximately 83 feet to the northwest corner of Lot 4 University Research Park University Of Wisconsin Madison recorded in Volume 55 Plats, Page 8;

Thence easterly along the north line of said Lot 4 approximately 642.90 feet to the northeast corner of said Lot 4;

Thence southerly along the east line of Lots 3-5 University Research Park University of Wisconsin Madison approximately 564.00 feet to the southeast corner of said Lot 4;

Thence continuing southerly along the east line of Lot 1 of CSM No. 14651 recorded as Document No. 5370453 in Volume 101, Page 295 approximately 945.53 feet to the southeast corner of said Lot 1;

Thence westerly along the south line of said Lot 1 approximately 428.38 feet to an angle point in the south line of said Lot 1;

Thence northwesterly along the south line of said Lot 1 approximately 255.46 feet to the southwest corner of said Lot 1 lying on the east right of way of Science Drive;

Thence northeasterly approximately 298.92 feet along the west line of said Lot 1 being a 458.20-foot radius curve to the left to an angle point in the west line of said Lot 1;

Thence easterly along the west line of said Lot 1 approximately 6.03 feet to an angle point in the west line of said Lot 1;

Thence northerly approximately 106.84 feet along the west line of said Lot 1 being a 890.00-foot radius curve to the left to a west corner of said Lot 1;

Thence westerly approximately 82 feet to the southeast corner of a parcel described in Warranty Deeds recorded as Document No. 3236339;

Thence westerly along the south line of said parcel approximately 361.63 feet to the southwest corner of said parcel;

Thence northeasterly along the west line of said parcel approximately 108.75 feet to an angle point in the west line of said parcel;

Thence northwesterly along the west line of said parcel approximately 118.00 feet to an angle point in the west line of said parcel;

Thence northeasterly along the west line of said parcel approximately 145.00 feet to the northwest corner of said parcel;

Thence southwesterly along the south line of Lot 1 CSM No. 13757 recorded as Document No. 5083996 in Volume 91, Page 17 approximately 256 feet to an angle point in the south line of said Lot 1;

Thence northwesterly along the south line of said Lot 1 approximately 103.45 feet to an angle point in the south line of said Lot 1;

Thence northwesterly along the south line of said Lot 1 approximately 107.44 feet to an angle point in the south line of said Lot 1;

Thence northwesterly along the south line of said Lot 1 approximately 309.94 feet to the southwest corner of said Lot 1 lying on the east right-of-way of South Whitney Way;

Thence southerly along the east right-of-way of South Whitney Way as shown on University Research Park University of Wisconsin-Madison First Addition recorded in Volume 56-54A Plats, Page 153 being a 1560.00-foot radius curve to the right approximately 290.98 feet to an angle point in the west line of said Lot 20 University Research Park University of Wisconsin-Madison First Addition;

Thence southwesterly along the east right-of-way of said Whitney Way approximately 4.80 feet to an angle point in the west line of said Lot 20;

Thence southwesterly along the east right-of-way of said Whitney Way being a 1195.63-foot radius curve to the left approximately 579.68 feet to an angle point in the west line of Lot 21 University Research Park University of Wisconsin-Madison First Addition;

Thence southerly along the east right-of-way of said Whitney Way approximately 574.68 feet to a southwest corner of Lot 22 University Research Park University Of Wisconsin-Madison First Addition;

Thence southeasterly along the east right-of-way of said Whitney Way and the north right-of-way of Tokay Boulevard as shown on said University Research Park University Of Wisconsin-Madison First Addition being a 25-foot radius curve to the left approximately 41.02 feet to a southwest corner of said Lot 22;

Thence easterly along the north right-of-way of said Tokay Blvd. approximately 590 feet to the intersection of the north right-of-way of said Tokay Blvd. and the northerly extension of the east line of Lot 4 Westgate Redevelopment Plat recorded as Document No. 5699823 in Volume 61-042A of PLATS, Page 236;

Thence southerly along the east line of Lots 4-6 Westgate Redevelopment Plat and the northerly extension thereof approximately 815 feet to the southeast corner of said Lot 6;

Thence westerly along the south line of said Lot 6 approximately 226.00 feet to the southwest corner of said Lot 6;

Thence northerly along the west line of said Lot 6 approximately 70.00 feet to the southeast corner of Lot 2 of Westgate Redevelopment Plat;

Thence westerly along the south line of said Lot 2 approximately 282.38 feet to an angle point in the south line of said Lot 2;

Thence westerly along the south line of said Lot 2 approximately 73.82 feet to an angle point in the south line of said Lot 2;

Thence northwesterly along the south line of said Lot 2 approximately 28.50 feet to an angle point in the south line of said Lot 2;

Thence southwesterly approximately 121 feet to the southeast corner of Lot 3 Tokay Place recorded as Document No. 2413099 in Volume 56-143B Plats, Page 424 lying on the west right-of-way of South Whitney Way;

Thence northerly along the west right-of-way of said South Whitney Way approximately 429.08 feet to the southeast corner of Lot 6 of Tokay Place;

Thence westerly along the south line of said Lot 6 approximately 305.00 feet to the southwest corner of said Lot 6;

Thence northerly along the west line of said Lot 6 approximately 215.00 feet to the northwest corner of said Lot 6 lying on the south right-of-way of Tokay Boulevard as shown on said Tokay Place;

Thence westerly along the south right-of-way of Tokay Boulevard approximately 1377 feet to a northwest corner of Lot 1 CSM No. 11184 recorded as Document No. 3971262 in Volume 67, Page 219;

Thence northwesterly approximately 94 feet to the southwest corner of the parcel described in Warranty Deed recorded as Document No. 3343552;

Thence northerly along the west line of said parcel approximately 403.83 feet to an angle point in the west line of said parcel;

Thence northwesterly along the west line of said parcel approximately 68.48 feet to an angle point in the west line of said parcel and the west line of Lot 49 University Research Park University of Wisconsin-Madison Second Addition recorded in Volume 57-039B Plats, Page 148;

Thence northerly along the west line of said Lot 49 approximately 300.00 feet to the northwest corner of said Lot 49 lying on the south right-of-way of Research Park Boulevard as shown on said University Research Park University of Wisconsin-Madison Second Addition;

Thence southwesterly approximately 374.91 feet along the south right-of-way of said Research Park Boulevard being a 440.04-foot radius curve to the left to an angle point in the north line of Lot 48 University Research Park University of Wisconsin-Madison Second Addition;

Thence southwesterly along the south right-of-way of said Research Park Blvd. approximately 121.99 feet;

Thence southwesterly approximately 339.32 feet along the south right-of-way of said Research Park Boulevard being a 3000.00-foot radius curve to the left;

Thence southwesterly along the south right-of-way of said Research Park Blvd. approximately 252.08 feet to a point of curvature on the north line of Lot 1 CSM No. 5551 recorded as Document No. 2084410 in Volume 25, Page 205;

Thence southwesterly approximately 515 feet along the south right-of-way of Research Park Boulevard as shown on said CSM No. 5551 being a 740-foot radius curve to the left to a west corner of said Lot 1;

Thence southwesterly along the southeast right-of-way of said Research Park Blvd. approximately 157.77 feet to a point of curvature of said Lot 1;

Thence southeasterly along the east right-of-way of said Research Park Boulevard and the northerly right-of-way of Odana Road as shown on said CSM No. 5551 being a 25-foot radius curve to the left approximately 39.01 feet to an angle point in the south line of said Lot 1;

Thence southeasterly approximately 22.78 feet along the northerly right-of-way of Odana Road as shown on said CSM No. 5551 being a 761.20-foot radius curve to the left to an angle point in the south line of said Lot 1;

Thence southerly approximately 94 feet to the northeast corner of Lot 3 CSM No. 2777 recorded as Document No. 1566060 in Volume 11, Page 83 lying on the south right-of-way of Odana Road as shown on said CSM No. 2777 recorded as Document No. 1566060 in Volume 11, Page 83;

Thence northeasterly along the south right-of-way of Odana Road being a 683.20-foot curve to the left approximately 353.48 feet to an angle point on the north line of Lot 1 of CSM No. 2777;

Thence westerly along the south right-of-way of said Odana Rd. approximately 324.33 feet to the northwest corner of said Lot 1;

Thence southerly along the west line of said Lot 1 and the southerly extension thereof approximately 512 feet to the northerly right-of-way of Forward Drive;

Thence easterly and southerly along the easterly right-of-way of Forward Drive being a 60-foot radius curve to the right approximately 147 feet;

Thence westerly and southerly along the easterly right-of-way of Forward Drive being a 15-foot radius curve to the left approximately 13 feet;

Thence southerly along the east right-of-way of Forward Drive approximately 2025 feet to the south right-of-way of Schroeder Road as shown on said 2$^{ND}$ Add. To Green Tree Hills;

Thence westerly along the south right-of-way of said Schroeder Road approximately 880 feet to the southerly extension of the west right-of-way of Rayovac Drive as shown in said CSM No. 14642;

Thence northerly along the west right-of-way of said Rayovac Drive and southerly extension thereof approximately 358.5 feet to a point of curvature in the east line of said CSM No. 14642;

Thence northeasterly approximately 278.69 feet along the west right-of-way of said Rayovac Drive being a 701.78-foot radius curve to the right to an angle point in the east line of said CSM No. 14642;

Thence northeasterly along the west right-of-way of said Rayovac Drive approximately 56.97 feet to the northeast corner of Lot 2 of said CSM No. 14642;

Thence northeasterly along the west right-of-way of Rayovac Drive as shown on CSM No. 10804 recorded as Document No. 3754517 in Volume 64, Page 211 approximately 42.44 feet to a point of curvature in the east line of said CSM No. 10804;

Thence northerly and westerly along the west and south right-of-way of said Rayovac Drive being a 461.83-foot radius curve to the left approximately 912.75 feet to a north corner of said CSM No. 10804;

Thence westerly along the south right-of-way of said Rayovac Drive approximately 113.42 feet to the northwest corner of said CSM No. 10804;

Thence northerly along the west line of the SE 1/4 of Section 25 Town 7 North Range 8 East Dane County, Wisconsin also being along the east line of CSM No. 11515 and CSM No. 1613 approximately 1310 feet to the intersection of the said west line of the SE 1/4 and the south line of Lot 21 of the plat of the Second Addition to Park Towne recorded as Document No. 1288623 in Volume 37, Page 15;

Thence easterly along the south line of said Lot 21 approximately 36 feet to the southeast corner of said Lot 21;

Thence northerly along the east line of said Lot 21 of the Second Addition to Park Towne approximately 490.70 feet to the northeast corner of said Lot 21 lying on the south right-of-way of Odana Road;

Thence westerly along the south right-of-way of Odana Road being on the north line of said Lot 21 of the Second Addition to Park Towne approximately 122 feet to a point of curvature along the north line of said Lot 21;

Thence northwesterly along the south right-of-way of Odana Road being a 380-foot radius curve to the right approximately 287.4 feet to a point on the northeasterly line of Lot 1 CSM No. 2919 recorded as Document No. 1585041;

Thence northwesterly along the south right-of-way of Odana Road approximately 616 feet to a point of curvature on the northeasterly line of Lot 84 of the Ninth Addition to Park Towne recorded as Document No. 1599638 in Volume 50, Page 24;

Thence westerly along the south right-of-way of Odana Road being a 300-foot radius curve to the left approximately 227 feet to a point of tangency on the north line of Lot 89 of the said plat of Ninth Addition to Park Towne;

Thence northwesterly approximately 95 feet to the southwest corner of Lot 82 of the plat of Eighth Addition to Park Towne recorded as Document No. 1592831 in Volume 50, Page 7;

Thence northerly along the west line of said Lot 82 approximately 262.53 feet to the northwest corner of said Lot 82 lying on the south line of Lot 23 of the plat of Fourth Addition to Park Towne recorded as Document No. 1324360 in Volume 38, Page 31;

Thence westerly along the south line of said Lot 23 approximately 268.93 feet to the southwest corner of said Lot 23;

Thence northerly along the west line of Lots 23-27 of the said plat of the Fourth Addition to Park Towne approximately 646.54 feet to the southwest corner of CSM No. 13141 recorded as Document No. 4779111 in Volume 84, Page 191;

Thence northerly along the west line of said CSM No. 13141 approximately 493.26 feet to the northwest corner of Lot 1 of said CSM No. 13141 lying on the south right-of-way of Mineral Point Road;

Thence westerly along the south right-of-way of Mineral Point Road approximately 3160 feet to an angle point in the north line of Lot 1 of CSM No. 13705 recorded as Document No. 5066938;

Thence northerly along the said south right-of-way of Mineral Point Road also being along the said north line of Lot 1 of CSM No. 13705 approximately 12.93 feet to an angle point in the said north line of Lot 1;

Thence westerly along the south right-of-way of Mineral Point Road approximately 2059 feet to a northwest corner of Lot 5 Highpoint Commercial recorded as Document No. 1698014 in Volume 53, Page 22;

Thence westerly along the south right-of-way of Mineral Point Road extended approximately 179 feet to the most easterly corner on the north line of Lot 2 of CSM No. 7773 recorded as Document No. 2664823;

Thence northeasterly approximately 135 feet to a point on the southerly line of Lot 2 of CSM No. 7773 being on the north right-of-way of Mineral Point Road also being the **Point of Beginning.**

**EXCEPTING THEREFROM**

Lots 45, 46, and 47 of the plat of University Research Park University of Wisconsin-Madison Second Addition recorded as Document No. 2718052 V57-039B of Plats on Pages 146-150.

**ALSO EXCEPTING THEREFROM**

Lot 37 and a part of Lot 38 of the plat of University Research Park University of Wisconsin-Madison Second Addition recorded as Document No. 2718052 V57-039B of Plats on Pages 146-150 and adjacent right-of-way of Mineral Point Road described more particularly as follows:

Beginning at the southernmost point of the west line of Lot 37 of the said plat of University Research Park University Of Wisconsin-Madison Second Addition lying on the east right-of-way of Rosa Road;

Thence northwesterly along the east right-of-way of Rosa Road being a 635-foot radius curve to the left approximately 34.64 feet to a point of tangency on the said west line of Lot 37;

Thence northwesterly along the east right-of-way of Rosa Road approximately 141.78 feet to a point of curvature on the said west line of Lot 37;

Thence northerly along the east right-of-way of Rosa Road being a 448.04-foot radius curve to the right approximately 172.22 feet to a point of tangency on the said west line of Lot 37;

Thence northerly along the east right-of-way of Rosa Road approximately 74.41 feet to a point of curvature along the said west line of Lot 37;

Thence northeasterly along the east right-of-way of Rosa Road being a 25-foot radius curve to the right approximately 39.27 feet to a point of tangency on the north line of said Lot 37 also being on the south right-of-way of Mineral Point Road;

Thence northerly approximately 126 feet to a point of intersection of the north right-of-way of Mineral Point Road and the east right-of-way of Rosa Road;

Thence easterly along the north right-of-way of Mineral Point Road approximately 710 feet to the point of intersection of the northerly right-of-way line of Mineral Point Road and the northerly extension of the east line of said Lot 37;

Thence southerly along the east line of said Lot 37 and the southerly extension thereof approximately 357.56 feet to an angle point in the east line;

Thence southwesterly along the southeast line of property approximately 135.45 feet to a point on the northerly right-of-way of Charmany Drive;

Thence westerly along the northerly right-of-way of Charmany Drive being a 410-foot radius curve to the left approximately 385.69 feet to a point of tangency on the south line of said Lot 37;

Thence southwesterly along the said northerly right-of-way of Charmany Drive approximately 191.78 feet to a point of curvature on the said south line of said Lot 37;

Thence northwesterly along the north right-of-way of Charmany Drive being a 25-foot radius curve to the right approximately 36.99 feet to the **Point of Beginning**.

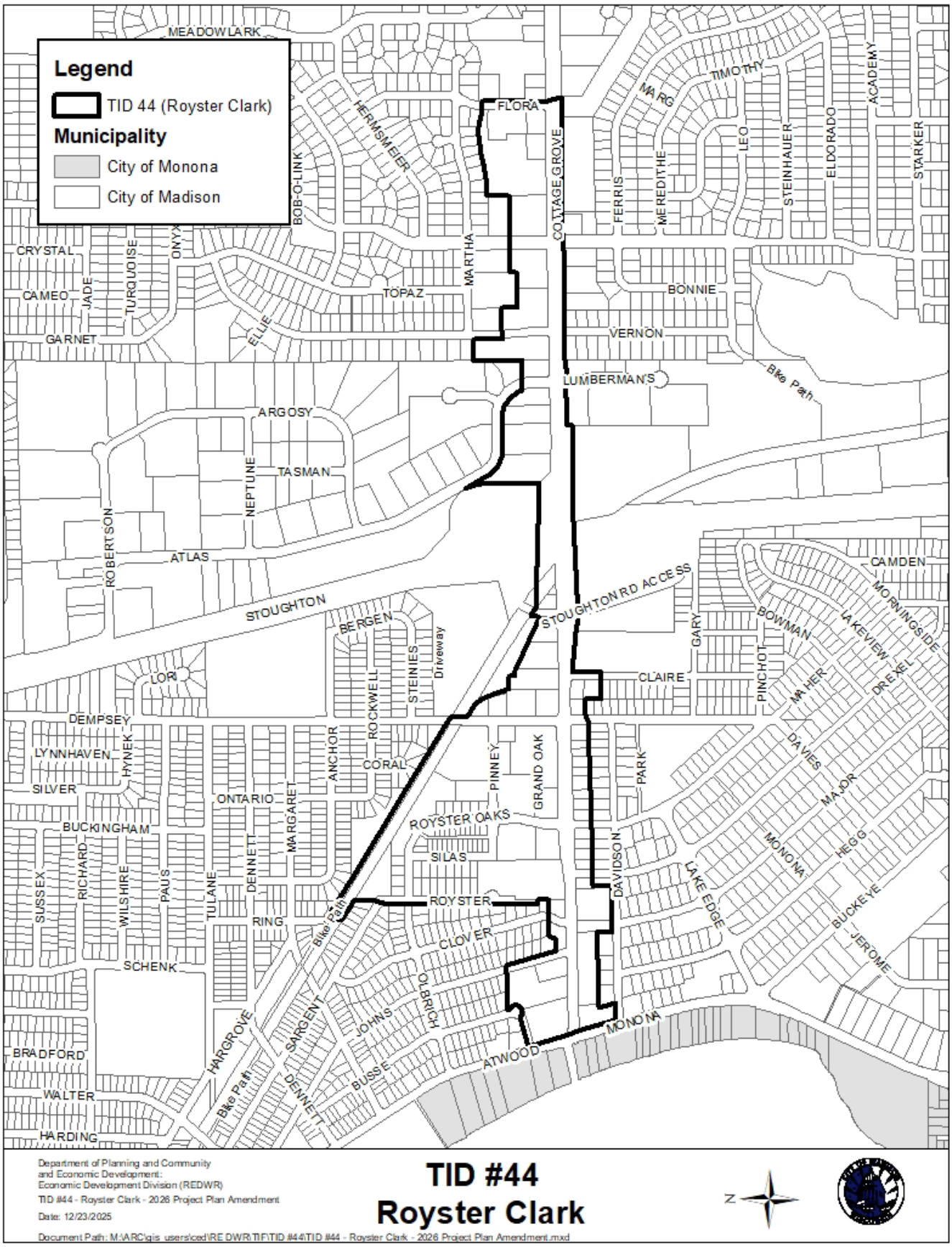
# TID Project Plan Amendments & Creations

## TIDs 44, 46, 50, 51, & 54 (Amendments)
## TIDs 56 & 57 (Creation)

Plan Commission meeting
June 15, 2026

# Plan Commission Role

- Per State of WI TIF Law, the Plan Commission's role in reviewing TID amendments and creations is:
  - That the plan conforms to, and is consistent with, the Comprehensive Plan of the City of Madison;
  - Not less than 50%, by area, of the TID is suitable and zoned for mixed-use or industrial use (as applicable by TID) or blighted (within the meaning of SS 66.1105(2) Wisconsin Statutes);
  - That the improvement of the area in the TID is likely to significantly enhance the value of substantially all the other real property in the TID, and;
  - The aggregate value of equalized taxable property in the TID, plus existing TIDs, does not exceed 12% of the total equalized assessed taxable property within the City of Madison.




Department of Planning and Community and Economic Development:
Economic Development Division (REDWR)
TID #44 - Royster Clark - 2026 Project Plan Amendment
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# TID #44
# Royster Clark

N

TID 44

# TID 44 – Key Changes

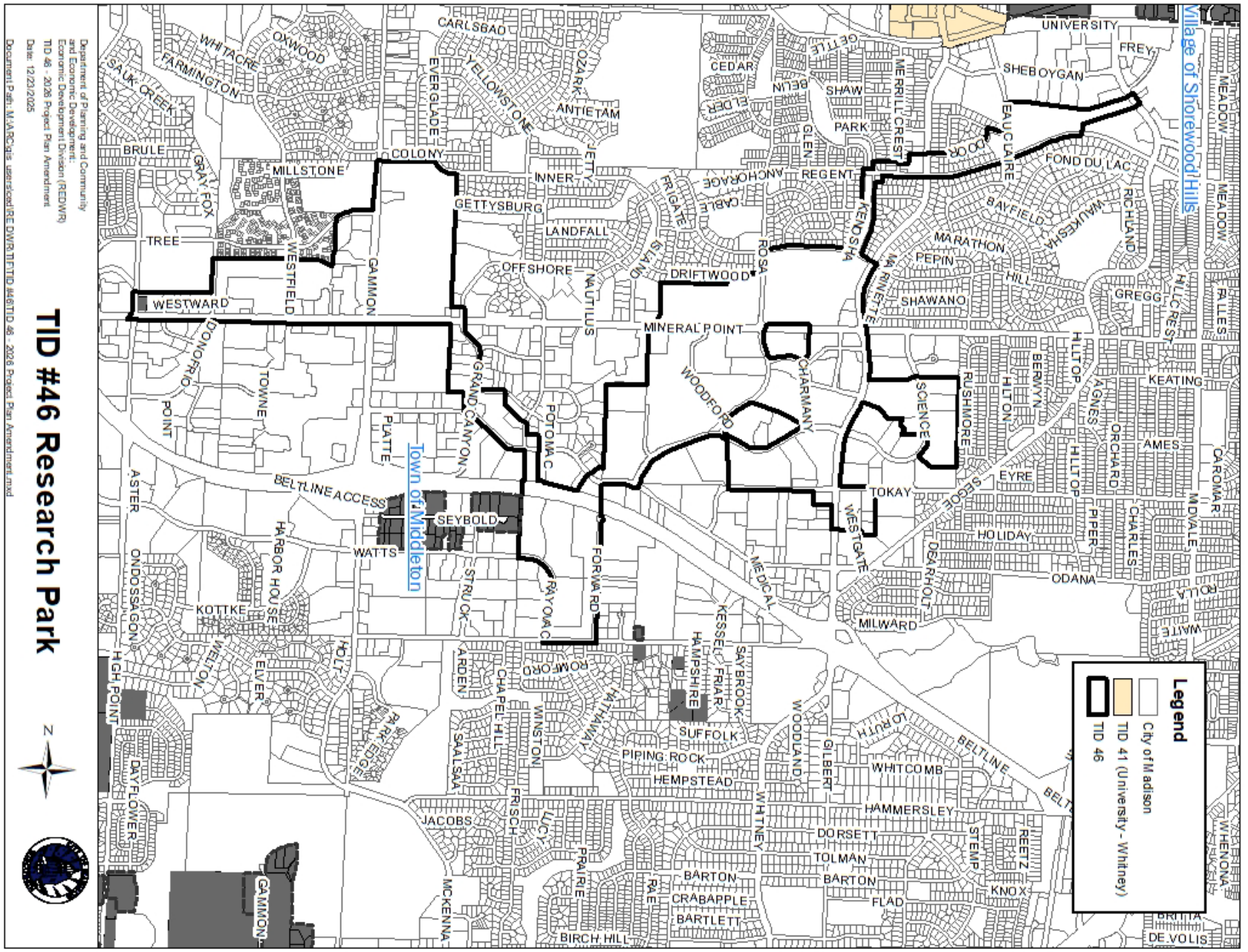
- **$4,000,000 -** Land Acquisition (Royster Corners)
- **$2,000,000 –** Cottage Grove Road stormwater retention pond
- **$500,000 –** Small Business Assistance
- **Total Change 2026 - $6,500,000**

- **Total TIF Funded Project Costs - $15,369,700**

# TID 44 – Summary

- Projected to close: 2029*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $114 million

# TID 46


TID #46 Research Park
Village of Shorewood Hills
Town of Middleton
Legend
City of Madison
TID 41 (University - Whitney)
TID 46
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 46 - 2026 Project Plan Amendment
Date: 12/23/2025
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N
UNIVERSITY
SHEBOYGAN
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EAU CLAIRE
FOND DU LAC
MARATHON
PEPIN
BAYFIELD
WAUKESHA
RICHLAND
SHAWANO
GREGG
KEATING
AMES
EYRE
HOLIDAY
ODANA
MILWARD
TOKAY
WESTGATE
SCIENCE
CHARMANY
WOODFORD
MINERAL POINT
DRIFTWOOD
ROSA
KENOSHA
REGENT
GLEN
SHAW
PARK
MERRILL CREST
CEDAR
ELDER
BELLE
CARLSBAD
OZARK
ANTIETAM
EVERGLADE
YELLOWSTONE
OAKWOOD
WHITACRE
FARMINGTON
SAUK CREEK
BRULE
COLONY
MILLSTONE
GRAY FOX
TREE
WESTWARD
WESTFIELD
GAMMON
GETTYSBURG
LANDFALL
INNER
JETTY
FRIGATE
SEAGUN
NAUTILUS
OFFSHORE
ANCHORAGE
CABLE
GRAND CANYON
POTOMAC
PLATTE
TOWNE
POINT
CONOFRIO
BELTLINE ACCESS
SEYBOLD
WATTS
HARBOR HOUSE
KOTTKE
ONDOSSAGON
ASTER
HIGH POINT
DAYFLOWER
WELTON
ELVER
HOLT
STRUCK
FORWARD
RAYOVAC
MEDICAL
KESSEL
HAMPSHIRE
FRIAR
SAYBROOK
SUFFOLK
PIPING ROCK
HEMPSTEAD
WHITCOMB
WOODLAND
GILBERT
WHITNEY
HAMMERSLEY
DORSETT
TOLMAN
BARTON
CRABAPPLE
BARTLETT
FLAD
KNOX
REETZ
STEMP
BELTLINE
SOUTH
JACOBS
FRISCH
LUCY
PRAIRIE
RAE
MCKENNA
BIRCH HILL
GAMMON
CHAPEL HILL
ARDEN
WINSTON
SAALSAA
WATHWAY
RIDGE
CAROMAR
MDVALE
CHARLES
PIPER
ORCHARD
HILLTOP
BERWYN
HILTON
RUSHMORE
WHENONA
DE VOLIS

# TID 46 – Key Changes

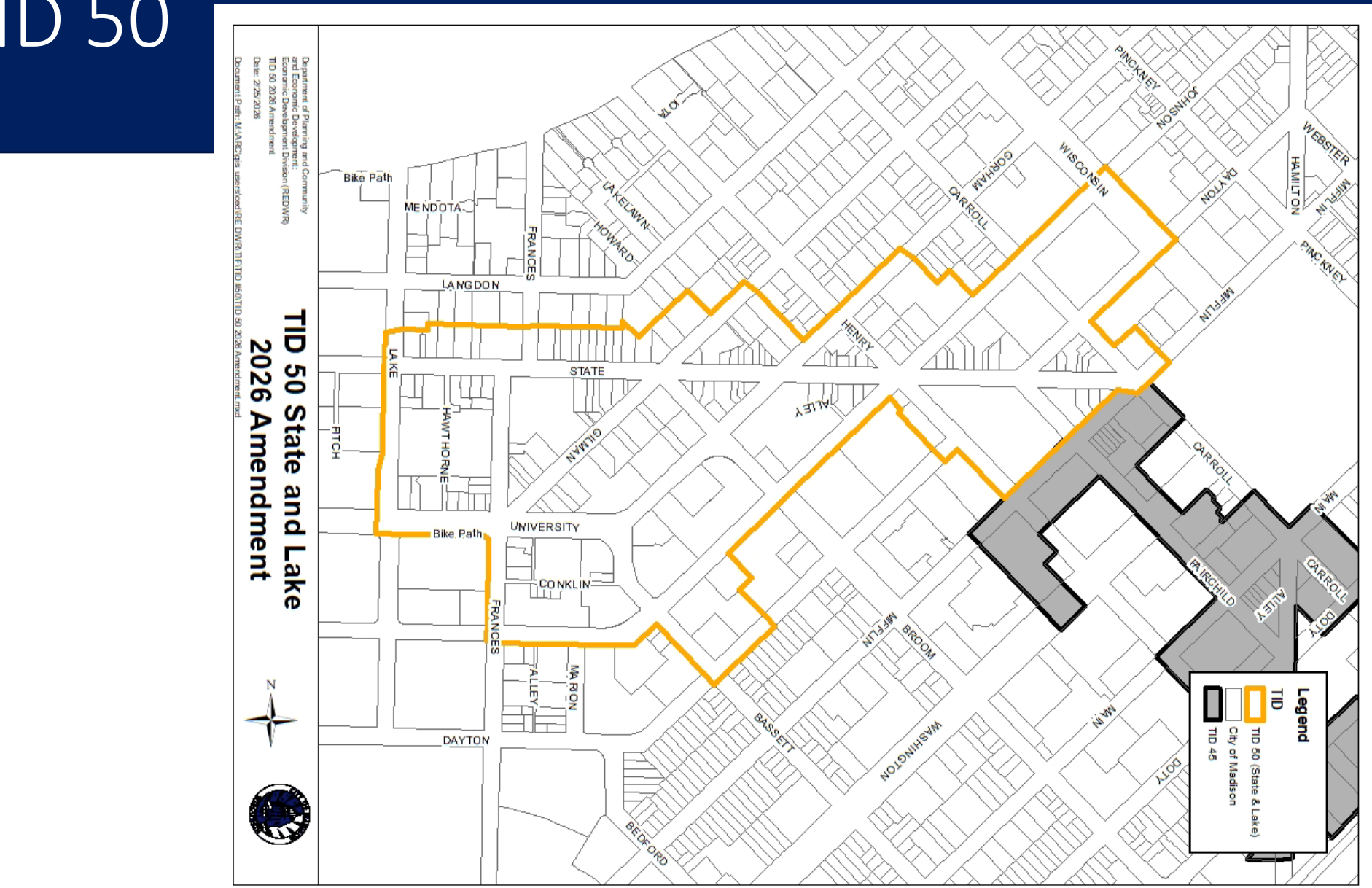
- **$1,000,000** – Yellowstone Drive sanitary sewer improvements
- **$3,000,000 –** West Towne area park improvements
- **$400,000 –** Research Park stormwater improvements
- **$1,000,000 –** Science Drive improvements
- **$1,000,000 –** Small Business Assistance
- **TOTAL CHANGE 2026 - $6,400,000**

- **Total TIF Funded Project Costs - $60,158,000**

# TID 46 – Summary

- Projected to close: 2028
- TID estimated incremental value at closure: $540 million

# TID 50


TID 50 State and Lake
2026 Amendment
Department of Planning and Community and Economic Development
Economic Development Division (REDWR)
TID 50 2026 Amendment
Date: 2/25/2026
Document Path: M:\ARCgis users\cloud\RE DWR\TIF\TID #50\TID 50 2026 Amendment.mxd
N
Legend
TID
TID 50 (State & Lake)
City of Madison
TID 45
Bike Path
MENDOTA
LANGDON
LAKE
FITCH
HAWTHORNE
STATE
UNIVERSITY
Bike Path
CONKLIN
FRANCES
ALLEY
MARION
DAYTON
BASSETT
BROOM
WASHINGTON
BEDFORD
HENRY
GILMAN
ALLEY
MIFFLIN
CARROLL
GORHAM
WISCONSIN
PINCKNEY
JOHNSON
DAYTON
HAMILTON
WEBSTER
LAKELAWN
HOWARD
FAIRCHILD
ALLEY
CARROLL
DOTY
MAIN

# TID 50

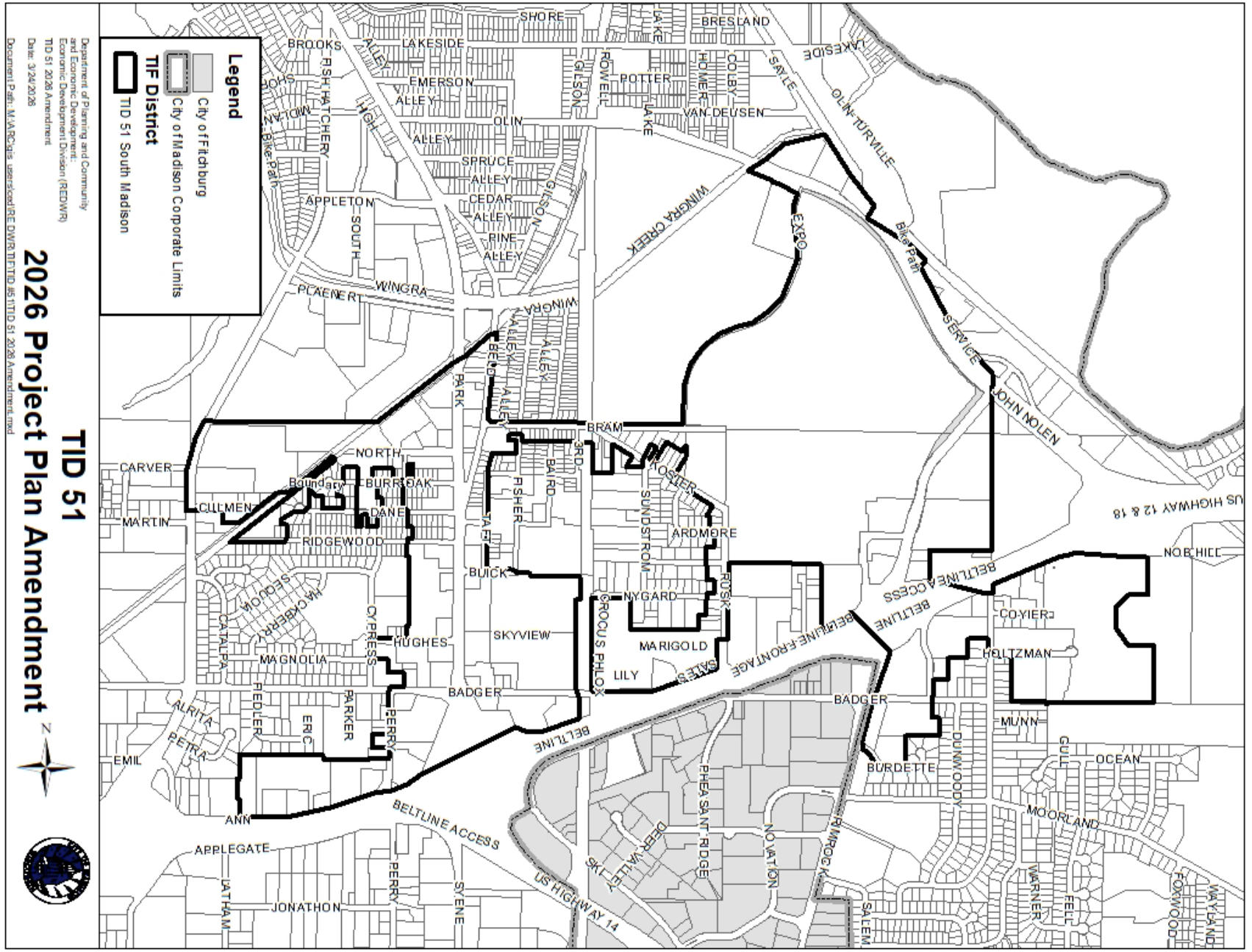
- **$285,000** – Dayton St Sanitary improvements
- **TOTAL CHANGE 2026 - $285,000**

- **Total TIF Funded Project Costs - $26,785,000**

# TID 50 – Summary

- Projected to close: 2029
- TID estimated incremental value at closure: $342 million

# TID 51


Legend
City of Fitchburg
City of Madison Corporate Limits
TIF District
TID 51 South Madison
TID 51
2026 Project Plan Amendment
Department of Planning and Community and Economic Development
Economic Development Division (REDWR)
TID 51 2026 Amendment
Date: 3/24/2026
Document Path: M:\ARC\gis_user\cloud\REDWR TIF\TID 45\1TID 51 2026 Amendment.mxd
Boundary
BRESLAND
SHORE
LAKESIDE
BROOKS
LAKESIDE
EMERSON
ALLEY
POTTER
ROWELL
GILSON
HOMER
COLBY
VAN DEUSEN
OLIN
ALLEY
SPRUCE
ALLEY
CEDAR
ALLEY
PINE
ALLEY
APPLETON
SOUTH
WINGRA
PLAENERT
WINGRA CREEK
OLIN-TURVILLE
Bike Path
SERVICE
JOHN NOLEN
US HIGHWAY 12 & 18
NORTH
CARVER
BURR OAK
DANE
CULLMEN
MARTIN
RIDGEWOOD
PARK
BRAM
3RD
BAIRD
FISHER
TAFT
FOSTER
SUNDSTROM
ARDMORE
BUICK
NYGARD
ROSK
CROCUS
PHLOX
SKYVIEW
MARIGOLD
LILY
SALES
BELTLINE FRONTAGE
BELTLINE ACCESS
BELTLINE
COYIER
HOLTZMAN
NOB HILL
MACARTHUR
SEQUOIA
CATALPA
CYPRESS
HUGHES
MAGNOLIA
BADGER
REDLER
PARKER
BERRY
ERIC
ALRITA
PETRA
EMIL
ANN
APPLEGATE
LATHAM
JONATHON
PERRY
SYENE
BELTLINE ACCESS
US HIGHWAY 14
SKY VALLEY
DEER VALLEY
PHEASANT RIDGE
NOVATION
RIMROCK
SALEM
BURDETTE
DUNWOODY
MUNN
GULL
OCEAN
MOORLAND
WARNER
FELL
FOXWOOD
WAYLAND

# TID 51 – Key Reallocations & Changes

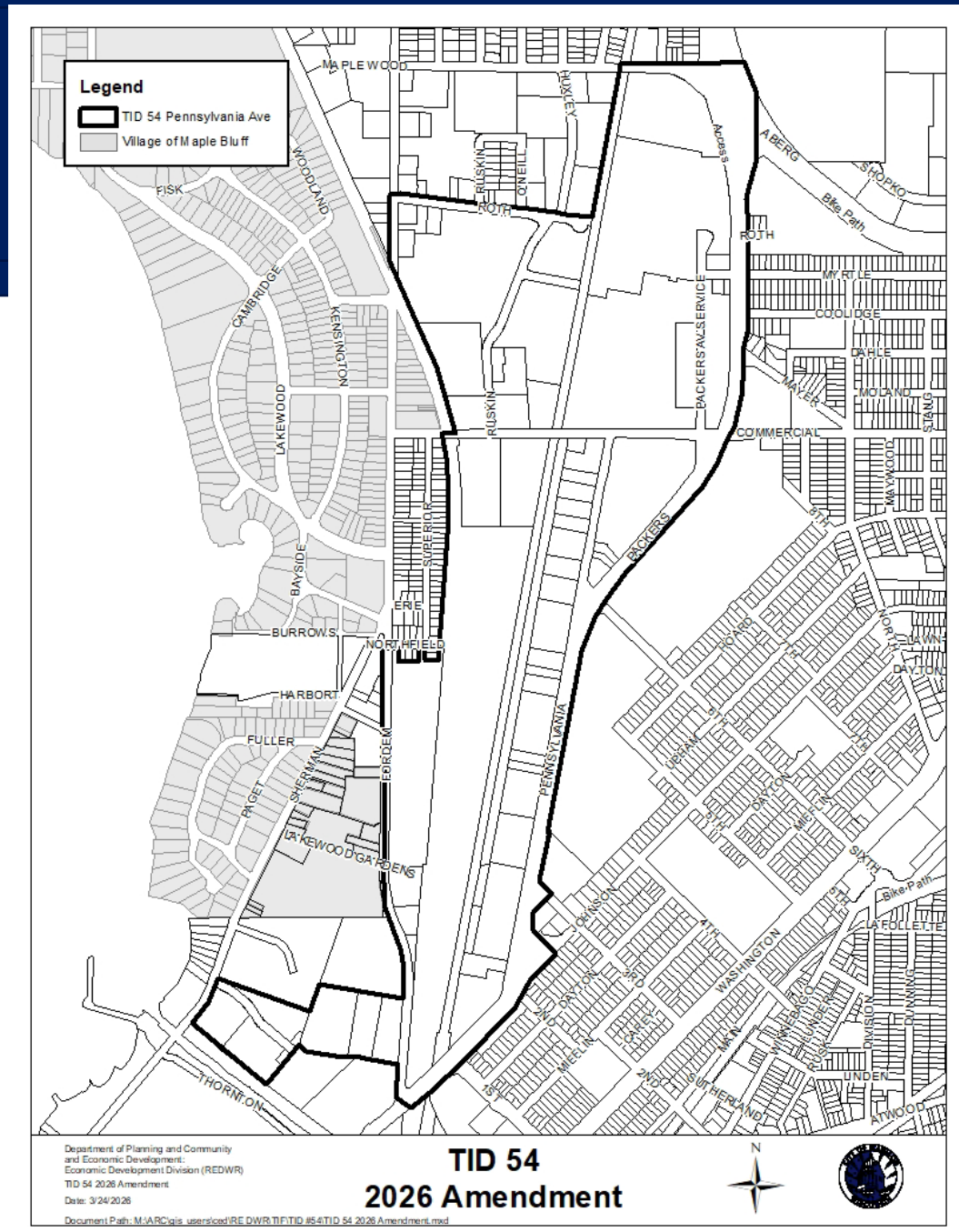
- **$25,000,000 – Housing Development in the South Park Street Corridor**
  - (This project category and cost are created in the 2026 project plan amendment, using re-allocated funds from previously approved projects);
- **(-$9,000,000) – Development Loans**
  - (South Transfer Point – This project cost and category are eliminated and the funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-$6,000,000) – Development Loans**
  - (Village on Park Improvements - This project cost and category are eliminated and the funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-$5,000,000) – Development Loans**
  - (Financial Assistance to Rental Housing - This project cost is reduced by $5,000,000 and those funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-$5,000,000) – New Small Cap Homeownership Program / Development Loans (for owner occupied)**
  - This project cost is reduced by $5,000,000 and those funds re-allocated to the “Housing Development in South Park Street Corridor” line item);

- **TOTAL CHANGE 2026: $0** (There is no net change to the project plan as a result of the 2026 amendment)
- **Total TIF Funded Project Costs - $99,480,000**

# TID 51 – Summary

- Projected to close: 2037*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $290 million

# TID 54


Legend
TID 54 Pennsylvania Ave
Village of Maple Bluff
MAPLEWOOD
HUXLEY
ABERG
SHOPKO
Bike Path
FISK
WOODLAND
RUSKIN
O'NEILL
ROTH
CAMBRIDGE
KENSINGTON
LAKEWOOD
BAYSIDE
SUPERIOR
ERIE
BURROWS
NORTHFIELD
HARBORT
FULLER
EDGEWOOD
SHERMAN
PAGET
LAKEWOOD GARDENS
THORNTON
PACKERS AVE SERVICE
MYRTLE
COOLIDGE
DAHLE
MAYER
LINDLANG
STANG
COMMERCIAL
MAYWOOD
PACKERS
PENNSYLVANIA
RICHARD
DAYTON
LAWN
HORTON
MIFFLIN
SIXTH
Bike Path
LAFOLLETTE
JOHNSON
WASHINGTON
DIVISION
DUNNING
UNDEN
ATWOOD
SUTHERLAND
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 54 2026 Amendment
Date: 3/24/2026
Document Path: M:\ARC\gis_users\cced\RE DWR\TIF\TID #54\TID 54 2026 Amendment.mxd
TID 54
2026 Amendment
N

# TID 54 – Costs

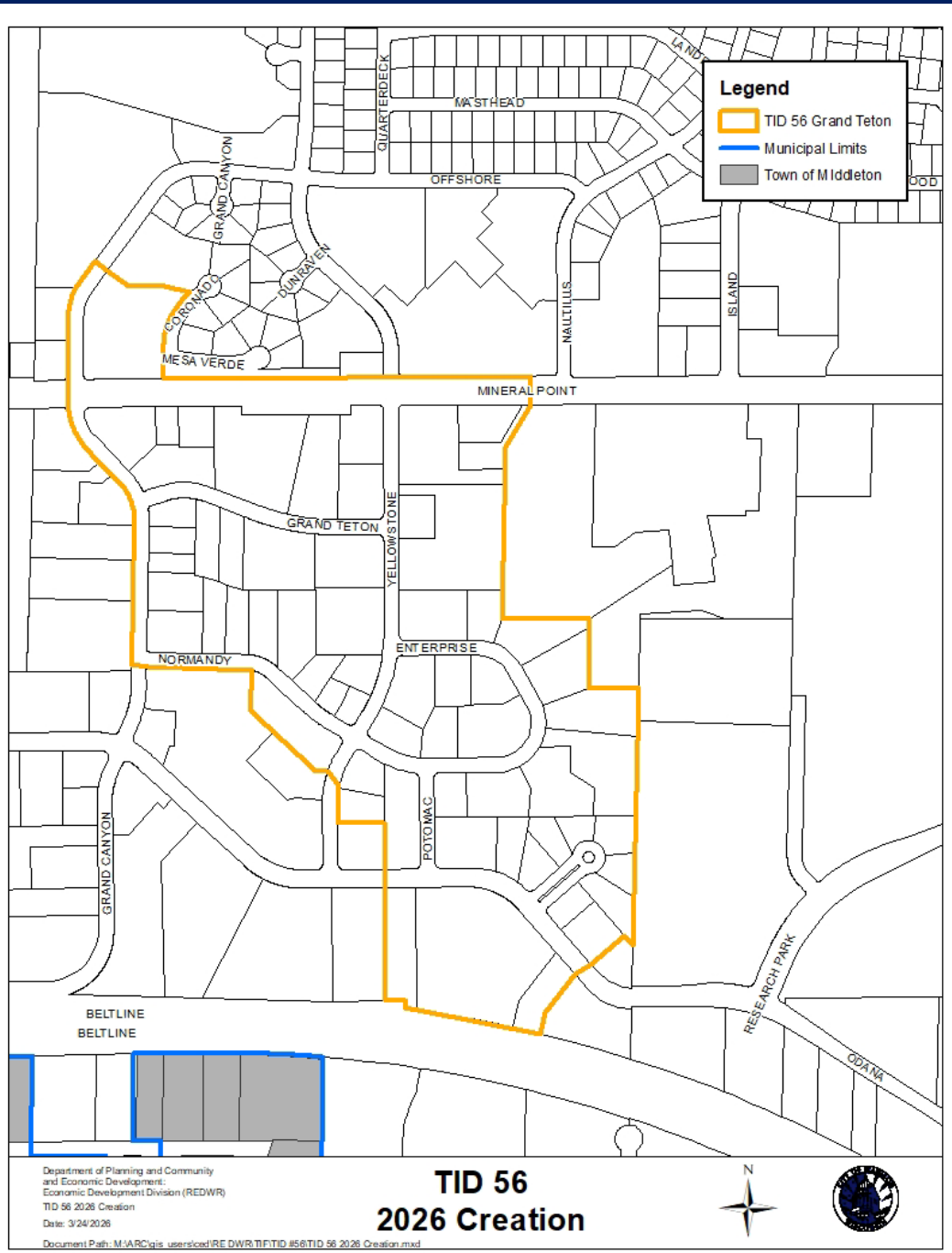
- **Development Loans (Realta Fusion Jobs TIF)** – $2,800,000

- **TOTAL CHANGE 2026: $2,800,000**
- **Total TIF Funded Project Costs - $21,747,000**

# TID 54 – Summary

- Projected to close: 2034*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $215 million

# TID 56


Legend
TID 56 Grand Teton
Municipal Limits
Town of Middleton
MASTHEAD
OFFSHORE
QUARTERDECK
GRAND CANYON
CORONADO
DUNRAVEN
MESA VERDE
NAUTILUS
ISLAND
MINERAL POINT
GRAND TETON
YELLOWSTONE
ENTERPRISE
NORMANDY
POTOMAC
GRAND CANYON
BELTLINE
BELTLINE
RESEARCH PARK
ODANA
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 56 2026 Creation
Date: 3/24/2026
Document Path: M:\ARC\gis_users\cod\RE DWR\TIF\TID #56\TID 56 2026 Creation.mxd
TID 56
2026 Creation
N

# TID 56 – Costs

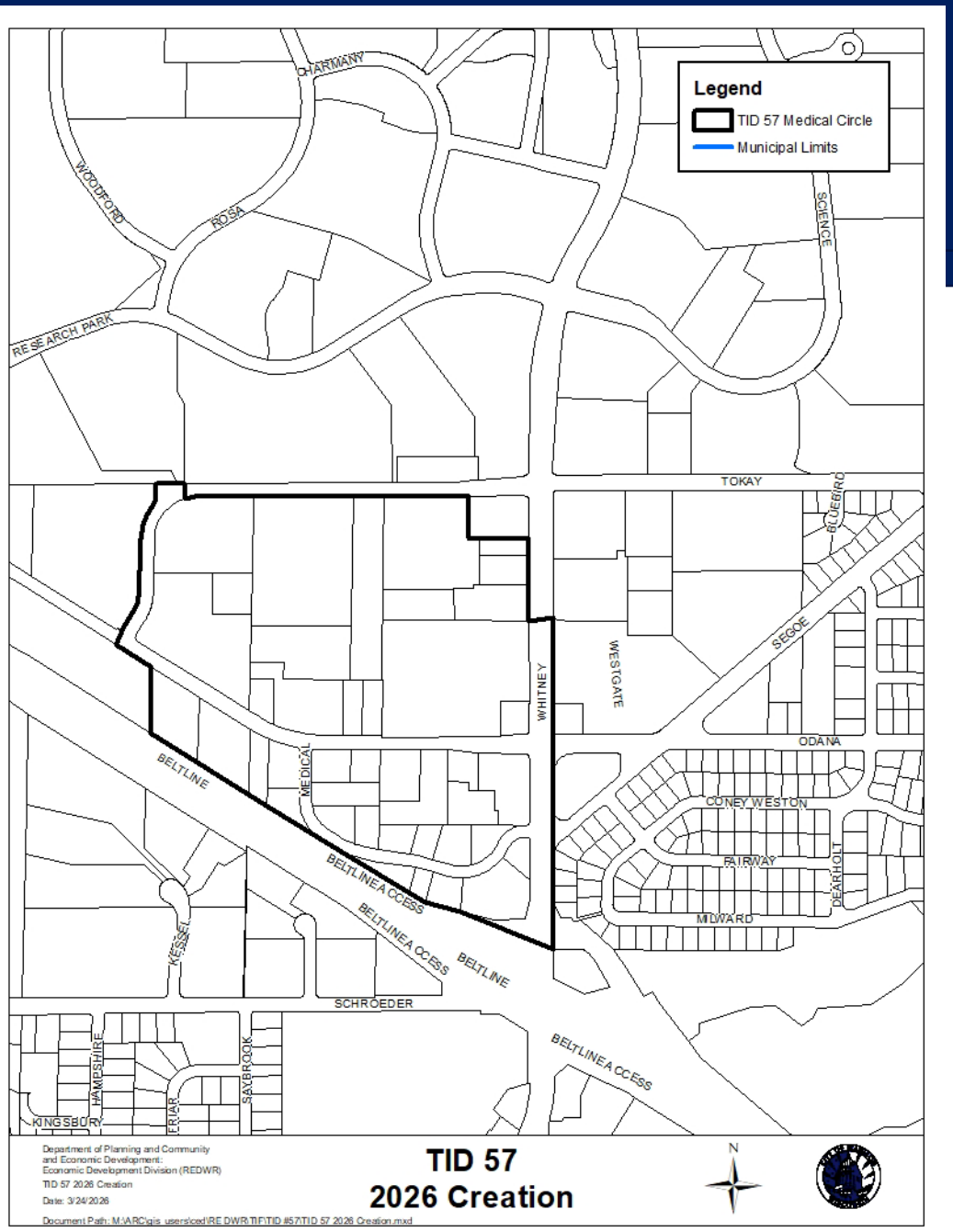
- **$10,100,000** – Public works / infrastructure projects in the Mineral Point Road, Grand Canyon Drive, Grand Teton Plaza, Yellowstone Drive, and Odana Road area;
- **$1,500,000** – Parks improvements in the West Towne area
- **$2,900,000** – Development Loans
- **$2,000,000** – Small Business Assistance, including grants
- **$500,000** – Administrative and professional costs.

- **TOTAL 2026: $17,000,000**
- **Total TIF Funded Project Costs - $17,000,000**

# TID 56 – Summary

- Projected to close: 2045*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $104 million

# TID 57


Legend
TID 57 Medical Circle
Municipal Limits
CHARMANY
WOODFORD
ROSA
RESEARCH PARK
SCIENCE
TOKAY
BLUEBIRD
SEGOE
WESTGATE
WHITNEY
ODANA
MEDICAL
BELTLINE
CONEY WESTON
FAIRWAY
DEARHOLT
MIDWARD
BELTLINE ACCESS
BELTLINE ACCESS
BELTLINE
KESSEL
SCHROEDER
BELTLINE ACCESS
HAMPSHIRE
SAYBROOK
FRIAR
KINGSBURY
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 57 2026 Creation
Date: 3/24/2026
Document Path: M:\ARC\gis users\cod\RE DWR\TIF\TID #57\TID 57 2026 Creation.mxd
TID 57
2026 Creation
N

# TID 57 – Costs

- **$8,500,000** – Public works / infrastructure projects in the Whitney Way, Odana Road, Tokay Blvd., and Medical Circle of the City of Madison
- **$2,000,000** – Development Loan to 5555 Odana Road / 5534 Medical Circle
- **$2,000,000** – Small Business Assistance, including grants
- **$500,000** – Administrative and professional costs.

- **Total TIF Funded Project Costs - $13,000,000**

# TID 57 – Summary

- Projected to close: 2045*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $87 million

# Questions?

Dan Rolfs (Real Estate Development Manager)

drolfs@cityofmadison.com

**Executive Summary to the City of Madison Joint Review Board**

**Tax Incremental District (TID) No. 46 (Research Park)**
**2026 Project Plan Amendment**
**City of Madison**

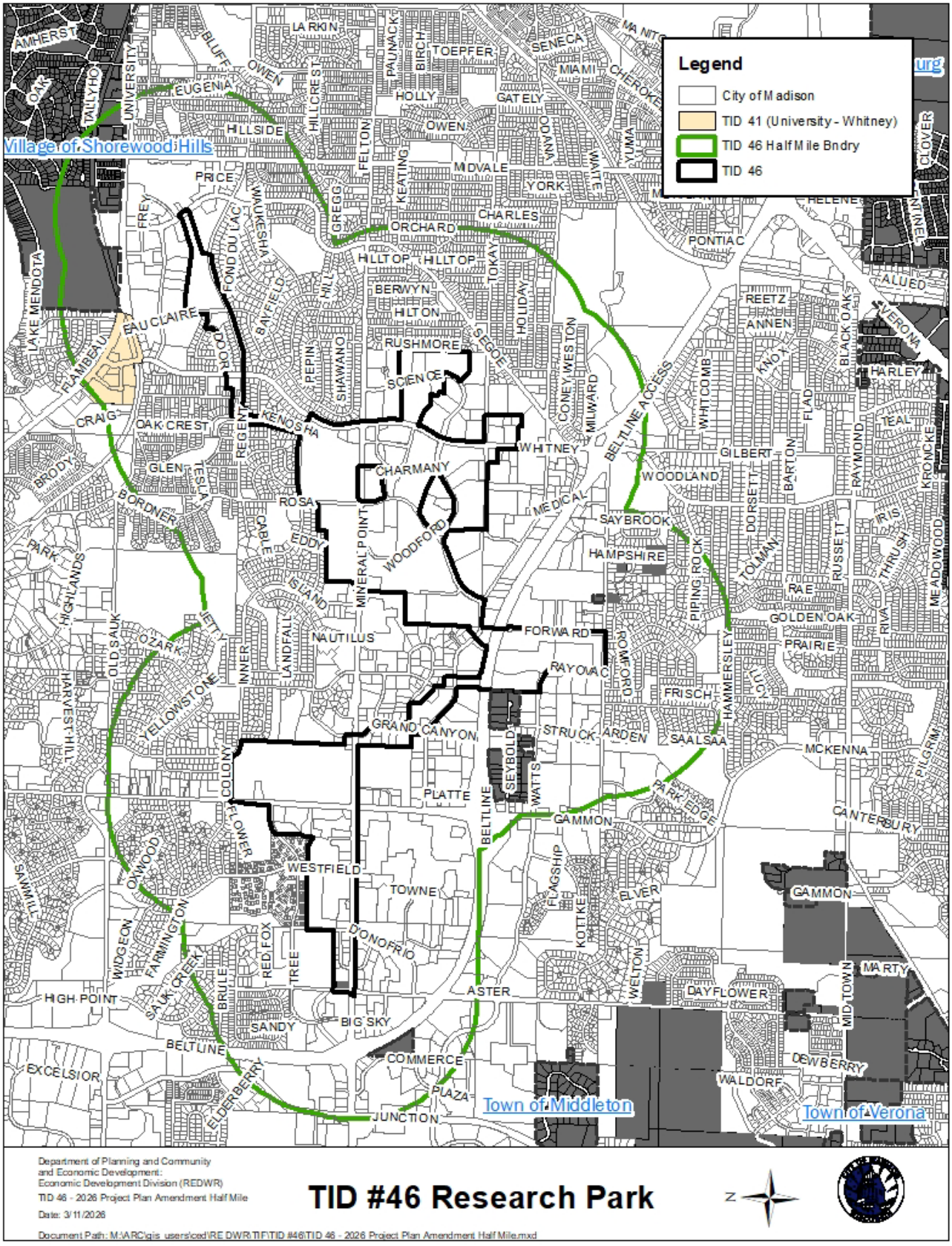
May 22, 2026

Background

By statute, a TIF Joint Review Board, comprised of one representative each from the Madison Metropolitan School District (MMSD), the City of Madison, Dane County, Madison College (MATC) and one public member, meets to review, and if acceptable, approve a proposed amendment to a Tax Incremental District (TID) Project Plan. The Joint Review Board will meet at a future date to take action upon the proposed amendment to the project plan to TID 46 (Research Park).

Summary of the TID #46 Project Plan

The map on the next page depicts the boundaries of TID 46 in the University Research Park area of the City of Madison, along with the Half Mile boundary of TID 46:


Legend
City of Madison
TID 41 (University - Whitney)
TID 46 Half Mile Bndry
TID 46
Village of Shorewood Hills
Town of Middleton
Town of Verona
Department of Planning and Community and Economic Development:
Economic Development Division (REDWR)
TID 46 - 2026 Project Plan Amendment Half Mile
Date: 3/11/2026
Document Path: M:\ARC\gis_users\ced\REDWR\TIF\TID #46\TID 46 - 2026 Project Plan Amendment Half Mile.mxd
TID #46 Research Park
N

TIF Law Required Information for TID Amendment Approval

## 1) Estimates of project costs and tax increments, including:

### a) Specific items that constitute project costs; (See Chart Below)

NOTE: Items highlighted in yellow are additions or changes for the First Amendment.

NOTE: Items highlighted in gray are additions or changes for the Second Project Plan Amendment proposed in 2018.

NOTE: Items highlighted in green are additions or changes for this Third Project Plan Amendment and Second Boundary Amendment in 2021.

NOTE: Items highlighted in blue are additions or changes for this Fourth Project Plan Amendment and Third Boundary Amendment in 2025.

NOTE: Items highlighted in pink are additions or changes for this Fifth Project Plan Amendment and Third Boundary Amendment in 2026.

| - | ~~**Proposed TIF Funded Non-Assessable Cost**~~ | ~~**Assessable Costs**~~ | ~~**Total**~~ | ~~**Time Frame**~~ |
|---|---|---|---|---|
| ~~**Total Public Improvements**~~ | ~~$ -~~ | ~~$ -~~ | ~~$ -~~ | ~~2015 - 2030~~ |
| - | - | - | - | - |
| ~~**Development Loans**~~ | ~~$2,300,000~~ | - | ~~$2,300,000~~ | ~~2015 - 2030~~ |
| - | - | - | - | - |
| ~~Administrative and Professional Costs~~ | ~~$500,000~~ | - | ~~$500,000~~ | ~~2015 - 2030~~ |
| ~~**TOTAL PROJECT COSTS**~~ | ~~**$2,800,000**~~ | ~~**$ -**~~ | ~~**$2,800,000**~~ | ~~2015 - 2030~~ |
| ~~Finance Costs~~ | ~~$785,000~~ | - | - | ~~2015 - 2030~~ |

~~**First Amendment to the Project Plan Budget (2017 Project Plan and Boundary Amendment)**~~

| ~~**TID #46 - First Amendment (2017)**~~ | ~~**Proposed TIF Funded Non-Assessable Cost**~~ | ~~**Assessable/ Non-Project Costs**~~ | ~~**Total**~~ | ~~**Time Frame**~~ |
|---|---|---|---|---|
| ~~**Total Public Improvements**~~ | ~~$-~~ | ~~$ -~~ | ~~$-~~ | ~~2017 - 2030~~ |
| ~~-~~ | ~~-~~ | ~~-~~ | ~~-~~ | ~~-~~ |
| ~~**Development Loans ***~~ | ~~$1,737,000~~ | ~~-~~ | ~~$1,737,000~~ | ~~2017 - 2030~~ |
| ~~Illumina Loan~~ | ~~$1,890,000~~ | ~~-~~ | ~~$1,890,000~~ | ~~2017 - 2030~~ |
| ~~Exact Sciences Loan~~ | ~~$3,400,000~~ | | ~~$3,400,000~~ | ~~2017 - 2030~~ |
| | | | | |
| ~~Administrative and Professional Costs~~ | ~~$500,000~~ | ~~-~~ | ~~$500,000~~ | ~~2017 - 2030~~ |
| ~~**TOTAL PROJECT COSTS**~~ | ~~**$7,527,000**~~ | ~~**$ -**~~ | ~~**$7,527,000**~~ | ~~2017 - 2030~~ |
| ~~Finance Costs (Financing costs for entire project plan)~~ | ~~$2,069,000~~ | ~~-~~ | ~~$2,069,000~~ | ~~2017 - 2030~~ |

~~*Development Loans reflects the Development Loans from the original Project Plan of $2,300,000 plus the balance of the funds generated by the Illumina project, less those funds allocated for the loans to Illumina and Exact Sciences and Administrative Costs.~~

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(GM).

**Second Amendment to the Project Plan Budget (2018 Project Plan Amendment)**
**Revised and restated TID #46 Project Plan Budget**

| **TID #46 – Second Project Plan Amendment (2018)** | **Proposed TIF Funded Non-Assessable Cost** | **Assessable/ Non-Project Costs** | **Total** | **Time Frame** |
|---|---|---|---|---|
| **Total Public Improvements** | $0 | $0 | $0 | 2018- 2030 |
| | | | | 2018- 2030 |
| Illumina Loan | $1,890,000 | $0 | $1,890,000 | 2018- 2030 |
| Exact Sciences Loan (Phase 1) | $2,500,000* | $0 | $2,500,000 | 2018- 2030 |
| University Research Park (Exact Sciences Loan Phase 2) | $2,600,000* | $0 | $2,600,000 | 2018- 2030 |
| Exact Sciences Loan (Phase 3) | $2,086,000 | $0 | $2,086,000 | 2018- 2030 |
| | | | | |
| Administrative and Professional Costs | $500,000 | $0 | $500,000 | 2018- 2030 |
| **TOTAL PROJECT COSTS** | **$9,576,000** | **$ -** | **$9,576,000** | 2018- 2030 |
| Finance Costs (Financing costs for entire project plan) | $2,633,000 | | $2,633,000 | 2018- 2030 |

***NOTE:** The Exact Sciences Phase 1 and Phase 2 loans were made under the previously authorized expenditure limit of the TID #46 project plan. They are stated in this Second Project Plan Amendment to TID #46 to ensure all expenditures in TID #46 are accurately reported and authorized.*

**Third Amendment to the Project Plan Budget (2021 Project Plan and Boundary Amendment)**
**Revised and restated TID #46 Project Plan Budget**

| TID #46 – Third Project Plan Amendment and Second Boundary Amendment | Proposed TIF Funded Non-Assessable Cost | Assessable/ Non-Project Costs | Total | Time Frame |
|---|---|---|---|---|
| **Total Public Improvements** | $20,605,000 | $ - | $20,605,000 | 2021 - 2030 |
| | | | | |
| **2021 Development Loans** | ~~$7,000,000~~[1] 2,556,000 | $0 | ~~$7,000,000~~ 2,556,000 | 2021 - 2030 |
| | | | | |
| Administrative and Professional Costs | $500,000 | $0 | $500,000 | 2021 - 2030 |
| **Subtotal Second Project Plan and Boundary Amendment (2021)** | **~~$28,105,000~~ 23, 661,000** | **$0** | **~~$28,105,000~~ 23, 661,000** | **2021 - 2030** |
| | | | | |
| **ORIGINAL PROJECT PLAN, FIRST AND SECOND PROJECT PLAN AMENDMENT COSTS** | **~~$37,681,000~~ 33,237,000** | **$ 0** | **~~$37,681,000~~ 33,237,000** | 2021 - 2030 |
| | | | | |
| | | | | |
| Finance Costs (Financing costs for entire project plan)* | $10,391,000 | $0 | $10,391,000 | 2021 - 2030 |

**The 2021 Third Project Plan and Second Boundary Amendment includes an additional $7,728,000 of financing costs, in addition to the previously included $2,663,000 financing costs.*

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(GM).

[1] $4,444,000 eliminated as part of 2025 Project Plan and Boundary Amendment. Funds re-allocated to other projects.

**Fourth Amendment to the Project Plan Budget (2025 Project Plan Amendment)**
**Revised and restated TID #46 Project Plan Budget**

| TID #46 – Fourth Project Plan Amendment | Proposed TIF Funded Non-Assessable Cost | Assessable/ Non-Project Costs | Total | Time Frame |
|---|---|---|---|---|
| **Total Public Improvements** | $9,132,000 | $ - | $9,132,000 | 2025 - 2030 |
| | | | | |
| **2025 Development Loans** | | | | – |
| **Mandel (Element Collective)** | $930,000 | $0 | $930,000 | 2025 - 2030 |
| **Westgate Phase 2** | $344,000 | $0 | $344,000 | 2025 - 2030 |
| **6101 Mineral Point Road (Stone House)** | $1,000,000 | $0 | $1,000,000 | 2025 - 2030 |
| | | | | |
| **Grant to CDA (to invest in Mandel / Element Collective project)** | $4,365,000 | $0 | $4,365,000 | 2025 - 2030 |
| | | | | |
| **Small Business Assistance** | $750,000 | $0 | $750,000 | 2025 - 2030 |
| | | | | |
| | | | | |
| **Subtotal Fourth Project Plan (2025)** | **$16,521,000** | **$0** | **$16,521,000** | 2025 - 2030 |
| | | | | |
| **ORIGINAL PROJECT PLAN, FIRST, SECOND, THIRD, AND FOURTH PROJECT PLAN AMENDMENT COSTS** | **$49,758,000** | **$ 0** | **$49,758,000** | 2025 - 2030 |
| | | | | |
| Finance Costs (Financing costs for entire project plan)* | $10,391,000 | $0 | $10,391,000 | 2021 - 2030 |

| TID #46 – Fifth Project Plan Amendment | Proposed TIF Funded Non-Assessable Cost | Assessable/ Non-Project Costs | Total | Time Frame |
|---|---|---|---|---|
| Yellowstone Drive Sanitary | $1,000,000 | $0 | $1,000,000 | 2026 - 2030 |
| West Towne Area Park Improvements | $3,000,000 | $0 | $3,000,000 | 2026 - 2030 |
| Research Park stormwater improvements | $400,000 | $0 | $400,000 | 2026 - 2030 |
| Science Drive improvements | $1,000,000 | $0 | $1,000,000 | 2026 - 2030 |
| **Total Public Improvements** | $5,400,000 | $ - | $5,400,000 | 2026 - 2030 |
| | | | | |
| **Small Business Assistance** | $1,000,000 | $0 | $1,000,000 | 2026 - 2030 |
| | | | | |
| **Subtotal Fifth Project Plan Amendment (2026)** | **$6,400,000** | **$0** | **$6,400,000** | 2026 - 2030 |
| | | | | |
| **ORIGINAL PROJECT PLAN, FIRST, SECOND, THIRD, FOURTH, AND FIFTH PROJECT PLAN AMENDMENT COSTS** | **$60,158,000** | **$ 0** | **$60,158,000** | 2026 - 2030 |
| | | | | |
| Finance Costs (Financing costs for entire project plan)* | $10,391,000 | $0 | $10,391,000 | 2021 - 2030 |

*NOTE: As stated above, there are no additional financing cost associated with the Fifth Project Plan amendment.
NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(GM).

**b) The total dollar amount of these project costs to be paid with tax increments;**

Per the above chart, tax increments will pay for a total of **$60,158,000** of project costs.

c) The amount of tax increments to be generated over the life of the tax incremental district.

Through the end of 2025, TID 46 generated an estimated $53.9 million of incremental revenues. Based upon the City's TIF run, TID 46 will generate an additional $99 million of incremental revenue through its expiration date of 2035. The net present value of these incremental revenues is $74 million. **This would lead to a total forecasted incremental revenue over the entire life of TID 46 of $152.9 million.**

**2. The amount of value increment when the project costs are paid in full and the district is closed.**

Based upon development projects that have occurred to date, the anticipated incremental value of property within the district at the end of its 20-year life is estimated at

**$663,000,000**. This value will be returned to overlying tax jurisdictions for general tax levy purposes upon closure of the district at the end of its statutory life. Based upon conservative estimates, the district will generate sufficient incremental revenues to repay all anticipated project costs by 2028.

Without any additional projects generating new incremental value, the estimated incremental value in 2028 is $540 million. The 2025 incremental value is approximately $518 million. However, the City may propose future amendments to the TID 46 project plan to fund additional development or infrastructure projects.

**3. The reasons why the project costs may not or should not be paid by the owners of property that benefit by improvements within the district.**

The budget for the proposed project plan amendment is estimated at $60,158,000.

The total amount of assessable costs not to be paid for with TIF funds is $0.

The total amount of costs to be paid for with TIF funds is $60,158,000.

**4. The share of the projected tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the district.**

The certified base value of TID 46 is **$286,649,600**. Overlying jurisdictions will continue to collect their portion of the levy upon the base value over time. The box below indicates the share of the estimated first tax increment invested by overlying tax jurisdictions based upon the 2026 mill rate.

| Tax Jurisdiction | 2026 Mill Rate | Share of Tax Levy |
|---|---|---|
| City | 7.00 | 35% |
| County | 2.36 | 12% |
| MMSD | 10.41 | 51% |
| MATC | 0.64 | 3% |
| State of WI | 0.0 | 0% |
| Totals* | 20.38** | 100%** |

Source: City of Madison 2026 Adopted Operating Budget
**NOTE: Total Mill Rate is the Gross Mill, prior to any State Tax Credits being applied to this rate.*
***NOTE: Total may not add due to rounding*

**5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments.**

A conservative estimate of the total incremental value resulting from potential development projects, and economic growth or value appreciation of the life of the TID is estimated to be $663 million. The benefits of these potential projects are: sharing new

equalized value growth, blight elimination, infrastructure improvements, and job creation / retention to benefit those in the district and throughout the City of Madison.

TID 46's base value of $286,649,600 is anticipated to grow by $663 million at the end of the 20-year life of the TID. Assuming that the City incurs all the $60 million of projected costs identified in the TID Project Plan, that there are no changes in tax increment estimates, no further project plan amendments and no changes to TIF Law, the City of Madison forecasts that TID 46 may close in 2028. The average life of a TID in the City of Madison is 12 years. The estimated incremental value of the TID in 2028 when the TID is forecasted to be closed is estimated to be $540 million *(Note: variations are due to rounding)*.

TID 46 is a "mixed-use" TID, as defined by State Statute 66.1105.

Criteria for TID Approval

Per TIF Law, the Joint Review Board will cast a vote based upon the following three criteria:

1. **Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.**

   None ($0) of the proposed $60,158,000 in project costs are assessable. Without tax increment revenue, such improvements are not likely to occur when compared to areas in the City where special assessment revenues may be more readily available to fund greater portions of project costs.

2. **Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, is insufficient to compensate for the cost of improvements.**

   If the District closes in 2028 as projected, it is estimated that approximately $540 million of incremental value would return to the overlying taxing jurisdictions. At 20 years, the District would return approximately $663 million of incremental value to the overlying taxing jurisdictions. Without TIF, the infrastructure and other investments described in the project plan document in and adjacent to TID 46 would not occur. The infrastructure and other improvements will continue to boost values within and adjacent to TID 46.

3. **Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by owners of property in the overlying tax districts.**

   Property and infrastructure improvements, the construction of new residential dwelling units, tax base growth and job creation / retention are the most significant and quantifiable benefit to overlying tax jurisdictions from the investment of TIF funds.

Without TIF, overlying tax jurisdictions would share approximately $5,800,000 of tax revenues for the tax parcels included in TID 46, based on the base value of $286,649,600. As stated earlier, the incremental value in 2028 at the end of the projected life of the TID is estimated to be $540 million. Theoretically, if the City invested all $60 million of project costs in the district, which investment would leverage over $540 million; or $1 of TIF leverages approximately $9.00 of value growth. If the TID were to be closed at that time, this value growth would be returned to overlying tax jurisdictions that would now share in a levy of approximately $16.8 million, or a net gain of approximately $11 million as a result of TIF.

In turn, the anticipated tax increments over the life of the district are estimated to support $60 million of public investment. This investment will further enhance the area, increase values in and around the District, and help create new, family supporting jobs.

| | |
|---|---|
| **From:** | Bonnie Roe |
| **To:** | Finance Committee; All Alders |
| **Cc:** | Tishler, Bill; Schmiedicke, David; Mikolajewski, Matthew; Clerk; Mayor |
| **Subject:** | Opposition to File #93406 and #93412 |
| **Date:** | Monday, June 29, 2026 7:36:42 AM |

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

Dear Members of the Finance Committee,

I am writing to register my strong opposition to the proposed **$6.5 million Project Plan Amendment for TID 44 (Royster Clark, File #93406)** and the parallel **Project Plan Amendment for TID 46 (Research Park, File #93412)** currently before the Finance Committee.

While individual capital allocations like stormwater ponds, land banking, and sewer improvements are individually defensible, approving **$11.9 million in combined new capital expansions** that deliberately extend the operational life cycles of existing Tax Incremental Districts is **structurally irresponsible** while the city faces a severe General Fund deficit.

We cannot continue to treat our Capital Budget expansions and our Operational Budget crises as if they exist on two separate planets. **They are structurally linked**, and the recent pattern of handling our TIF districts proves it.

I urge the Committee to place a hold on or file these amendments based on three concrete fiscal realities:

## 1. The Pattern of Revenue Segregation and Artificial Starvation

Just weeks ago, the Common Council unanimously amended the Economic Development budget to authorize major TIF actions—including the **TID 54 agreement** assisting Realta Fusion at the old Oscar Mayer site and the **TID 55 amendment** to fund the purchase of four properties at the old Voit Farm (Starkweather neighborhood) for the city's land banking program.

While those projects may have clear policy goals, adding even more capital weight to older districts like **TID 44 ($6.5M** for Royster Corners site acquisition and Cottage Grove Road stormwater ponds) and **TID 46 ($5.4M** for West Towne area parks and S. Yellowstone Drive sewers) reveals a problematic administrative trend.

**TID 44 alone sits on an estimated $114 million in incremental taxable property value.** By continuously stacking new project costs into these mature districts, the city artificially prolongs their lifespans toward **extended closure windows (projected out to 2029 for TID 44). This strategy actively prevents hundreds of millions of dollars** in established

property value from dissolving back into the general tax rolls, where they would directly relieve our cash-starved General Fund.

## 2. The Contradiction of Operational Austerity

The Mayor's Office has mandated a **2% across-the-board operational budget reduction** for city departments. We are telling our frontline services that they must manage service friction and personnel shortages because "the money isn't there." This includes the **Madison Police Department**, which is currently capped at 492 authorized officers and absorbing severe recruitment and field onboarding gaps; it also includes the **Madison Fire Department**, which is still **regularly running out of ambulances and crews** even after adding an extra unit in the last budget season.

Yet, on the very same docket, **the city routinely finds statutory mechanisms to borrow, spend, and allocate millions of dollars in TIF capacity** to buy real estate, bank land, and subsidize localized infrastructure. The public cannot reconcile a municipal ledger that **enforces austerity on street-level operational services** while consistently expanding capital debt to extend development districts.

## 3. Opportunity Cost and Structural Priority

Every dollar of borrowing capacity and every year of delayed TIF dissolution carries a massive opportunity cost. Pushing the closure of these mature districts out further simply to fund specialized, non-urgent capital expansions **shifts the tax burden directly onto everyday Madison homeowners (and indirectly, renters)**, while protecting ring-fenced development funds from stabilizing our city's core operational needs.

If the structural deficit is as severe as the administration claims, then **our policy choices must reflect that emergency across all funds.** We must stop expanding the spending scope of successful TIF districts to keep them open.

I request that the Finance Committee **vote to place on file or place a formal committee hold** on the **TID 44 amendment (File #93406)** and the **TID 46 amendment (File #93412)**. Let these successful districts move toward dissolution so their combined property values can begin serving the entire city's General Fund, rather than insulating localized capital projects at the expense of our frontline public safety and community infrastructure.

Thank you for your time, fiscal oversight, and consideration.

Sincerely,

Bonnie Roe
District 11

| | |
|---|---|
| **From:** | Bonnie Roe |
| **To:** | Finance Committee; All Alders |
| **Cc:** | Tishler, Bill; Schmiedicke, David; Mikolajewski, Matthew; Clerk; Mayor |
| **Subject:** | Re: Opposition to File #93406 and #93412 |
| **Date:** | Monday, June 29, 2026 6:25:12 PM |

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

Dear Members of the Finance Committee,

Respectfully, Alder Vidaver is missing the forest for the trees. My argument was never that closing these two specific TIDs would single-handedly wipe out our structural deficit in the operating budget tomorrow.

My point is about the cumulative, systemic choices this body is making citywide. When you look at the macro ledger, the city is consistently choosing to use its statutory power to create and extend development districts all over Madison, sequestering hundreds of millions of dollars in taxable property value. This choice intentionally limits the natural growth of our shared tax base at the exact moment we face a severe, compounding structural deficit in the operating budget.

Using the Expenditure Restraint Program as a shield to defend these choices is fundamentally inconsistent. Tonight's presentation included a massive $10 million increase to the General Fund Metro Transit subsidy in 2027. That multi-million dollar operational increase is completely subject to the state's ERIP formula. This proves that when a project has executive backing, the city easily finds the technical and administrative tools to reallocate funds and stay under the state cap.

The Expenditure Restraint Incentive Program (ERIP) only restricts direct net operational budget growth. If we let TID 44 dissolve and bring that $114 million in property value back onto our tax rolls, this committee has multiple legal tools to use those funds. (This is just one example of many, to reveal a pattern.) You could use that revenue to pay down debt service, which is entirely exempt from the ERIP cap, automatically freeing up general fund cash for our police and fire operations, etc.

The ERIP isn’t stopping you from protecting our basic city services. Your own budget choices are. If this committee can find the room under the state's cap to absorb millions in new operational subsidies for transit, you cannot claim it is legally impossible to find the room to protect street-level emergency services from a 2% cut.

The issue isn't state-imposed technical limitations; the issue is that we are choosing to use our borrowing capacity to fund real estate acquisition and extend the lifespans of development districts, while using state caps as an excuse to enforce a 2% cut on street-level emergency services. You aren't trapped by the state; you are hiding behind it to

protect your capital spending choices.

Please stop treating our capital TIF maneuvers as if they are insulated from the economic realities facing Madison taxpayers and renters. It is time to align our spending choices with our actual operational priorities.

Thank you,

Bonnie Roe
District 11

On Mon, Jun 29, 2026, 7:36 AM Bonnie Roe <bonnie.roe@gmail.com> wrote:

> Dear Members of the Finance Committee,
>
> I am writing to register my strong opposition to the proposed **$6.5 million Project Plan Amendment for TID 44 (Royster Clark, File #93406)** and the parallel **Project Plan Amendment for TID 46 (Research Park, File #93412)** currently before the Finance Committee.
>
> While individual capital allocations like stormwater ponds, land banking, and sewer improvements are individually defensible, approving **$11.9 million in combined new capital expansions** that deliberately extend the operational life cycles of existing Tax Incremental Districts is **structurally irresponsible** while the city faces a severe General Fund deficit.
>
> We cannot continue to treat our Capital Budget expansions and our Operational Budget crises as if they exist on two separate planets. **They are structurally linked**, and the recent pattern of handling our TIF districts proves it.
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>
> ## 1. The Pattern of Revenue Segregation and Artificial Starvation
>
> Just weeks ago, the Common Council unanimously amended the Economic Development budget to authorize major TIF actions—including the **TID 54 agreement** assisting Realta Fusion at the old Oscar Mayer site and the **TID 55 amendment** to fund the purchase of four properties at the old Voit Farm (Starkweather neighborhood) for the city's land banking program.
>
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Yet, on the very same docket, **the city routinely finds statutory mechanisms to borrow, spend, and allocate millions of dollars in TIF capacity** to buy real estate, bank land, and subsidize localized infrastructure. The public cannot reconcile a municipal ledger that **enforces austerity on street-level operational services** while consistently expanding capital debt to extend development districts.

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I request that the Finance Committee **vote to place on file or place a formal committee hold** on the **TID 44 amendment (File #93406)** and the **TID 46 amendment (File #93412)**. Let these successful districts move toward dissolution so their combined property values can begin serving the entire city's General Fund, rather than insulating localized capital projects at the expense of our frontline public safety and community infrastructure.

Thank you for your time, fiscal oversight, and consideration.

Sincerely,

Bonnie Roe
District 11

# City of Madison

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

## Master

### File Number: 93415

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93415 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | FINANCE COMMITTEE |
| | | | | **File Created Date :** | 06/02/2026 |
| **File Name:** | 13321 TID 50 2026 Project Plan Amendment | | | **Final Action:** | |

**Title:** Approving the Amendment to the Project Plan for Tax Incremental District (TID) #50 (State and Lake), City of Madison. (District 2, District 4)

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | Michael E. Verveer, Will Ochowicz And Satya V. Rhodes-Conway | **Effective Date:** | |
| **Attachments:** | 13321 TID 50 2026 JRB Report.pdf, 13321 TID 50 2026 Project Plan Amendment.pdf, TID 50 Legal Description.pdf, TID 44, 46, 50, 51, 54, 56, 57 Plan Com Presentation 2026 6-15.pdf | **Enactment Number:** | |
| **Author:** | Dan Rolfs, Real Estate Development Manager | **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 | 06/02/2026 | Referred for Introduction | | | | |
| | **Action Text:** This Resolution was Referred for Introduction | | | | | | |
| | **Notes:** Finance Committee (6/29/26), Plan Commission (6/15/26), Common Council (7/7/26) | | | | | | |
| 1 | COMMON COUNCIL | 06/09/2026 | Refer | FINANCE COMMITTEE | 06/29/2026 | | 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 Plan Commission. | | | | | | |
| 1 | FINANCE COMMITTEE | 06/09/2026 | Refer | PLAN COMMISSION | 06/15/2026 | | |
| | **Action Text:** This Resolution was Refer to the PLAN COMMISSION | | | | | | |
| 1 | PLAN COMMISSION | 06/15/2026 | Return to Lead with the Recommendation for Approval | FINANCE COMMITTEE | 06/29/2026 | | Pass |
| | **Action Text:** A motion was made by Solheim, seconded by Guequierre, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other. | | | | | | |
| | **Notes:** On a motion by Solheim, seconded by Ald. Guequierre, the Plan Commission found the standards met and recommended approval of the amended tax incremental district to the Common Council. The motion passed by voice vote/ other. | | | | | | |

| | | | | |
|---|---|---|---|---|
| 1 | FINANCE COMMITTEE | 06/29/2026 | 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 93415

### Fiscal Note

The proposed resolution authorizes a project plan amendment to TID 50 - State Street. The plan amendment includes an additional $285,000 in TIF support for one additional project: sanitary sewer upsizing on Dayton St (program #10540).

The 2027 Capital Budget Capital Improvement Program (CIP) request for Engineering - Major Streets did not include TID support for this project, and it is not authorized in the 2026 Adopted Capital Budget. 2027 requests may be updated before publication of the 2027 Executive Capital Budget and adoption of the 2027 Capital Budget by the Common Council, or agencies may request the remaining funding in future CIPs based on project timelines. No additional City appropriation is required with adoption of this project plan amendment.

### Title

Approving the Amendment to the Project Plan for Tax Incremental District (TID) #50 (State and Lake), City of Madison. (District 2, District 4)

### Body

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law (the “TIF Law”), Section 66.1105, Wisconsin Statutes; and

WHEREAS TIF Law sets forth certain steps which must be followed to amend a Tax Incremental Project Plan; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an opportunity to express their views on the amendment to the TID Project Plan for TID 50 was published in the Wisconsin State Journal on May 29 and June 5, 2026 as required by TIF Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the boundary of TID 50; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on June 15, 2026, at which interested parties were afforded an opportunity to express their views on the proposed amendment to the Project Plan for TID 50; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within the TID is suitable and zoned for mixed-use within the meaning of 66.1105(2), Wisconsin Statutes.

2. The improvement of such area is likely to significantly enhance the value of substantially all of the other real property in the TID.

3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does

not exceed 12% of the total value of equalized taxable property within the City.

WHEREAS the Plan Commission has determined that the TID meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001, amended on March 31, 2009, and amended again on February 25, 2014 (insofar as they are applicable to the amendment of a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the TID supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison hereby confirms and adopts the above recitals and finds that:

1. No less than 50%, by area, of the real property within the TID boundary is suitable and zoned for mixed-use within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of substantially all of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.
4. The project costs relate directly to promoting mixed-use development.
5. TID 50 (State and Lake) is hereby declared a mixed-use district.
6. The percentage of territory devoted to retail businesses within TID 50 (State and Lake) at the end of the TID's expenditure period is estimated to be under thirty-five (35%) percent.
7. Less than 35% of the TID is land that is proposed for newly platted residential development.
8. None of the project costs are for newly platted residential use, so the requirement in Wis. Stat. s. 66.1105(2)(f)3. does not apply. Nonetheless, the density of residential housing in the TID is at least three units per acre.
9. The boundaries of TID 50 (State and Lake) are not changing.

BE IT STILL FURTHER RESOLVED that the attached amended Project Plan for TID 50 (State and Lake), City of Madison, is hereby adopted as of January 1, 2026 as the Project Plan for said District and such plan is feasible and in conformity with the Comprehensive Plan for the City of Madison and will add to the sound growth of the City.

**Executive Summary to the City of Madison Joint Review Board**

**Tax Incremental District (TID) No. 50 (State and Lake)**
**2026 Project Plan Amendment**
**City of Madison**

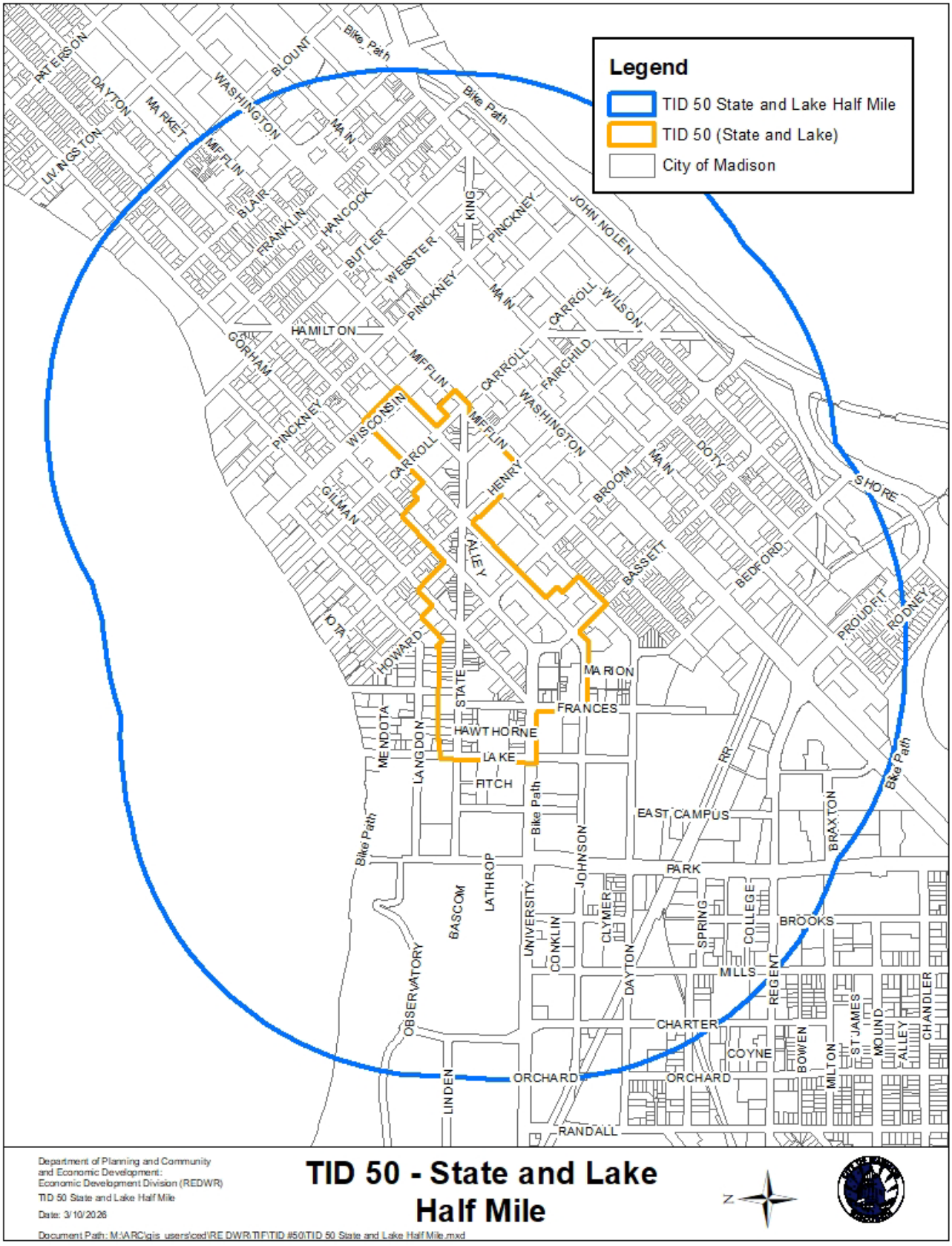
May 13, 2026

Background

By statute, a TIF Joint Review Board, comprised of one representative each from the Madison Metropolitan School District (MMSD), the City of Madison, Dane County, Madison College (MATC) and one public member, meets to review, and if acceptable, approve a proposed amendment to a Tax Incremental District (TID) Project Plan. The Joint Review Board will meet at a future date to take action upon the proposed amendment to the project plan to TID 50 (State and Lake).

Summary of the TID #50 Project Plan

The map on the next page depicts the boundaries of TID 50 in the State Street and Lake Street area of the City of Madison, along with the Half Mile boundary of TID 50:


Legend
TID 50 State and Lake Half Mile
TID 50 (State and Lake)
City of Madison
PATERSON
DAYTON
MARKET
LIVINGSTON
WASHINGTON
BLOUNT
Bike Path
MIFFLIN
BLAIR
FRANKLIN
HANCOCK
BUTLER
WEBSTER
KING
PINCKNEY
JOHN NOLEN
MAIN
CARROLL
WILSON
HAMILTON
GORHAM
FAIRCHILD
WISCONSIN
WASHINGTON
DOTY
BROOM
SHORE
GILMAN
HENRY
ALLEY
BASSETT
BEDFORD
PROUDFIT
RODNEY
LOT
HOWARD
STATE
MARION
FRANCES
MENDOTA
LANGDON
HAWTHORNE
LAKE
FITCH
RR
EAST CAMPUS
BRAXTON
JOHNSON
PARK
LATHROP
BASCOM
UNIVERSITY
CONKLIN
CLYMER
DAYTON
SPRING
COLLEGE
BROOKS
MILLS
REGENT
OBSERVATORY
CHARTER
COYNE
BOWEN
MILTON
ST JAMES
MOUND
ALLEY
CHANDLER
LINDEN
ORCHARD
RANDALL
Department of Planning and Community and Economic Development:
Economic Development Division (REDWR)
TID 50 State and Lake Half Mile
Date: 3/10/2026
Document Path: M:\ARC\gis_users\ced\RE DWR\TIF\TID #50\TID 50 State and Lake Half Mile.mxd
TID 50 - State and Lake Half Mile
N

TIF Law Required Information for TID Amendment Approval

## 1) Estimates of project costs and tax increments, including:

### a) Specific items that constitute project costs; (See Chart Below)

**NOTE: Amendments, including additions and deletions, to the Project Plan from the First Amendment (2024) are highlighted in yellow.**
**NOTE: Amendments, including additions and deletions, to the Project Plan from the Second Amendment (2026) are highlighted in green.**

| TID #50 | Proposed TIF Funded Non-Assessable Cost | Assessable/ Non-Project Costs | Total | Time Frame |
|---|---|---|---|---|
| **Total Public Improvements** | | | | |
| Lake Street Ramp | $15,000,000 | $15,000,000 | $30,000,000 | 2022 – 2028 |
| State St. Furniture, Repair and Upgrades | $600,000 | $0 | $600,000 | 2022-28 |
| **TOTAL PUBLIC IMPROVEMENTS** | **15,600,000** | **$15,000,000** | **$30,600,000** | 2020-28 |
| Small Business Grants | $4,200,000 | $0 | $4,200,000 | 2022-2028 |
| Administrative and Professional Costs | $500,000 | $0 | $500,000 | 2022-2037 |
| Additional Marketing, Planning and Market Studies | $300,000 | $0 | $300,000 | 2022-28 |
| **TOTAL PROJECT COSTS** | **$20,600,000** | **$15,000,000** | **$35,600,000** | 2022-2037 |
| Finance Costs (Financing costs for entire project plan) | $5,665,000 | $0 | $0 | 2022-37 |
| | | | | |
| **2024 Project Plan Amendment** | | | | |
| State Street Campus Garage | $4,800,000 | $0 | $4,800,000 | 2024 – 37 |
| Hawthorne Court reconstruction | $500,000 | $0 | $500,000 | 2024 – 37 |
| Sanitary Sewer upsizing (Lake St) | $600,000 | $0 | $600,000 | 2024 -37 |
| **TOTAL 2024 PROJECT PLAN AMENDMENT COSTS** | **$5,900,000** | **$0** | **$5,900,000** | 2024 – 37 |
| | | | | |
| **Total TID 50 Project Plan Costs, including 2024 Amendment** | **$26,500,000** | **$15,000,000** | **$41,500,000** | **2022 - 37** |
| | | | | |
| Financing Costs (for 2024 Project Plan Amendment) | $1,623,000 | $0 | $1,623,000 | 2024-37 |
| Finance Costs (Including Original Project Plan and 2024 Project Plan Amendment | $7,288,000 | $0 | $0 | 2022 - 37 |

| | | | | |
|---|---|---|---|---|
| **2026 Project Plan Amendment** | | | | |
| Sanitary Sewer upsizing (Dayton St) | $285,000 | $0 | $285,000 | 2026-37 |
| **TOTAL 2026 PROJECT PLAN AMENDMENT COSTS** | **$285,000** | **$0** | **$285,000** | 2026 – 37 |
| | | | | |
| **Total TID 50 Project Plan Costs, including 2024 and 2026 Amendments** | **$26,785,000** | **$15,000,000** | **$41,785,000** | **2026 - 37** |
| | | | | |
| Financing Costs (for 2026 Project Plan Amendment) | $78,000 | $0 | $78,000 | 2026-37 |
| Finance Costs (Including Original Project Plan, 2024, and 2026 Project Plan Amendments | $7,366,000 | $0 | $0 | 2026 - 37 |

NOTE: These project costs and non-project costs conform to State Statute 66.1105(4) (GM).

**b) The total dollar amount of these project costs to be paid with tax increments;**

Per the above chart, tax increments will pay for a total of **$26,785,000** of project costs.

c) The amount of tax increments to be generated over the life of the tax incremental district.

Through the end of 2025, TID 50 generated an estimated $3.1 million of incremental revenues. Based upon the City's TIF run, TID 50 will generate an additional $118 million of incremental revenue through its expiration date of 2042. The net present value of these incremental revenues is $69 million. **This would lead to a total forecasted incremental revenue over the entire life of TID 50 of $121.1 million.**

**2. The amount of value increment when the project costs are paid in full and the district is closed.**

Based upon development projects that have occurred to date, the anticipated incremental value of property within the district at the end of its 20-year life is estimated at **$642,000,000**. This value will be returned to overlying tax jurisdictions for general tax levy purposes upon closure of the district at the end of its statutory life. Based upon conservative estimates, the district will generate sufficient incremental revenues to repay all anticipated project costs by 2029.

Without any additional projects generating new incremental value, the estimated incremental value in 2029 is $342 million. The 2026 incremental value is approximately $288 million. However, the City may propose future amendments to the TID 50 project plan to fund additional development or infrastructure projects.

**3. The reasons why the project costs may not or should not be paid by the owners of property that benefit by improvements within the district.**

The budget for the proposed project plan amendment is estimated at $41,785,000.

The total amount of assessable costs not to be paid for with TIF funds is $15,000,000.

The total amount of costs to be paid for with TIF funds is $26,785,000.

**4. The share of the projected tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the district.**

The certified base value of TID 50 as previously amended is **$681,086,000**. Overlying jurisdictions will continue to collect their portion of the levy upon the base value over time. The box below indicates the share of the estimated first tax increment invested by overlying tax jurisdictions based upon the 2026 mill rate.

| Tax Jurisdiction | 2026 Mill Rate | Share of Tax Levy |
|---|---|---|
| City | 7.00 | 35% |
| County | 2.36 | 12% |
| MMSD | 10.41 | 51% |
| MATC | 0.64 | 3% |
| State of WI | 0.0 | 0% |
| Totals* | 20.38** | 100%** |

Source: City of Madison 2026 Adopted Operating Budget
**NOTE: Total Mill Rate is the Gross Mill, prior to any State Tax Credits being applied to this rate.*
***NOTE: Total may not add due to rounding*

**5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments.**

A conservative estimate of the total incremental value resulting from potential development projects, and economic growth or value appreciation of the life of the TID is estimated to be $642 million. The benefits of these potential projects are: sharing new equalized value growth, infrastructure improvements, and job creation / retention to benefit those in the district and throughout the City of Madison.

TID 50's (amended) base value of $681,086,000 is anticipated to grow by $642 million at the end of the 20-year life of the TID. Assuming that the City incurs all of the $26.785 million of projected costs identified in the TID Project Plan, that there are no changes in tax increment estimates, no further project plan amendments and no changes to TIF Law, the City of Madison forecasts that TID 50 may close in 2029. The average life of a TID in the City of Madison is 12 years. The estimated incremental value of the TID in 2029 when the TID is forecasted to be closed is estimated to be $342 million *(Note: variations are due to rounding)*.

TID 50 is a “mixed-use” TID, as defined by State Statute 66.1105.

Criteria for TID Approval

Per TIF Law, the Joint Review Board will cast a vote based upon the following three criteria:

1. **Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.**

   $15,000,000 of the proposed $41,785,000 in project costs are assessable. Without tax increment revenue, such improvements are not likely to occur when compared to areas in the City where special assessment revenues may be more readily available to fund greater portions of project costs.

2. **Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, is insufficient to compensate for the cost of improvements.**

   If the District closes in 2029 as projected, it is estimated that approximately $342 million of incremental value would return to the overlying taxing jurisdictions. At 20 years, the District would return approximately $642 million of incremental value to the overlying taxing jurisdictions. Without TIF, the infrastructure and other investments described in the project plan document in and adjacent to TID 50 would not occur. The infrastructure and other improvements will continue to boost values within and adjacent to TID 50.

3. **Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by owners of property in the overlying tax districts.**

   Property and infrastructure improvements, blight elimination, tax base growth and job creation / retention are the most significant and quantifiable benefit to overlying tax jurisdictions from the investment of TIF funds.

   Without TIF, overlying tax jurisdictions would share approximately $13,800,000 tax revenues for the tax parcels included in TID 50, based on the base value of $681,086,000. As stated earlier, the incremental value in 2029 at the end of the projected life of the TID is estimated at $342 million. Theoretically, if the City invested all $26,785,000 of project costs in the district, which investment would leverage over $342 million; or $1 of TIF leverages approximately $12.76 of value growth. If the TID were to be closed at that time, this value growth would be returned to overlying tax jurisdictions that would now share in a levy of approximately $20.7 million, or a net gain of approximately $6.9 million as a result of TIF.

   In turn, the anticipated tax increments over the life of the district are estimated to support $26.786 million of public investment. This investment will further enhance the area, increase values in and around the District, build new housing, and help create new, family supporting jobs.

Date Adopted: July 12, 2022
Resolution Number: RES-22-00485
Expenditure Deadline: July 12, 2037
TID Expiration Date: July 12, 2042

2024 Amendment
Resolution Number: RES-24-00264 (Legistar 82264)
Adoption Date: April 16, 2024

2026 Amendment
Resolution Number: RES-
Adoption Date:

# Project Plan and Boundary for

# TAX INCREMENTAL FINANCE DISTRICT 50 (STATE AND LAKE)

# City of Madison

**Prepared by:**
**Department of Planning and Community and Economic Development**
**Economic Development Division**
**Office of Real Estate Services**

**2026**

TABLE OF CONTENTS


| | |
|---|---|
| INTENT AND PURPOSE | 3 |
| PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS | 3 |
| PROPOSED PROJECT COSTS | 4 |
| SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY | 9 |
| PROMOTION OF ORDERLY LAND DEVELOPMENT | 11 |
| METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES | 12 |
| LEGAL DESCRIPTION | 12 |
| District Boundary - 2022 | 16 |
| Existing Zoning | 17 |
| Proposed Zoning – 2022 | 18 |
| Existing Land Use – 2022 | 19 |
| Proposed Land Use – 2022 | 20 |
| City Attorney Opinion Letter | 21 |

# TAX INCREMENTAL FINANCE DISTRICT # 50
# (STATE AND LAKE STREETS)

**NOTE: Amendments, including additions and deletions, to the Project Plan from the First Amendment are highlighted in yellow.**
**NOTE: Amendments, including additions and deletions, to the Project Plan from the Second Amendment (2026) are highlighted in green.**

## INTENT AND PURPOSE

The City of Madison (the "City") has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base while continuing to revitalize neighborhoods. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority's (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

Beginning in 2019, the greater State Street area experienced significant challenges during the COVID-19 pandemic, with vacancies of ground floor commercial spaces reaching record highs. The City proposes address these challenges by investing in infrastructure improvements and business development programs to revitalize the State Street business district. Therefore, the City of Madison is proposing to create Tax Incremental District (TID) #50 (State and Lake) as a mixed-use TID, for the purposes of capturing incremental value to fund public works improvements and business development programs that will benefit the TID and the larger community. TID #50 will be generally located along State Street from Lake Street to the Capitol Square. These initiatives include the construction of a new Lake Street public parking structure and Intercity Bus Terminal, to be located beneath a private, mixed use residential project. They also include several business development grant programs to fund the acquisition and improvement of commercial property, start-up and expanding business and to fund planning-related work and streetscape infrastructure improvements.

## PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS

The project elements proposed in this Project Plan conform to the objectives and recommendations contained Comprehensive Plan For The City of Madison (the "Master Plan") as approved by the City Plan Commission. No changes in the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

This TID is presently zoned DC, PD, UMX, CI and CN. These zoning districts are suitable for mixed-use development.

**Consistency with the City of Madison Comprehensive Plan**

The Common Council of the City of Madison adopted an update to the City of Madison Comprehensive Plan on August 7, 2018. The Comprehensive Plan contains six sections, each with its own set of overarching Goals and implementation Strategies that are consistent with the projects and activities planned for TID 50 include, but are not limited to, the following:

**Land Use and Transportation:**

Goal: Madison will be comprised of compact, interconnected neighborhoods anchored by a network of mixed-use activity centers.

Strategies:
- Ensure all populations benefit from the City's transportation investments.
- Facilitate compact growth to reduce the development of farmland.

**Neighborhoods and Housing**

Goal: Madison will be a safe and welcoming city of strong and complete neighborhoods that meet the needs of all residents.

Strategies:

- Create complete neighborhoods across the city where residents have access to transportation options and resources needed for daily living.

**Consistency with TIF Policy**

The Project Plan is also consistent with City of Madison Tax Incremental Finance Objectives and Policies (the "TIF Policy") adopted by the City's Common Council on April 17, 2001 and amended most recently on February 25, 2014. The Project Plan conforms to the following TIF Policy goals:

**Section 1: TIF Goals**

A. Growing the property tax base.
D. Encouraging urban in-fill projects that increase (or decrease where appropriate) density consistent with the City's Comprehensive Plan.
G. Funding public improvements that enhance development potential, improve the City's infrastructure, enhance transportation options, and improve the quality and livability of neighborhoods.
I. Reserving sufficient increment for public infrastructure in both TIF project plans and TIF underwriting.

**Newly Platted Residential**

TID 50 does not contain any newly platted residential development. The density of residential housing within the TID is at least three (3) units per acre.

## PROPOSED PROJECT COSTS

The following represent total estimated costs. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled "Detailed Estimate of Timing and Project Costs" that estimates the amount of cost paid with TIF.

**Public Works Improvements**

The City intends to complete multiple public works projects in TID 50. These projects include:

*Lake Street Parking Ramp Demolition, Construction*

It is anticipated that approximately $15,000,000 may be funded with TIF, requiring the balance of the $30,000,000 cost of the Lake Street parking ramp to come from the sale of development air rights and/or Parking Utility or other City funds that are not currently identified.

The 2024 Project Plan and Boundary Amendment proposes to authorize an additional $4,800,000 in funding for the State Street Campus Garage.

~~Estimated TIF Cost: $15,000,000~~
2024 Estimated TIF Cost: $19,800,000

*Infrastructure Costs*

There are two infrastructure projects that must be completed in TID 50. They are:

Hawthorne Court Reconstruction - $500,000
Sanitary sewer upsizing (Lake St) - $600,000
Sanitary sewer upsizing (Dayton St) - $285,000

Estimated TIF Cost: ~~$1,100,000~~ $1,385,000

*Street Furniture and Fixture Repair/Upgrades*

This project cost involves the ongoing repair and upgrade of public fixtures, street trees, decorative banners and other State Street design elements that were implemented in the early 2000s during the first State Street TID 32 (Upper State Street).

Estimated TIF Cost: $600,000

**Subtotal Estimated TIF Cost—Public Works Improvements** ~~**$15,600,000**~~ ~~**$21,500,000**~~ **$21,785,000**

**Community Development Authority Revitalization Activities**

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District.

Estimated TIF Cost: $0

**Economic Development Assistance – Small Business Grants**

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of small business TIF grants may be provided to private small business development projects TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, interior or exterior renovation or restoration, site preparation, environmental remediation, landscaping and similar types of related activities but requires that the City provide the Joint Review Board with copies of the grant agreement for each project. The City will provide copies of each grant agreement to the Joint Review Board after each subsequent project receives Common Council authorization of a grant award. The following programs will provide TIF assistance in the form of small business grants:

*Building Improvement Grants*

The Building Improvement Grant program encourages business owners to reinvest in their business by offering grants of up to $50,000 to assist with the capital costs associated with renovating the interior and exterior of retail spaces. Grants are also available for smaller items such as furniture, fixtures and displays.

Estimated TIF Cost: $1,800,000

*Façade Grant*

The Facade Improvement Grant Program, was established to support and encourage small business to reinvest in the downtown and neighborhood business districts. The program provides matching grants to small business owners and tenants to assist them in restoring or beautifying their facades or storefronts. The maximum grant amount is $25,000.

Estimated TIF Cost: $300,000

*Madison Pop-Up Shop Program*

The first City of Madison pop-up shop program is currently on State Street, called Culture Collectives. The current program is a collaboration between the Black, Hmong and Latino Chambers, JD McCormick Properties, the BID and other stakeholders in our downtown community. This program provides an opportunity for small businesses to gain experience in opening a brick & mortar business, get exposure and build their clientele. This program helps businesses that may not have otherwise been able to obtain their own storefront, as these opportunities are short term, low cost and low risks for these small businesses.

Estimated TIF Cost: $300,000

*Business Ready Program*

Although more program details are forthcoming, the Business Ready program will be established to provide aspiring, new or current business owners with training, technical assistance, one-on-one coaching, and grants.

Estimated TIF Cost: $300,000

*Commercial Ownership Assistance Program*

The Commercial Ownership Assistance program (COA) is a new City of Madison effort focused on helping business owners expand their enterprises by transitioning from leasing space to owning commercial property for their business. The program is structured as a 0% interest loan with no payment due to the City unless the property is sold. The loan can be used for businesses to purchase an existing space or to develop a new building for their businesses. The program will focus on assisting communities that have historically faced barriers to accessing capital to start or grow a business enterprise and own commercial properties. These targeted populations for this program include communities of color, immigrant communities, women, LGBTQ, disabled residents, and veterans. The program will also prioritize investments that support businesses in under-invested geographic areas. The maximum loan amount is $250,000

Estimated TIF Cost: $1,500,000

**Subtotal Estimated TIF Cost – Small Business Grants** **$4,200,000**

**Land Acquisition**

In order to construct the public improvements and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in this TIF District. The acquisitions could vary from rights-of-way and air space to entire parcels.

Estimated TIF Cost: $0

**Affordable Housing**

This category of costs is for the benefit of affordable housing and the improvement of housing stock in the City of Madison. After the date on which TID #50 pays off all of its aggregate costs, as provided for in State Statute the City may extend the life of TID #50 for one year to benefit affordable housing and to improve housing stock. There are no affordable housing projects contemplated at this time within the district boundary. However, if any affordable housing project located within the district boundary is determined to need financial assistance and meets the City's TIF Goals and Underwriting policies, and such assistance is financially feasible, the City may propose an amendment to this project plan in subsequent years and seek the necessary approvals from the Joint Review Board.

Estimated TIF Cost: $0

**Organizational, Administrative and Professional Costs**

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with TID 50, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, Planning & Development and the Office of the Mayor.

Estimated TIF Cost: $500,000

**Additional Marketing, Planning and Market Studies**

As significant economic change has impacted the State Street corridor since 2020, the City may require some additional marketing, planning and/or market studies to determine a path forward to address such economic change.

Estimated TIF Cost: $300,000

**Subtotal TIF Cost – Organizational, Administrative, Professional & Marketing Studies** **$800,000**

**TOTAL TIF PROJECT COSTS** ~~$20,600,000~~ ~~$26,500,000~~ $26,785,000

**Financing Costs**

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all of the $20,600,000 of estimated project costs and an estimated $5,665,000 financing cost.

Finance Cost (2024 Project Plan Amendment)

Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all of the $5,900,000 of additional, estimated project costs and an estimated $1,623,000 of additional financing cost. Staff estimates that the total amount of finance costs associated with the originally adopted project plan and the first (2024) Project Plan Amendment is $7,288,000, as shown in the table below.

Finance Cost (2026 Project Plan Amendment)

Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all of the $285,000 of additional, estimated project costs and an estimated $78,000 of additional financing cost. Staff estimates that the total amount of finance costs associated with the originally adopted project plan and the first (2024) and second (2026) Project Plan Amendment is $7,366,000, as shown in the table below.

## DETAILED ESTIMATE OF TIMING AND PROJECT COSTS

The following are the eligible project costs as provided for under Section 66.1105 (2) (f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a mixed-use TID within 15 years of its creation**.** Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan. **The actual eligible project costs herein (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan. There are no planned costs that are non-project costs.**

| TID #50 | Proposed TIF Funded Non-Assessable Cost | Assessable/ Non-Project Costs | Total | Time Frame |
|---|---|---|---|---|
| **Total Public Improvements** | | | | |
| Lake Street Ramp | $15,000,000 | $15,000,000 | $30,000,000 | 2022 – 2028 |
| State St. Furniture, Repair and Upgrades | $600,000 | $0 | $600,000 | 2022-28 |
| **TOTAL PUBLIC IMPROVEMENTS** | **15,600,000** | **$15,000,000** | **$30,600,000** | 2020-28 |
| Small Business Grants | $4,200,000 | $0 | $4,200,000 | 2022-2028 |
| Administrative and Professional Costs | $500,000 | $0 | $500,000 | 2022-2037 |
| Additional Marketing, Planning and Market Studies | $300,000 | $0 | $300,000 | 2022-28 |
| **TOTAL PROJECT COSTS** | **$20,600,000** | **$15,000,000** | **$35,600,000** | 2022-2037 |
| Finance Costs (Financing costs for entire project plan) | $5,665,000 | $0 | $0 | 2022-37 |
| | | | | |
| | **2024 Project Plan Amendment** | | | |
| State Street Campus Garage | $4,800,000 | $0 | $4,800,000 | 2024 – 37 |
| Hawthorne Court reconstruction | $500,000 | $0 | $500,000 | 2024 – 37 |
| Sanitary Sewer upsizing (Lake St) | $600,000 | $0 | $600,000 | 2024 -37 |
| **TOTAL 2024 PROJECT PLAN AMENDMENT COSTS** | **$5,900,000** | **$0** | **$5,900,000** | 2024 – 37 |
| | | | | |
| **Total TID 50 Project Plan Costs, including 2024 Amendment** | **$26,500,000** | **$15,000,000** | **$41,500,000** | **2022 - 37** |
| | | | | |
| Financing Costs (for 2024 Project Plan Amendment) | $1,623,000 | $0 | $1,623,000 | 2024-37 |
| Finance Costs (Including Original Project Plan and 2024 Project Plan Amendment | $7,288,000 | $0 | $0 | 2022 - 37 |
| | | | | |
| | **2026 Project Plan Amendment** | | | |
| Sanitary Sewer upsizing (Dayton St) | $285,000 | $0 | $285,000 | 2026-37 |
| **TOTAL 2026 PROJECT PLAN AMENDMENT COSTS** | **$285,000** | **$0** | **$285,000** | 2026 – 37 |
| | | | | |
| **Total TID 50 Project Plan Costs, including 2024 and 2026 Amendments** | **$26,785,000** | **$15,000,000** | **$41,785,000** | **2026 - 37** |
| | | | | |
| Financing Costs (for 2026 Project Plan Amendment) | $78,000 | $0 | $78,000 | 2026-37 |
| Finance Costs (Including Original Project Plan, 2024, and 2026 Project Plan Amendments | $7,366,000 | $0 | $0 | 2026 - 37 |

NOTE: These project costs and non-project costs conform to State Statute 66.1105(4) (GM).

## SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual eligible project costs may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the TID. Taking the TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

Per TIF Law, the maximum life of a mixed-use TID is 20 years and all project expenditures must be made five (5) years prior to the termination of the TID. Therefore, all project expenditures must be made by December 31, 2037. Tax increments may be received until project costs are recovered, at which time the TID must close.

TIF-Eligible Capital Budget

The cost of public improvements and other project costs is ~~$35,600,000~~ ~~$41,500,000~~ $41,785,000. There are $15,000,000 in anticipated costs that will be assessable to property owners. Assessments are determined in accordance with the City and Board of Public Works standard special assessment policies. Given that there are $15,000,000 in costs that are assessable to property owners, the ~~$35,600,000~~ ~~$41,500,000~~ $26,785,000 balance of the TIF-eligible project costs (i.e. net of assessable costs) represents the authorized TIF Capital Budget for this Project Plan and will require financial support by incremental taxes from the District.

Estimate of Economic Feasibility, TIF Generator(s) (2022 Project Plan)

TIF Policy requires a proposed TID have an economic "generator" i.e. at least one private development project that generates increment to finance TID costs, or a TID shall be identified as a "speculative TID". TID #50 has multiple "generators" of tax increments, as described below.

- ***Lake Street Ramp Redevelopment***—The City is currently reviewing several proposals from qualified developers to construct residential mixed-use project on the Lake Street Ramp property. For the purposes of estimating an incremental value, TIF staff developed a model project, using conservative, median and average figures of the proposals submitted. The model project consists of 215 market-rate student housing units, 10 affordable student units, 630 beds, about 5,000 SF of retail and 320 parking stalls. Applying area market value data to this model, the total estimated value of this incremental value model is approximately $36,420,000.

- ***Oliv Apartments (CORE Campus)***—A 386-unit, 1,101-bed, student apartment project is underway, estimated at approximately $53,728,000 of incremental value.

- ***Subtext Development***–A 144–unit, 540-bed, student apartment project is underway, estimated at $25,494,000 of incremental value.

**Total Incremental Value – TIF Generators (2022 Project Plan)** **$115,642,000**

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from potential development projects, and economic growth or value appreciation over the life of the TID is estimated to be **$374,282,000.** This value includes the $115,642,000 generated from projects outlined above, along with an additional $258,640,000 of value appreciation over the life of the TID. This value is projected to produce incremental revenues sufficient to support the project costs stated above.

Project expenditures will be contingent upon development actually occurring or committed to occur. Since the majority of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Based on the current tax rates and conservative financial market assumptions and the first and second amendment to the Project Plan, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over 20 years) of the TID should total approximately **$72,380,000.** The present value of the total incremental revenues that are anticipated to be generated is $31,455,000. Due to economic factors, including the national COVID pandemic and potential economic recession, whose outcomes are unknown at this time, the project plan will utilize approximately 65% of the present value of total incremental revenues that are anticipated, namely $20,600,000. The City may amend the project plan in the event that economic conditions become clearer.

Finance Cost

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow the entire estimated capital cost is $5,665,000.

**TIF Generators (2024 Project Plan Amendment)**

- ***Lake Street Ramp Redevelopment (Updated)***--The actual 2023 assessed value was determined by the Assessor's Office to be $73,630,000, representing an incremental value increase of $37,210,000 over the 2022 Project Plan estimate.

- ***Madison College Apartments***—A 134-unit market rate apartment project is being proposed for the former Downtown Madison College site in 2024. The incremental value estimated at $26,600,000.

- ***The Core Apartments Nos. 1 & 2***---A 486-unit, 1,434-bed student apartment project is slated for 2025, at an estimated incremental value of $92,644,000.

**Total Incremental Value (2024 Project Plan Amendment) $156,454,000**

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from potential development projects, and economic growth or value appreciation over the life of the amended TID is estimated to be **$199,253,000.** This value includes the additional $156,454,000 generated from projects outlined above, along with an additional $42,798,200 of value appreciation over the life of the amended TID. This value is projected to produce incremental revenues sufficient to support the additional $5,900,000 of project costs stated in the amended Project Plan above.

Project expenditures will be contingent upon development actually occurring or committed to occur. Since the majority of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Based on the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over the remaining 18 years of the TID should total approximately **$31,391,000.** The present value of the total incremental revenues that are anticipated to be generated is $14,089,000. Due to economic factors, including the national COVID pandemic and the impact of inflation, whose outcomes are unknown at this time, the project plan will utilize approximately 42% of the present value of total incremental revenues that are anticipated, namely $5,900,000. The City may amend the project plan in the event that economic conditions become clearer.

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in TID 50 may, therefore, be less than the amount shown in the Project Plan.

Finance Cost (2024 Project Plan Amendment)

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow the $5,900,000 of additional estimated capital cost for the 2024 Plan Amendment is $1,623,000. The total

finance cost in the 2024 adopted project plan, including the original project plan's financing cost of $5,665,000, is $7,288,000.

Finance Cost (2026 Project Plan Amendment)
Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow the $285,000 of additional estimated capital cost for the 2026 Plan Amendment is $78,000. The total finance cost in the 2026 adopted project plan, including the financing cost of the original project plan and the 2024 project plan amendment, is $7,366,000.

## PROMOTION OF ORDERLY LAND DEVELOPMENT

The area in this TID is identified for Commercial, Institutional, Residential and Parks and Open Space land use in the City of Madison Comprehensive Plan. Descriptions of this use and its corresponding density can be found in the City of Madison Comprehensive Plan at this link:

https://imaginemadisonwi.com/sites/imaginemadisonwi.com/files/document/pdf/180501%20Comprehensive%20Plan%20-%20Full.pdf

TID 50 is a mixed-use TID, as defined by State Statute.

Less than 35% of the area in the TID boundary is used for retail business. The City finds that approximately 11% of the area is retail.

## EXPECTATIONS FOR DEVELOPMENT

The expectations for development in TID #50 have been developed from and predicated on the Comprehensive Plan for the City of Madison and the Downtown Plan, as adopted by the Common Council.

**Potential Areas for Development**
The Potential Areas for Development include the currently undeveloped parcels of land within the TID. The development on these sites is described in further detail in this project plan.

**Annual Value Increment Estimates**

**Definition of Value Increment:** The increase in value is determined by deducting the value in the TID that existed when it was created (i.e. the "base value") from the TID's increased value as a result of new development. Appreciation of the base value and the new development over the full 20-year life of the TIF district is also included in this estimate.

**Timeframe for Development:** For the purposes of this project plan's economic expectations, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district's life. Per City TIF Policy, if there is no value growth as a result of new development activity within 10 years after the creation of the TID, the TID shall be dissolved upon receipt of sufficient increment to recover project costs. It is the City's practice to anticipate development, repayment of costs and closure of the district within a shorter timeframe than the full 20-year period allowed by TIF Law. TID expenditures may be made for a period of 15 years from the date of TID creation. On average, a City TID is closed within about 12 years. To the extent that the district meets or exceeds economic expectations, it is then able to repay its project costs and return the value increment to the overlying taxing jurisdictions in a shorter period of time.

**Anticipated Development:** The actual timing and value of new growth within the TID depends upon variables that are unpredictable at this time. However, based upon projects that have already been proposed or are underway (shown in the "Estimate of Economic Feasibility, TIF Generators" section of this project plan), the City estimates that these TIF Generators will create $115,642,000 of incremental value. The total incremental value (including estimated TIF Generators and appreciation of property value with in the TID) generated over the 20-year life of the district is estimated at approximately $374,282,000. This growth is estimated to generate approximately $72,380,000 of tax increments over the life of the TID. The estimated present value of these tax increments is $31,455,000

**Anticipated Development (2024 Project Plan Amendment):** The actual timing and value of new growth within the amended TID depends upon variables that are unpredictable at this time. However, based upon projects that have already been proposed or are underway (shown in the "Estimate of Economic Feasibility, TIF Generators (2024 Project Plan Amendment)" section of this project plan), the City estimates that these TIF Generators will create $156,454,000 of incremental value. The total incremental value (including estimated TIF Generators and appreciation of property value within the TID) generated over the 20-year life of the district is estimated at approximately $199,293,000. This growth is estimated to generate approximately $31,391,000 of tax increments over the 18-year life of the amended TID. The estimated present value of these tax increments is $14,089,000, sufficient to pay for the $5,900,000 of additional project cost proposed with this amended Project Plan.

## METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES

Where the relocation of individuals and business operations would take place as a result of the City's acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

## LEGAL DESCRIPTION

Madison TID #50 Boundary Description
As amended in 2024

A parcel of land located in the Southeast ¼ of the Southwest ¼, the Southwest ¼ of the Southeast ¼, and the Southeast ¼ of the Southeast ¼ of Section 14 and also the Northeast ¼ of the Northwest ¼, the Northwest ¼ of the Northeast ¼, and the Northeast ¼ of the Northeast ¼ of Section 23 all in Township 7 North, Range 9 East in the City of Madison, Dane County, Wisconsin, more particularly described as follows:
**Beginning** at the most easterly corner of the Certified Survey Map (CSM) No. 13585 recorded as Document No. 5024408 and being on the northwesterly right-of-way of W. Johnson Street;
Thence northeasterly 198 feet more or less along the said northwesterly right-of-way of W. Johnson Street also being along the southeasterly line of Lots 10-12, Block 63 of the Plat of Madison, The Capitol of Wisconsin recorded in Vol. A, Page 3 to the intersection of the northwesterly right-of-way of W. Johnson Street and the southwesterly right-of-way of N. Carroll Street;
Thence northeasterly 66 feet to the intersection of the northeasterly right-of-way of N. Carroll Street and the northwesterly right-of-way of W. Johnson Street also being the most southerly corner of CSM No. 13901 recorded as Document No. 5129197;
Thence northeasterly 331.21 feet more or less along the northwesterly right-of-way of W. Johnson Street also being the southeasterly line of said CSM No. 13901 to the most easterly corner of said CSM No. 13901 also being at the intersection of the northwesterly right-of-way of W. Johnson Street and the southwesterly right-of-way of Wisconsin Avenue;
Thence northeasterly 132 feet to the most southerly corner of Block 92 of the Plat of Madison, The Capitol of Wisconsin being at the intersection of the northeasterly right-of-way of Wisconsin Avenue and the northwesterly right-of-way of E. Johnson Street;
Thence southeasterly 66 feet to the most westerly corner of CSM No. 11920 recorded as Document No. 4238480 being at the intersection of the northeasterly right-of-way of Wisconsin Avenue and the southeasterly right-of-way of E. Johnson Street;
Thence southeasterly 264.13 feet more or less along the southwesterly line of said CSM No. 11920 also being along the northeasterly right-of-way of Wisconsin Avenue to the most southerly corner of said CSM No. 11920 also being the intersection of the northeasterly right-of-way of Wisconsin Avenue and the northwesterly right-of-way of E. Dayton Street;
Thence southeasterly 66 feet to the most westerly corner of Block 90 of the Plat of Madison, The Capitol of Wisconsin also being the intersection of the northeasterly right-of-way of Wisconsin Avenue and the southeasterly right-of-way of E. Dayton Street;
Thence southwesterly 132 feet to the most northerly corner of Block 83 of the Plat of Madison, The Capitol of Wisconsin also being the intersection of the southwesterly right-of-way of Wisconsin Avenue and the southeasterly right-of-way of W. Dayton Street;

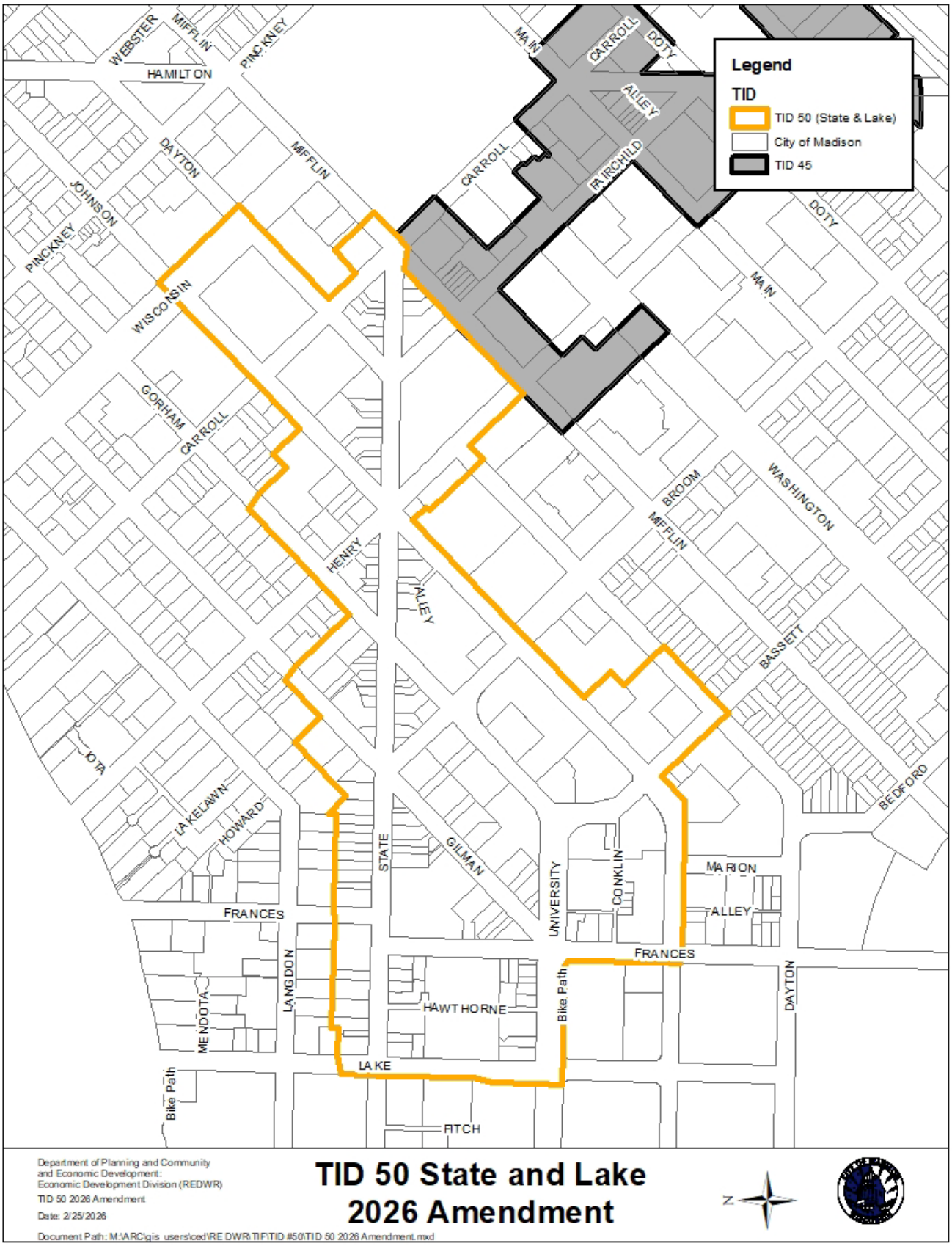
Thence southwesterly 330 feet more or less along the northwesterly line of said Block 83 to the most westerly corner of said Block 83 and the intersection of the southeasterly right-of-way of W. Dayton Street and the northeasterly right-of-way of N. Carroll Street;
Thence southeasterly 132 feet more or less along the southwesterly line of said Block 83 also being along the northeasterly right-of-way of N. Carroll Street to the most westerly corner of Lot 10 of said Block 83;
Thence northeasterly 110 feet more or less along the northwesterly line of Lots 9 and 10 of said Block 83 to a point on the northeasterly line of the southwesterly 44 feet of Lot 9;
Thence southeasterly 132 feet more or less along the said northeasterly line of the southwesterly 44 feet of Lot 9 to a point on the southeasterly line of Block 83 also being on the northwesterly right-of-way of W. Mifflin Street;
Thence continuing southeasterly 66 feet to a point on the southeasterly right-of-way of W. Mifflin Street;
Thence southwesterly 110 feet more or less to the intersection of the southeasterly right-of-way of W. Mifflin Street and the northeasterly right-of-way of N. Carroll Street;
Thence southwesterly 66 feet to the intersection of the southwesterly right-of-way of N. Carroll Street and the southeasterly right-of-way of W. Mifflin Street also being the most northerly corner of Block 75 of the Plat of Madison, The Capitol of Madison;
Thence westerly 82 feet more or less to the most easterly corner of Block 76 of the Plat of Madison, The Capitol of Wisconsin also being at the intersection of the northwesterly right-of-way of W. Mifflin Street and the southerly right-of-way of State Street;
Thence southwesterly 220 feet more or less along the southeasterly line of said Block 76 also being the northwesterly right-of-way of W. Mifflin Street to the most southerly corner of CSM No. 13444 recorded as Document No. 4957556 also being the intersection of the northwesterly right-of-way line of W. Mifflin Street and the northeasterly right-of-way of N. Fairchild Street;
Thence southwesterly 66 feet to the most easterly corner of Block 65 Condominium recorded as Document No. 4783289 also being the intersection of the southwesterly right-of-way of N. Fairchild Street and the northwesterly right-of-way of W. Mifflin Street;
Thence southwesterly 266.07 feet more or less along the southeasterly line of the said Block 65 Condominium also being along the northwesterly right-of-way of W. Mifflin Street to the most southerly corner of the said Block 65 Condominium also being at the intersection of the northeasterly right-of-way of N. Henry Street and the northwesterly right-of-way of W. Mifflin Street;
Thence southwesterly 66 feet to the most easterly corner of Block 53 of the said Plat of Madison, The Capitol of Wisconsin also being at the intersection of the southwesterly right-of-way of N. Henry Street and the northwesterly right-of-way of W. Mifflin Street;
Thence northwesterly 264 feet more or less along the northeasterly line of said Block 53 to the intersection of the southwesterly right-of-way line of N. Henry Street and the southeasterly right-of-way line of W. Dayton Street also being the most northerly corner of said Block 53;
Thence southwesterly 66 feet more or less along the northwesterly line of said Block 53 also being on the southeasterly right-of-way of W. Dayton Street to the Northwest corner of Lot 9 of said Block 53;
Thence northwesterly 66 feet to the most easterly corner of CSM No. 13555 recorded as Document No. 5013824 also being on the northwesterly right-of-way of W. Dayton Street;
Thence northwesterly 200.18 feet more or less along the northeasterly line of said CSM No. 13555 to a jog in said northeasterly line;
Thence northeasterly 15.96 feet more or less along the said northeasterly line of said CSM No. 13555 to a jog in the said northeasterly line;
Thence northwesterly 66.31 feet more or less along the said northeasterly line of said CSM No. 13555 to a point on the northwesterly line of said CSM No. 13555 also being on the southeasterly right-of-way of W. Johnson Street;
Thence southwesterly 517 feet more or less along the northwesterly line of said CSM No. 13555 and CSM No. 3754 recorded as Document No. 1714540 also being along the southeasterly right-of-way of W. Johnson Street to the most westerly corner of said CSM No. 3754 also being the intersection of the southeasterly right-of-way of W. Johnson Street and the northeasterly right-of-way of N. Broom Street;
Thence southwesterly 96 feet to the most northerly corner of CSM No. 13576 recorded as Document No. 5021017 also being the intersection of the southwesterly right-of-way of N. Broom Street and the southeasterly right-of-way of W. Johnson Street;
Thence southwesterly 265.31 feet more or less along the southeasterly right-of-way of W. Johnson Street also being along the northwesterly line of said CSM No. 13576 to the northwest corner of CSM No. 13576;
Thence southeasterly 133.85 feet more or less along a southwesterly line of said CSM No. 13576 to an angle point in the southwesterly line of CSM No. 13576;
Thence southwesterly 66.15 feet more or less along a southwesterly line of line of said CSM No. 13576 to an angle point in the southwesterly line of CSM No. 13576;
Thence southeasterly 133.71 feet more or less to the southerly most corner of said CSM No. 13576 and the northwesterly right-of-way of W. Dayton Street;

Thence southeasterly 66 feet more or less to the northern most corner of Lot 4, Block 42 of said Plat of Madison, The Capitol of Wisconsin and the southeasterly right-of-way of W. Dayton Street;
Thence southwesterly 264 feet more or less along the northwesterly line of said Block 42 and the southeasterly right-of-way of W. Dayton Street to the northwest corner of said Block 42 and the northeasterly right-of-way of N. Bassett Street;
Thence southwesterly 66 feet more or less along the southeasterly right-of-way of W Dayton Street to the northeast corner of Block 34 of said Plat of Madison, The Capitol of Wisconsin and the southwesterly right-of-way of N. Bassett Street;
Thence northwesterly 330 feet more or less along the northeasterly line of Block 35 of said Plat of Madison, The Capitol of Wisconsin and the southeasterly extension thereof, also being the southwesterly right-of-way of N Bassett Street to the northeast corner of said Block 35 being on the southeasterly right-of-way of W. Johnson Street;
Thence southwesterly 120 feet more or less along the northwesterly line of said Block 35 also being on the southeasterly right-of-way of W. Johnson Street to a point of intersection of the easterly extension of the northerly line of Block 2 of Hoyt's Replat of Block 12, University Addition to the City of Madison recorded in Vol. 1 on Page 1;
Thence westerly 572.7 feet more or less along the northerly line of Block 1 and 2 of Hoyt's Replat of Block 12, University Addition to the City of Madison recorded in Vol. 1 on Page 1 and the easterly and westerly extension thereof, also being the southerly right-of-way of W. Johnson Street to the northeast corner of Block 13 of University Addition to Madison and the westerly right-of-way of Frances Street;
Thence northerly 90.92 feet more or less along the westerly right-of-way of Frances Street to a point of curvature in the east line of Lot 2 of CSM 5625 recorded as Document No. 2100454, also being on the westerly right-of-way of Frances Street;
Thence northerly 299.37 feet more or less along the easterly line of said CSM 5625 and CSM 5626 recorded as Document No. 2100455, also being the westerly right-of-way of Frances Street to a point of curvature in the east line of Lot 2 of said CSM 5626;
Thence northwesterly 35.40 feet more or less along a 25.00-foot curve to the left to the southerly right-of-way of University Avenue;

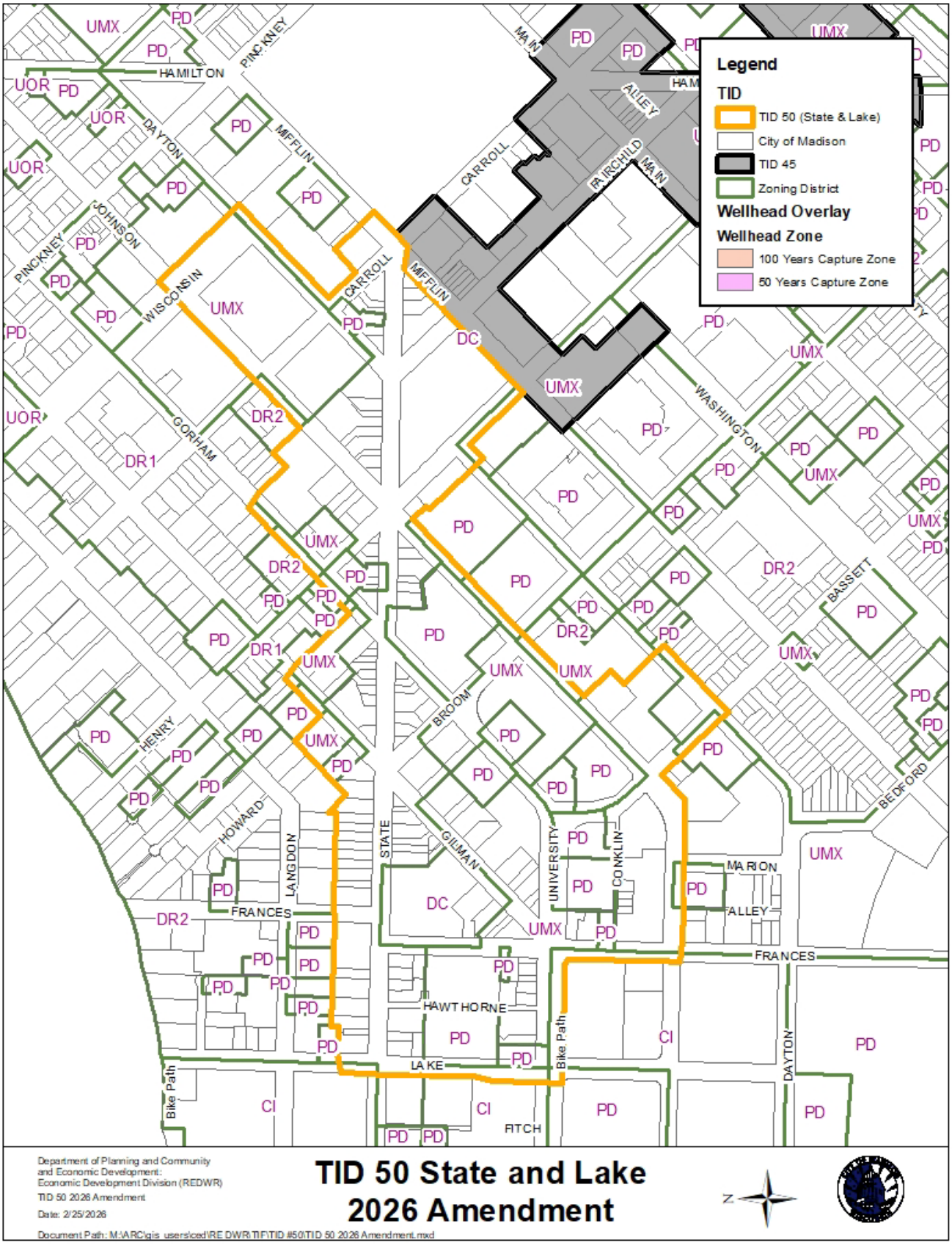
Thence westerly 307.20 feet more or less along the said southerly right-of-way of University Avenue also being the North line of said CSM No. 5626 to a point of curvature on the said southerly right-of-way of University Avenue;
Thence continuing westerly 123.52 feet more or less to a point of curvature on the southerly right-of-way of University Avenue being at the northeasterly corner of CSM No. 11773 recorded as Document No. 4195987;
Thence northerly 100 feet more or less to the Southeast corner of Lot 1 of CSM No. 14449 recorded as Document No. 5308355 being at the intersection of the northerly right-of-way of University Avenue and the westerly right-of-way of N. Lake Street;
Thence northerly 152 feet more or less along the easterly line of said Lot 1 of CSM No. 14449 also being on the westerly right-of-way of N. Lake Street to an angle point in the said easterly line;
Thence northerly 74.91 feet more or less along the easterly line of said Lot 1 of CSM No. 14449 also being on the westerly right-of-way of N. Lake Street to the northeast corner of said Lot 1 also being on the north line of the south 4 feet 4 inches of Lot 6 of Block 5 of the University Addition to Madison recorded in Vol. A. Page 9;
Thence northerly 303.6 feet more or less along the easterly line of Lots 4, 5, and 6 of Block 5 of the said University Addition to Madison being on the said westerly right-of-way of N. Lake Street to the northeast corner of said Lot 4 of Block 5 also being at the intersection of the southerly right-of-way of State Street and the westerly right-of-way of N. Lake Street;
Thence northerly 66 feet more or less to the Southeast corner of Block 6 of the said Plat of Madison, The Capitol of Wisconsin also being at the intersection of the northerly right-of-way of State Street and the westerly right-of-way of N. Lake Street;
Thence northerly 110 feet more or less along the East line of said Block 6 also being the westerly right-of-way of N. Lake Street to a point of intersection with the westerly extension of the northerly line of the southerly 110 feet of Lot 14 of Block 7 of the said Plat of Madison, the Capitol of Madison;
Thence easterly 66 feet to a point on the northerly line of the southerly 110 feet of said Lot 14 of Block 7 of the Plat of Madison, The Capitol of Wisconsin also being on the easterly right-of-way of N. Lake Street;
Thence continuing easterly 74 feet more or less to a point on the easterly line of the westerly 8 feet of the southerly 110 feet of Lot 13 of the said Plat of Madison, The Capitol of Wisconsin to a corner on the westerly line of 662 State Street Condominium recorded as Document No. 4765647;
Thence easterly 19.69 feet more or less along the westerly line of the said 662 State Street Condominium being on a the northerly line of the southerly 110 feet of Lot 13 of Block 7 of the said Plat of Madison, The Capitol of Wisconsin to an angle point in the said westerly line of the 662 State Street Condominium;
Thence northerly 22.80 feet more or less along the westerly line of the said 662 State Street Condominium to a point on the northerly line of Lot 13 of Block 7 of the said Plat of Madison, The Capitol of Madison;
Thence easterly 371.70 feet along the northerly lines of Lots 8 through 13 of Block 7 of the said Plat of Madison, The Capitol of Wisconsin also being along the northerly line of CSM No. 14188 recorded as Document No. 5217923 to the northeast corner of said CSM No. 14188 being on the westerly right-of-way of N. Frances Street;

Thence easterly 66 feet to the northwest corner of Lot 10 of Block 8 of the said Plat of Madison, The Capitol of Wisconsin also lying on the easterly right-of-way of N. Frances Street;
Thence easterly 330 feet more or less along the northerly line of Lots 6 through 10 of said Block 8 of the Plat of Madison, The Capitol of Wisconsin to the northeast corner of said Lot 6 of Block 8;
Thence southeasterly 64 feet more or less along the north line of the lands described in a deed recorded as Document No. 2572986 to a point 105.9 feet northerly of and perpendicular to the northerly right-of-way of State Street and lying on the northwesterly line of Lot 23 of Block 59 of the said Plat of Madison, The Capitol of Madison;
Thence northeasterly 267 feet more or less along the northwesterly line of Lots 20 through 23 of Block 59 of the said Plat of Madison, The Capitol of Wisconsin to the most northerly corner of Lot 20 of Block 59 of the said Plat of Madison, The Capitol of Madison;
Thence southeasterly 132 feet more or less along the northeasterly line of said Lot 20 of Block 59 to the most easterly corner of said Lot 20 of Block 59 also lying on the northwesterly right-of-way of W. Gilman Street;
Thence northeasterly 198 feet more or less along the southeasterly line of said Block 59 also being along the northwesterly right-of-way line of W. Gilman Street to the most easterly corner of Lot 17 of Block 59 of the said Plat of Madison, The Capitol of Madison;
Thence southeasterly 66 feet to the most northerly corner of Lot 6 of Block 58 of the said Plat of Madison, The Capitol of Wisconsin also lying on the southeasterly right-of-way of W. Gilman Street;
Thence southeasterly 264 feet more or less along the northeasterly line of Lots 6 and 11 of Block 58 of the said Plat of Madison, The Capitol of Wisconsin to the most easterly corner of said Lot 11 of Block 58 also lying on the northwesterly right-of-way of W. Gorham Street;
Thence northeasterly 132 feet more or less along the southeasterly line of Block 58 also being along the northwesterly right-of-way of W. Gorham Street to the most easterly corner of Lot 9 of Block 58 of the said Plat of Madison, The Capitol of Wisconsin and being at the intersection of the northwesterly right-of-way of W. Gorham Street and the southwesterly right-of-way of N. Henry Street;
Thence northeasterly 66 feet to the most southerly corner of Lot 18 of Block 62 of the said Plat of Madison, The Capitol of Wisconsin also being the intersection of the northwesterly right-of-way of W. Gorham Street and the northeasterly right-of-way of N. Henry Street;
Thence northeasterly 330 feet more or less along the southeasterly line of said Block 62 also being along the northwesterly right-of-way of W. Gorham Street to the most easterly corner of Lot 14 of Block 62 of the said Plat of Madison, The Capitol of Madison;
Thence southeasterly 66 feet to the most northerly corner of the said CSM No. 13585 also lying on the southeasterly right-of-way of W. Gorham Street;
Thence southeasterly 132.76 feet more or less along the northeasterly line of said CSM No. 13585 to an angle point in the said northeasterly line also being at the most southerly corner of Lot 6 of Block 63 of the said Plat of Madison, The Capitol of Madison;
Thence northeasterly 66.20 feet along the said northeasterly line of CSM No. 13585 also being along the southeasterly line of said Lot 6 of Block 63 to an angle point in the said northeasterly line of CSM No. 13585 and the most easterly corner of the said Lot 6 of Block 63;
Thence southeasterly 132.51 feet more or less along the said northeasterly line of CSM No. 13585 to the **Point of Beginning** being the most easterly corner of the said CSM No. 13585.

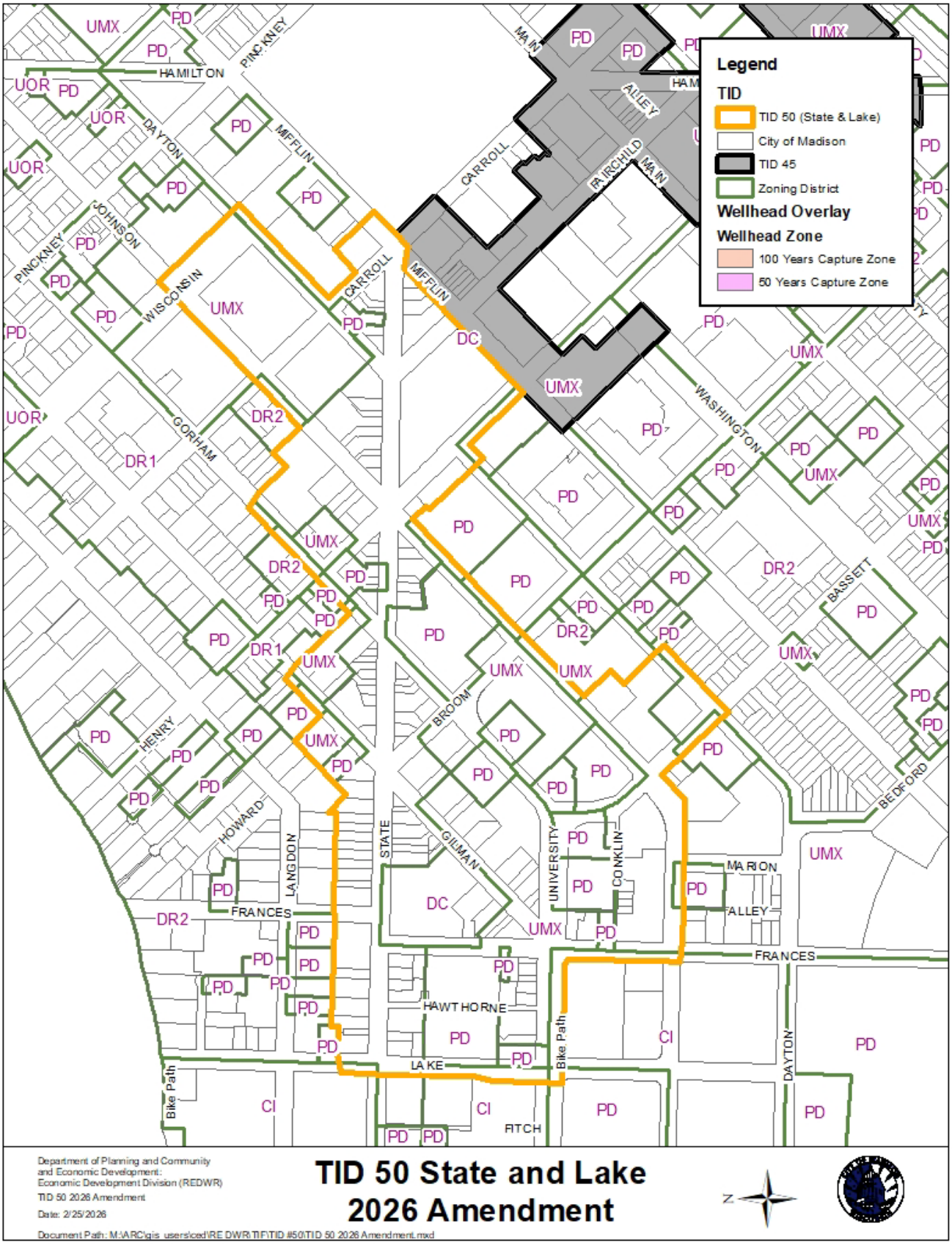
## District Boundary - 2026



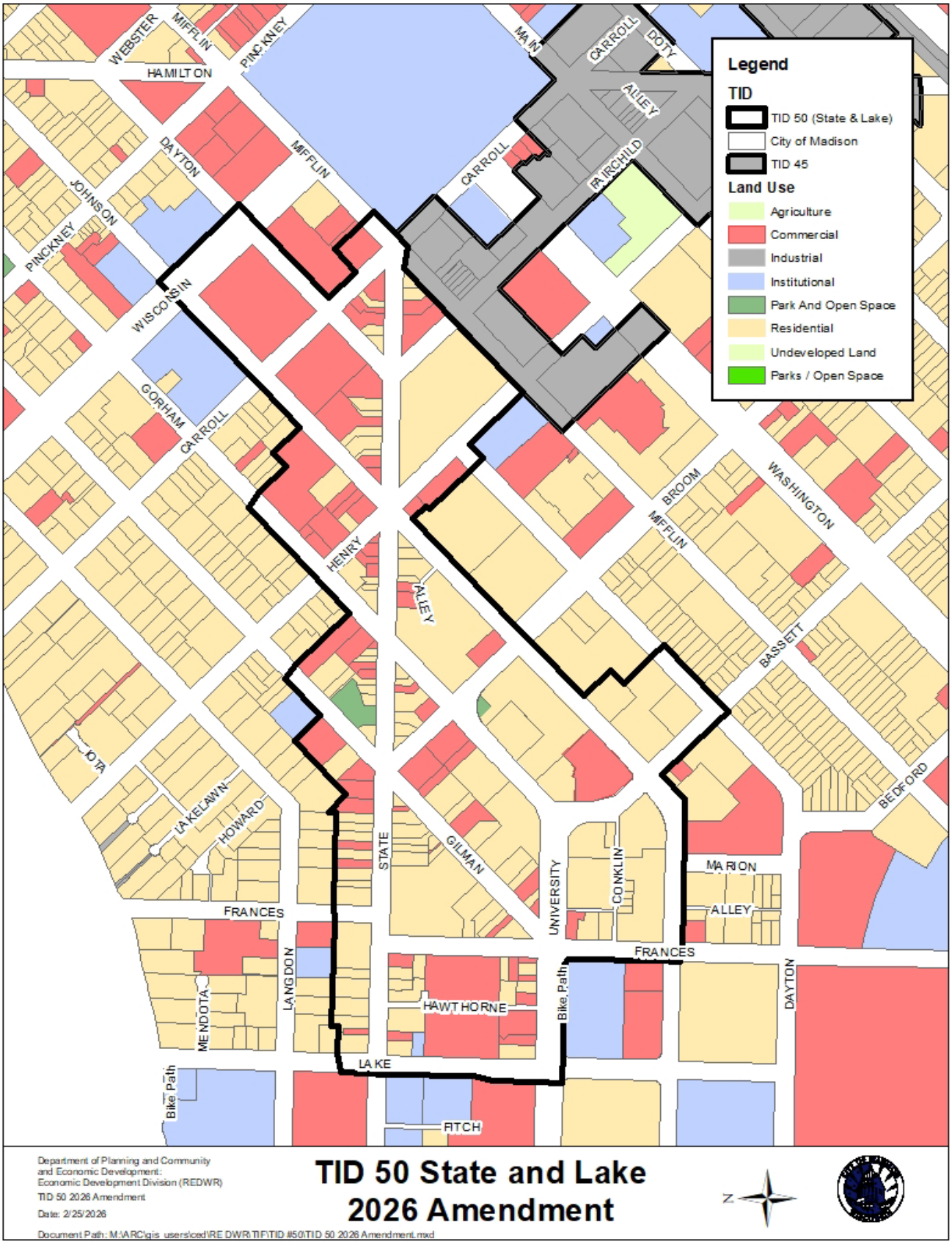
## Existing Zoning – 2026



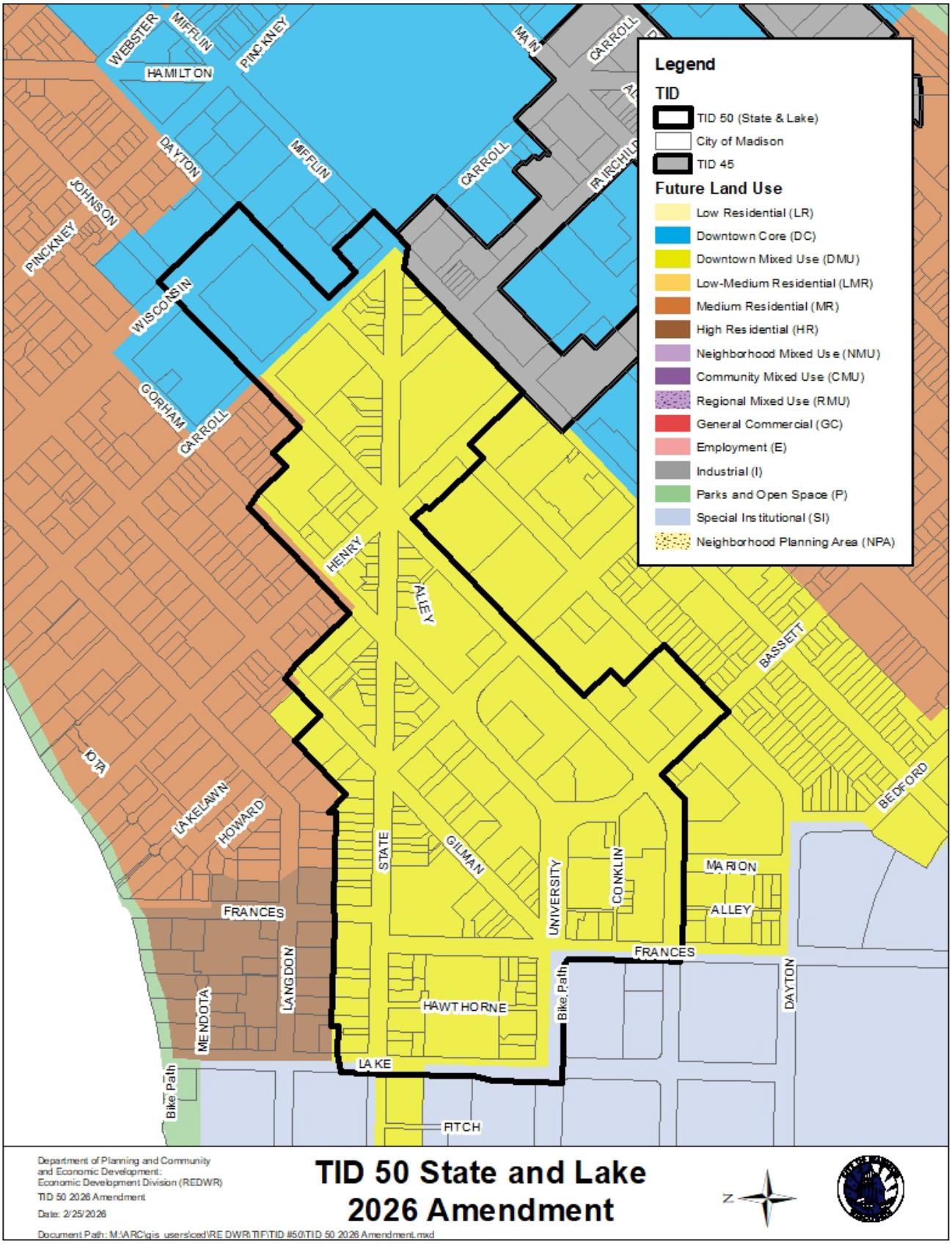
## Proposed Zoning – 2026



## Existing Land Use – 2026



## Proposed Land Use – 2026



**Office of the City Attorney**

**Michael R. Haas, City Attorney** **Patricia A. Lauten, Deputy City Attorney**

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May 28, 2026

**TO:** Daniel Rolfs, Real Estate Development Manager
**FROM:** Matthew Robles, Assistant City Attorney
**SUBJECT:** Project Plan Amendment for TIF District No. 50 - City of Madison (State and Lake)

Dear Mr. Rolfs:

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the proposed 2026 Amendment to the Project Plan for Tax Incremental Finance District No. 50, City of Madison, Wisconsin (State and Lake). Based on this examination, I am of the opinion that the amended Project Plan is complete and complies with the provisions of Secs. 66.1105(4)(f) and (h), Wis. Stats.

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

Matthew D. Robles
Assistant City Attorney

## LEGAL DESCRIPTION

Madison TID #50 Boundary Description

As amended in 2024

A parcel of land located in the Southeast ¼ of the Southwest ¼, the Southwest ¼ of the Southeast ¼, and the Southeast ¼ of the Southeast ¼ of Section 14 and also the Northeast ¼ of the Northwest ¼, the Northwest ¼ of the Northeast ¼, and the Northeast ¼ of the Northeast ¼ of Section 23 all in Township 7 North, Range 9 East in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

**Beginning** at the most easterly corner of the Certified Survey Map (CSM) No. 13585 recorded as Document No. 5024408 and being on the northwesterly right-of-way of W. Johnson Street;

Thence northeasterly 198 feet more or less along the said northwesterly right-of-way of W. Johnson Street also being along the southeasterly line of Lots 10-12, Block 63 of the Plat of Madison, The Capitol of Wisconsin recorded in Vol. A, Page 3 to the intersection of the northwesterly right-of-way of W. Johnson Street and the southwesterly right-of-way of N. Carroll Street;

Thence northeasterly 66 feet to the intersection of the northeasterly right-of-way of N. Carroll Street and the northwesterly right-of-way of W. Johnson Street also being the most southerly corner of CSM No. 13901 recorded as Document No. 5129197;

Thence northeasterly 331.21 feet more or less along the northwesterly right-of-way of W. Johnson Street also being the southeasterly line of said CSM No. 13901 to the most easterly corner of said CSM No. 13901 also being at the intersection of the northwesterly right-of-way of W. Johnson Street and the southwesterly right-of-way of Wisconsin Avenue;

Thence northeasterly 132 feet to the most southerly corner of Block 92 of the Plat of Madison, The Capitol of Wisconsin being at the intersection of the northeasterly right-of-way of Wisconsin Avenue and the northwesterly right-of-way of E. Johnson Street;

Thence southeasterly 66 feet to the most westerly corner of CSM No. 11920 recorded as Document No. 4238480 being at the intersection of the northeasterly right-of-way of Wisconsin Avenue and the southeasterly right-of-way of E. Johnson Street;

Thence southeasterly 264.13 feet more or less along the southwesterly line of said CSM No. 11920 also being along the northeasterly right-of-way of Wisconsin Avenue to the most southerly corner of said CSM No. 11920 also being the intersection of the northeasterly right-of-way of Wisconsin Avenue and the northwesterly right-of-way of E. Dayton Street;

Thence southeasterly 66 feet to the most westerly corner of Block 90 of the Plat of Madison, The Capitol of Wisconsin also being the intersection of the northeasterly right-of-way of Wisconsin Avenue and the southeasterly right-of-way of E. Dayton Street;

Thence southwesterly 132 feet to the most northerly corner of Block 83 of the Plat of Madison, The Capitol of Wisconsin also being the intersection of the southwesterly right-of-way of Wisconsin Avenue and the southeasterly right-of-way of W. Dayton Street;

Thence southwesterly 330 feet more or less along the northwesterly line of said Block 83 to the most westerly corner of said Block 83 and the intersection of the southeasterly right-of-way of W. Dayton Street and the northeasterly right-of-way of N. Carroll Street;

Thence southeasterly 132 feet more or less along the southwesterly line of said Block 83 also being along the northeasterly right-of-way of N. Carroll Street to the most westerly corner of Lot 10 of said Block 83;

Thence northeasterly 110 feet more or less along the northwesterly line of Lots 9 and 10 of said Block 83 to a point on the northeasterly line of the southwesterly 44 feet of Lot 9;

Thence southeasterly 132 feet more or less along the said northeasterly line of the southwesterly 44 feet of Lot 9 to a point on the southeasterly line of Block 83 also being on the northwesterly right-of-way of W. Mifflin Street;

Thence continuing southeasterly 66 feet to a point on the southeasterly right-of-way of W. Mifflin Street;

Thence southwesterly 110 feet more or less to the intersection of the southeasterly right-of-way of W. Mifflin Street and the northeasterly right-of-way of N. Carroll Street;

Thence southwesterly 66 feet to the intersection of the southwesterly right-of-way of N. Carroll Street and the southeasterly right-of-way of W. Mifflin Street also being the most northerly corner of Block 75 of the Plat of Madison, The Capitol of Madison;

Thence westerly 82 feet more or less to the most easterly corner of Block 76 of the Plat of Madison, The Capitol of Wisconsin also being at the intersection of the northwesterly right-of-way of W. Mifflin Street and the southerly right-of-way of State Street;

Thence southwesterly 220 feet more or less along the southeasterly line of said Block 76 also being the northwesterly right-of-way of W. Mifflin Street to the most southerly corner of CSM No. 13444 recorded as Document No. 4957556 also being the intersection of the northwesterly right-of-way line of W. Mifflin Street and the northeasterly right-of-way of N. Fairchild Street;

Thence southwesterly 66 feet to the most easterly corner of Block 65 Condominium recorded as Document No. 4783289 also being the intersection of the southwesterly right-of-way of N. Fairchild Street and the northwesterly right-of-way of W. Mifflin Street;

Thence southwesterly 266.07 feet more or less along the southeasterly line of the said Block 65 Condominium also being along the northwesterly right-of-way of W. Mifflin Street to the most southerly corner of the said Block 65 Condominium also being at the intersection of the northeasterly right-of-way of N. Henry Street and the northwesterly right-of-way of W. Mifflin Street;

Thence southwesterly 66 feet to the most easterly corner of Block 53 of the said Plat of Madison, The Capitol of Wisconsin also being at the intersection of the southwesterly right-of-way of N. Henry Street and the northwesterly right-of-way of W. Mifflin Street;

Thence northwesterly 264 feet more or less along the northeasterly line of said Block 53 to the intersection of the southwesterly right-of-way line of N. Henry Street and the southeasterly right-of-way line of W. Dayton Street also being the most northerly corner of said Block 53;

Thence southwesterly 66 feet more or less along the northwesterly line of said Block 53 also being on the southeasterly right-of-way of W. Dayton Street to the Northwest corner of Lot 9 of said Block 53;

Thence northwesterly 66 feet to the most easterly corner of CSM No. 13555 recorded as Document No. 5013824 also being on the northwesterly right-of-way of W. Dayton Street;

Thence northwesterly 200.18 feet more or less along the northeasterly line of said CSM No. 13555 to a jog in said northeasterly line;

Thence northeasterly 15.96 feet more or less along the said northeasterly line of said CSM No. 13555 to a jog in the said northeasterly line;

Thence northwesterly 66.31 feet more or less along the said northeasterly line of said CSM No. 13555 to a point on the northwesterly line of said CSM No. 13555 also being on the southeasterly right-of-way of W. Johnson Street;

Thence southwesterly 517 feet more or less along the northwesterly line of said CSM No. 13555 and CSM No. 3754 recorded as Document No. 1714540 also being along the southeasterly right-of-way of W. Johnson Street to the most westerly corner of said CSM No. 3754 also being the intersection of the southeasterly right-of-way of W. Johnson Street and the northeasterly right-of-way of N. Broom Street;

Thence southwesterly 96 feet to the most northerly corner of CSM No. 13576 recorded as Document No. 5021017 also being the intersection of the southwesterly right-of-way of N. Broom Street and the southeasterly right-of-way of W. Johnson Street;

Thence southwesterly 265.31 feet more or less along the southeasterly right-of-way of W. Johnson Street also being along the northwesterly line of said CSM No. 13576 to the northwest corner of CSM No. 13576;

Thence southeasterly 133.85 feet more or less along a southwesterly line of said CSM No. 13576 to an angle point in the southwesterly line of CSM No. 13576;

Thence southwesterly 66.15 feet more or less along a southwesterly line of line of said CSM No. 13576 to an angle point in the southwesterly line of CSM No. 13576;

Thence southeasterly 133.71 feet more or less to the southerly most corner of said CSM No. 13576 and the northwesterly right-of-way of W. Dayton Street;

Thence southeasterly 66 feet more or less to the northern most corner of Lot 4, Block 42 of said Plat of Madison, The Capitol of Wisconsin and the southeasterly right-of-way of W. Dayton Street;

Thence southwesterly 264 feet more or less along the northwesterly line of said Block 42 and the southeasterly right-of-way of W. Dayton Street to the northwest corner of said Block 42 and the northeasterly right-of-way of N. Bassett Street;

Thence southwesterly 66 feet more or less along the southeasterly right-of-way of W Dayton Street to the northeast corner of Block 34 of said Plat of Madison, The Capitol of Wisconsin and the southwesterly right-of-way of N. Bassett Street;

Thence northwesterly 330 feet more or less along the northeasterly line of Block 35 of said Plat of Madison, The Capitol of Wisconsin and the southeasterly extension thereof, also being the southwesterly right-of-way of N Bassett Street to the northeast corner of said Block 35 being on the southeasterly right-of-way of W. Johnson Street;

Thence southwesterly 120 feet more or less along the northwesterly line of said Block 35 also being on the southeasterly right-of-way of W. Johnson Street to a point of intersection of the easterly extension of the northerly line of Block 2 of Hoyt's Replat of Block 12, University Addition to the City of Madison recorded in Vol. 1 on Page 1;

Thence westerly 572.7 feet more or less along the northerly line of Block 1 and 2 of Hoyt's Replat of Block 12, University Addition to the City of Madison recorded in Vol. 1 on Page 1 and the easterly and westerly extension thereof, also being the southerly right-of-way of W. Johnson Street to the northeast corner of Block 13 of University Addition to Madison and the westerly right-of-way of Frances Street;

Thence northerly 90.92 feet more or less along the westerly right-of-way of Frances Street to a point of curvature in the east line of Lot 2 of CSM 5625 recorded as Document No. 2100454, also being on the westerly right-of-way of Frances Street;

Thence northerly 299.37 feet more or less along the easterly line of said CSM 5625 and CSM 5626 recorded as Document No. 2100455, also being the westerly right-of-way of Frances Street to a point of curvature in the east line of Lot 2 of said CSM 5626;

Thence northwesterly 35.40 feet more or less along a 25.00-foot curve to the left to the southerly right-of-way of University Avenue;

Thence westerly 307.20 feet more or less along the said southerly right-of-way of University Avenue also being the North line of said CSM No. 5626 to a point of curvature on the said southerly right-of-way of University Avenue;

Thence continuing westerly 123.52 feet more or less to a point of curvature on the southerly right-of-way of University Avenue being at the northeasterly corner of CSM No. 11773 recorded as Document No. 4195987;

Thence northerly 100 feet more or less to the Southeast corner of Lot 1 of CSM No. 14449 recorded as Document No. 5308355 being at the intersection of the northerly right-of-way of University Avenue and the westerly right-of-way of N. Lake Street;

Thence northerly 152 feet more or less along the easterly line of said Lot 1 of CSM No. 14449 also being on the westerly right-of-way of N. Lake Street to an angle point in the said easterly line;

Thence northerly 74.91 feet more or less along the easterly line of said Lot 1 of CSM No. 14449 also being on the westerly right-of-way of N. Lake Street to the northeast corner of said Lot 1 also being on the north line of the south 4 feet 4 inches of Lot 6 of Block 5 of the University Addition to Madison recorded in Vol. A. Page 9;

Thence northerly 303.6 feet more or less along the easterly line of Lots 4, 5, and 6 of Block 5 of the said University Addition to Madison being on the said westerly right-of-way of N. Lake Street to the northeast corner of said Lot 4 of Block 5 also being at the intersection of the southerly right-of-way of State Street and the westerly right-of-way of N. Lake Street;

Thence northerly 66 feet more or less to the Southeast corner of Block 6 of the said Plat of Madison, The Capitol of Wisconsin also being at the intersection of the northerly right-of-way of State Street and the westerly right-of-way of N. Lake Street;

Thence northerly 110 feet more or less along the East line of said Block 6 also being the westerly right-of-way of N. Lake Street to a point of intersection with the westerly extension of the northerly line of the southerly 110 feet of Lot 14 of Block 7 of the said Plat of Madison, the Capitol of Madison;

Thence easterly 66 feet to a point on the northerly line of the southerly 110 feet of said Lot 14 of Block 7 of the Plat of Madison, The Capitol of Wisconsin also being on the easterly right-of-way of N. Lake Street;

Thence continuing easterly 74 feet more or less to a point on the easterly line of the westerly 8 feet of the southerly 110 feet of Lot 13 of the said Plat of Madison, The Capitol of Wisconsin to a corner on the westerly line of 662 State Street Condominium recorded as Document No. 4765647;

Thence easterly 19.69 feet more or less along the westerly line of the said 662 State Street Condominium being on a the northerly line of the southerly 110 feet of Lot 13 of Block 7 of the said Plat of Madison, The Capitol of Wisconsin to an angle point in the said westerly line of the 662 State Street Condominium;

Thence northerly 22.80 feet more or less along the westerly line of the said 662 State Street Condominium to a point on the northerly line of Lot 13 of Block 7 of the said Plat of Madison, The Capitol of Madison;

Thence easterly 371.70 feet along the northerly lines of Lots 8 through 13 of Block 7 of the said Plat of Madison, The Capitol of Wisconsin also being along the northerly line of CSM No. 14188 recorded as Document No. 5217923 to the northeast corner of said CSM No. 14188 being on the westerly right-of-way of N. Frances Street;

Thence easterly 66 feet to the northwest corner of Lot 10 of Block 8 of the said Plat of Madison, The Capitol of Wisconsin also lying on the easterly right-of-way of N. Frances Street;

Thence easterly 330 feet more or less along the northerly line of Lots 6 through 10 of said Block 8 of the Plat of Madison, The Capitol of Wisconsin to the northeast corner of said Lot 6 of Block 8;

Thence southeasterly 64 feet more or less along the north line of the lands described in a deed recorded as Document No. 2572986 to a point 105.9 feet northerly of and perpendicular to the northerly right-of-way of State Street and lying on the northwesterly line of Lot 23 of Block 59 of the said Plat of Madison, The Capitol of Madison;

Thence northeasterly 267 feet more or less along the northwesterly line of Lots 20 through 23 of Block 59 of the said Plat of Madison, The Capitol of Wisconsin to the most northerly corner of Lot 20 of Block 59 of the said Plat of Madison, The Capitol of Madison;

Thence southeasterly 132 feet more or less along the northeasterly line of said Lot 20 of Block 59 to the most easterly corner of said Lot 20 of Block 59 also lying on the northwesterly right-of-way of W. Gilman Street;

Thence northeasterly 198 feet more or less along the southeasterly line of said Block 59 also being along the northwesterly right-of-way line of W. Gilman Street to the most easterly corner of Lot 17 of Block 59 of the said Plat of Madison, The Capitol of Madison;

Thence southeasterly 66 feet to the most northerly corner of Lot 6 of Block 58 of the said Plat of Madison, The Capitol of Wisconsin also lying on the southeasterly right-of-way of W. Gilman Street;

Thence southeasterly 264 feet more or less along the northeasterly line of Lots 6 and 11 of Block 58 of the said Plat of Madison, The Capitol of Wisconsin to the most easterly corner of said Lot 11 of Block 58 also lying on the northwesterly right-of-way of W. Gorham Street;

Thence northeasterly 132 feet more or less along the southeasterly line of Block 58 also being along the northwesterly right-of-way of W. Gorham Street to the most easterly corner of Lot 9 of Block 58 of the said Plat of Madison, The Capitol of Wisconsin and being at the intersection of the northwesterly right-of-way of W. Gorham Street and the southwesterly right-of-way of N. Henry Street;

Thence northeasterly 66 feet to the most southerly corner of Lot 18 of Block 62 of the said Plat of Madison, The Capitol of Wisconsin also being the intersection of the northwesterly right-of-way of W. Gorham Street and the northeasterly right-of-way of N. Henry Street;

Thence northeasterly 330 feet more or less along the southeasterly line of said Block 62 also being along the northwesterly right-of-way of W. Gorham Street to the most easterly corner of Lot 14 of Block 62 of the said Plat of Madison, The Capitol of Madison;

Thence southeasterly 66 feet to the most northerly corner of the said CSM No. 13585 also lying on the southeasterly right-of-way of W. Gorham Street;

Thence southeasterly 132.76 feet more or less along the northeasterly line of said CSM No. 13585 to an angle point in the said northeasterly line also being at the most southerly corner of Lot 6 of Block 63 of the said Plat of Madison, The Capitol of Madison;

Thence northeasterly 66.20 feet along the said northeasterly line of CSM No. 13585 also being along the southeasterly line of said Lot 6 of Block 63 to an angle point in the said northeasterly line of CSM No. 13585 and the most easterly corner of the said Lot 6 of Block 63;

Thence southeasterly 132.51 feet more or less along the said northeasterly line of CSM No. 13585 to the **Point of Beginning** being the most easterly corner of the said CSM No. 13585.

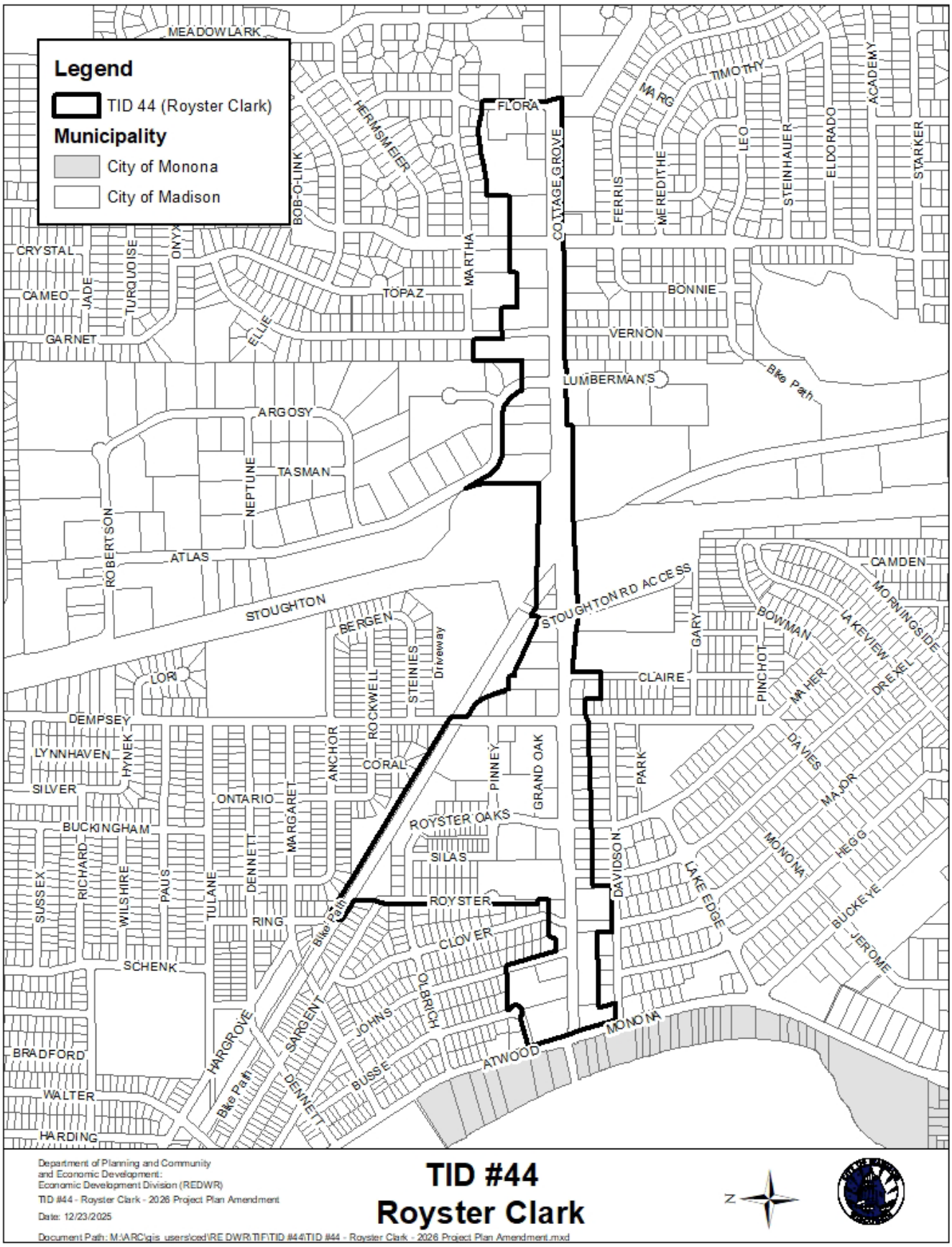
# TID Project Plan Amendments & Creations

## TIDs 44, 46, 50, 51, & 54 (Amendments)
## TIDs 56 & 57 (Creation)

Plan Commission meeting
June 15, 2026

# Plan Commission Role

- Per State of WI TIF Law, the Plan Commission's role in reviewing TID amendments and creations is:
  - That the plan conforms to, and is consistent with, the Comprehensive Plan of the City of Madison;
  - Not less than 50%, by area, of the TID is suitable and zoned for mixed-use or industrial use (as applicable by TID) or blighted (within the meaning of SS 66.1105(2) Wisconsin Statutes);
  - That the improvement of the area in the TID is likely to significantly enhance the value of substantially all the other real property in the TID, and;
  - The aggregate value of equalized taxable property in the TID, plus existing TIDs, does not exceed 12% of the total equalized assessed taxable property within the City of Madison.




Department of Planning and Community and Economic Development:
Economic Development Division (REDWR)
TID #44 - Royster Clark - 2026 Project Plan Amendment
Date: 12/23/2025
Document Path: M:\ARC\gis_users\ced\REDWR\TIF\TID #44\TID #44 - Royster Clark - 2026 Project Plan Amendment.mxd

# TID #44
# Royster Clark

N

TID 44

# TID 44 – Key Changes

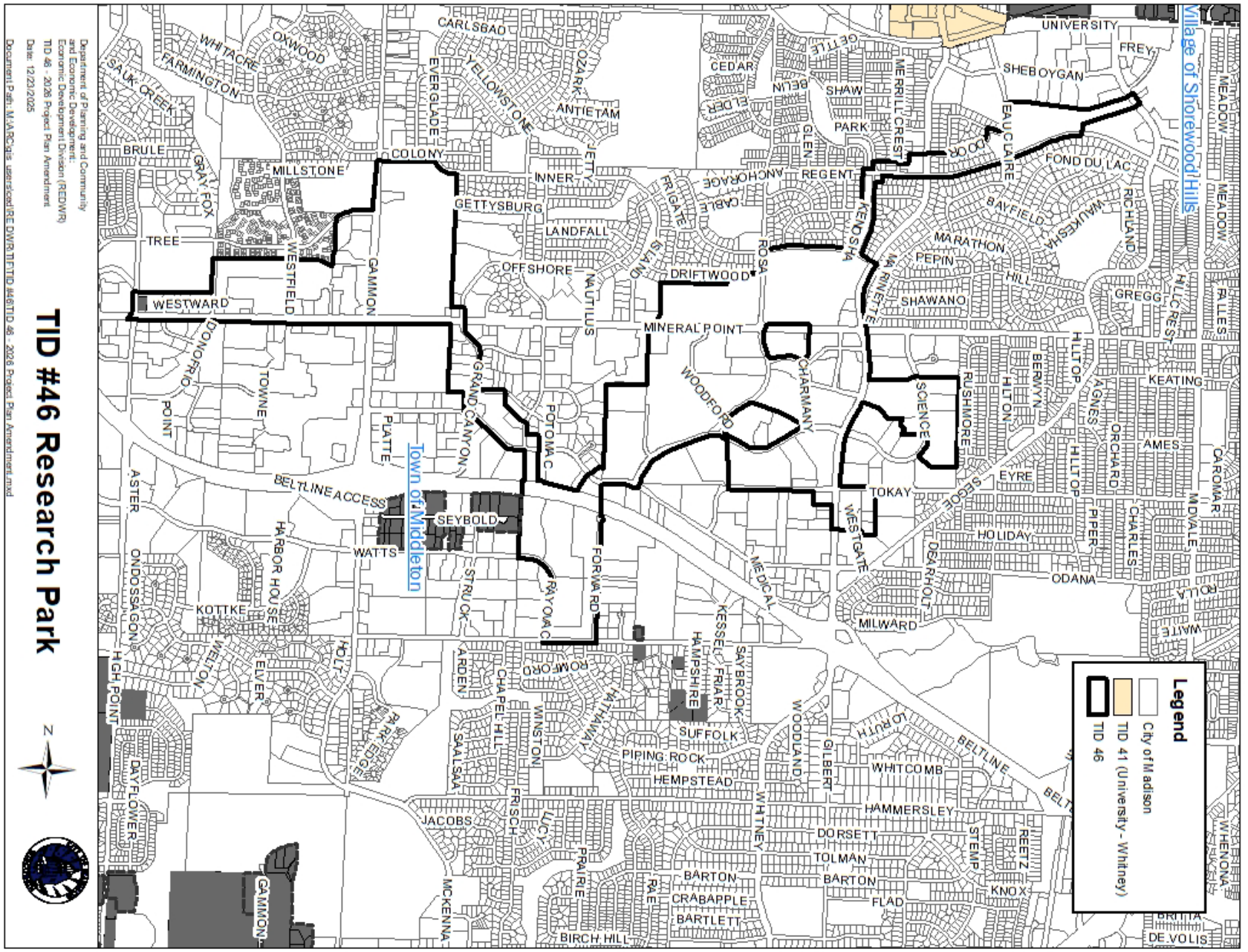
- **$4,000,000 -** Land Acquisition (Royster Corners)
- **$2,000,000 –** Cottage Grove Road stormwater retention pond
- **$500,000 –** Small Business Assistance
- **Total Change 2026 - $6,500,000**

- **Total TIF Funded Project Costs - $15,369,700**

# TID 44 – Summary

- Projected to close: 2029*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $114 million

# TID 46




Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 46 - 2026 Project Plan Amendment
Date: 12/23/2025
Document Path: M:\ARC\als_user\cos\REDWR\TIF\TID #46\TID 46 - 2026 Project Plan Amendment.mxd

# TID 46 – Key Changes

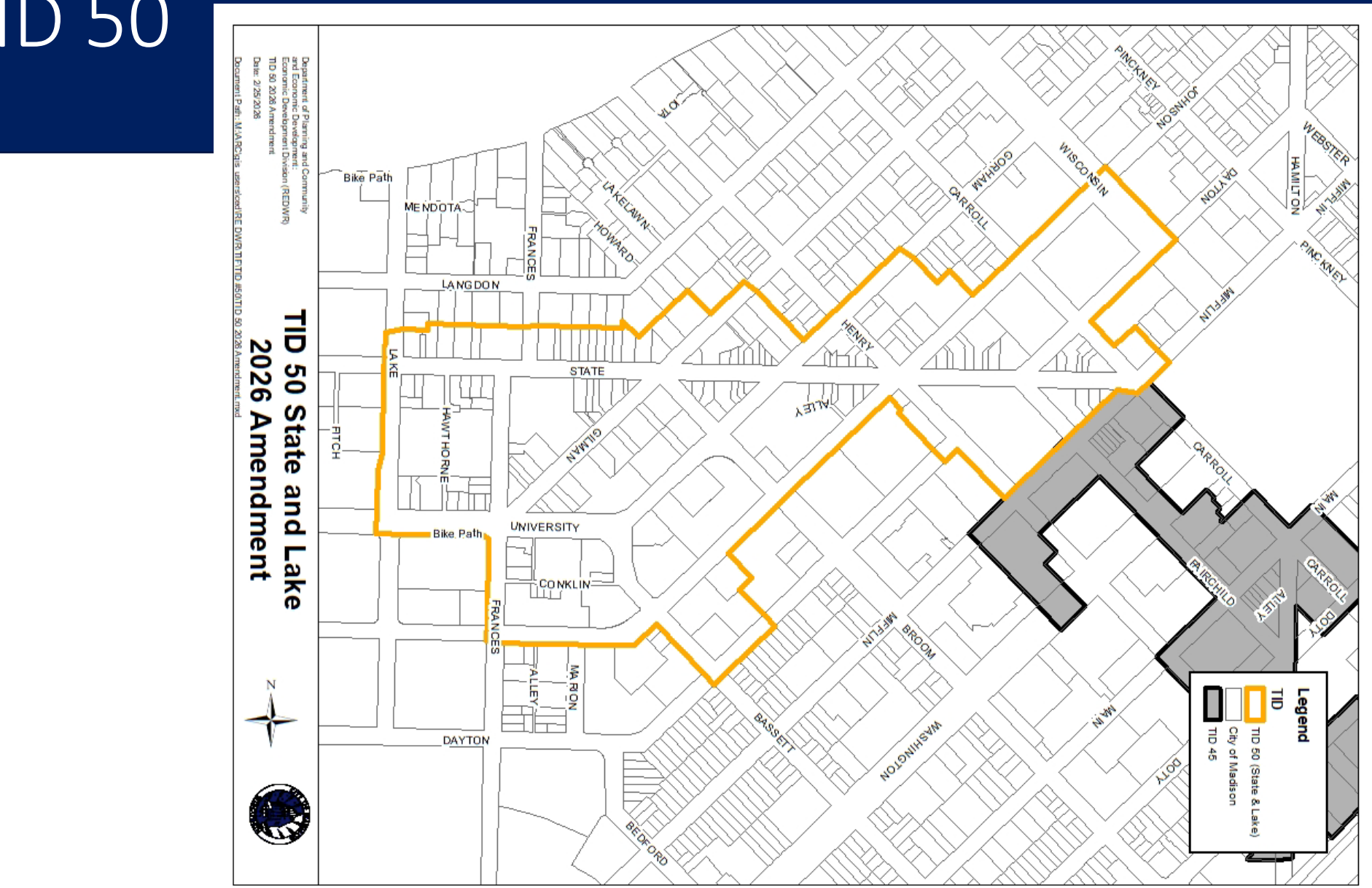
- **$1,000,000** – Yellowstone Drive sanitary sewer improvements
- **$3,000,000 –** West Towne area park improvements
- **$400,000 –** Research Park stormwater improvements
- **$1,000,000 –** Science Drive improvements
- **$1,000,000 –** Small Business Assistance
- **TOTAL CHANGE 2026 - $6,400,000**

- **Total TIF Funded Project Costs - $60,158,000**

# TID 46 – Summary

- Projected to close: 2028
- TID estimated incremental value at closure: $540 million

# TID 50


TID 50 State and Lake
2026 Amendment
Department of Planning and Community and Economic Development
Economic Development Division (REDWR)
TID 50 2026 Amendment
Date: 2/25/2026
Document Path: M:\ARCgis users\cloud\RE DWR\TIF\TID #50\TID 50 2026 Amendment.mxd
N
Legend
TID
TID 50 (State & Lake)
City of Madison
TID 45
Bike Path
MENDOTA
LANGDON
FRANCES
LAKELAWN
HOWARD
LAKE
FITCH
HAWTHORNE
STATE
GILMAN
UNIVERSITY
CONKLIN
ALLEY
MARION
DAYTON
BASSETT
BROOM
WASHINGTON
BEDFORD
HENRY
GORHAM
CARROLL
WISCONSIN
PINCKNEY
JOHNSON
DAYTON
HAMILTON
WEBSTER
MIFFLIN
MAIN
DOTY
FAIRCHILD

# TID 50

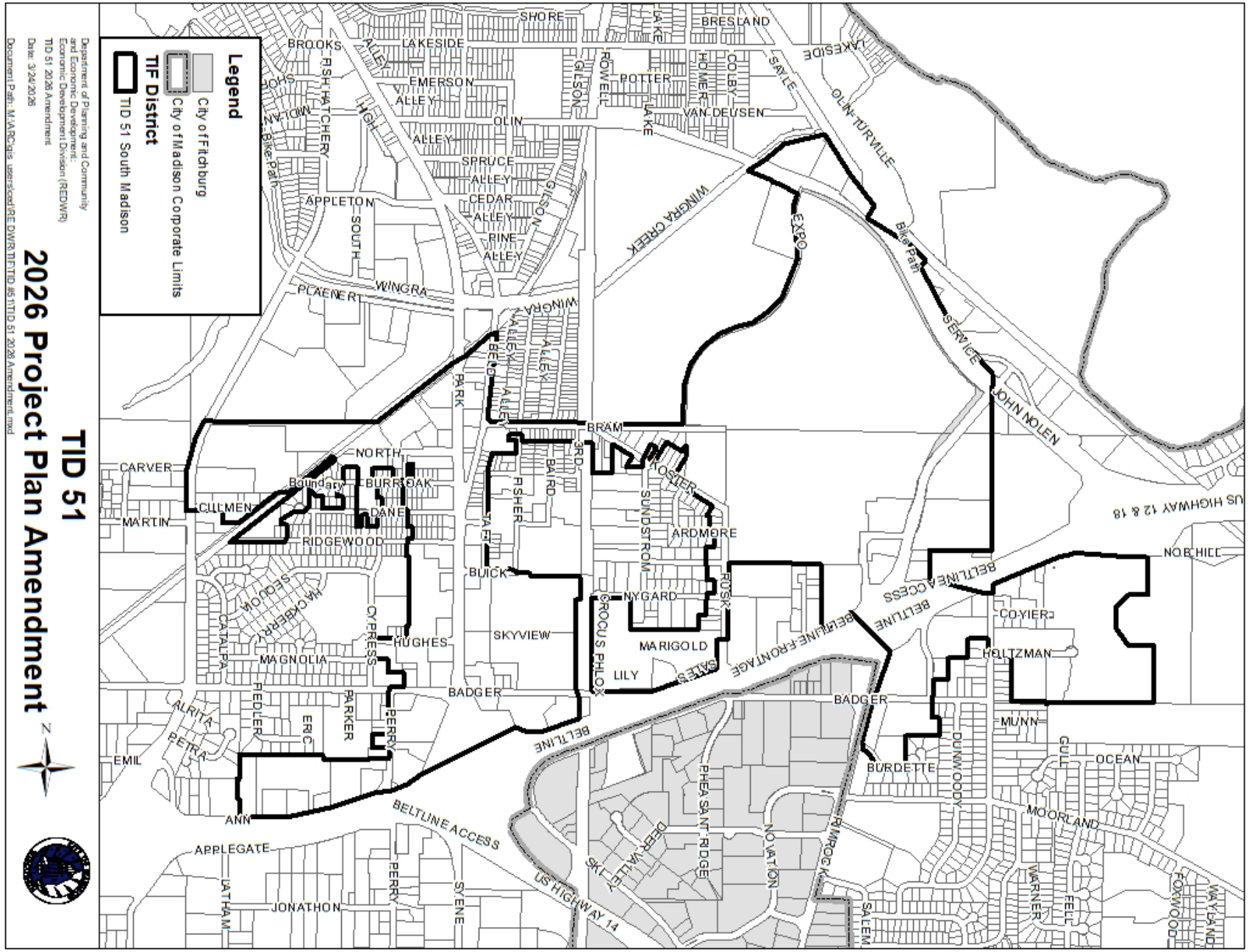
- **$285,000** – Dayton St Sanitary improvements
- **TOTAL CHANGE 2026 - $285,000**

- **Total TIF Funded Project Costs - $26,785,000**

# TID 50 – Summary

- Projected to close: 2029
- TID estimated incremental value at closure: $342 million

# TID 51


TID 51
2026 Project Plan Amendment
Legend
City of Fitchburg
City of Madison Corporate Limits
TIF District
TID 51 South Madison
Department of Planning and Community and Economic Development
Economic Development Division (REDWR)
TID 51 2026 Amendment
Date: 3/24/2026
Document Path: M:\ARC\gis_user\cloud\REDWR TIF\TID 45\1TID 51 2026 Amendment.mxd
N
Boundary
BRAM
NORTH
CARVER
BURR OAK
DANE
CULLMEN
MARTIN
RIDGEWOOD
BUICK
SKYVIEW
HUGHES
MAGNOLIA
CATALPA
SEQUOIA
MAGABERRY
CYPRESS
BADGER
ALRITA
PETRA
EMIL
ANN
APPLEGATE
JONATHON
LATHAM
BERRY
REDLER
ERIC
PARKER
BELTLINE
BELTLINE ACCESS
US HIGHWAY 14
SYENE
SKYLEY
DEER VALLEY
PHEASANT RIDGE
NOVATION
RIMROCK
SALEM
BURDETTE
DUNWOODY
MUNN
GULL
OCEAN
MOORLAND
WARNER
FELL
FOXWOOD
WAYLAND
COYIER
HOLTZMAN
NOEHILL
US HIGHWAY 12 & 18
BELTLINE ACCESS
BELTLINE FRONTAGE
SALES
MARIGOLD
LILY
CROCUS PHLOX
NYGARD
RUSK
ARDMORE
SUNDSTROM
FOSTER
3RD
BAIRD
FISHER
TAFT
PARK
WINGRA
PLAENERT
SOUTH
APPLETON
CEDAR
SPRUCE
PINE
OLIN
ALLEY
EMERSON
LAKESIDE
SHORE
BRESLAND
LAKE
POTTER
GILSON
ROWELL
HOMER
COLBY
VAN DEUSEN
SAXE
OLIN-TURVILLE
JOHN NOLEN
SERVICE
Bike Path
WINGRA CREEK
FISH HATCHERY
BROOKS

# TID 51 – Key Reallocations & Changes

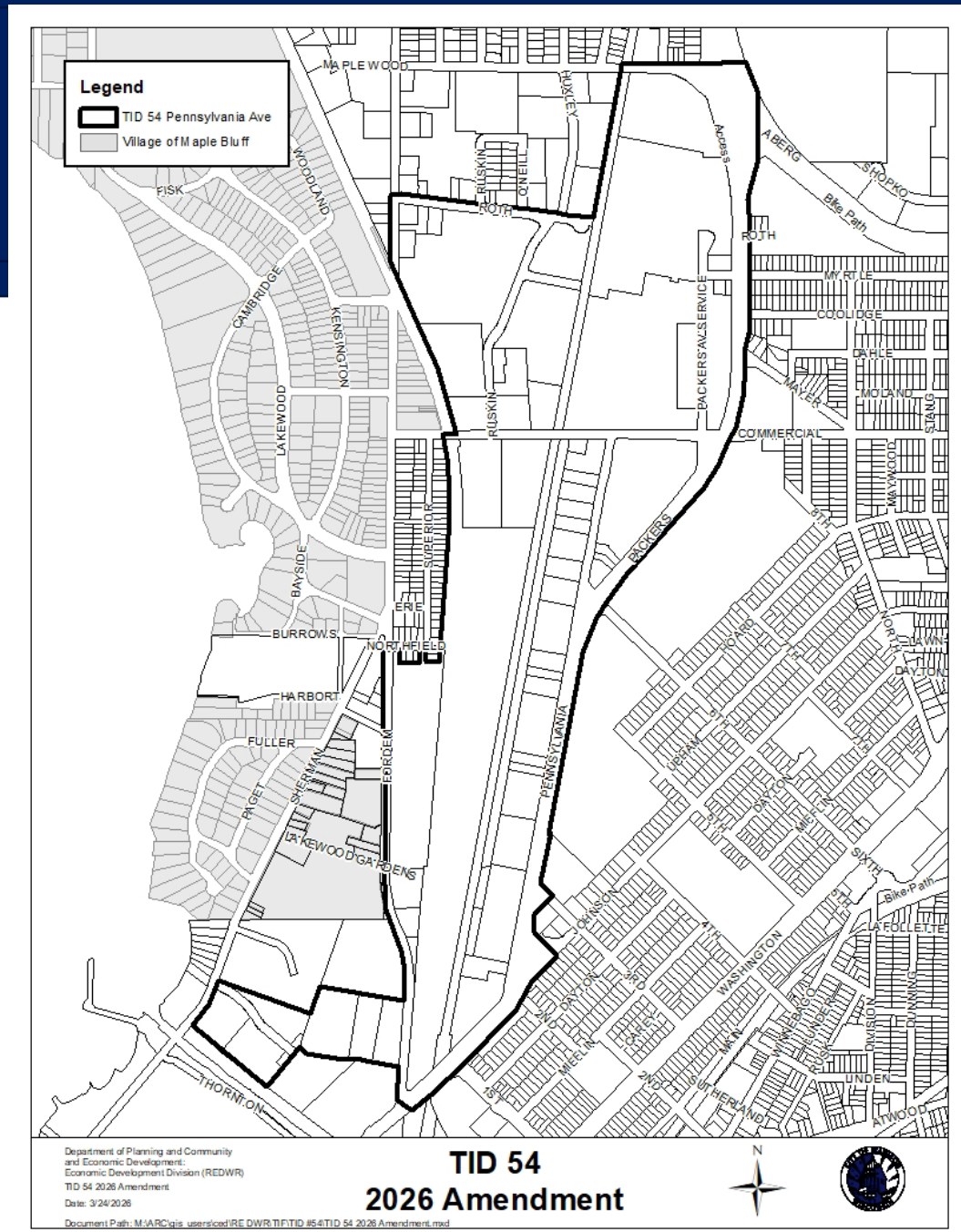
- **$25,000,000 – Housing Development in the South Park Street Corridor**
  - (This project category and cost are created in the 2026 project plan amendment, using re-allocated funds from previously approved projects);
- **(-$9,000,000) – Development Loans**
  - (South Transfer Point – This project cost and category are eliminated and the funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-$6,000,000) – Development Loans**
  - (Village on Park Improvements - This project cost and category are eliminated and the funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-$5,000,000) – Development Loans**
  - (Financial Assistance to Rental Housing - This project cost is reduced by $5,000,000 and those funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-$5,000,000) – New Small Cap Homeownership Program / Development Loans (for owner occupied)**
  - This project cost is reduced by $5,000,000 and those funds re-allocated to the “Housing Development in South Park Street Corridor” line item);

- **TOTAL CHANGE 2026: $0** (There is no net change to the project plan as a result of the 2026 amendment)
- **Total TIF Funded Project Costs - $99,480,000**

# TID 51 – Summary

- Projected to close: 2037*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $290 million

# TID 54


Legend
TID 54 Pennsylvania Ave
Village of Maple Bluff
MAPLEWOOD
HUXLEY
ABERG
SHOPKO
Bike Path
FISK
WOODLAND
RUSKIN
O'NEILL
ROTH
CAMBRIDGE
KENSINGTON
LAKEWOOD
BAYSIDE
ERIE
SUPERIOR
BURROWS
NORTHFIELD
HARBORT
FULLER
SHERMAN
EDGEWOOD
PAGET
LAKEWOOD GARDENS
THORNTON
PACKERS AV-SERVICE
MYRTLE
COOLIDGE
DAHLE
MAYER
MOLAND
STANG
COMMERCIAL
MAYWOOD
PACKERS
PENNSYLVANIA
RICHARD
DAYTON
UPHAM
MIFFLIN
SIXTH
LAFOLLETTE
JOHNSON
WASHINGTON
UNDEN
ATWOOD
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 54 2026 Amendment
Date: 3/24/2026
Document Path: M:\ARC\gis_users\cced\RE DWR\TIF\TID #54\TID 54 2026 Amendment.mxd
TID 54
2026 Amendment
N

# TID 54 – Costs

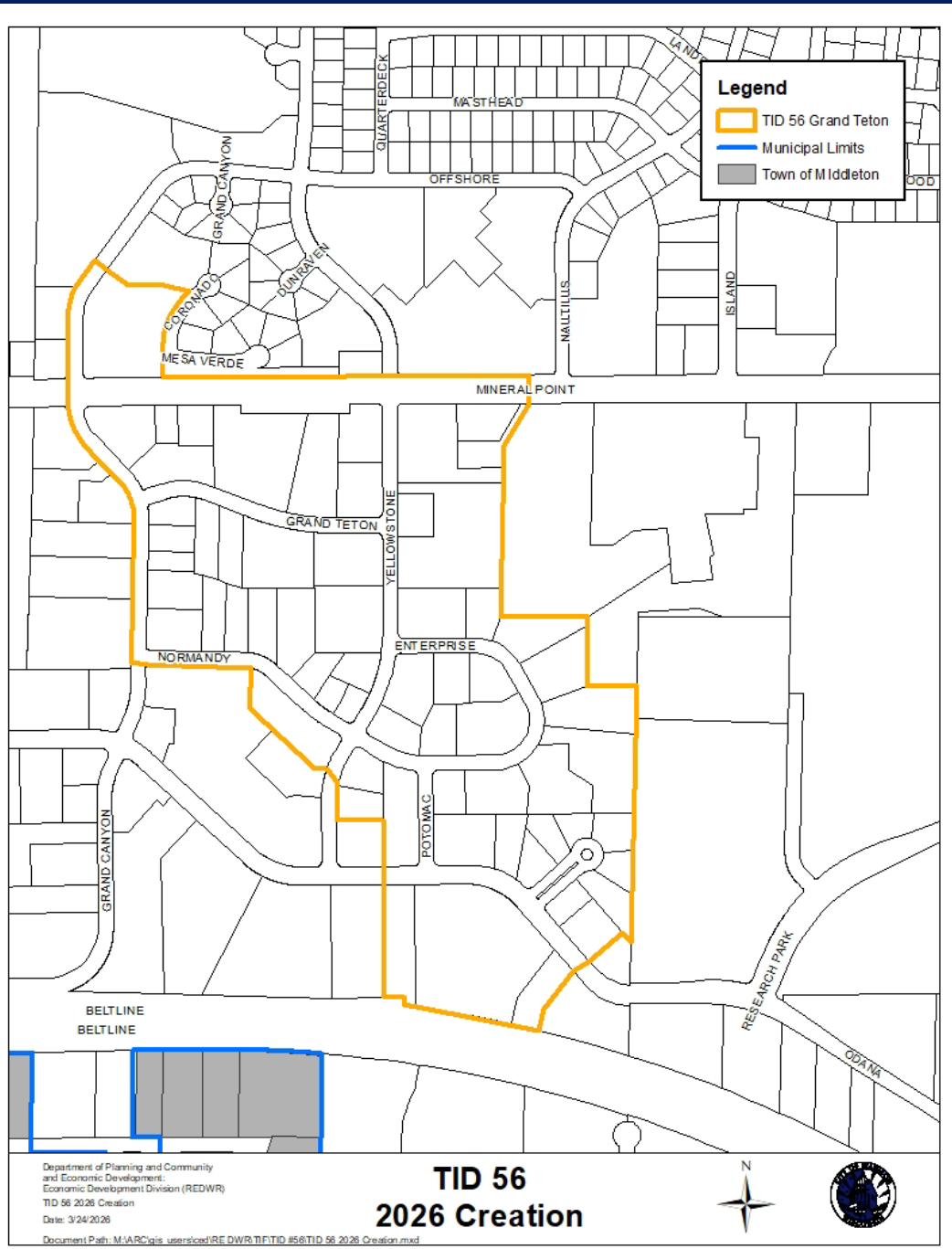
- **Development Loans (Realta Fusion Jobs TIF)** – $2,800,000

- **TOTAL CHANGE 2026: $2,800,000**
- **Total TIF Funded Project Costs - $21,747,000**

# TID 54 – Summary

- Projected to close: 2034*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $215 million

# TID 56


Legend
TID 56 Grand Teton
Municipal Limits
Town of Middleton
MASTHEAD
OFFSHORE
QUARTERDECK
GRAND CANYON
CORONADO
DUNRAVEN
MESA VERDE
NAUTILUS
ISLAND
MINERAL POINT
GRAND TETON
YELLOWSTONE
ENTERPRISE
NORMANDY
POTOMAC
GRAND CANYON
BELTLINE
BELTLINE
RESEARCH PARK
ODANA
TID 56
2026 Creation
N
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 56 2026 Creation
Date: 3/24/2026

# TID 56 – Costs

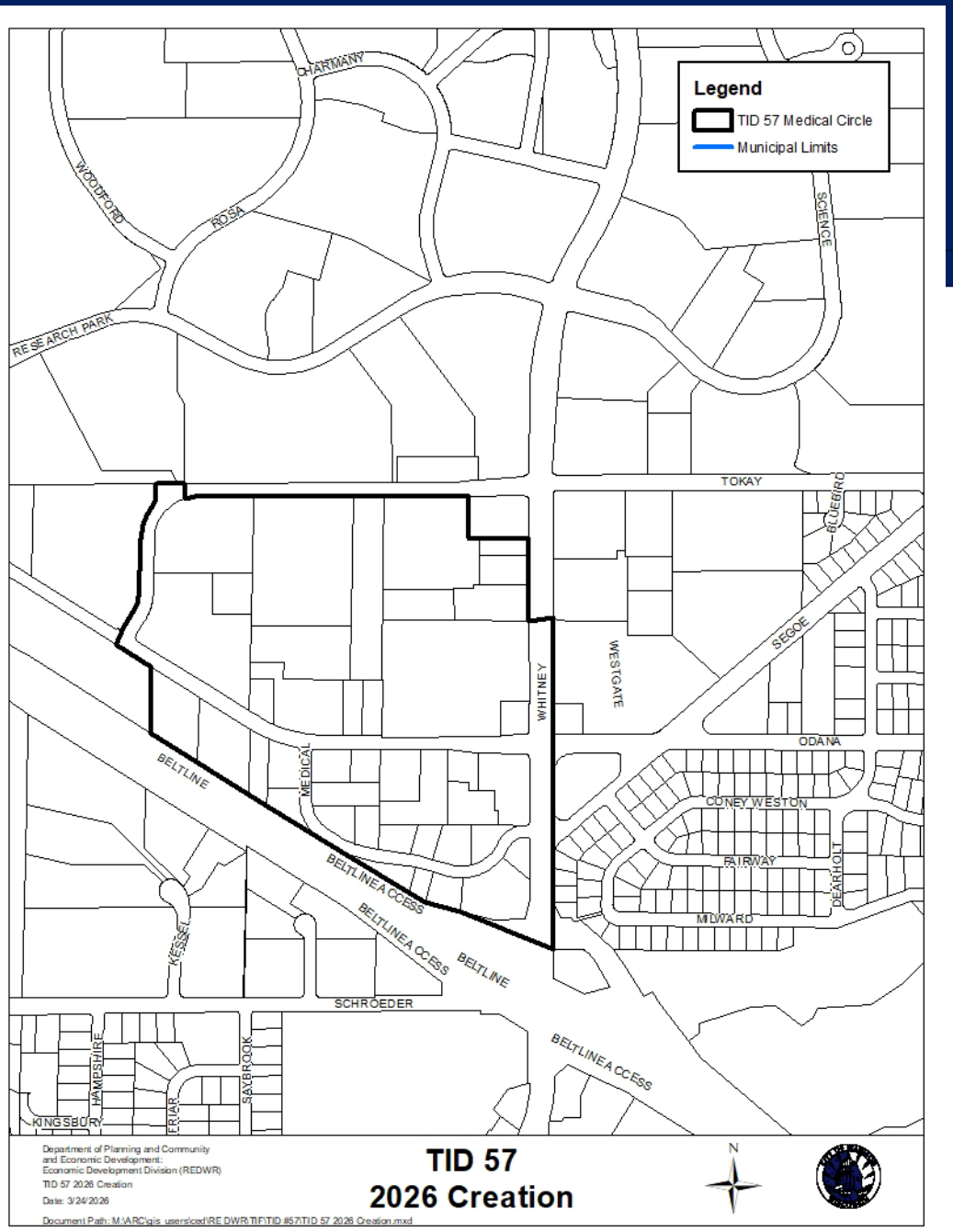
- **$10,100,000** – Public works / infrastructure projects in the Mineral Point Road, Grand Canyon Drive, Grand Teton Plaza, Yellowstone Drive, and Odana Road area;
- **$1,500,000** – Parks improvements in the West Towne area
- **$2,900,000** – Development Loans
- **$2,000,000** – Small Business Assistance, including grants
- **$500,000** – Administrative and professional costs.

- **TOTAL 2026: $17,000,000**
- **Total TIF Funded Project Costs - $17,000,000**

# TID 56 – Summary

- Projected to close: 2045*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $104 million

# TID 57


Legend
TID 57 Medical Circle
Municipal Limits
CHARMANY
WOODFORD
ROSA
RESEARCH PARK
SCIENCE
TOKAY
BLUEBIRD
SEGOE
WESTGATE
WHITNEY
ODANA
MEDICAL
BELTLINE
CONEY WESTON
FAIRWAY
DEARHOLT
MIDWARD
BELTLINE ACCESS
BELTLINE ACCESS
BELTLINE
KESSEL
SCHROEDER
BELTLINE ACCESS
HAMPSHIRE
SAYBROOK
FRIAR
KINGSBURY
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 57 2026 Creation
Date: 3/24/2026
Document Path: M:\ARC\gis users\cod\RE DWR\TIF\TID #57\TID 57 2026 Creation.mxd
TID 57
2026 Creation
N

# TID 57 – Costs

- **$8,500,000** – Public works / infrastructure projects in the Whitney Way, Odana Road, Tokay Blvd., and Medical Circle of the City of Madison
- **$2,000,000** – Development Loan to 5555 Odana Road / 5534 Medical Circle
- **$2,000,000** – Small Business Assistance, including grants
- **$500,000** – Administrative and professional costs.

- **Total TIF Funded Project Costs - $13,000,000**

# TID 57 – Summary

- Projected to close: 2045*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $87 million

# Questions?

Dan Rolfs (Real Estate Development Manager)

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# City of Madison

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

## Master

### File Number: 93416

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93416 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | FINANCE COMMITTEE |
| | | | | **File Created Date :** | 06/02/2026 |
| **File Name:** | 13346 TID 51 Project Plan Amendment | | | **Final Action:** | |

**Title:** Approving the Amendment to the Project Plan for Tax Incremental District (TID) #51 (South Madison), City of Madison. (District 14)

**Notes:**

**Sponsors:** Noah L. Lieberman

**Effective Date:**

**Attachments:** 13346 TID 51 2026 Amendment JRB Report.pdf, 13346 TID 51 2026 Project Plan Amendment.pdf, TID 51 Legal Description.pdf, TID 44, 46, 50, 51, 54, 56, 57 Plan Com Presentation 2026 6-15.pdf

**Enactment Number:**

**Author:** Dan Rolfs, Real Estate Development Manager

**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 | 06/02/2026 | Referred for Introduction | | | | |
| | **Action Text:** This Resolution was Referred for Introduction | | | | | | |
| | **Notes:** Finance Committee (6/29/26), Plan Commission (6/15/26), Common Council (7/7/26) | | | | | | |
| 1 | COMMON COUNCIL | 06/09/2026 | Refer | FINANCE COMMITTEE | 06/29/2026 | | 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 Plan Commission. | | | | | | |
| 1 | FINANCE COMMITTEE | 06/09/2026 | Referred | PLAN COMMISSION | 06/15/2026 | | |
| | **Action Text:** This Resolution was Referred to the PLAN COMMISSION | | | | | | |
| 1 | PLAN COMMISSION | 06/15/2026 | Return to Lead with the Recommendation for Approval | FINANCE COMMITTEE | 06/29/2026 | | Pass |
| | **Action Text:** A motion was made by Solheim, seconded by Guequierre, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other. | | | | | | |
| | **Notes:** On a motion by Solheim, seconded by Ald. Guequierre, the Plan Commission found the standards met and recommended approval of the amended tax incremental district to the Common Council. The motion passed by voice vote/ other. | | | | | | |

| | | | | |
|---|---|---|---|---|
| 1 | FINANCE COMMITTEE | 06/29/2026 | 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 93416

### Fiscal Note

The proposed resolution authorizes a project plan amendment to TID 51 - South Madison. The plan amendment reallocates $25.0 million to assist housing development in the S Park St corridor from other projects within the project plan. Reallocations in the plan include: $9.0 million from the South Madison Transfer Point project; $6.0 million from the Village on Park Improvements project; $5.0 million from rental development loans; and, $5.0 million from loans for affordable owner-occupied units.

CDA Redevelopment's existing capital budget authority includes $15.0 million in TID 51 increment funding for the South Madison Redevelopment project (project #14431). In the project plan, this $15.0 million was reflected in the South Madison Transfer Point and Village on Park Improvements project lines. The Community Development Division's (CDD) existing capital budget authority includes $8.0 million in TID 51 increment funding for Affordable Housing - Development Projects (program #17110); the agency's 2027 request includes an additional $2.5 million in TID 51 increment funding for the same program. In the project plan, this $10.5 million was reflected in the financial assistance to rental development and Parker Place Apt loan project lines. Of this $10.5 million for Affordable Housing - Development Projects, $5.0 million will fund the South Madison Redevelopment project. The $5.0 million being reallocated in the project plan amendment from loans for affordable owner-occupied units has not been authorized in previous capital budgets and will need to be authorized in the Capital Budget by Common Council in the future.

No additional City appropriation is required with adoption of this project plan amendment at this time.

### Title

Approving the Amendment to the Project Plan for Tax Incremental District (TID) #51 (South Madison), City of Madison. (District 14)

### Body

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law (the “TIF Law”), Section 66.1105, Wisconsin Statutes; and

WHEREAS TIF Law sets forth certain steps which must be followed to amend a Tax Incremental Project Plan; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an opportunity to express their views on the amendment to the TID Project Plan for TID 51 was published in the Wisconsin State Journal on May 29 and June 5, 2026 as required by TIF Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the boundary of TID 51; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on June 15, 2026, at which interested parties were afforded an opportunity to express their views on the proposed amendment to the Project Plan for TID 51; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within the TID is blighted within the meaning of 66.1105(2), Wisconsin Statutes.

2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.

3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.

WHEREAS the Plan Commission has determined that the TID meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001, amended on March 31, 2009, and amended again on February 25, 2014 (insofar as they are applicable to the amendment of a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the TID supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison hereby confirms and adopts the above recitals and finds that:

1. No less than 50%, by area, of the real property within the TID boundary is blighted within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantially all of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.
4. The project costs relate directly to eliminating blight.
5. TID 51 (South Madison) is hereby declared a blighted area district.
6. The percentage of territory devoted to retail businesses within TID 51 (South Madison) at the end of the TID's expenditure period is estimated to be under thirty-five (35%) percent.
7. The boundaries of TID 51 (South Madison) are not changing.

BE IT STILL FURTHER RESOLVED that the attached amended Project Plan for TID 51 (South Madison), City of Madison, is hereby adopted as of January 1, 2026 as the Project Plan for said District and such plan is feasible and in conformity with the Comprehensive Plan for the City of Madison and will add to the sound growth of the City.

**Executive Summary to the City of Madison Joint Review Board**

**Tax Incremental District (TID) No. 51 (South Madison)**
**2026 Project Plan Amendment**
**City of Madison**

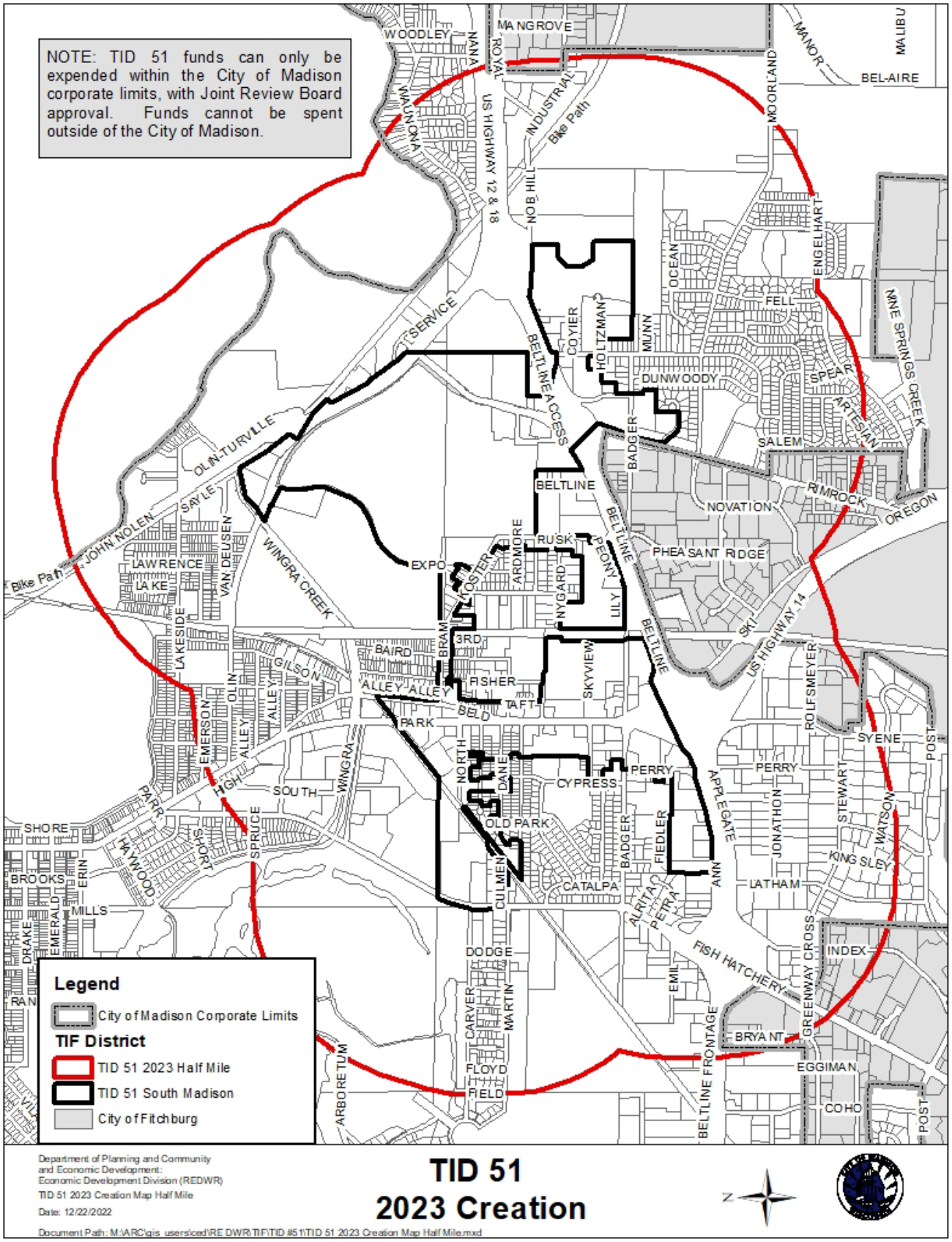
May 13, 2026

Background

By statute, a TIF Joint Review Board, comprised of one representative each from the Madison Metropolitan School District (MMSD), the City of Madison, Dane County, Madison College (MATC) and one public member, meets to review, and if acceptable, approve a proposed amendment to a Tax Incremental District (TID) Project Plan. The Joint Review Board will meet at a future date to take action upon the proposed amendment to the project plan to TID 51 (South Madison).

Summary of the TID #51 Project Plan

The map on the next page depicts the boundaries of TID 51 in the South Madison area of the City of Madison:


NOTE: TID 51 funds can only be expended within the City of Madison corporate limits, with Joint Review Board approval. Funds cannot be spent outside of the City of Madison.
Legend
City of Madison Corporate Limits
TIF District
TID 51 2023 Half Mile
TID 51 South Madison
City of Fitchburg
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 51 2023 Creation Map Half Mile
Date: 12/22/2022
Document Path: M:\ARC\gis_users\cced\RE DWR\TIF\TID #51\TID 51 2023 Creation Map Half Mile.mxd
TID 51
2023 Creation
WOODLEY
MANGROVE
MANOR
MALIBU
BEL-AIRE
MOORLAND
INDUSTRIAL
Bike Path
US HIGHWAY 12 & 18
NOB HILL
OCEAN
ENGELHART
FELL
NINE SPRINGS CREEK
SPEAR
ARTESIAN
DUNWOODY
COYIER
HOLTZMAN
MUNN
BELTLINE ACCESS
SERVICE
BADGER
SALEM
BELTLINE
NOVATION
RIMROCK
OREGON
OLIN-TURVILLE
SAYLE
JOHN NOLEN
Bike Path
LAWRENCE
LAKE
VAN DEUSEN
WINGRA CREEK
EXPO
FOSTER
ARDMORE
RUSK
NYGARD
PEONY
LILY
PHEASANT RIDGE
SKY
US HIGHWAY 14
LAKESIDE
GILSON
BAIRD
BRAM
3RD
ALLEY
FISHER
TAFT
SKYVIEW
ROLFSMEYER
SYENE
POST
EMERSON
OLIN
HIGH
PARK
BELD
NORTH
DANE
CYPRESS
PERRY
APPLEGATE
JONATHON
STEWART
WATSON
KINGSLEY
LATHAM
SOUTH
WINGRA
SHORE
SPRUCE
OLD PARK
FIEDLER
ANN
BROOKS
ERIN
MILLS
DRAKE
EMERALD
CULMEN
CATALPA
ALRITA
PETRA
DODGE
FISH HATCHERY
GREENWAY CROSS
INDEX
CARVER
MARTIN
EMIL
BRYANT
EGGIMAN
FLOYD
FIELD
ARBORETUM
BELTLINE FRONTAGE
COHO

TIF Law Required Information for TID Amendment Approval

**1) Estimates of project costs and tax increments, including:**

**a) Specific items that constitute project costs; (See Chart Below)**

| Type TID / Major Project | Project/Program Name | Year / Time Frame | Proposed TIF Funded Non-Assessable Costs | Assessable / Non-TIF Project Costs | Total |
|---|---|---|---|---|---|
| Land Banking | All Metals Acquisition (Estimate) | 2023 | 4,000,000 | | 4,000,000 |
| Environmental | All Metals - Clean Up (Estimate) | 2024 | 500,000 | | 500,000 |
| Land Banking | Demo, remediation, and holding costs | 2023-2028 | 1,200,000 | | 1,200,000 |
| Land Banking | South Madison Acquisitions | 2024-2027 | 5,000,000 | | 5,000,000 |
| Small Business | Small Cap TIF Program | 2023-2028 | 1,500,000 | | 1,500,000 |
| COA | Commercial Ownership Assistance Program | 2023-2028 | 1,500,000 | | 1,500,000 |
| Small Business | Façade Grants | 2023-2028 | 300,000 | | 300,000 |
| Small Business | Building Improvement Grant Program | 2023-2028 | 1,200,000 | | 1,200,000 |
| Census to Census Study | Census to Census Study | 2023-2028 | 1,200,000 | | 1,200,000 |
| Development Loans | Development Loans to Private Projects | 2025-2027 | 3,500,000 | | 3,500,000 |
| Development Loans | South Transfer Point | 2024 | ~~4,000,000~~ ~~9,000,000~~ 0 | | ~~4,000,000~~ ~~9,000,000~~ 0 |
| Land Banking | Property Acquisition | 2024-2028 | ~~5,000,000~~ 0 | | ~~5,000,000~~ 0 |
| Development Loans | Village on Park Improvements | 2023-2025 | ~~6,000,000~~ 0 | | ~~6,000,000~~ 0 |
| Housing Development in the South Park Street Corridor | Funding to assist housing development in the South Park Street Corridor, including grants and loans to projects | 2026 – 2045 | 25,000,000 | | 25,000,000 |
| Development Loans | Financial Assistance to Rental Development | 2024-2027 | ~~10,500,000~~ ~~7,750,000~~ 2,250,000 | | ~~10,500,000~~ ~~7,750,000~~ 2,250,000 |

| | | | | | |
|---|---|---|---|---|---|
| Development Loans | Parks Place Apts Loan | 2025 | 2,750,000 | | 2,750,000 |
| New Small Cap Homeownership Program / Development Loans (for owner occupied) | Financial Assistance to Affordable Owner Occupied Units | 2025-2027 | ~~7,500,000~~ 2,500,000 | | ~~7,500,000~~ 2,500,000 |
| Affordable Housing-Purchase of Service | Single Family Rehab Program | 2023-2027 | 1,400,000 | | 1,400,000 |
| Consumer Lending | Rental Rehabilitation Loan Expansion | 2023-2025 | 1,250,000 | | 1,250,000 |
| Affordable Housing-Purchase of Service | Home Buyer's Assistance/Rehab Program ($50k forgivable loan) | 2023-2026 | 1,463,000 | | 1,463,000 |
| Badger Park | Misc. improvements; GaGa Ball Pit; shred to school trail, other improvements | 2023 | 55,000 | | 55,000 |
| Cypress Spray Park | Reconstruction and expansion | 2024 | 1,000,000 | | 1,00,000 |
| Penn Park | Basketball courts, remove tennis, add Futsal court, Football field improvements, spectator seating, lights, land acquisition, park feature improvements | 2025 | ~~4,050,000~~ 2,150,000 | | ~~4,050,000~~ 2,150,000 |
| Bowman Park | Parking lot, bike improvements, Softball / baseball field improvements | 2025 | ~~1,000,000~~ 1,600,000 | | ~~1,000,000~~ 1,600,000 |
| Heifitz Park | Remodel park shelter; new playground equipment, community gardens improvements, new rec. opportunity, improvements following All Metals relocation | 2023-25 | ~~485,000~~ 1,785,000 | | ~~485,000~~ 1,785,000 |
| Schmidt Park | Replace park features; install vegetation suited to site; improve walking path, replace culverts | 2023 | 350,000 | | 350,000 |
| John Nolen Dr | Olin to Rimrock | 2027 | 1,728,000 | 1,920,000 | 3,648,000 |
| John Nolen Dr | Lakeside to Olin | 2027 | 1,890,000 | 2,100,000 | 3,990,000 |
| John Nolen Dr | Rimrock to USH 12 | 2027 | 1,125,000 | 1,250,000 | 2,375,000 |
| Rimrock Rd | John Nolen to Burdette ~~USH 12~~ | 2025 | 2,160,000 | 2,400,000 | 4,560,000 |

| ~~Rimrock Rd~~ | ~~USH 12 - Burdette~~ | ~~2025~~ | ~~900,000~~ | ~~1,000,000~~ | ~~1,900,000~~ |
|---|---|---|---|---|---|
| Park St (RR-USH12) | RR - USH 12 | 2026 | ~~2,362,500~~ 6,262,500 | 2,625,000 | ~~4,987,500~~ 8,887,500 |
| Local Streets (district | Local Streets (district wide) | 2027 | 2,250,000 | 250,000 | 2,500,000 |
| Badger Rd | Fish Hatchery - Park | 2029-2044 | 2,340,000 | 260,000 | 2,600,000 |
| Badger Rd / Frontage Rd / E Rusk (Park | Park - Rimrock | 2025 | ~~4,770,000~~ 1,770,000 | 530,000 | ~~5,300,000~~ 2,300,000 |
| Badger Rd | Rimrock - Badger Ln | 2029-2044 | 1,125,000 | 125,000 | 1,250,000 |
| N Rusk Ave | Nygard - Frontage Rd | 2029-2044 | 506,250 | 56,250 | 562,500 |
| Badger Ln | Nob Hill - Badger Rd | 2029-2044 | 776,250 | 86,250 | 862,500 |
| Nob Hill Rd | Badger Rd to 700 E of RR | 2029-2044 | 2,430,000 | 270,000 | 2,700,000 |
| Wingra Dr | Fish Hatchery - Park | 2029-2044 | 1,485,000 | 165,000 | 1,650,000 |
| Perry St Overpass | Perry St Overpass / Underpass (assume 1/2 Federal Funds) | 2029-2044 | 1,250,000 | - | 1,250,000 |
| Perry St Overpass | Perry St Overpass / Underpass (assume 1/2 Federal Funds) | 2029-2044 | 1,250,000 | 1,250,000 | 2,500,000 |
| BRT stations | Fish Hatchery, Park / Badger, Park / Burr Oak | 2025 | 3,750,000 | 1,250,000 | 5,000,000 |
| BRT Station | Olin / Park | 2025 | 1,250,000 | - | 1,250,000 |
| Priority Bike Network Improvements | Buick to Fischer | 2024 | 100,000 | - | 100,000 |
| Priority Bike Network Improvements | Koster & N Rusk | 2024 | 75,000 | - | 75,000 |
| Priority Bike Network Improvements | Cypress Way to Dane | 2024 | 75,000 | - | 75,000 |
| Priority Bike Network Improvements | Beld St | 2024 | 50,000 | - | 50,000 |
| Pedestrian Improvements | W Badger Rd | 2026 | 250,000 | - | 250,000 |
| Pedestrian Improvements | Lincoln Elementary Area | 2026 | 200,000 | - | 200,000 |
| Storm Sewer Improvements | John Nolen Dr Service Rd | 2026 | 650,000 | - | 650,000 |

| | | | | | |
|---|---|---|---|---|---|
| Admin / Prof. Costs | Admin | 2022-2044 | 779,000 | | 779,000 |
| | | | **99,480,000** | ~~15,537,500~~ 14,437,500 | ~~115,017,500~~ 114,017,500 |

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(GM).

**b) The total dollar amount of these project costs to be paid with tax increments;**

Per the above chart, tax increments will pay for a total of **$99,480,000** of project costs.

**c) The amount of tax increments to be generated over the life of the tax incremental district.**

Through the end of 2025, TID 51 generated an estimated $550,000 of incremental revenues. 2025 was the first year that TID 51 generated incremental revenue, based upon it being created in 2023. Based upon the City's TIF run, TID 51 will generate an additional $99 million of incremental revenue through its expiration date of 2050. The net present value of these incremental revenues is $34 million. **This would lead to a total forecasted incremental revenue over the entire life of TID 51 of $35.1 million.**

TID 51 is also a recipient TID and will receive a total of $65.2 million of donated incremental revenue from TIDs 36 and 37, as outlined in the original (2023) approved project plan.

**2. The amount of value increment when the project costs are paid in full and the district is closed.**

To date, no significant development projects have occurred in TID 51. There are multiple projects underway, but they have yet to reach the point where they are generating significant incremental value and thus, generating revenue.

Based upon development projects that are projected to occur, the anticipated incremental value of property within the district at the end of its 27-year life is estimated at **$422,000,000**. This value will be returned to overlying tax jurisdictions for general tax levy purposes upon closure of the district at the end of its statutory life. Based upon conservative estimates, the district will generate sufficient incremental revenues, including donated incremental revenues from TID 36 and 37, to repay all anticipated project costs by 2037.

Without any additional projects generating new incremental value, the estimated incremental value in 2037 is $290 million. The 2025 incremental value is approximately $28 million. However, the City may propose future amendments to the TID 51 project plan to fund additional development or infrastructure projects, or to continue to invest in South Madison.

**3. The reasons why the project costs may not or should not be paid by the owners of property that benefit by improvements within the district.**

The budget for the proposed project plan amendment is estimated at $114,017,500 .

The total amount of assessable costs not to be paid for with TIF funds is $14,437,500 .

The total amount of costs to be paid for with TIF funds is $99,480,000 .

**4. The share of the projected tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the district.**

The certified base value of TID 51 is **$185,365,300**. Overlying jurisdictions will continue to collect their portion of the levy upon the base value over time. The box below indicates the share of the estimated first tax increment invested by overlying tax jurisdictions based upon the 2026 mill rate.

| Tax Jurisdiction | 2026 Mill Rate | Share of Tax Levy |
|---|---|---|
| City | 7.00 | 35% |
| County | 2.36 | 12% |
| MMSD | 10.41 | 51% |
| MATC | 0.64 | 3% |
| State of WI | 0.0 | 0% |
| Totals* | 20.38** | 100%** |

Source: City of Madison 2026 Adopted Operating Budget
**NOTE: Total Mill Rate is the Gross Mill, prior to any State Tax Credits being applied to this rate.*
***NOTE: Total may not add due to rounding*

**5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments.**

A conservative estimate of the total incremental value resulting from potential development projects, and economic growth or value appreciation of the life of the TID is estimated to be $422 million. The benefits of these potential projects are: sharing new equalized value growth, blight elimination, housing development, infrastructure improvements, and job creation / retention to benefit those in the district and throughout the City of Madison.

TID 51's base value of $185,365,300 is anticipated to grow by $422 million at the end of the 27-year life of the TID. Assuming that the City incurs all of the $99 million of projected costs identified in the TID Project Plan, that there are no changes in tax increment estimates, no further project plan amendments and no changes to TIF Law, the City of Madison forecasts that TID 51 may close in 2037. The average life of a TID in the City of Madison is 12 years. The estimated incremental value of the TID in 2037 when the TID

is forecasted to be closed is estimated to be $290 million *(Note: variations are due to rounding)*.

TID 51 is a "blighted area" TID, as defined by State Statute 66.1105.

Criteria for TID Approval

Per TIF Law, the Joint Review Board will cast a vote based upon the following three criteria:

1. **Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.**

   Only $14,437,500 of the proposed $114,017,500 project costs are assessable. Without tax increment revenue, including donated tax increments from TIDs 36 and 37, such improvements are not likely to occur when compared to areas in the City where special assessment revenues may be more readily available to fund greater portions of project costs.

2. **Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, is insufficient to compensate for the cost of improvements.**

   If the District closes in 2037 as projected, it is estimated that approximately $290 million of incremental value would return to the overlying taxing jurisdictions. At 27 years, the District would return approximately $422 million of incremental value to the overlying taxing jurisdictions. Without TIF, the infrastructure and other investments described in the project plan document in and adjacent to TID 51 would not occur. The infrastructure and other improvements will continue to boost values within and adjacent to TID 51.

3. **Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by owners of property in the overlying tax districts.**

   Property and infrastructure improvements, blight elimination, tax base growth and job creation / retention are the most significant and quantifiable benefit to overlying tax jurisdictions from the investment of TIF funds.

   Without TIF, overlying tax jurisdictions would share approximately $3.6 million of tax revenues for the tax parcels included in TID 51, based on the base value of $185,365,300. As stated earlier, the incremental value in 2037 at the end of the projected life of the TID is estimated at $290 million. Theoretically, if the City invested all $99 million of project costs in the district, which investment would leverage over $290 million; or $1 of TIF leverages approximately $2.92 of value growth. If the TID were to be closed at that time, this value growth would be returned to overlying tax jurisdictions that would now share in a levy of approximately $5.6 million, or a net gain of approximately $2 million because of TIF.

The ratio of value growth to TIF investment for TID 51 is lower than most City of Madison TIDs. This is due to the donated tax increments from TIDs 36 and 37 that are providing additional funds to TID 51, along with the significant investment that the City is making in South Madison. This reasons for this investment are described in the project plan and the original Joint Review Board report. The City proposed, and the Joint Review Board previously approved, the use of these donated tax increments to ensure that TID 51 would not have to rely upon borrowed funds.

The anticipated tax increments over the life of the district, including the previously approved donations from TID 36 and TID 37, are estimated to support $99 million of public investment. This investment will further enhance the area, eliminate blight, build new options for housing, increase values in and around the District, and in South Madison, and help create new, family supporting jobs.

Date Adopted: March 7, 2023
Resolution Number: RES-23-00208
Expenditure Deadline: March 7, 2045
TID Expiration Date: March 7, 2050

Date Adopted: March 11, 2025
Resolution Number: RES-25-00170
Legistar # - 887015

Date Adopted:
Resolution Number:
Legistar # -

# Project Plan and Boundary for

# TAX INCREMENTAL FINANCE DISTRICT 51
# (SOUTH MADISON)

# City of Madison

**Prepared by:**
**Department of Planning and Community and Economic Development**
**Economic Development Division**
**Office of Real Estate Services**

**2026**

TABLE OF CONTENTS


| | |
|---|---|
| INTENT AND PURPOSE | 3 |
| PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS | 4 |
| PROPOSED PROJECT COSTS | 5 |
| SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY | 13 |
| PROMOTION OF ORDERLY LAND DEVELOPMENT | 15 |
| EXPECTATIONS FOR DEVELOPMENT | 15 |
| METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES | 16 |
| LEGAL DESCRIPTION | 16 |
| District Boundary – 2025 | 28 |
| Blight Findings – 2023 | 29 |
| Existing Zoning | 30 |
| Proposed Zoning – 2025 | 31 |
| Existing Land Use – 2025 | 32 |
| Proposed Land Use – 2025 | 33 |
| Proposed Half Mile Boundary – 2025 | 34 |
| City Attorney Opinion Letter | 35 |
| Donor Plan Appendix | 36 |

# TAX INCREMENTAL FINANCE DISTRICT #51
# (SOUTH MADISON)

NOTE: Items highlighted in yellow are additions or changes for the 2025 Project Plan Amendment.
NOTE: Items highlighted in green are additions or changes for the 2026 Project Plan Amendment.

## INTENT AND PURPOSE

The City of Madison (the "City") has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base while continuing to revitalize neighborhoods. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority's (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

In particular, the City of Madison is proposing to create Tax Incremental District (TID) #51–(South Madison) as a blighted area TID, for the purposes of capturing incremental value to fund certain public works improvements that will benefit the TID and the larger community. Specifically, the City plans to invest funds into public works improvements, affordable and market rate housing development, small business development and parks improvements.

**Annexation of the Former Town of Madison**

In 2003, the City of Madison and Town of Madison entered into an agreement whereupon after midnight on October 31, 2022, the Town of Madison would dissolve and certain property, located particularly within South Madison area along the Fish Hatchery Road, Park Street and John Nolen Drive corridors, within the Town would attach to the City of Madison. In anticipation of the significant infrastructure cost required to improve the attached property to City standards, the City of Madison adopted a South Madison Neighborhood Plan that identifies the types of land uses that might accompany such infrastructure improvements as part of an overall strategy toward economic revitalization of the South Madison area.

**Social Justice**

The modern history of South Madison dates back to the early 1900's, beginning with the neighborhood enclave bounded by West Washington Avenue, Regent Street and Park Street, known as the Greenbush Neighborhood or the "Bush." Although Madison was, as it is today, a thriving college town and state capital at that time, it was not a welcoming place to African-Americans and ethnic minorities, including Italians, Jews and other European immigrants. In fact, the community's treatment of the newcomers was a mixed-bag of economic and social neglect, derision and systemic racism. This resulted in the neglect of the area in terms of investment in necessary infrastructure such as roads and streets, storm and sanitary sewer, water and sanitation.

Like many U.S. cities during the 1960s, Madison engaged in federally-subsidized urban renewal that broke up a large swath of the Greenbush neighborhood's single-family residences, replacing them with hospital development and large surface parking lots. Many of those residents re-located to Madison's South Side along the Park Street corridor.

In 2008, the City attempted to revitalize the area with the establishment of TID#38 (Badger-Ann-Park). The Project Plan envisioned the redevelopment of property in the area around Badger, Ann and Park Streets, including the development of the Burr Oaks affordable senior housing project and other infrastructure improvements. The City initially invested about $4 million, through general obligation borrowing, anticipating growth from Burr Oaks project and the proposed Badger-Ann-Park development.

However, the plan was struck by two fatal blows: first, the anticipated private development never materialized, second, the US economy careened into the Great Recession of 2008-11. Property values plummeted below the TID's base value, wherein no tax increment was being generated to recover the City's indebtedness. The City repaid the borrowing by transferring excess tax increments from neighboring TID 35 (West Beltline), as allowed by statute, and fully recovered TID 38's project costs.

Gathering from the past experiences with large-scale redevelopment such as TID 27 (Broadway-Simpson) and TID 29 (Allied Drive) and other areas, the City has learned that without significant up-front investment and public commitment, value growth through revitalization and redevelopment is slow in coming. Both TIDs took very near their full 27-year statutory lifespans to recover the costs of revitalizing their project areas. As value growth is the source of tax increment, and tax

increment generation is the source of TIF funding, the City seeks to grow value in a balanced way, so as to ensure there is adequate funding to accomplish all of the tasks outlined in this plan, while also accomplishing important community goals.

Therefore, the TID #51 (South Madison) Project Plan aims to correct the social and economic injustice perpetuated in South Madison by implementing a pilot redevelopment TIF financing strategy. This financing strategy will initially invest excess tax increments from over-performing TIDs located in established, flourishing areas into an estimated $65 million of $115 million in South Madison infrastructure improvements that are long overdue. In addition the Project Plan will implement land-banking and economic development assistance programs to spark new value from various affordable and market rate rental and owner occupied housing, commercial and other projects. When new development occurs, the TID is able to support additional general obligation borrowing for new projects that generate new-value, create affordable and market rate housing options, produce job and wealth creation and the improve the overall economic revitalization of South Madison.

**Economic Revitalization**

Toward that goal, the City of Madison is creating TID 51 (South Madison) to pay for such infrastructure and other costs, including affordable housing, economic development financial assistance, down payment assistance, rental rehabilitation and owner-occupied home improvement.

## PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS

The project elements proposed in this Project Plan conform to the objectives and recommendations contained Comprehensive Plan For The City of Madison (the "Master Plan") as approved by the City Plan Commission. No changes in the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

TID 51 is currently zoned a mix of: PR, SE, SR-C1, SR-C3, CC-T, CC, TR-C1, TR-C2, TR-C4, IL, TE, SR-V2, SR-V1, PD-MHP,

**Consistency with the City of Madison Comprehensive Plan**

The project elements in this Project Plan conform to the objectives and recommendations contained in the City of Madison Comprehensive Plan which can be found at:

https://www.cityofmadison.com/dpced/planning/comprehensive-plan/1607

**Consistency with TIF Policy**

The Project Plan is also consistent with City of Madison Tax Incremental Finance Objectives and Policies (the "TIF Policy") adopted by the City's Common Council on April 17, 2001 and amended most recently on February 25, 2014. The Project Plan conforms to the following TIF Policy goals:

**Section 1: TIF Goals**

A. Growing the property tax base.
B. Fostering the creation and retention of family-supporting jobs.
C. Encouraging adaptive re-use of obsolete or deteriorating property.
D. Encouraging urban in-fill projects that increase (or decrease where appropriate) density consistent with the City's Comprehensive Plan.
F. Creating a range of housing types and specifically encouraging the development of workforce and affordable housing, especially housing that is for those earning much less than the area median income.
G. Funding public improvements that enhance development potential, improve the City's infrastructure, enhance transportation options, and improve the quality and livability of neighborhoods.
I. Reserving sufficient increment for public infrastructure in both TIF project plans and TIF underwriting.

## PROPOSED PROJECT COSTS

The following represent total estimated costs. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled "Detailed Estimate of Timing and Project Costs" that estimates the amount of cost paid with TIF.

**Half Mile Rule**

It is the City's intent to request the Joint Review Board to authorize the use of the so called "Half Mile Rule" in and adjacent to TID 51. Should the Joint Review Board approve the use of the Half Mile Rule, the City intends to expend funds within a half mile of TID 51. The Half Mile Rule expenditure area is shown in the map section of this plan.

**Public Works Improvements**

The City intends to complete multiple public works projects in TID 51. These projects, led by City Engineering and Parks agencies, are listed below. The project costs below are total costs inclusive of non-TIF and other funding sources. The Detailed Estimate and Timing of Project Costs later in this Project Plan further describes the timing for each project, as well as identifying how much funding from other non-TIF sources is included in the budget.

| Project | Description | Total Cost (including TIF and non-TIF funds) |
|---|---|---|
| Badger Park | Misc. improvements; GaGa Ball Pit; shred to school trail, other improvements | 55,000 |
| Cypress Spray Park | Reconstruction and expansion | 1,000,000 |
| Penn Park | Basketball courts, remove tennis, add Futsal court, Football field improvements, spectator seating, lights, land acquisition, park feature improvements | ~~4.050,000~~ 2,150,000[1] |
| Bowman Park | Parking lot, bike improvements, Softball / baseball field improvements | ~~1,000,000~~ 1,600,000 |
| Heifitz Park | Remodel park shelter; new playground equipment, community gardens improvements, new rec. opportunity, improvements following All Metals relocation | ~~485,000~~ 1,785,000 |
| Schmidt Park | Replace park features; install vegetation suited to site; improve walking path, replace culverts | 350,000 |
| John Nolen Dr | Olin to Rimrock rehabilitation | 3,648,000 |
| John Nolen Dr | Lakeside to Olin rehabilitation | 3,990,000 |
| John Nolen Dr | Rimrock to USH 12 rehabilitation | 2,375,000 |
| Rimrock Rd | John Nolen to Burdette ~~USH 12~~ rehabilitation | 4,560,000 |

[1] 2025 Project Plan Amendment re-allocates $600,000 to Bowman Park improvements, and an additional $1,300,000 are re-allocated to Heifitz Park improvements.

| | | |
|---|---|---|
| ~~Rimrock Rd (USH 12~~ | ~~USH 12 - Burdette rehabilitation~~ | ~~1,900,000~~[2] |
| Park St (RR | RR - USH 12 rehabilitation | ~~4,987,500~~ 8,887,500 |
| Local Streets (district | Local Streets (district wide) | 2,500,000 |
| Badger Rd | Fish Hatchery - Park rehabilitation | 2,600,000 |
| Badger Rd / Frontage Rd / E Rusk (Park | Park - Rimrock rehabilitation | ~~5,300,000~~ 2,300,000[3] |
| Badger Rd | Rimrock - Badger Ln rehabilitation | 1,250,000 |
| N Rusk Ave | Nygard - Frontage Rd rehabilitation | 562,500 |
| Badger Ln | Nob Hill - Badger Rd rehabilitation | 862,500 |
| Nob Hill Rd | Badger Rd to 700 E of RR rehabilitation | 2,700,000 |
| Wingra Dr | Fish Hatchery - Park rehabilitation | 1,650,000 |
| Perry St Overpass | Perry St Overpass / Underpass (assume 1/2 Federal Funds) | 3,750,000 |
| BRT stations | Fish Hatchery, Park / Badger, Park / Burr Oak | 5,000,000 |
| BRT Station | Olin / Park | 1,250,000 |
| Priority Bike Network Improvements | Throughout TID | 300,000 |
| Pedestrian Improvements | W Badger Rd / Lincoln Elementary | 450,000 |
| Storm Sewer Improvements | John Nolen Dr Service Rd | 650,000 |

**Estimated Cost:** **~~$57,225,500~~ $56,225,500**

[2] 2025 Project Plan Amendment re-allocates the previously authorized $1,900,000 to new projects. $900,00 is re-allocated to Park St (RR – USH 12 rehabilitation). Remaining $1,000,000 of costs were assessable and were eliminated from the TID 51 Project Plan.
[3] 2025 Project Plan amendment re-allocates $3,000,000 to Park St (RR – USH 12 rehabilitation) line item.

**Community Development Authority Revitalization Activities**

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District. The Detailed Estimate and Timing of Project Costs later in this Project Plan further describes the timing for each project, as well as identifying how much funding from other non-TIF sources is included in the budget.

| Project | Description | Total Cost (including TIF and non-TIF funds) |
|---|---|---|
| Development Loans | South Transfer Point | ~~4,000,000~~ ~~9,000,000~~[4] NOTE: [5] |
| Land Banking | Property Acquisition | ~~5,000,000~~ 0 |
| Development Loans | Village on Park Improvements | ~~6,000,000~~[6] |
| Housing Development in the South Park Street Corridor | Funding to assist housing development in the South Park Street Corridor, including grants and loans to projects | $25,000,000 |
| **Estimated Cost:** | | **~~$15,000,000~~ $25,000,000** |

**Economic and Community Development Assistance**

**Development Loans**

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, that demonstrate that "but for" such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, parking facility construction, site preparation, environmental remediation, landscaping and similar types of related activities.

**Land Banking / Land Acquisition**

In order to construct the public improvements and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in this TIF District. The acquisitions could vary from rights-of-way and air space to entire parcels.

**Small Business Assistance**

In order to assist small businesses in South Madison, the City may provide additional funding to the existing Commercial Ownership Assistance program, Building Improvement Grant Program, as well as extend the existing Small Cap TIF program that is currently in use in TID 39.

[4] 2025 Project Plan amendment re-allocates $5,000,000 from Land Banking to Development Loans for the South Transfer Point / Park & Badger project.
[5] 2026 Project Plan amendment re-allocated $9,000,000 to Housing Development in the South Park Street Corridor for Park & Badger projects and other CDA redevelopment projects.
[6] 2026 Project Plan amendment re-allocated $6,000,000 to Housing Development in the South Park Street Corridor for Park & Badger projects and other CDA redevelopment projects.

**South Madison Re-investment Strategy for Equity Study**

In order to ensure that the City's efforts have a positive impact upon the residents of South Madison, the City has commissioned a ten year, Census to Census study of the impacts of the TIF investment strategy in South Madison. This study will provide ongoing feedback to the City regarding implementation efforts in South Madison.

| Project | Description | Total Cost (including TIF and non-TIF funds) |
|---|---|---|
| Land Banking | All Metals Acquisition | 4,000,000 |
| Land Banking - Environmental | All Metals - Clean Up | 500,000 |
| Land Banking | Demo, remediation, and holding costs | 1,200,000 |
| Land Banking (Misc.) | South Madison Acquisitions | 5,000,000 |
| Small Business | Small Cap TIF Program | 1,500,000 |
| COA | Commercial Ownership Assistance Program | 1,500,000 |
| Small Business | Façade Grants | 300,000 |
| Small Business | Building Improvement Program Grants | 1,200,000 |
| Census to Census Study | South Madison Re-investment Strategy for Equity Study | 1,200,000 |
| Development Loans | Development Loans to Private Projects | 3,500,000 |

**Estimated Cost:** **$19,900,000**

**Affordable Housing**

This category of costs is for the benefit of affordable housing and the improvement of housing stock in the City of Madison. After the date on which TID 51 pays off all of its aggregate costs, as provided for in State Statute the City may extend the life of TID 51 for one year to benefit affordable housing and to improve housing stock. The City proposes to use TIF funds to develop a small cap homeownership program, provide funding for owner occupied affordable housing, provide home buyer assistance, expand the City's current rental rehab program, and provide financial assistance to additional affordable rental housing.

| Project | Description | Total Cost (including TIF and non-TIF funds) |
|---|---|---|
| Development Loans | Financial Assistance to Rental Development | ~~10,500,000~~ ~~7,750,000~~[7] 2,250,000[8] |
| Development Loans | Parker Place Apts Loan | $2,750,000 |
| New Small Cap Homeownership Program / Development Loans (for owner occupied) | Financial Assistance to Affordable Owner Occupied Units | ~~7,500,000~~[9] 2,500,000 |
| Affordable Housing-Purchase of Service | Single Family Rehab Program | 1,400,000 |
| Consumer Lending | Rental Rehabilitation Loan Expansion | 1,250,000 |
| Affordable Housing-Purchase of Service | Home Buyer's Assistance/Rehab Program ($50k forgivable loan) | 1,463,000 |

**Estimated Cost:** ~~**$22,113,000**~~ **$12,113,000**

**Organizational, Administrative and Professional Costs**

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with TID 51, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, Planning & Development and the Office of the Mayor.

**Estimated Cost:** **$779,000**

**Total Cost (including TIF and non-TIF / Assessable Costs)** ~~**$115,017,500**~~ **$114,017,500**

**Financing Costs**

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay $34,280,000 of the estimated $99,480,000 of TIF-eligible project costs and an estimated $9,939,000 financing cost.

An additional $65,200,000 of excess tax increments will be donated from TIDs 36 and 37 that will not incur finance cost. These donated tax increments, combined with the $34,280,000 of proposed borrowed fund supported by TID 51, will be sufficient to pay for $99,480,000 of TIF-eligible project costs.

**Donated Increment / Donor TIF**

[7] 2025 Project Plan amendment re-allocates $2,750,000 from "Financial Assistance to Rental Development" to "Parker Place Apts Loan".
[8] 2026 Project Plan amendment re-allocated $5,000,000 to Housing Development in the South Park Street Corridor for Park & Badger projects and other CDA redevelopment projects.
[9] 2026 Project Plan amendment re-allocated $5,000,000 to Housing Development in the South Park Street Corridor for Park & Badger projects and other CDA redevelopment projects.

TID 51 is proposed to receive donated incremental revenue from TID 36 and TID 37. The five year donor plan is laid out in the Donor Appendix attached to this project plan.

**DETAILED ESTIMATE OF TIMING AND PROJECT COSTS**

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a blighted area TID within 22 years of its creation**.** Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan.

The actual eligible project costs herein (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan. New costs, not included in this Project Plan, that are identified over time shall require a project plan amendment. **There are ~~$15,537,500~~ $14,537,500 in assessable, non-project costs.**

| Type TID / Major Project | Project/Program Name | Year / Time Frame | Proposed TIF Funded Non-Assessable Costs | Assessable / Non-TIF Project Costs | Total |
|---|---|---|---|---|---|
| Land Banking | All Metals Acquisition (Estimate) | 2023 | 4,000,000 | | 4,000,000 |
| Environmental | All Metals - Clean Up (Estimate) | 2024 | 500,000 | | 500,000 |
| Land Banking | Demo, remediation, and holding costs | 2023-2028 | 1,200,000 | | 1,200,000 |
| Land Banking | South Madison Acquisitions | 2024-2027 | 5,000,000 | | 5,000,000 |
| Small Business | Small Cap TIF Program | 2023-2028 | 1,500,000 | | 1,500,000 |
| COA | Commercial Ownership Assistance Program | 2023-2028 | 1,500,000 | | 1,500,000 |
| Small Business | Façade Grants | 2023-2028 | 300,000 | | 300,000 |
| Small Business | Building Improvement Grant Program | 2023-2028 | 1,200,000 | | 1,200,000 |
| Census to Census Study | Census to Census Study | 2023-2028 | 1,200,000 | | 1,200,000 |
| Development Loans | Development Loans to Private Projects | 2025-2027 | 3,500,000 | | 3,500,000 |
| Development Loans | South Transfer Point | 2024 | ~~4,000,000~~ ~~9,000,000~~ 0 | | ~~4,000,000~~ ~~9,000,000~~ 0 |
| Land Banking | Property Acquisition | 2024-2028 | ~~5,000,000~~ 0 | | ~~5,000,000~~ 0 |
| Development Loans | Village on Park Improvements | 2023-2025 | ~~6,000,000~~ 0 | | ~~6,000,000~~ 0 |
| Housing Development in | Funding to assist housing development in the South Park | 2026 – 2045 | 25,000,000 | | 25,000,000 |

| | | | | | |
|---|---|---|---|---|---|
| the South Park Street Corridor | Street Corridor, including grants and loans to projects | | | | |
| Development Loans | Financial Assistance to Rental Development | 2024-2027 | ~~10,500,000~~ ~~7,750,000~~ 2,250,000 | | ~~10,500,000~~ ~~7,750,000~~ 2,250,000 |
| Development Loans | Parks Place Apts Loan | 2025 | 2,750,000 | | 2,750,000 |
| New Small Cap Homeownership Program / Development Loans (for owner occupied) | Financial Assistance to Affordable Owner Occupied Units | 2025-2027 | ~~7,500,000~~ 2,500,000 | | ~~7,500,000~~ 2,500,000 |
| Affordable Housing-Purchase of Service | Single Family Rehab Program | 2023-2027 | 1,400,000 | | 1,400,000 |
| Consumer Lending | Rental Rehabilitation Loan Expansion | 2023-2025 | 1,250,000 | | 1,250,000 |
| Affordable Housing-Purchase of Service | Home Buyer's Assistance/Rehab Program ($50k forgivable loan) | 2023-2026 | 1,463,000 | | 1,463,000 |
| Badger Park | Misc. improvements; GaGa Ball Pit; shred to school trail, other improvements | 2023 | 55,000 | | 55,000 |
| Cypress Spray Park | Reconstruction and expansion | 2024 | 1,000,000 | | 1,00,000 |
| Penn Park | Basketball courts, remove tennis, add Futsal court, Football field improvements, spectator seating, lights, land acquisition, park feature improvements | 2025 | ~~4,050,000~~ 2,150,000 | | ~~4,050,000~~ 2,150,000 |
| Bowman Park | Parking lot, bike improvements, Softball / baseball field improvements | 2025 | ~~1,000,000~~ 1,600,000 | | ~~1,000,000~~ 1,600,000 |
| Heifitz Park | Remodel park shelter; new playground equipment, community gardens improvements, new rec. opportunity, improvements following All Metals relocation | 2023-25 | ~~485,000~~ 1,785,000 | | ~~485,000~~ 1,785,000 |
| Schmidt Park | Replace park features; install vegetation suited to site; improve walking path, replace culverts | 2023 | 350,000 | | 350,000 |
| John Nolen Dr | Olin to Rimrock | 2027 | 1,728,000 | 1,920,000 | 3,648,000 |

| | | | | | |
|---|---|---|---|---|---|
| John Nolen Dr | Lakeside to Olin | 2027 | 1,890,000 | 2,100,000 | 3,990,000 |
| John Nolen Dr | Rimrock to USH 12 | 2027 | 1,125,000 | 1,250,000 | 2,375,000 |
| Rimrock Rd | John Nolen to Burdette ~~USH 12~~ | 2025 | 2,160,000 | 2,400,000 | 4,560,000 |
| ~~Rimrock Rd~~ | ~~USH 12 - Burdette~~ | ~~2025~~ | ~~900,000~~ | ~~1,000,000~~ | ~~1,900,000~~ |
| Park St (RR-USH12) | RR - USH 12 | 2026 | ~~2,362,500~~ 6,262,500 | 2,625,000 | ~~4,987,500~~ 8,887,500 |
| Local Streets (district | Local Streets (district wide) | 2027 | 2,250,000 | 250,000 | 2,500,000 |
| Badger Rd | Fish Hatchery - Park | 2029-2044 | 2,340,000 | 260,000 | 2,600,000 |
| Badger Rd / Frontage Rd / E Rusk (Park | Park - Rimrock | 2025 | ~~4,770,000~~ 1,770,000 | 530,000 | ~~5,300,000~~ 2,300,000 |
| Badger Rd | Rimrock - Badger Ln | 2029-2044 | 1,125,000 | 125,000 | 1,250,000 |
| N Rusk Ave | Nygard - Frontage Rd | 2029-2044 | 506,250 | 56,250 | 562,500 |
| Badger Ln | Nob Hill - Badger Rd | 2029-2044 | 776,250 | 86,250 | 862,500 |
| Nob Hill Rd | Badger Rd to 700 E of RR | 2029-2044 | 2,430,000 | 270,000 | 2,700,000 |
| Wingra Dr | Fish Hatchery - Park | 2029-2044 | 1,485,000 | 165,000 | 1,650,000 |
| Perry St Overpass | Perry St Overpass / Underpass (assume 1/2 Federal Funds) | 2029-2044 | 1,250,000 | - | 1,250,000 |
| Perry St Overpass | Perry St Overpass / Underpass (assume 1/2 Federal Funds) | 2029-2044 | 1,250,000 | 1,250,000 | 2,500,000 |
| BRT stations | Fish Hatchery, Park / Badger, Park / Burr Oak | 2025 | 3,750,000 | 1,250,000 | 5,000,000 |
| BRT Station | Olin / Park | 2025 | 1,250,000 | - | 1,250,000 |
| Priority Bike Network Improvements | Buick to Fischer | 2024 | 100,000 | - | 100,000 |
| Priority Bike Network Improvements | Koster & N Rusk | 2024 | 75,000 | - | 75,000 |
| Priority Bike Network Improvements | Cypress Way to Dane | 2024 | 75,000 | - | 75,000 |
| Priority Bike Network Improvements | Beld St | 2024 | 50,000 | - | 50,000 |

| | | | | | |
|---|---|---|---|---|---|
| Pedestrian Improvements | W Badger Rd | 2026 | 250,000 | - | 250,000 |
| Pedestrian Improvements | Lincoln Elementary Area | 2026 | 200,000 | - | 200,000 |
| Storm Sewer Improvements | John Nolen Dr Service Rd | 2026 | 650,000 | - | 650,000 |
| Admin / Prof. Costs | Admin | 2022-2044 | 779,000 | | 779,000 |
| | | | **99,480,000** | ~~15,537,500~~ 14,437,500 | ~~115,017,500~~ 114,017,500 |

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(GM).

## SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual eligible project costs, outlined herein, may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the TID. Taking the TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

Per TIF Law, the maximum life of a blighted area TID is 27 years and all project expenditures must be made five (5) years prior to the termination of the TID. Therefore, all project expenditures in TID 51 must be made by December 31, 2045. Tax increments may be received until project costs are recovered, at which time the TID must close.

TID Donor Plan

TIF Law allows that a TID generating excess tax increments may donate said increments to another TID authorized in a donor TID plan. As a significant amount of the estimated TID 51 project costs required for the redevelopment of former Town of Madison exceeds the net present value of tax increments that might be collected over the life of the TID, the City of Madison is seeking simultaneous TIF Joint Review Board approval of a donor TID plan whereby excess tax increments from TIDs 36 and 37 shall be contributed to TID 51 over a five-year period to pay for these eligible TIF costs.

TIF-Eligible Capital Budget

The cost of public improvements and other project costs is $114,017,500 ~~$115,017,500~~. There are ~~$15,537,500~~ $14,537,500 of anticipated costs that will be assessable to property owners or funded through other sources such as State and Federal grants. Assessments are determined in accordance with the City and Board of Public Works standard special assessment policies. Given that there are ~~$15,537,500~~ $14,537,500 of costs that are assessable to property owners or will be funded from non-TIF sources such as state and/or federal sources, **the $99,480,000 balance of the TIF-eligible project costs (i.e. net of assessable costs and costs paid for by state and/or federal sources) represents the authorized TIF Capital Budget for this Project Plan** and will require financial support by incremental taxes from the District and from excess tax increment donated by TIDs 36 and 37 to TID 51, authorized in a five-year TID donor plan, as allowable under TIF Law.

Estimate of Economic Feasibility, TIF Generator(s)

TIF Policy requires a proposed TID have an economic "generator" i.e. at least one private development project that generates increment to finance TID costs, or a TID shall be identified as a "speculative TID". TID #51 has multiple "generators" of tax increments, as described below.

- *Comstock Redevelopment Site.* Per land use recommendations from the South Madison Plan, the City anticipates approximately 65,000 square feet of new commercial development. The estimated assessed value is approximately $18,750,000, assuming development beginning in 2025.

- *The Triangle Redevelopment Area (Park Street and the CNW Railway ROW)*. The South Madison Plan anticipates approximately 330 units of market and affordable housing, 25 market and affordable town homes and 80,000 square feet of commercial development. The estimate assessed value of this development is $67,712,000. Development is assumed to occur in stages, between 2025 and 2032.

- *Alliant Energy Center Area.* Concurrent with either the renovation or redevelopment of the Dane County Coliseum the Alliant Energy Site Plan recommends a 300-room hotel, followed by a 200-room hotel in future. As the timing of the development of this area is yet uncertain, the TID project plan forecasts that assessed value of each subsequent hotel project may occur in 2027 and 2030 respectively. The estimated value of these projects is $75,000,000

- *Olin Avenue/John Nolen Drive (McGrath)*. A market rate housing project will be built at the property located at the intersection of Olin Avenue and John Nolen Drive, formerly occupied by the Coliseum Restaurant & Bar and adjacent commercial property. The development consists of 192 market-rate units and 13,500 square feet of commercial space. The estimated value is $42,142,500.

Total Value of All TIF Generator Projects: $203,604,500

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from potential development projects, and economic growth or value appreciation over the life of the TID is estimated to be **$422,302,000.** This value includes the **$203,604,500** generated from projects outlined above, along with an additional **$218,697,500** of value appreciation over the life of the TID. **However, the $99,480,000 of estimated TIF eligible infrastructure and other development costs to redevelop South Madison, including the former Town of Madison, far exceeds the TID's near-term development growth potential.**

Creation of TID 51 with Donor TID Plan

It has been the City of Madison's experience from TIF use in blighted areas, i.e. "redevelopment TIDs" such as West Wilson (TID 25), Broadway-Simpson (TID 27), Allied Drive (TID 29), Badger-Anne-Park (TID 38) and Northside (TID 40), that value growth from such redevelopment is slow to materialize. Growth sometimes occurs ten to twelve years or more from the TID's creation. However, the need for significant public investment to stimulate development is immediate.

TIF works best when value growth occurs within the first five years or so, stimulating other development growth and thereby generating more immediate sources of revenue to repay its initial investment. Most of the City's TID portfolio behaves in this manner.

However, the redevelopment TID's slower value growth rate puts a strain upon its financial performance, such that there is typically insufficient tax increment to pay for initial project costs. In such cases eligible donor TIDs, if they exist at the time, must assist in paying down the TID's indebtedness in a timely fashion, without burdening the City's general fund to cover the shortfalls. Three of the five redevelopment TIDs noted above required donor TID assistance. In those instances, the City was fortunate to have viable and eligible donor TIDs available at that time.

At a conservative estimate of growth of $203 million by 2032**,** the TID 51's **tax increment revenues are only sufficient to support** approximately **$34 million of its $99 million of TIF-eligible project costs**. As much of the district's infrastructure and blight elimination needs are immediate, the City will use donor TIF funds from two eligible TIDs (TIDs 36 and 37) to address these immediate needs until such time that development growth occurs that can support capital borrowing. City projections indicate that 1) these two donor TIDs are eligible under TIF Law and feasible to donate excess tax increments toward immediately-needed project costs and 2) no other TIDs within the City will be either feasible or available in the near term to provide such investment. Therefore, the City of Madison shall simultaneously establish a five-year donor TID plan,

including TIDs 36 and 37 to pay for the additional $65 million of near-term TID 51 project costs. **See TID Donor Plan Appendix.**

Since a significant amount of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds. Donor TID funds will provide funding for initial project costs until such time that TID 51 is able to feasibly borrow. This will occur when sufficient development growth actually occurs and tax increments are sufficient to recover borrowing.

Based on the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over 27 years) of the TID should total approximately **$99,159,000.** The present value of the total incremental revenues that are anticipated to be generated is **$34,280,000.**

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in TID 51 may, therefore, be less than the amount shown in the Project Plan.

Finance Cost

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow $34,280,000 (of the estimated $99,480,000 of project cost) is **$9,427,000**.

The 2025 Project Plan Amendment does not contemplate any additional borrowing costs. Tax increments will be used to pay for additional project costs.

The 2026 Project Plan Amendment does not contemplate any additional borrowing costs. Tax increments will be used to pay for additional project costs.

## PROMOTION OF ORDERLY LAND DEVELOPMENT

The area in this TID is identified for "Employment", "Community Mixed Use", "Medium Density Residential", and "General Commercial" land use in the City of Madison Comprehensive Plan. Descriptions of this use and its corresponding density can be found in the City of Madison Comprehensive Plan at this link:

https://imaginemadisonwi.com/sites/imaginemadisonwi.com/files/document/pdf/180501%20Comprehensive%20Plan%20-%20Full.pdf

TID 51 is a blighted area TID, as defined by State Statute.

## EXPECTATIONS FOR DEVELOPMENT

The expectations for development in TID #51 have been developed from and predicated on the Comprehensive Plan for the City of Madison and the Downtown Plan, as adopted by the Common Council.

**Potential Areas for Development**
The Potential Areas for Development include the currently undeveloped parcels of land within the TID. The development on these sites is described in further detail in this project plan.

**Annual Value Increment Estimates**

**Definition of Value Increment:** The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the "base value") from the TIF district's increased value as a result of new development. Appreciation of the base value and the new development over the full 27-year life of the TIF district is also included in this estimate.

**Timeframe for Development:** For the purposes of this project plan's economic expectations, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district's life.

**Anticipated Development:** The actual timing and value of new growth within the TID depends upon variables that are unpredictable at this time. However, based upon projects that have already been proposed or are underway (shown in the "Estimate of Economic Feasibility, TIF Generators" section of this project plan), the City estimates that these TIF Generators will create $203,000,000 of incremental value. The total incremental value (including estimated TIF Generators and appreciation of property value with in the TID) generated over the 27-year life of the district is estimated at approximately $422,302,000. This growth is estimated to generate approximately $99,159,000 of tax increments over the life of the TID. The estimated present value of these tax increments is $34,280,000.

TID 51 was created in 2023. As of January 1, 2025, TID 51 has not yet generated tax increments, which is typical for newly created TIDs. TID 51 has incurred approximately $21.7 million of excess tax increment due to accrued tax increment donations from TIDs 36 and 37, authorized in a donor-recipient plan adopted at the time of the TID's creation that will pay for $26.6 million of costs for 2025. Project costs in this Project Plan amendment represent re-distributions of costs estimated in the original plan, therefore, the proposed plan does not exceed its original authorized project cost. As envisioned in the original project plan, the proposed costs in this plan amendment will also be recovered with donated tax increments from donor TIDs that have been disbursed to TID 51 per the approved donor-recipient plan. At such time when the TID generates sufficient tax increments, the TID may support general obligation borrowing to pay for additional costs authorized in the Project Plan.

As of January 1, 2026, TID 51 had realized $28,144,000 of incremental value, most of which is due to value appreciation of the original base value. TID 51 has approximately $28 million of excess tax increments due to accrued donations from TIDs 36 and 37, as previously authorized in the donor-recipient plan adopted at the TIDs creation. Project costs in the 2026 Project Plan amendment represent a re-distribution of costs estimated in the original project plan. As noted in the 2025 project plan amendment and in the original project plan, the proposed costs in this plan amendment will also be recovered with donated tax increments from donor TIDs that have been disbursed to TID 51 per the approved donor-recipient plan. At such time when the TID generates sufficient tax increments, the TID may support general obligation borrowing to pay for additional costs authorized in the Project Plan.

## METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES

Where the relocation of individuals and business operations would take place as a result of the City's acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

## LEGAL DESCRIPTION

A parcel of land located in the Southwest ¼ of the Northwest ¼, the Northwest ¼ of the Southwest ¼, the Southwest ¼ of the Southwest ¼, the Northeast ¼ of the Southwest ¼, the Southeast ¼ of the Southwest ¼ of Section 25, the Southeast ¼ of the Southwest ¼, the Southwest ¼ of the Southeast ¼, and the Southeast ¼ of the Southeast ¼ of Section 26, the Northeast ¼ of the Northeast ¼ of Section 34, the Northwest ¼ of the Northeast ¼, the Southwest ¼ of the Northeast ¼, the Northeast ¼ of the Northeast ¼, the Southeast ¼ of the Northeast ¼, the Northwest ¼ of the Northwest ¼, the Northeast ¼ of the Northwest ¼, the Southeast ¼ of the Northwest ¼, the Northwest ¼ of the Southeast ¼, the Northwest ¼ of the Southwest ¼, and the Northeast ¼ of the Southwest ¼ of Section 35 and also the Northwest ¼ of the Northwest ¼, the Southwest ¼ of the Northwest ¼, the Northeast ¼ of the Northwest ¼, the Southeast ¼ of the Northwest ¼, the Northwest ¼ of the Northeast ¼, the Southwest ¼ of the Northeast ¼, the Northeast ¼ of the Northeast ¼, the Southeast ¼ of the Northeast ¼, Northwest ¼ of the Southeast ¼ and the Northeast ¼ of the Southwest ¼ of Section 36 all in Township 7 North, Range 9 East in the City of Madison, Dane County, Wisconsin, more particularly described as follows:
**Beginning** at the North ¼ corner of said Section 36, Township 7 North, Range 9 East in the City of Madison;
Thence southerly 662.38 feet more or less along the East line of the Northwest ¼ of Section 36 to the Northeast corner of Lot 1 of CSM No. 9780 recorded as Document No. 3239096;
Thence continuing southerly 499.25 feet along the East line of said Lot 1 to the Southeast corner of said Lot 1 of CSM No. 9780;
Thence westerly 607.03 feet more or less along the South line of said CSM No. 9780 and said line extended westerly to the Northeast corner of CSM No. 15567 recorded as Document No. 5675864;

Thence southerly 287.01 feet more or less along the East line of said CSM No. 15567 to the Southeast corner of Lot 2 of said CSM No. 15567 also being on the northerly right-of-way of USH 12 & 18;
Thence southeasterly 530 feet more or less to the northerly angle point in Lot 2 of CSM No. 2460 recorded as Document No. 1524926 and being on the southerly right-of-way of USH 12 & 18;
Thence easterly 63.41 feet more or less to the Northeast corner of said Lot 2 also being on the westerly right-of-way of Badger Lane;
Thence continuing easterly 66 feet more or less along the easterly extension of the northerly line of said Lot 2 to a point on the easterly right-of-way of Badger Lane and being on the westerly line of Lot 1 of CSM No. 15324 recorded as Document No. 5556230;
Thence northerly 50 feet more or less along the said westerly line of Lot 1 to a point of curvature;
Thence northeasterly 28.71 feet more or less along an arc to the right having a radius of 25.00 feet and along the westerly line of said Lot 1 to a point on the northwesterly line of said Lot 1 and being on the southerly right-of-way of Nob Hill Road;

Thence northeasterly 523.81 feet more or less along the northerly line of said Lot 1, the northerly line of Lot 1 of CSM No. 15211 recorded as Document No. 5514172, and the said northerly line extended northeasterly also being the southerly right-of-way of Nob Hill Road to the northwesterly corner of Nob Hill Properties Condominium Plat recorded as Document No. 5174513;
Thence easterly 1040.42 feet more or less along the northerly line of the said Nob Hill Properties Condominium Plat also being the southerly right-of-way of Nob Hill Road to the Northeast corner of Unit 3 of the said Nob Hill Properties Condominium Plat also being the Northwest corner of Lot 2 of CSM No. 13930 recorded as Document No. 5140911;
Thence southerly, westerly, and easterly 1,990.26 feet more or less along the easterly line of the said Nob Hill Properties Condominium Plat also being the westerly line of said CSM No. 13930 to the Southeast corner of the said Nob Hill Properties Condominium Plat also being the Southwest corner of said Lot 2 of CSM No. 13930;
Thence westerly 1,045.74 feet more or less along the southerly line of the said Nob Hill Properties Condominium Plat and said line extended westerly also being the southerly line of the Northeast ¼ of said Section 36 to the West line of the East 759.9 feet of the Northwest ¼ of the Southeast ¼ of said Section 36;
Thence southerly 24.75 feet more or less along said West line to a point on a line 24.75 feet southerly of and parallel with the South line of the Northeast ¼ of said Section 36;
Thence westerly 20.41 feet more or less to a point on the easterly line of the westerly 550 feet of the Northwest ¼ of the Southeast ¼ of said Section 36;
Thence northerly 24.75 feet more or less along the said easterly line to a point on the southerly line of the Northeast ¼ of said Section 36;
Thence westerly 351.82 feet more or less along the said southerly line of the Northeast ¼ of said Section 36 to a point on a line 198 feet easterly of and parallel with the West line of the Northeast ¼ of said Section 36;
Thence northerly 441.8 feet more or less along the said parallel line to a point on the southerly right-of-way of Holtzman Road;
Thence westerly 165 feet more or less along the said southerly right-of-way of Holtzman Road to the easterly right of way of Badger Lane;
Thence northwesterly 90 feet more or less to the southeast corener of the lands described in Document No. 5040487 being on the westerly right-of-way of Badger Lane also being on the easterly line of Lot 3 of Block 1 of W.H. Jacobs and E.S. Barker's Subdivision of the South ½ of the Northwest ¼ of said Section 36;
Thence northerly 114.25 feet more or less to a point on the said easterly line of Lot 3 200.5 feet more or less northerly of the Southeast corner of said Lot 3;
Thence westerly 192.84 feet more or less along a line parallel with the southerly line of said Lot 3;
Thence southerly 201.15 feet more or less to a point 192.5 feet more or less westerly of the Southeast corner of said Lot 3 being on the northerly line of CSM No. 15296 recorded as Document No. 5543025;
Thence westerly 199.16 feet more or less along the said northerly line of CSM No. 15296 to the Northwest corner of Lot 1 of CSM No. 15296;
Thence southerly 218.00 feet more or less along the westerly line of said CSM No. 15296 also being the easterly line of CSM No. 6504 recorded as Document No. 2283538 to the Southeast corner of Lot 2 of said CSM No. 6504;
Thence westerly 137.75 feet along the southerly line of said Lot 2 of CSM No. 6504 to the Northwest corner of Lot 1 of said CSM No. 6504 also being on the easterly right-of-way of Nob Hill Road;
Thence southerly 151.42 feet more or less along the westerly line of said Lot 1 and the easterly right-of-way of Nob Hill Road to a point of curvature along the right-of-way;
Thence southerly 82 feet more or less to the Northwest corner of Lot 1 of Block 1 of Rimrock Heights recorded as Document No. 1121019 also being on the southerly right-of-way of Badger Road;
Thence southerly 145.00 feet more or less along the westerly line of said Lot 1 of Block 1 of Rimrock Heights to the Southwest corner of said Lot 1 of Block 1;
Thence easterly 75.00 feet more or less along the southerly line of Lots 1 and 2 of Block 1 of said Rimrock Heights to the Northwest corner of Lot 4 of Block 1 of the 1st Addition to Rimrock Heights recorded as Document No. 1229163;

Thence southerly 179.15 feet more or less along the westerly line of Lots 4, 5, and 6 of the said 1st Addition to Rimrock Heights also being the easterly line of CSM No. 3040 recorded as Document No. 1600221 to the Southeast corner of Lot 1 of said CSM No. 3040 also being the Northeast corner of the Burdette Plat recorded as Document No. 1838452;
Thence westerly 330 feet more or less along the southerly line of Lot 1 of said CSM No. 3040 and the northerly line of the said Burdette Plat to the Northwest corner of Lot 2 of the said Burdette Plat;
Thence southerly 336.46 feet more or less along the easterly line of Outlot 1 of the said Burdette Plat and said line extended southerly to a point on the southerly right-of-way of Burdette Court;
Thence westerly 158.5 feet more or less along the southerly right-of-way of Burdette Court to a point of curvature;
Thence northwesterly 173.35 feet more or less along a curve to the right being along the said southerly right-of-way of Burdette Court having a radius of 180 feet to a point of tangency;
Thence northwesterly 180.5 feet more or less along the southerly right-of-way of Burdette Court to a point of curvature as it meets Rimrock Road;
Thence northerly 60 feet more or less to a point of curvature on the northerly right-of-way of Burdette Court as it meets Rimrock Road;
Thence northerly 37 feet more or less along a curve to the right along the said northerly right-of-way of Burdette Court to a point on the westerly line of Lot 25 of Block 1 of the said 1st Addition to Rimrock Heights and on the easterly right-of-way of Rimrock Road;
Thence northerly 380 feet more or less along the said westerly ling of Lot 25 of Block 1 and the said easterly right-of-way of Rimrock Road to a point of curvature in the said westerly line;
Thence northerly 139 feet more or less to the most northerly of the southwesterly corners of Lot 1 of CSM No. 14510 recorded as Document No. 5324618 also being on the said easterly right-of-way of Rimrock Road;
Thence continuing northeasterly 409.15 feet along the said easterly right-of-way of Rimrock Road and being along the westerly line of said Lot 1 of CSM No. 14510 to the Northwest corner of said Lot 1 of CSM No. 14510;
Thence northwesterly 555 feet more or less to a point of curvature on the northerly line of Rusk Avenue;
Thence southwesterly 429.07 feet more or less along a 1112.92-foot radius curve to the right being the said northerly line of Rusk Avenue to a point on a line 147.50 feet easterly of and parallel with South Beltline Court also being a point on the easterly line of Lot 3 of Block 2 of the said W.H. Jacobs and E.S. Barker's Subdivision of the South ½ of the Northwest ¼ of said Section 36;
Thence northerly 650.5 feet more or less along the said easterly line of Lot 3 of Block 2 of the W.H. Jacobs and E.S. Barker's Subdivision of the South ½ of the Northwest ¼ of said Section 36 to the Northeast corner of said Lot 3 of Block 2;
Thence westerly 924 feet more or less along the northerly line of Lots 3 and 7 of Block 2 of the said W.H. Jacobs and E.S. Barker's Subdivision of the South ½ of the Northwest ¼ of said Section 36 to the Northwest corner of said Lot 7 also being on the easterly right-of-way of Rusk Avenue;
Thence southerly 760.3 feet more or less along the easterly right-of-way of Rusk Avenue also being the westerly line of the said W.H. Jacobs and E.S. Barker's Subdivision of the South ½ of the Northwest ¼ of said Section 36 and the westerly line of Lot 3 of CSM No. 1172 recorded as Document No. 1367948 to an angle point in the said right-of-way;
Thence westerly 66 feet more or less to an angle point on the westerly right-of-way of Rusk Avenue also being on the easterly line of Lot 1 of CSM No. 4571 recorded as Document No. 1865723;
Thence continuing westerly 47 feet more or less along the said westerly right-of-way of Rusk Avenue to an angle point in the said right-of-way and an angle point in the easterly line of said Lot 1 of CSM No. 4571;
Thence southerly 292.46 feet along the said westerly right-of-way of Rusk Avenue and the easterly line of Lots 1 and 3 of said CSM No. 4571 to the southeasterly corner of Lot 3 of said CSM No. 4571;
Thence southwesterly 701.14 feet along the northerly right-of-way of USH 12 and 18 and Badger Road also being the southeasterly line of Lots 2 and 3 of said CSM No. 4571 to an angle point in the southerly line of said Lot 2;
Thence westerly 557.3 feet more or less along the said northerly right-of-way of USH 12 and 18 and Badger Road also being the southerly line of Lots 1 and 2 of said CSM No. 4571 to the Southwest corner of said Lot 1;
Thence northerly 916.41 feet along the westerly line of said Lot 1 of CSM No. 4571 also being along the easterly right-of-way of the Wisconsin Southern Railroad to the Northwest corner of said Lot 1 also being on the southerly right-of-way of Nygard Street;
Thence easterly 393 feet more or less along the northerly line of said Lot 1 of CSM No. 4571 to a point on the westerly line of Lot 7 of Hammersley Heights recorded as Document No. 279393A to an angle point in the northerly line of said Lot 1 also being along the southerly right-of-way of Nygard Street;
Thence southerly 296.97 feet more or less along the westerly line of said Lot 7 of Hammersley Heights also being along the northerly line of said Lot 1 of CSM No. 4571 to an angle point in the said northerly line of said CSM No. 4571 and being the Southwest corner of said Lot 7 of Hammersley Heights;
Thence easterly 660.83 feet more or less along the northerly line of said Lot 1 of CSM No. 4571 also being the southerly line of Lots 3 through 7 of the said Hammersley Heights to the Southeast corner of Lot 3 of the said Hammersley Heights also being the Southwest corner of CSM No. 1905 recorded as Document No. 1455694;
Thence northerly 143.25 feet more or less along the westerly line of Lot 4 of said CSM No. 1905 to the Northwest corner of said Lot 4;

Thence easterly 81 feet more or less along the northerly line of said Lot 4 of CSM No. 1905 to the Southeast corner Lot 1 of said CSM No. 1905;
Thence northerly 153.75 feet more or less along the easterly line of said Lot 1 of CSM No. 1905 to the Northeast corner of said Lot 1 also being on the southerly right-of-way of Nygard Street;
Thence northerly 57.75 feet more or less to the Southwest corner of Lot 12 of Nygard Plat recorded as Document No. 990392 also being on the northerly right-of-way of Nygard Street;
Thence easterly 73 feet more or less along the southerly line of said Lot 12 also being on the northerly right-of-way of Nygard Street to the Southeast corner of said Lot 12;
Thence northerly 139.50 feet more or less along the easterly line of said Lot 12 to the Northeast corner of said Lot 12;
Thence westerly 73 feet more or less along the northerly line of said Lot 12 to the Northwest corner of said Lot 12;
Thence northerly 139.98 feet more or less along the easterly line of Lot 8 of the said Nygard Plat to the Northeast corner of said Lot 8 also being on the southerly right-of-way of Sunny Meade Lane;
Thence northerly 60 feet more or less to the Southeast corner of Lot 39 of Capitol View Heights recorded as Document No. 906602 also being on the northerly right-of-way of Sunny Meade Lane;
Thence northerly 120 feet more or less along the easterly line of said Lot 39 to the Northeast corner of said Lot 39;
Thence easterly 76 feet more or less along the southerly line of Lot 35 of the said plat of Capitol View Heights to the Southeast corner of said Lot 35;
Thence northerly 120 feet more or less along the easterly line of said Lot 35 to the Northeast corner of said Lot 35 also being on the southerly right-of-way of Ardmore Drive;
Thence continuing northerly 60 feet more or less along the extension of the easterly line of said Lot 35 to a point on the southerly line of Lot 23 of the said plat of Capitol View Heights also being on the northerly right-of-way line of Ardmore Drive;
Thence westerly 44 feet feet more or less along the said southerly right-of-way of Ardmore Drive to southerly extension of east line of Lot 24 of the said plat of Capitol View Heights;
Thence continuing northerly 60 feet more or less along the extension of the easterly line of said Lot 24 to the Southeast corner of Lot 24 of the said plat of Capitol View Heights;
Thence northerly 130 feet more or less along the easterly line of said Lot 24 to the Northeast corner of said Lot 24;
Thence westerly 19.5 feet more or less along the northerly line of said Lot 24 to the Southeast corner of Lot 20 of the said plat of Capitol View Heights;
Thence northeasterly 123.7 feet more or less along the southeasterly line of said Lot 20 to the Northeast corner of said Lot 20 also being on the southerly right-of-way of Koster Street;
Thence northwesterly 473 feet more or less along the northerly line of Lots 15 through 20 inclusive of the plat of Capitol View Heights also being along the southerly right-of-way of Koster Street to the Northwest corner of said Lot 15;
Thence northeasterly 66 feet more or less to the Southeast corner of the property described in Document No. 1909551 also being on the northerly right-of-way of Koster Street;
Thence northeasterly 201.3 feet more or less to the southerly corner on the easterly line of the said property described in Document No. 1909551;
Thence northerly 119.2 feet along the easterly line of the said property described in Document No. 1909551 to the most northerly corner of the said property;
Thence southwesterly 64.3 feet more or less along the northwesterly line of the said property described in Document No. 1909551 to a point on a line lying 240 feet more or less northerly and parallel with the northeasterly right-of-way line of Koster Street also being the northeasterly corner of the property described in Document No. 1954115;
Thence northwesterly 180 feet more or less along the northerly line of Lot 2 of CSM No. 520 recorded as Document No. 1288592 and Lot 2 of CSM No. 148 recorded in Vol. 1 on Page 148 and said northerly line extended southeasterly to the Northwest corner of Lot 2 of said CSM No. 148;
Thence southwesterly 240 feet more or less to the Southwest corner of said Lot 2 of CSM No. 148 also being on the northeasterly right-of-way of Koster Street;
Thence northwesterly 60 feet more or less along the southwesterly line of Lot 1 of said CSM No. 148 also being along the northeasterly right-of-way of Koster Street to the Southwest corner of said Lot 1 of CSM No. 148 also being the Southeast corner of Lot 1 of CSM No. 771 recorded as Document No. 1317273;
Thence northeasterly 135 feet more or less along the southeasterly line of said Lot 1 of CSM No. 771 to the Northeast corner of said Lot 1 of CSM No. 771;
Thence northwesterly 60 feet more or less along the northeasterly line of said Lot 1 of CSM No. 771 to the Northwest corner of said Lot 1 of CSM No. 771;
Thence southwesterly 135 feet more or less along the northwesterly line of said Lot 1 of CSM No. 771 to the Southwest corner of said Lot 1 of CSM No. 771 also lying on the northeasterly right-of-way of Koster Street;
Thence southerly 68 feet more or less to the northeasterly corner of Lot 3 of CSM No. 7112 recorded as Document No. 2470080 also lying on the southwesterly right-of-way of Koster Street;
Thence southerly 15.34 feet more or less along a curve to the right with a radius of 15 feet being on the westerly right-of-way of Sundstrom Street and the easterly line of said Lot 3 of CSM No. 7112;

Thence southerly 36.09 feet more or less along the said westerly right-of-way of Sundstrom Street and said easterly line of Lot 3 of CSM No. 7112 to the Southeast corner of said Lot 3 of CSM No. 7112;
Thence westerly 155.26 feet more or less along the southerly line of said Lot 3 of CSM No. 7112 and said line extended westerly;
Thence northeasterly 118.01 feet more or less to a point on the northeasterly line of said Lot 3 of CSM No. 7112 also lying on the southwesterly right-of-way line of Koster Street;
Thence northwesterly 238 feet more or less along the said southwesterly right-of-way of Koster Street to the Northwest corner of Lot 26 of said Hammersley Heights also being the Northeast corner of CSM No. 4850 recorded as Document No. 1915200;
Thence southerly 293.78 feet more or less along the easterly line of said CSM No. 4850 to the Southeast corner of Lot 2 of said CSM No. 4850;
Thence westerly 199.97 feet more or less along the southerly line of said CSM No. 4850 to the Southwest corner of Lot 3 of said CSM No. 4850;
Thence northerly 306 feet more or less along the westerly line of said CSM No. 4850 to a point of intersection of the easterly extension of the southerly line of Lot 1 of Block 1 of Bram's Addition recorded as Document No. 289665;
Thence westerly 168 feet more or less to the Southeast corner of Lot 1 of Block 1 of said Bram's Addition also being on the westerly right-of-way of Third Avenue;
Thence westerly 220 feet more or less along the southerly line of Lots 1, 2, 3, 18, and 19 of Block 1 of said Bram's Addition to the Southwest corner of said Lot 19 also being on the easterly right-of-way of Baird Street;
Thence westerly 50 feet more or less to the Southeast corner of Lot 1 of Block 2 of said Bram's Addition also being on the westerly right-of-way of Baird Street;
Thence westerly 264 feet more or less along the southerly line of Lots 1, 2, 3, 18, 19, and 20 of Block 2 of said Bram's Addition also being on the easterly right-of-way of Fisher Street;
Thence northerly 53.3 feet more or less along the westerly line of said Lot 20 of Block 2 of Bram's Addition also being along the easterly right-of-way of Fisher Street to the intersection with a line 67 feet southerly of and parallel with the northerly line of Lot 1 of Block 3 of said Bram's Addition extended easterly;
Thence westerly 50 feet more or less to a point on the said parallel line also being on the westerly right-of-way of Fisher Street;
Thence westerly 74.8 feet more or less along the said parallel line to a point on the westerly line of said Lot 1 of Block 3 of Bram's Addition;
Thence southerly 54.1 feet more or less along the said westerly line of Lot 1 of Block 3 of Bram's Addition to the Southwest corner of said Lot 1 of Block 3;
Thence easterly 82.5 feet more or less along the southerly line of said Lot 1 of Block 3 of Bram's Addition to the Southeast corner of said Lot 1 of Block 3 and being on the westerly right-of-way of Fisher Street;
Thence southerly 132 feet more or less along the easterly line of Lots 2, 3, and 4 of Block 3 of said Bram's Addition also being along the said westerly right-of-way of Fisher Street to the Northeast corner of Lot 5 of Block 3 of said Bram's Addition;
Thence westerly 123.2 feet more or less along the northerly line of said Lot 5 of Block 3 of Bram's Addition to the Northwest corner of said Lot 5 of Block 3;
Thence westerly 106.65 feet more or less along the northerly line of the lands described in Document No.'s 3159054 and 5779435 to the Northwest corner of said the lands described in Document No. 5779435;
Thence southwesterly 190.7 feet more or less along the westerly line of said Document No. 5779435 to a point on the northerly right-of-way line of Center Street;
Thence southerly 65 feet more or less to a point on the west line of Lot 20 of Block 5 of said Bram's Addition being the westerly point of the lands purchased for right-of-way and described in Document No. 1275807 also being on the easterly right-of-way of Taft Street;
Thence southerly 907 feet more or less along the easterly right-of-way of Taft Street also being the westerly line of Block 5 of said Bram's Addition and the westerly line of Block 10 of Bram's 2nd Addition recorded as Document No. 290596 to a point on the west line of Lot 11 of Block 10 of said Bram's 2nd Addition being the westerly point of the lands purchased for right-of-way and described in Document No. 1281887;
Thence southeasterly 23.5 feet more or less along a curve to the left being the northerly of the lands purchased for right-of-way and described in Document No. 1281887;
Thence easterly 234 feet along a line 8 feet northerly of and parallel with the southerly line of said Block 10 of Bram's 2nd Addition as described on Document No. 1281887;
Thence southeasterly 75 feet more or less to the intersection of the easterly right-of-way of Fisher Street and the South line of the North ½ of vacated Buick Street lying southerly of Block 9 of the said Bram's 2nd Addition;
Thence easterly 125 feet more or less along the North line of the South ½ of vacated Buick Street lying southerly of the said Block 9 of Bram's 2nd Addition;
Thence southerly 25 feet more or less to a point on the South line of the South ½ of vacated Buick Street lying southerly of the said Block 9 of Bram's Addition;

Thence easterly 499.25 feet more or less along the said South line of the South ½ of vacated Buick Street to a point on the westerly right-of-way of the Wisconsin and Southern Railroad;
Thence southerly 223.22 feet more or less along the said westerly right-of-way of the Wisconsin and Southern Railroad to a jog in the said westerly right-of-way;
Thence westerly 50 feet more or less along the said westerly right-of-way of the Wisconsin and Southern Railroad to a jog in the said westerly right-of-way;
Thence southerly 900 feet more or less along the said westerly right-of-way of the Wisconsin and Southerly Railroad to a point on the northerly right-of-way of Badger Road;
Thence southeasterly 75 feet more or less to a point on the southerly right-of-way of said Badger Road and the westerly right-of-way of the Wisconsin and Southern Railroad;
Thence southerly 249.6 feet more or less along the said westerly right-of-way of the said Wisconsin and Southern Railroad to a point on the northerly right-of-way of USH 12 & 18;
Thence southwesterly 414.16 feet more or less along the said northerly right-of-way of USH 12 & 18 to an angle point in the said northerly line to a portion conveyed to the State of Wisconsin;
Thence westerly 120.02 feet more or less along the said northerly right-of-way of USH 12 & 18 to an angle point in the said northerly line;
Thence northwesterly 121.59 feet more or less along the said northerly right-of-way of USH 12 & 18 to an angle point in the said northerly line;
Thence southwesterly 1,056 feet more or less to the easterly line of Lot 2 of CSM No. 4074 recorded as Document No. 1774374 also being on the said northerly right-of-way of USH 12 & 18;
Thence southwesterly 160.58 feet more or less along the said northerly right-of-way of USH 12 & 18;
Thence southwesterly 167.50 feet more or less along to the Southwest corner of said Lot 2 of CSM No. 4074 also being on the northerly right-of-way of USH 12 & 18 and the easterly right-of-way of Perry Street;
Thence westerly 182.91 feet more or less across Perry Street to an angle point at the intersection of the northerly right-of-way of Ann Street and the westerly right-of-way of Perry Street;
Thence southwesterly 148.84 feet more or less along the said northerly right-of-way of Ann Street to the Southeast corner of Lot 2 of CSM No. 14730 recorded as Document No. 5392542;
Thence southwesterly 325.29 feet more or less along the southerly line of said Lot 2 of CSM No. 14730 and said southerly line extended southwesterly to an angle point in the said northerly right-of-way of Ann Street;
Thence southwesterly 161 feet more or less along the northerly right-of-way of Ann Street to the Southeast corner of Lot 1 of said CSM No. 14730 along the northerly right-of-way of Ann Street;
Thence southwesterly 48.91 feet along the southerly line of said Lot 1 of CSM No. 14730 also being along the northerly right-of-way of Ann Street to the Southeast corner of Lot 2 of CSM No. 8914 recorded as Document No. 2970459;
Thence southwesterly 226.13 feet more or less along the southerly line of said Lot 2 of CSM No. 8914 also being along the northerly right-of-way of Ann Street to the Southeast corner of Lot 1 of said CSM No. 8914;
Thence westerly 239.20 feet more or less along the southerly line of said Lot 1 of CSM No. 8914 also being along the said northerly right-of-way of Ann Street to the Southwest corner of said Lot 1 of CSM No. 8914;
Thence westerly 54.33 feet more or less along the said southerly line of Lot 1 of CSM No. 14730 also being along the northerly right-of-way of Ann Street to the Southwest corner of said Lot 1 of CSM No. 14730;
Thence westerly 165 feet more or less along the said northerly right-of-way of Ann Street to the Southeast corner of Lot 8 of Hrubesky Commercial Plat recorded in Volume 19 on Page 39;
Thence northerly 165 feet more or less along the easterly line of said Lot 8 of Hrubesky Commercial Plat;
Thence northwesterly 30.6 feet more or less to a point on a line 25 feet westerly of and parallel with the easterly line of said Lot 8 of Hrubesky Commercial Plat;
Thence northerly 184.3 feet more or less along the said parallel line to a point on the northerly line of said Lot 8 of Hrubesky Commercial Plat;
Thence easterly 25 feet more or less along the northerly line of said Lot 8 of Hrubesky Commercial Plat to the Northeast corner of the said Lot 8 of Hrubesky Commercial Plat also being the Southeast corner of Lot 11 of Haase Gardens Plat recorded as Document No. 1066754;
Thence northerly 244.35 feet more or less along the easterly line of Lots 11, 12, and 2 of said Haase Gardens to the Southwest corner of Lot 6 of the Assessor's Plat No. 5 recorded as Document No. 946895;
Thence easterly 825.72 feet more or less along the southerly line of the said Assessor's Plat No. 5 also being along the northerly line of said Lot 1 of CSM No. 14730 to the Southeast corner of Lot 11 of the said Assessor's Plat No. 5 also being an angle point in the said northerly line of said Lot 1 of CSM No. 14730;
Thence southerly 34.58 feet more or less along the northerly line of said Lot 1 of CSM No. 14730 to an angle point in the said northerly line;
Thence easterly 78.23 feet more or less along the said northerly line of said Lot 1 of CSM No. 14730 to the Northeast corner of said Lot 1 of CSM No. 14730;
Thence easterly 364.56 feet more or less along the northerly line of said Lot 2 of CSM No. 14730 to an angle point in the said northerly line;

Thence northerly 14.77 feet more or less along the said northerly line of Lot 2 of CSM No. 14730 to an angle point in the said northerly line;
Thence easterly 187.87 feet more or less along the said northerly line of Lot 2 of CSM No. 14730 to the Northeast corner of said Lot 2 of CSM No. 14730 also lying on the westerly right-of-way of Perry Street;
Thence easterly 16.5 feet more or less along the easterly extension of the said northerly line of Lot 2 of CSM No. 14730 being along the westerly right-of-way of Perry Street;
Thence northerly 109 feet more or less along the said westerly right-of-way of Perry Street to the Southeast corner of the property described in Document No. 2754613;
Thence westerly 180.5 feet more or less along the southerly line of the property described in Document No. 2754613 to the Southwest corner of the said property described in Document No. 2754613;
Thence northerly 130.2 feet more or less along the westerly line of the property described in Document No. 2754613 to the Northwest corner of the said property described in Document No. 2754613;
Thence easterly 180.5 feet more or less along the northerly line of the property described in Document No. 2754613 to the Northeast corner of the said property described in Document No. 2754613 also being on the westerly right-of-way of Perry Street;
Thence northerly 140 feet more or less along the said westerly right-of-way of Perry Street to the Southeast corner of CSM No. 5428 recorded as Document No. 2058841;
Thence westerly 2.50 feet or less along the southerly line of said CSM No. 5428 to the Southeast corner of Lot 2 of said CSM No. 5428;
Thence northerly 299 feet more or less along the easterly line of Lots 1 and 2 of said CSM No. 5428 also being along the said westerly right-of-way of Perry Street to the Northeast corner of said Lot 1 of CSM No. 5428 along Perry Street;
Thence northerly 93 feet more or less to the Southeast corner of Outlot B of the Plat of Burr Oaks recorded as Document No. 950150 also being on the northerly right-of-way of Badger Road and the southerly line of Lot 1 of CSM No. 13016 recorded as Document No. 4714890;
Thence easterly 148.5 feet more or less along the southerly line of said Lot 1 of CSM No. 13016 also being along the northerly right-of-way of Badger Road to the Southeast corner of said Lot 1 of CSM No. 13016;
Thence northerly 142 feet more or less to along the easterly line of said Lot 1 of CSM No. 13016 to an angle point in the said easterly line of said Lot 1 of CSM No. 13016;
Thence westerly 149.07 feet more or less along the said easterly line of said Lot 1 of CSM No. 13016 to an angle point in the said easterly line;
Thence northerly 134.62 feet more or less along the said easterly line of said Lot 1 of CSM No. 13016 to the Northeast corner of said Lot 1 of CSM No. 13016;
Thence westerly 112.43 feet along the northerly line of said Lot 1 of CSM No. 13016 the easterly corner of the lands described in Document No. 4787355;
Thence, northwesterly along the northerly line of the lands described in Document No. 4787355 for 33.54 feet to the westerly line of Lot 66 of the Plat of The First Addition to Burr Oaks recorded as Document No. 965763 and being on the easterly right-of-way of Cypress Way;
Thence, northwesterly 65 feet more or less to the southeast corner of Lot 68 of the First Addition To Burr Oaks recorded as Document No. 965763 also being the westerly right-of-way of Cypress Way;
Thence, northerly 175 feet more or less along the easterly line of said Lot 68 and Lot 157 of Second Addition To Burr Oaks recorded as Document No. 978165 also being the westerly right-of-way of Cypress Way to the westerly extension of northerly right-of-way of Hughes Place;
Thence, easterly along said extension 75 feet more or less to a point of tangency on Outlot C of the said First Addition to Burr Oaks also being on the northerly right-of-way of Hughes Place;
Thence easterly 126.14 feet more or less along the said northerly right-of-way of Hughes Place to the Southeast corner of said Outlot C of the First Addition to Burr Oaks also being the Southwest corner of Lot 13 of Miller Park Plat recorded as Document No. 425969;
Thence easterly 183.75 feet more or less along the southerly line of Lots 11 through 13 of the said Miller Park Plat also being along the northerly right-of-way of Hughes Place to the Southeast corner of said Lot 11 of Miller Park Plat;
Thence northerly 120 feet more or less along the easterly line of said Lot 11 of Miller Park Plat to the Northeast corner of said Lot 11 also being on the westerly line of Lot 1 of CSM No. 15938 recorded as Document No. 5815813;
Thence easterly 18.10 feet more or less along the said westerly line of Lot 1 of CSM No. 15938 to an angle point in the said westerly line;
Thence northerly 694.27 feet more or less along the said westerly line of Lot 1 of CSM No. 15938 to an angle point in the said westerly line;
Thence westerly 19.32 feet more or less along the said westerly line of Lot 1 of CSM No. 15938 to an angle point in the said westerly line also being the Southeast corner of Lot 11 of Block 5 of Oak Ridge Subdivision recorded as Document No. 290503;

Thence northerly 120.30 feet more or less along the said westerly line of Lot 1 of CSM No. 15938 also being the easterly line of said Lot 11 of Block 5 of Oak Ridge Subdivision to the Northwest corner of said Lot 1 of CSM No. 15938 and the Northeast corner of Lot 11 of Block 5 of Oak Ridge Subdivision being on the southerly right-of-way of Ridgewood Way;
Thence northerly 50 feet across Ridgewood Way to the Southeast corner of Lot 14 of Block 2 of the said Oak Ridge Subdivision;
Thence easterly 50 feet more or less along the southerly line of Lot 13 of said Block 2 of Oak Ridge Subdivision being along the northerly right-of-way of Ridgewood Way to the Southeast corner of said Lot 13 of Block 2 of Oak Ridge Subdivision;
Thence northerly 120 feet more or less along the easterly line of said lot 13 of Block 2 of Oak Ridge Subdivision to the Northeast corner of said Lot 13 of Block 2 of Oak Ridge Subdivision;
Thence westerly 50 feet more or less along the northerly line of said Lot 13 of Block 2 of Oak Ridge Subdivision to the Northwest corner of said Lot 13 of Block 2 of Oak Ridge Subdivision;
Thence northerly 120 feet more or less along the easterly line of Lot 23 of said Block 2 of Oak Ridge Subdivision to the Northeast corner of said Lot 23 of Block 2 of Oak Ridge Subdivision also being on the southerly right-of-way of Dane Street;
Thence northerly 50 feet more or less across Dane Street to the Southwest corner of Lot 14 of Block 1 of said Oak Ridge Subdivision also being on the northerly right-of-way of Dane Street and the easterly right-of-way of Taylor Street;
Thence westerly 50 feet across Taylor Street to the Southeast corner of Lot 1 of Block 6 of First Addition to Oak Ridge Subdivision recorded as Document No. 294634A also being on the northerly right-of-way of Dane Street and the westerly right-of-way of Taylor Street;
Thence northerly 240 feet more or less along the easterly line of Lots 1 and 13 of said Block 6 of First Addition to Oak Ridge Subdivision also being along the said westerly right-of-way of Taylor Street to the Northeast corner of said Lot 13 of Block 6 of First Addition to Oak Ridge Subdivision also being on the southerly right-of-way of Burr Oak Lane;
Thence easterly 50 feet more or less across Taylor Street to the Northwest corner of Lot 15 of the said Block 1 of Oak Ridge Subdivision also being on the easterly right-of-way of Taylor Street and the southerly right-of-way of Burr Oak Lane;
Thence easterly 50 feet more or less along the northerly line of said Lot 15 of Block 1 of Oak Ridge Subdivision being along the southerly right-of-way of Burr Oak Lane to the Northeast corner of said Lot 15 of Block 1 of Oak Ridge Subdivision;
Thence northerly 50 feet across Oak Street to the Southeast corner of Lot 15 of Block 7 of the said First Addition to Oak Ridge Subdivision also being on the northerly right-of-way of Burr Oak Lane;
Thence northerly 160 feet more or less along the easterly line of Lots 15 and 16 of said Block 7 of the First Addition to Oak Ridge Subdivision to a point on the northerly line of the southerly 40 feet of said Lot 16 of Block 7 of the First Addition to Oak Ridge Subdivision;
Thence westerly 50 feet more or less along the said northerly line of the southerly 40 feet of Lot 16 of Block 7 of the First Addition to Oak Ridge Subdivision to a point on the easterly right-of-way of Taylor Street;
Thence southerly 160 feet more or less along the westerly line of said Lots 15 and 16 of Block 7 of the First Addition to Oak Ridge Subdivision and being on the easterly right-of-way of Taylor Street to the Southwest corner of Lot 15 of said Block 7 of the First Addition to Oak Ridge Subdivision also being on the northerly right-of-way of Burr Oak Lane;
Thence westerly 50 feet across Taylor Street to the Southeast corner of Lot 1 of Block 8 of the said First Addition to Oak Ridge Subdivision also being on the northerly right-of-way of Burr Oak Lane and the westerly right-of-way of Taylor Street;
Thence westerly 100 feet more or less along the southerly line of Lots 1 and 2 of said Block 8 of the First Addition to Oak Ridge Subdivision also being along the northerly right-of-way line of Burr Oak Lane to the Southeast corner of Lot 3 of said Block 8 of the First Addition to Oak Ridge Subdivision;
Thence northerly 120 feet more or less along the easterly line of said Lot 3 of Block 8 of the First Addition to Oak Ridge Subdivision to the Northeast corner of said Lot 3 of Block 8 of the First Addition to Oak Ridge Subdivision;
Thence westerly 200 feet more or less along the northerly line of Lots 3 through 6 of the said Block 8 of the First Addition to Oak Ridge Subdivision to the Northwest corner of said Lot 6 of Block 8 of the First Addition to Oak Ridge Subdivision;
Thence southerly 120 feet more or less along the westerly line of said Lot 6 of Block 8 of the First Addition to Oak Ridge Subdivision to the Southwest corner of said Lot 6 of Block 8 of the First Addition to Oak Ridge Subdivision also being on the northerly right-of-way of Burr Oak Lane;
Thence, easterly 50 feet more or less along the southerly line of said Lot 6 of Block 8 of the First Addition to Oak Ridge Subdivision to the Southeast corner of said Lot 6 of Block 8 of the First Addition to Oak Ridge Subdivision also being on the northerly right-of-way of Burr Oak Lane;
Thence southerly 50 feet across Oak Street to the Northwest corner of Lot 9 of said Block 6 of the First Addition to Oak Ridge Subdivision and being on the southerly right-of-way of Burr Oak Lane;
Thence southerly 120 feet more or less along the westerly line of said Lot 9 of Block 6 of the First Addition to Oak Ridge Subdivision to the Southwest corner of said Lot 9 of Block 6 of the First Addition to Oak Ridge Subdivision;
Thence easterly 50 feet more or less along the southerly line of said Lot 9 of Block 6 of the First Addition to Oak Ridge Subdivision to the Northwest corner of Lot 4 of said Block 6 of the First Addition to Oak Ridge Subdivision;

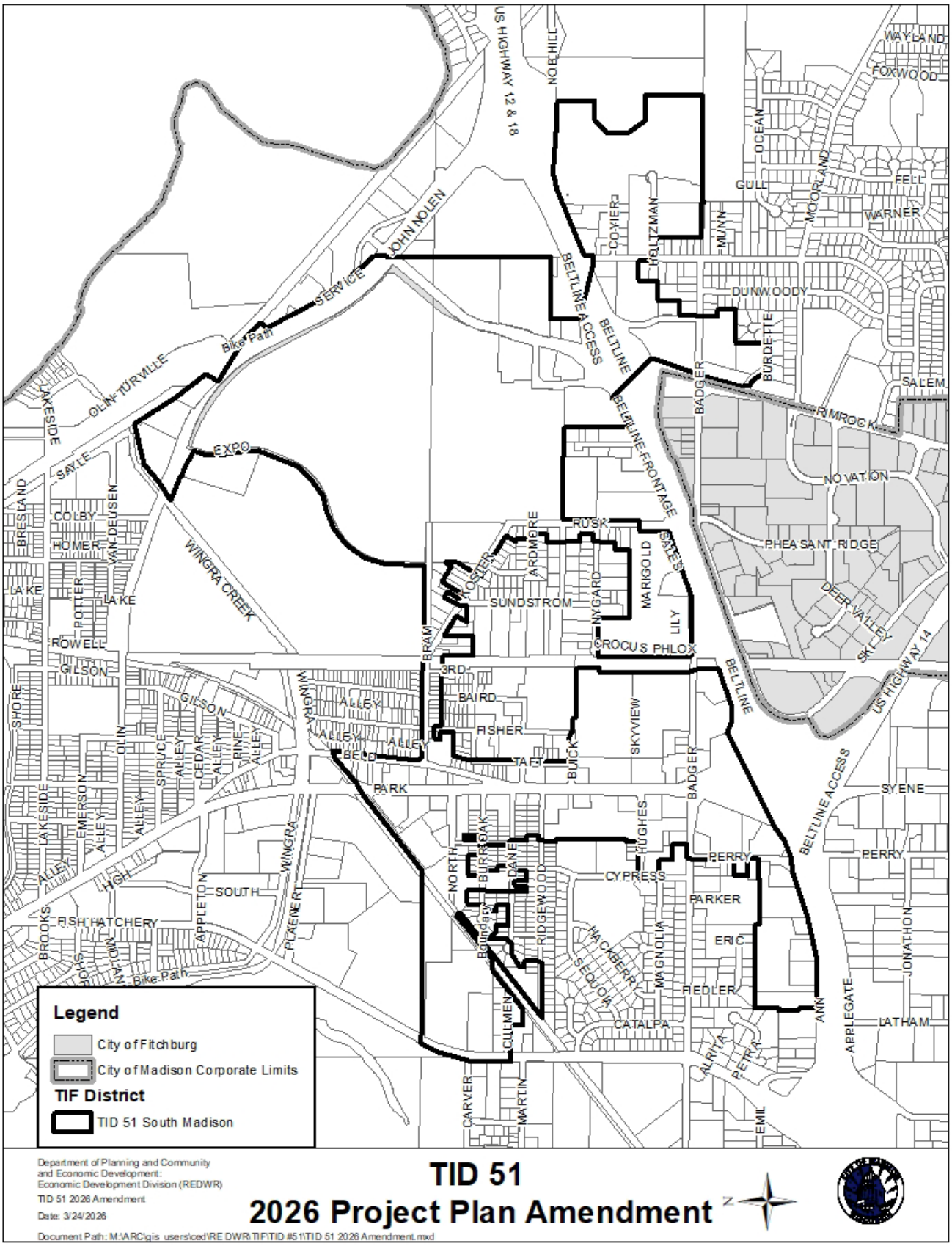
Thence southerly 120 feet more or less along the westerly line of said Lot 4 of Block 6 of the First Addition to Oak Ridge Subdivision to the Southwest corner of said Lot 4 of Block 6 of the First Addition to Oak Ridge Subdivision also being on the northerly right-of-way of Dane Street;
Thence southerly 50 feet across Dane Street to the Northwest corner of Lot 19 of Block 2 of the said Oak Ridge Subdivision also being on the northerly right-of-way of Dane Street and the easterly right-of-way of Cypress Way;
Thence, westerly 50 feet across Cypress Way to the Northeast corner of Lot 24 24 of Block 3 of Oak Ridge Subdivision also being along the said westerly right-of-way of Cypress Way;
Thence southerly 120 feet more or less along the easterly line of said Lot 24 of Block 3 of Oak Ridge Subdivision also being along the said westerly right-of-way of Cypress Way to the Southeast corner of said Lot 24 of Block 3 of Oak Ridge Subdivision;
Thence westerly 100 feet more or less along the southerly line of Lots 23 and 24 of said Block 3 of Oak Ridge Subdivision to the Southwest corner of said Lot 23 of Block 3 of Oak Ridge Subdivision;
Thence northerly 120 feet more or less along the westerly line of said Lot 23 of Block 3 of Oak Ridge Subdivision to the Northwest corner of said Lot 23 of Block 3 of Oak Ridge Subdivision also being on the southerly right-of-way of Dane Street;
Thence westerly 50 feet more or less along the northerly line of Lot 22 of said Block 3 of Oak Ridge Subdivision also being along the said southerly right-of-way of Dane Street to the Northeast corner of Lot 21 of said Block 3 of Oak Ridge Subdivision;
Thence southerly 120 feet more or less along the easterly line of said Lot 21 of Block 3 of Oak Ridge Subdivision to the Southeast corner of said Lot 21 of Block 3 of Oak Ridge Subdivision;
Thence westerly 50 feet more or less along the southerly line of said Lot 21 of Block 3 of Oak Ridge Subdivision to the Southwest corner of said Lot 21 of Block 3 of Oak Ridge Subdivision;
Thence northerly 120 feet more or less along the westerly line of said Lot 21 of Block 3 of Oak Ridge Subdivision to the Northwest corner of said Lot 21 of Block 3 of Oak Ridge Subdivision also being on the southerly right-of-way of Dane Street;
Thence northerly 50 feet across Dane Street to the Southeast corner of Lot 15 of the Second Addition to Oak Ridge Subdivision recorded as Document No. 641623 also lying on the northerly right-of-way of Dane Street;
Thence northerly 239.8 feet more or less along the easterly line of Lots 14 and 15 of the said Second Addition to Oak Ridge Subdivision to the Northeast corner of said Lot 14 of the Second Addition to Oak Ridge Subdivision also lying on the southerly right-of-way Burr Oak Lane;
Thence northerly 50 feet across Burr Oak Lane to the Southeast corner of Lot 3 of the said Second Addition to Oak Ridge Subdivision also being on the northerly right-of-way of Burr Oak Lane;
Thence northerly 120 feet more or less along the easterly line of said Lot 3 of the said Second Addition to Oak Ridge Subdivision to the Northeast corner of said Lot 3 of the Second Addition to Oak Ridge Subdivision;
Thence westerly 134 feet more or less along the northerly line of Lots 3 and 4 of the said Second Addition to Oak Ridge Subdivision to the Northwest corner of said Lot 4 of the Second Addition to Oak Ridge Subdivision;
Thence southerly 120 feet more or less along the westerly line of said Lot 4 of the Second Addition to Oak Ridge Subdivision to the Southwest corner of said Lot 4 of the Second Addition to Oak Ridge Subdivision also lying on the northerly right-of-way of Burr Oak Lane;
Thence southerly 50 feet across Burr Oak Lane to the Northeast corner of Lot 12 of the said Second Addition to Oak Ridge Subdivision also lying on the southerly right-of-way of Burr Oak Lane;
Thence westerly 67 feet more or less along the northerly line of said Lot 12 of the Second Addition to Oak Ridge Subdivision and being along the southerly right-of-way of Burr Oak Lane to the Northwest corner of said Lot 12 of the Second Addition to Oak Ridge Subdivision;
Thence southerly 119.9 feet more or less along the westerly line of said Lot 12 of the Second Addition to Oak Ridge Subdivision to the Southwest corner of said Lot 12 of the Second Addition to Oak Ridge Subdivision;
Thence easterly 67 feet more or less along the southerly line of said Lot 12 of the Second Addition to Oak Ridge Subdivision to the Southeast corner corner of said Lot 12 of the Second Addition to Oak Ridge Subdivision;
Thence southerly 119.9 feet more or less along the easterly line of Lot 17 of the said Second Addition to Oak Ridge Subdivision to the Southeast corner of said Lot 17 of the Second Addition to Oak Ridge Subdivision also being on the northerly right-of-way of Dane Street;
Thence westerly 201 feet more or less along the southerly line of Lots 17, 18, and 19 of the said Second Addition to Oak Ridge Subdivision also being along the said northerly right-of-way of Dane Street to the Southwest corner of said Lot 19 of the Second Addition to Oak Ridge Subdivision;
Thence northerly 119.9 feet more or less along the westerly line of said Lot 19 of the Second Addition to Oak Ridge Subdivision to the Northwest corner of said Lot 19 of the Second Addition to Oak Ridge Subdivision;
Thence westerly 67 feet more or less along the northerly line of Lot 20 of the said Second Addition to Oak Ridge Subdivision to the Northwest corner of said Lot 20 of the Second Addition to Oak Ridge Subdivision;
Thence northwesterly 107 feet more or less along the northeasterly line of Lot 21 of the said Second Addition to Oak Ridge Subdivision to the most northerly corner of said Lot 21 of the Second Addition to Oak Ridge Subdivision;

Thence southerly 194.4 feet more or less along the westerly line of said Lot 21 of the Second Addition to Oak Ridge Subdivision to the Southwest corner of said Lot 21 of the Second Addition to Oak Ridge Subdivision also being on the northerly right-of-way of Dane Street;
Thence southwesterly 69 feet more or less across Dane Street to the most northerly corner of Lot 27 of the said Second Addition to Oak Ridge Subdivision being at a point of curvature on the southerly right-of-way of Dane Street;
Thence westerly 86.9 feet more or less along a curve to the right having a radius of 50 feet along the southerly right-of-way of Dane Street to the most northerly corner of Lot 26 of the Second Addition to Oak Ridge Subdivision;
Thence southwesterly 167.7 feet more or less along the northwesterly line of said Lot 26 of the Second Addition to Oak Ridge Subdivision to the Northwest corner of said Lot 26 of the Second Addition to Oak Ridge Subdivision;
Thence southerly 50 feet more or less along the westerly line of said Lot 26 of the Second Addition to Oak Ridge Subdivision to the Southwest corner of said Lot 26 of the Second Addition to Oak Ridge Subdivision;
Thence easterly 56.3 feet more or less along the southerly line of said Lot 26 of the Second Addition to Oak Ridge Subdivision to the Northeast corner of Outlot A of the said Second Addition to Oak Ridge Subdivision;
Thence southerly 134 feet more or less along the easterly line of said Outlot A of the Second Addition to Oak Ridge Subdivision to the Southeast corner of said Outlot A of the Second Addition to Oak Ridge Subdivision also being on the northerly right-of-way of Ridgewood Way;
Thence southwesterly 59 feet more or less across Ridgewood Way to the Northeast corner of Lot 34 of the said Second Addition to Oak Ridge Subdivision being on the southerly right-of-way of Ridgewood Way;
Thence westerly 527.2 feet more or less along the southerly right-of-way of Ridgewood Way along Lots 33, 34, and Outlot B and said right-of-way line extended westerly to the intersection of the southeasterly right-of-way of the Wisconsin and Southern Railroad;
Thence northeasterly 1,332.03 feet more or less along the southeasterly right-of-way of Wisconsin and Southern Railroad also being along the northwesterly line of Oak Ridge Condominium and the northwesterly line of the said Second Addition to Oak Ridge Subdivision and said lines extended northeasterly and southwesterly;
Thence northwesterly 39 feet more or less to an internal property line within the Wisconsin and Southern Railroad;
Thence southwesterly 578 feet more or less along a property line of the Wisconsin and Southern Railroad to a point of intersection of the northerly line of the Plat of Sunnyslope recorded as Document No. 330944 extended easterly;
Thence westerly 102.5 feet more less along the said easterly extension of the northerly line of the Plat of Sunnyslope to the Northeast corner of Block 4 of said Plat of Sunnyslope;
Thence southwesterly 484 feet more or less along the northwesterly right-of-way of the said Wisconsin and Southern Railroad also being the southeasterly line of the said Plat of Sunnyslope to the Southeast corner of Block 1 of the said Plat of Sunnyslope;
Thence westerly 166.4 feet more or less along the southerly line of said Block 1 of the Plat of Sunnyslope to the Southwest corner of Lot 8 of Block 1 of the said Plat of Sunnyslope;
Thence northerly 120 feet along the westerly line of said Lot 8 of Block 1 of the Plat of Sunnyslope to the Northwest corner of the said Lot 8 of Block 1 of the Plat of Sunnyslope also being on the southerly right-of-way line of Culmen Street;
Thence westerly 280 feet more or less along the northerly line of Block 1 of the Plat of Sunnyslope also being along the said southerly right-of-way of Culmen Street to the Northwest corner of Lot 1 of CSM No. 12040 recorded as Document No. 4268556 also being on the easterly right-of-way of Fish Hatchery Road;
Thence westerly 97.8 feet more or less along the westerly extension of the southerly right-of-way of Culmen Street to a point on the westerly right-of-way of Fish Hatchery Road;
Thence northerly 361 feet more or less along the said westerly right-of-way of Fish Hatchery Road to a point of curvature at the intersection of the westerly right-of-way of Fish Hatchery Road and the southerly right-of-way of Carver Street;
Thence northeasterly 91 feet more or less across Carver Street to a point of intersection of the northerly right-of-way of Carver Street and the westerly right-of-way of Fish Hatchery Road;
Thence northeasterly 466 feet more or less along the westerly right-of-way of Fish Hatchery Road to the intersection with the north line of the Northwest ¼ of said Section 35;
Thence easterly 1,718 feet more or less along the North line of the said Northwest ¼ of Section 35 to a point on the southeasterly right-of-way of the Wisconsin & Southern Railroad;
Thence northeasterly 970 feet more or less along the said southeasterly right-of-way of the Wisconsin & Southern Railroad to the point of intersection with the westerly right-of-way of Park Street;
Thence northeasterly 122 feet more or less crossing Park Street to a point of intersection of the easterly right-of-way of Park Street and the southeasterly right-of-way of the Wisconsin & Southern Railroad;
Thence continuing northeasterly 335 feet more or less along the southeasterly right-of-way of the Wisconsin & Southern Railroad to the point of intersection with the westerly right-of-way of Beld Street;
Thence northeasterly 77 feet more or less crossing Beld Street to the Northwest corner of Lot 12 of Block 2 of Fair View Addition to South Madison recorded as Document No. 281472A also being on the easterly right-of-way of Beld Street;
Thence southerly 886.8 feet more or less along the said easterly right-of-way of Beld Street also being along the westerly line of Blocks 2 and 5 of the said Fair View Addition to South Madison to the Southwest corner of Lot 36 of said Block 5 of the Fair View Addition to South Madison and being on the northerly right-of-way of Bram Street;

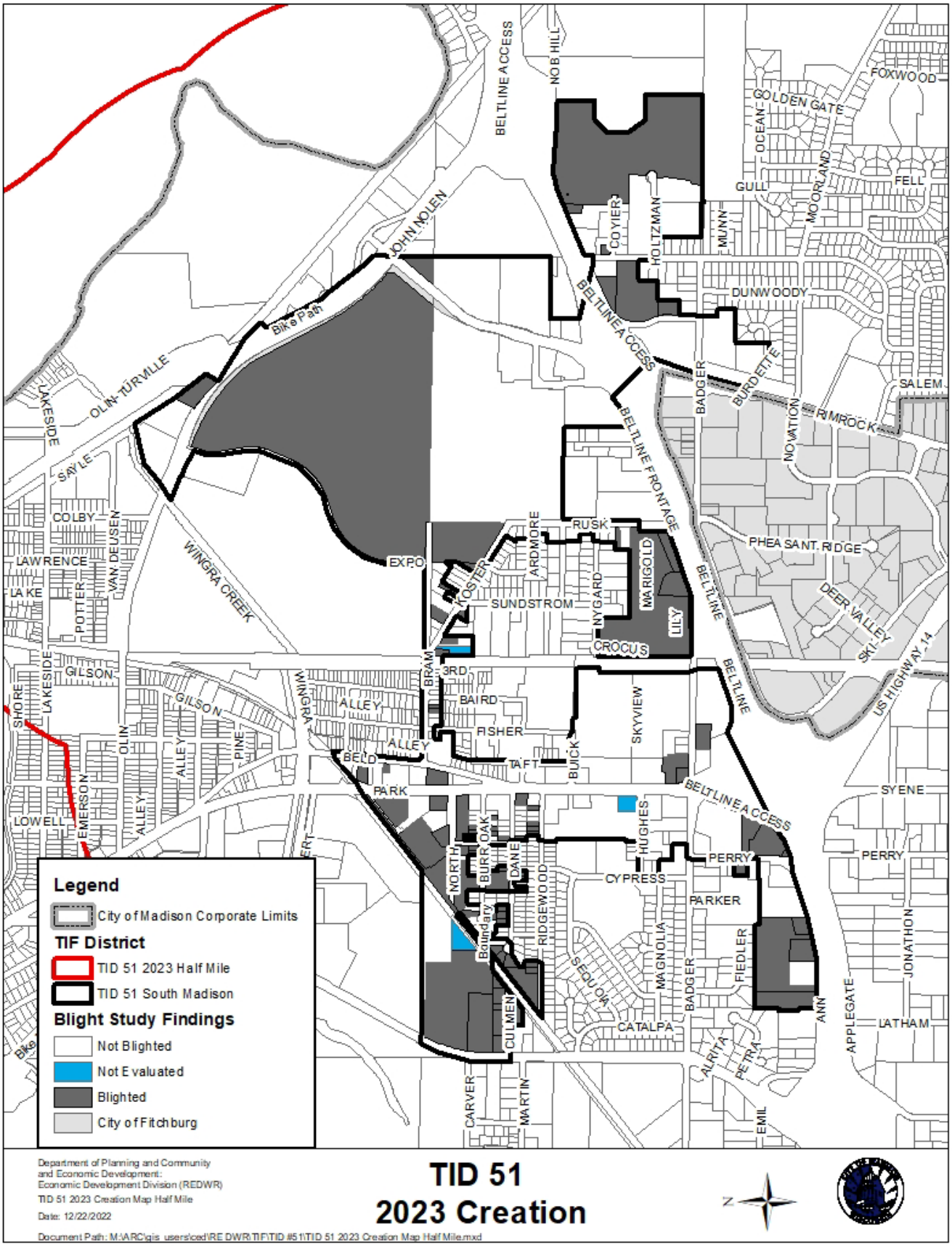
Thence easterly 889.2 feet more or less along the said northerly right-of-way of Bram Street and being along the southerly line of Blocks 5, 6, and 7 of the said Fair View Addition to South Madison to the Southeast corner of Lot 20 of said Block 7 of the Fair View Addition to South Madison also being on the westerly right-of-way of the Wisconsin & Southern Railroad;
Thence continuing easterly 150 feet more or less across the Wisconsin & Southern Railroad to the Southwest corner of Lot 2 of CSM No. 10594 recorded as Document No. 3590296 and lying at the intersection of the easterly right-of-way of the Wisconsin & Southern Railroad and the northerly right-of-way of Bram Street;
Thence continuing easterly 894.86 feet more or less along the southerly line of Lot 2 of said CSM No. 10594 also being along the northerly right-of-way of Bram Street to the Southeast corner of said Lot 2 of CSM No. 10594 and being on the westerly right-of-way of the private drive of Quann-Olin Parkway;
Thence northerly 317.58 feet more or less along the said westerly right-of-way of the private drive and being the easterly line of said Lot 2 of CSM No. 10594 to a point of curvature;
Thence northeasterly 852.57 feet more or less along the said westerly right-of-way of the private drive and the said easterly line of said Lot 2 of CSM No. 10594 being a curve to the right having a radius of 682.72 feet to a point of tangency;
Thence northeasterly 153.97 feet more or less along the said westerly right-of-way of the private drive and being the easterly line of said Lot 2 of CSM No. 10594 to a point of curvature;
Thence northeasterly 540.54 feet more or less along the said westerly right-of-way of the private drive and the said easterly line of Lot 2 of CSM No. 10594 being a curve to the left having a radius of 616.74 feet to a point of tangency;
Thence northerly 249.90 feet more less along the said westerly right-of-way of the private drive and being the said easterly line of Lot 2 of CSM No. 10594 to a point of curvature;
Thence northerly 55.8 feet more or less along the said westerly right-of-way of the private drive and the said easterly line of Lot 2 of CSM No. 10594 being a curve to the left having a radius of 341.86 feet to the Southeast corner of Lot 1 of said CSM No. 10594;
Thence continuing northerly 131.42 feet more or less along the said westerly right-of-way of the private drive and the easterly line of said Lot 1 of CSM No. 10594 being a curve to the left having a radius of 341.86 feet to a point of tangency;
Thence northerly 277.78 feet more or less along the said westerly right-of-way of the private drive and the said easterly line of Lot 1 of CSM No. 10594 to a point of curvature;
Thence northerly 202.67 feet more or less along the said westerly right-of-way of the private drive and the said easterly line of Lot 1 of CSM No. 10594 being a curve to the right having a radius of 407.83 feet to a point of tangency;
Thence northerly 53.09 feet more or less along the said westerly right-of-way of the private drive and the said easterly line of Lot 1 of CSM No. 10594 to the Northeast corner of said Lot 1 of CSM No. 10594 and being on the southerly right-of-way of Olin Avenue;
Thence northwesterly 193.67 feet more or less along the said southerly right-of-way of Olin Avenue and the northerly line of said Lot 1 of CSM No. 10594 to a point of curvature in the said northerly line of said Lot 1 of CSM No. 10594;
Thence northwesterly 70.04 feet more or less along the said southerly right-of-way of Olin Avenue and the said northerly line of Lot 1 of CSM No. 10594 being a curve to the left having a radius of 603.25 feet to a point of tangency;
Thence westerly 18.81 feet more or less along the said southerly right-of-way of Olin Avenue and the said northerly line of Lot 1 of CSM No. 10594 to the Northwest corner of said Lot 1 of CSM No. 10594;
Thence northerly 12.02 feet more or less along the said southerly right-of-way of Olin Avenue and the northerly line of said Lot 2 of CSM No. 10594 to an angle point in the said northerly line;
Thence westerly 256.36 feet along the said southerly right-of-way of Olin Avenue and the said northerly line of Lot 2 of CSM No. 10594 to the Northwest corner of said Lot 2 of CSM No. 10594;
Thence northeasterly 205 feet more or less crossing Olin Avenue to the Southwest corner of Wingra Office Park Condominium recorded as Document No. 2108749 and being on the northerly right-of-way of Olin Avenue;
Thence northeasterly 253.87 feet more or less along the northwesterly line on the said Wingra Office Park Condominium to an angle point;
Thence northeasterly 408 feet more or less along the northerly line of the said Wingra Office Park Condominium and said northerly line extended northeasterly to the intersection of the southwesterly right-of-way of the Wisconsin & Southern Railroad;
Thence southeasterly 568 feet more or less along the southwesterly right-of-way of the Wisconsin & Southern Railroad to a point of curvature;
Thence southeasterly 393.38 feet more or less along the southwesterly right-of-way of the Wisconsin & Southern Railroad being a curve to the right having a radius of 5,779.15 feet to the point of intersection of the southwesterly right-of-way of John Nolen Drive;
Thence southwesterly 140.76 feet more or less along the said southwesterly right-of-way of John Nolen Drive to a point on the northeasterly right-of-way of Olin Avenue;
Thence southeasterly 477 feet more or less across John Nolen Drive to the point of intersection of the northeasterly right-of-way of John Nolen Drive and the southwesterly right-of-way of the Wisconsin & Southern Railroad;
Thence southeasterly 250 feet more or less along the said southwesterly right-of-way of the Wisconsin & Southern Railroad to the Northeast corner of Lot 2 of CSM No. 11220 recorded as Document No. 3979450;

Thence southwesterly 76.17 feet more or less along the northwesterly line of said Lot 2 of CSM No. 11220 to the most westerly corner of said Lot 2 of CSM No. 11220 also being on the northeasterly right-of-way of John Nolen Drive;
Thence southeasterly 551.35 feet more or less along the said northeasterly right-of-way of John Nolen Drive and being along the southwesterly line of said CSM No. 11220 and said line extended to a point of curvature along the said northeasterly right-of-way line of John Nolen Drive;
Thence southeasterly 164.46 feet along the said northeasterly right-of-way of John Nolen Drive being a curve to the left having a radius of 1,666.39 feet;
Thence southeasterly 138 feet more or less to the Southwest corner of Lot 1 of said CSM No. 11220 and being on the northeasterly right-of-way of the John Nolen Road Service Road;
Thence southeasterly 216.31 feet more or less along the said northeasterly right-of-way of the John Nolen Road Service Road being a curve to the left having a radius of 1,636.39 feet to a point of compound curvature;
Thence southeasterly 109 feet more or less crossing the John Nolen Road Service Road to a point on the northeasterly right-of-way of John Nolen Drive and being on the southwesterly line of Lot 3 of said CSM No. 249 recorded in Volume 1 on Page 249;
Thence southeasterly 169.28 feet more or less along the northeasterly right-of-way of John Nolen Drive and along the southwesterly line of Lots 2 and 3 of said CSM No. 249 being a curve to the left having a radius of 1,666.39 feet to a point of tangency;
Thence southeasterly 60 feet more or less along the said northeasterly right-of-way of John Nolen Drive and the along the southwesterly line of Lot 2 of said CSM No. 249 to a point of intersection of the east line of the Southeast ¼ of the Southwest ¼ of said Section 25;
Thence southerly 597 feet more or less along the said east line of the Southeast ¼ of the Southwest ¼ of Section 25 also being the westerly line of Lot 1 of CSM No. 5226 recorded as Document No. 2014495 and said line extended northerly to the Point of Beginning.

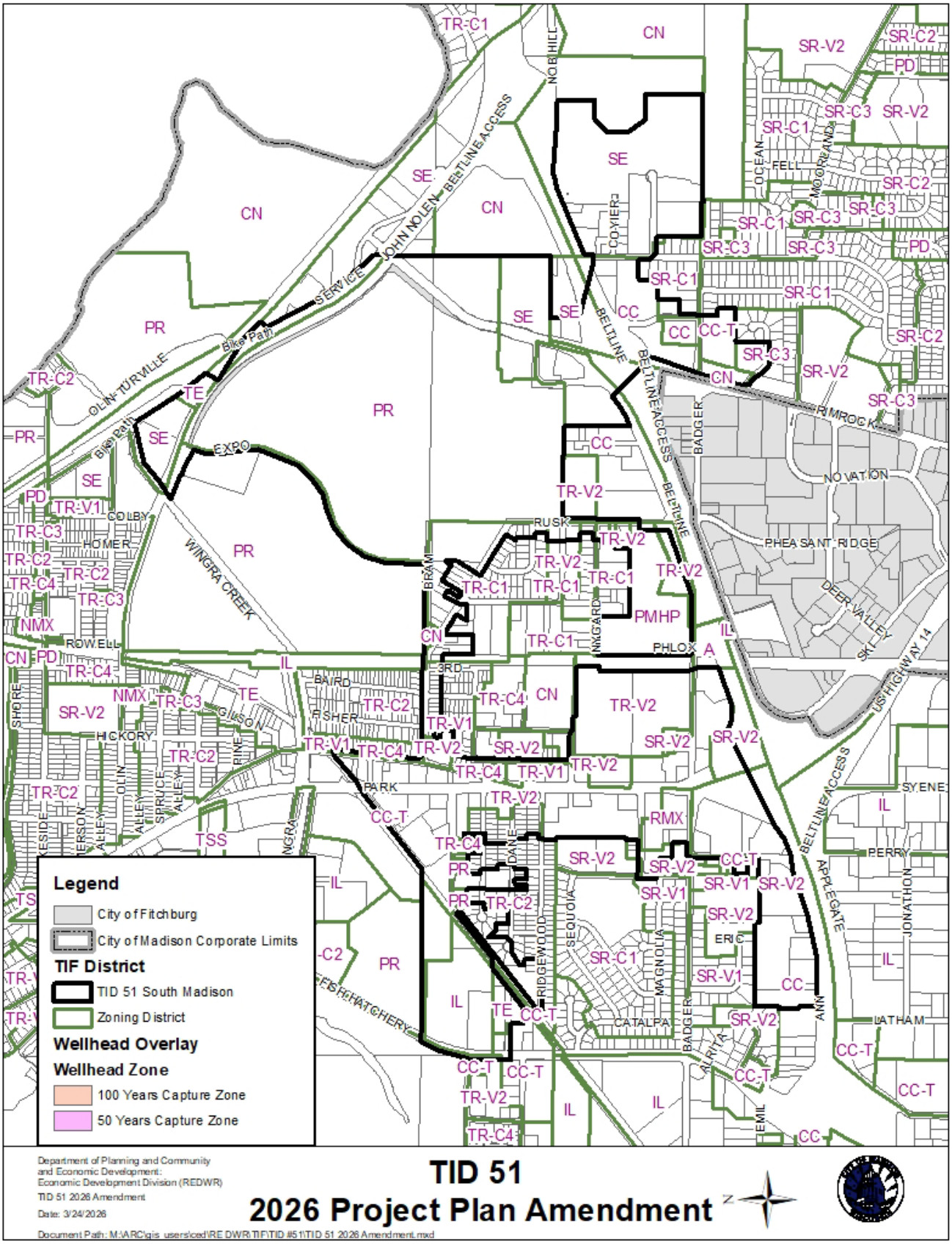
## District Boundary – 2026



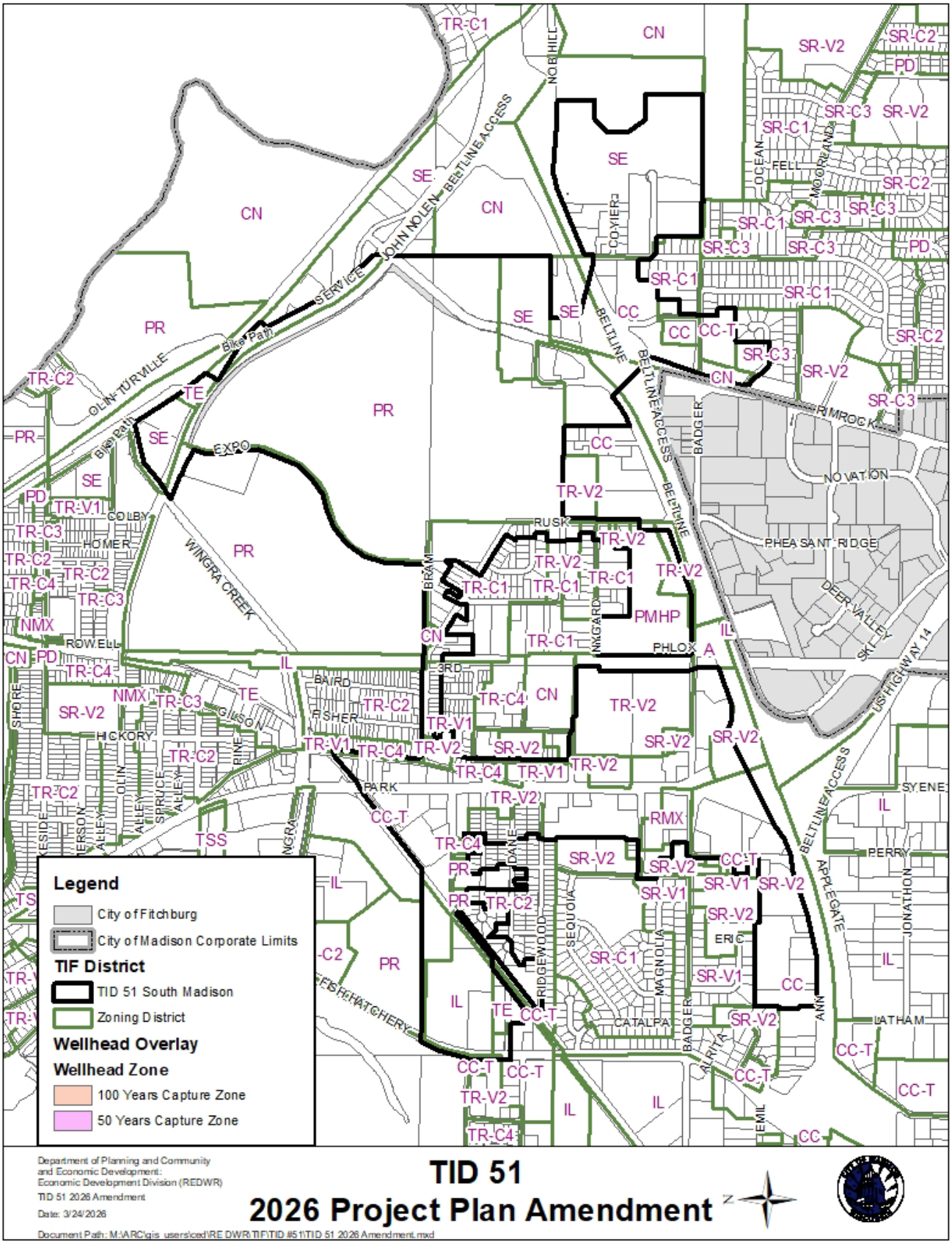
## Blight Findings – 2023



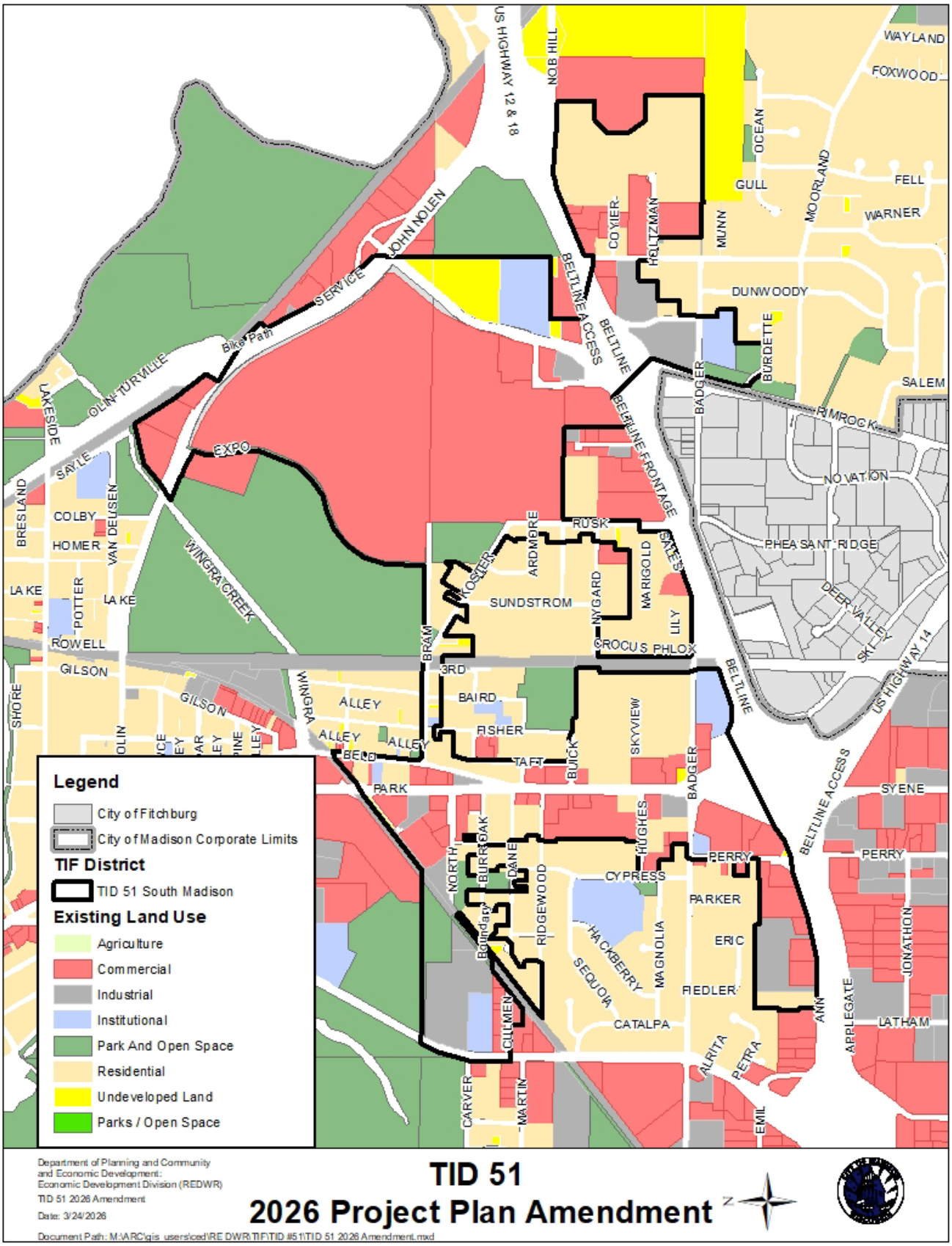
## Existing Zoning – 2026



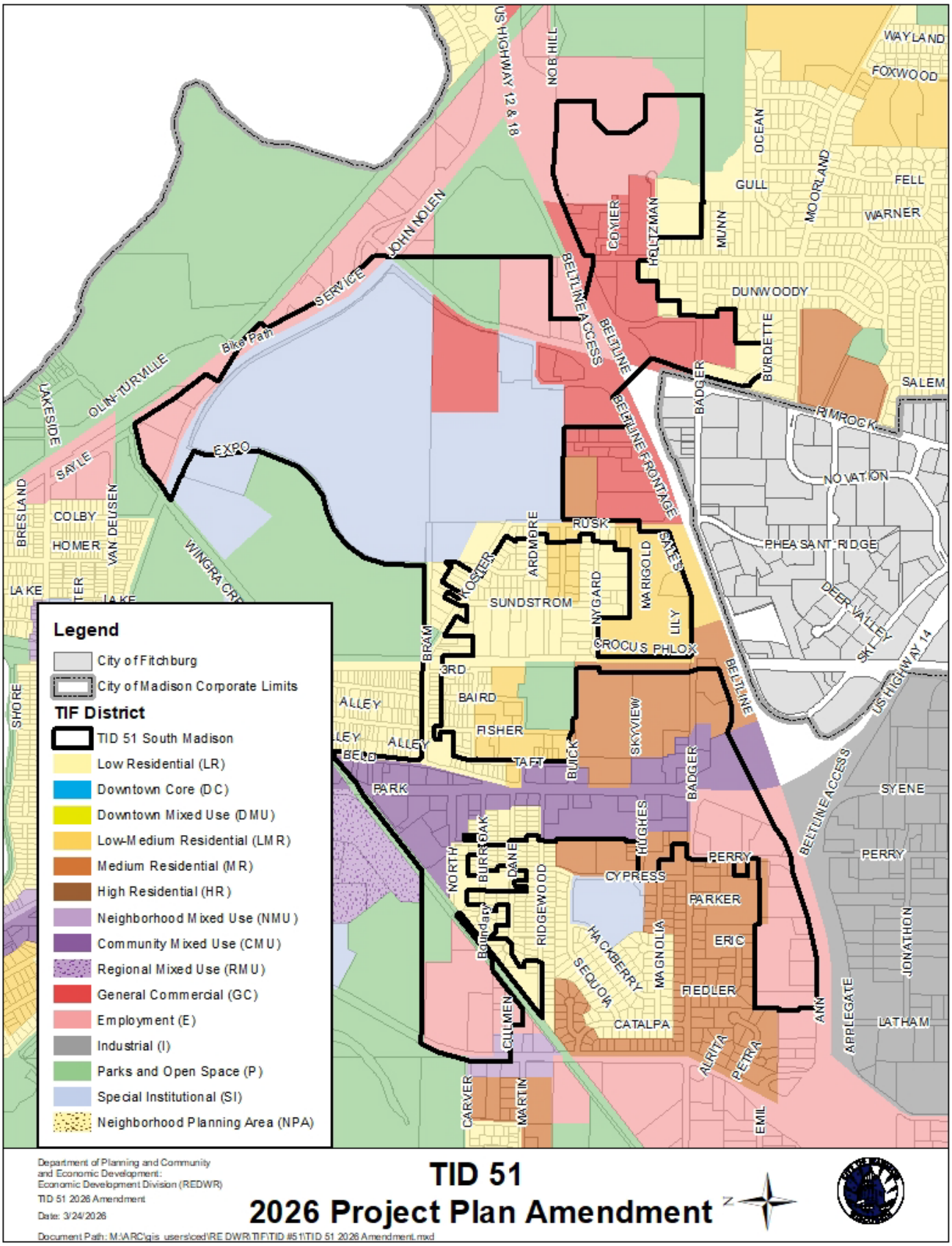
## Proposed Zoning – 2026



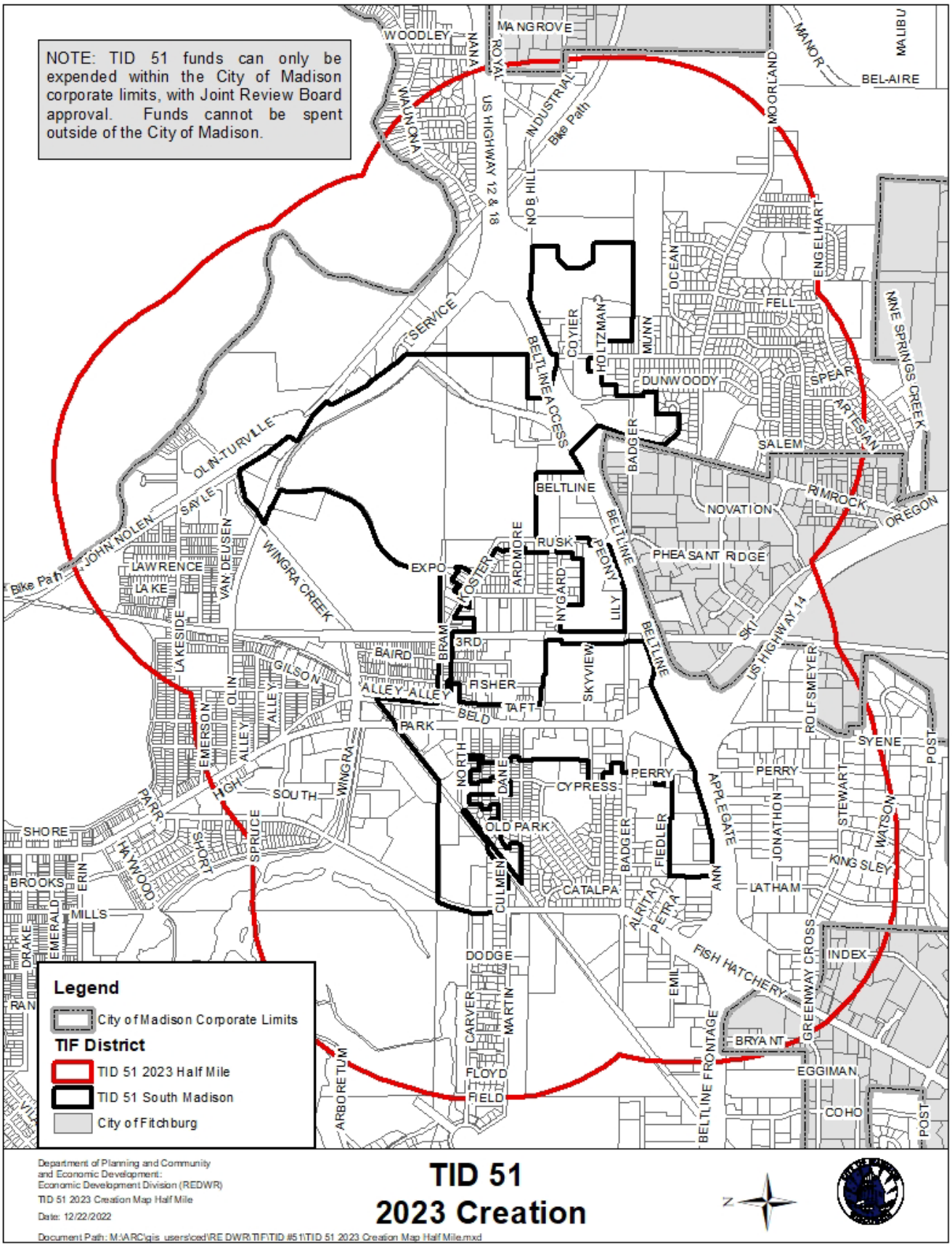
## Existing Land Use – 2026



## Proposed Land Use – 2026



## Proposed Half Mile Boundary – 2023



**Office of the City Attorney**

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May 28, 2026

**TO:** Daniel Rolfs, Real Estate Development Manager
**FROM:** Matthew Robles, Assistant City Attorney
**SUBJECT:** Project Plan Amendment for TIF District No. 51 - City of Madison (South Madison)

Dear Mr. Rolfs:

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the proposed 2026 Amendment to the Project Plan for Tax Incremental Finance District No. 51, City of Madison, Wisconsin (South Madison). Based on this examination, I am of the opinion that the amended Project Plan is complete and complies with the provisions of Secs. 66.1105(4)(f) and (h), Wis. Stats.

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

Matthew D. Robles
Assistant City Attorney

## Donor Plan Appendix

**Background**

TIF Law allows excess tax increment funds to be transferred between certain TIF districts if the TIF Joint Review Board approves such allocations and if the TIDs have the same overlying taxing jurisdictions. TIF Law refers to this relationship as a "donor-recipient" relationship. According to TIF Law, positive increments may be transferred from a "donor" TID to a recipient district as part of a "donor-recipient plan."

TIF Law requires that the project plans be amended for donor TIF districts and recipient districts in the event that new project expenditures are incurred that were not outlined in the original project plan. TIF Law requires that the donor and recipient TIDs have the same overlying taxing jurisdiction boundaries, which is the case for the donor plan outlined below.

The Common Council is considering adoption of a resolution approving an amendment to the Project Plan for TIDs 36 (Capitol Gateway) and TID 37 (Union Corners). The resolution would establish TID 36 and TID 37 as donor TIDs. The resolution and five-year donor-recipient allocation plan anticipate a transfer of positive increments to TID 51 (South Madison). Assuming the project plan amendment is completed for TIDs 36 and TID 37 and that this project plan for TID 51 will is approved, TID 51 would be established as a recipient TID.

**Current Status:**

**TID 36 (Capitol Gateway)**
TID 36 was established on September 6, 2005. To date, the City has provided funding to rehabilitate Breese Stevens Field, construct the Cosmos / Livingston St Parking Ramp, made improvements to Reynolds Field and McPike Park, complete street reconstruction projects, make multiple successful loans to development projects, and provide assistance to the Public Market project. Through the end of 2021, the City had authorized approximately $33 million of expenditures in TID 36. Total capital costs identified in the Project Plan to date are $53,222,000. The City estimates that TID 36 has an estimated incremental value of $489 million in 2022. The City estimates that TID 36 will receive approximately $10 million in incremental revenue in 2023. The expenditure deadline for TID 36 is September 6, 2027. As of December 31, 2021, the City estimates that TID 36 will have $4.9 million of excess incremental revenue.

**TID 37 (Union Corners)**
TID 37 was established on July 16, 2006. To date, the City has invested in public improvements in TID 37 and provided assistance to the Union Corners redevelopment project. Through the end of 2022, the City has authorized approximately $8.9 million of expenditures in TID 37. Total capital costs identified in the Project Plan to date are $20,867,000. The City estimates that TID 37 has an estimated incremental value of $151 million in 2022. The City estimates that TID 37 will receive approximately $3 million in incremental revenue in 2023. The expenditure deadline for TID 37 is July 18, 2028. As of December 31, 2021, the City estimates that TID 37 will have $1.3 million of excess incremental revenue.

Given the lack of outstanding debt in TIDs 36 and 37, the level of incremental revenue that TID 36 and 37 are generating on an annual basis, the planned costs in TID 51, and the City's desire to continue to invest in South Madison, TIDs 36 and 37 are potential donor to TID 51.

**TID 51 (South Madison)**
The City of Madison is proposing to create TID 51 in 2023. The proposes to invest significant resources into the South Madison area that is within TID 51 and within the proposed Half Mile boundary of TID 51. As outlined within this Project Plan, the City proposes to spend up to $99,480,000 in TIF funds within and adjacent to TID 51. As TID 51 is proposed for creation in 2023, it does not have any incremental value, and thus, no incremental revenue.

On October 31, 2022, the Town of Madison dissolved, and the City of Madison took over an area with many significant challenges. South Madison has major infrastructure challenges, decades of neglect, a struggling local business landscape, and the potential for large scale displacement due to redevelopment and rapidly advancing gentrification. To continue to address these issues, the City is proposing to amend the TID 36 and TID 37 project plans as outlined above to invest significant funds into infrastructure, small business assistance, land-banking, affordable housing development (both owner occupied and rental), park and transportation improvements, and other investments designed to specifically support the residents of South Madison.

**Recommendation**

It is the City's general practice to create a TID, wait for it to generate incremental revenue, and then begin investing in public projects. Because of the combined factors facing South Madison, including, but not limited to:

- Historic neglect;
- Rapidly approaching redevelopment and gentrification;
- The potential for large scale displacement of existing residents;
- A diverse population with a high number of low-income residents;
- A need to assist local businesses;
- This City's experience with the lack of success associated with TID 38 (Badger Ann Park);

The City proposes to take this new approach:

- Expand infrastructure investments;
- Provide assistance to small businesses;
- Begin land-banking activities;
- Invest in both owner occupied and rental affordable housing;
- Other actions that will directly address the challenges facing the residents of South Madison.

As TID 51 is newly created and not yet generating any incremental revenue, the city proposes to amend TID 36 and TID 37 to donate excess incremental revenues to TID 51. It is the City's general practice to retire TIF districts within 10-12 years rather than extend their life to the full 20 or 27 year period (depending on their creation date and TID type) so that overlying taxing jurisdictions may receive the tax benefits of new growth sooner, rather than later. This practice also secures the City's flexibility to create future TIDs while complying with the 12% equalized value test required in TIF Law.

However, the requirements for investing in South Madison are such that the City is proposing a different approach. Previous TIDs in revitalization areas, such as TID 38 (Badger Ann Park) and TID 40 (Northside), borrowed funds to invest in infrastructure, awaiting value growth that did not occur. The City resorted to donor TIDs to repay the TID borrowing. If such donor TIDs were not available, the City would have had to repay such borrowing from its General Fund. Donor TIDs only exist for a brief period of time, in that they have recovered their cost and have excess tax increment available. By TIF Law, they must be used as donors or must close.

Given these previous experiences, and the fact that both TID 36 and TID 37 are forecasted to generate excess tax increment in 2023 and beyond, the City is proposing to preemptively donate excess incremental revenues from successful TIDs, such as TID 36 and 37, into the newly created TID 51 in South Madison. These donated excess incremental revenues will help ensure that TID 51 is ultimately successful.

In accordance with this intention and recognizing that the expenditure period for TID 36 ends in 2027 and the expenditure period for TID 37 ends in 2028, Staff recommends that the TID 37 and TID 37 Project Plans be amended to provide for five-year donor allocation period plan, as allowed by TIF Law. TID 36 and TID 37 will thereby extend their forecasted lifespan five additional years to aide in covering these project costs. The total amount of incremental revenue from TID 36 and TID 37 to be allocated to TID 51 is $65,200,000 from 2023 through 2027, as shown in the schedule below.

| **Donor District** | **2023** | **2024** | **2025** | **2026** | **2027** | **Total** |
|---|---|---|---|---|---|---|
| TID 36 | $7,200,000 | $10,000,000 | $10,000,000 | $10,000,000 | $10,000,000 | $47,200,000 |
| TID 37 | $3,600,000 | $3,600,000 | $3,600,000 | $3,600,000 | $3,600,000 | $18,000,000 |
| | | | | | **Total** | **$65,200,000** |
| | | | | | | |
| **Recipient TID** | | | | | | |
| TID 51 (2023 Recipient Schedule | $10,800,000 | $13,600,000 | $13,600,000 | $13,600,000 | $13,600,000 | $65,200,000 |
| | | | | | **Combined Total** | **$65,200,000** |

## LEGAL DESCRIPTION

A parcel of land located in the Southwest ¼ of the Northwest ¼, the Northwest ¼ of the Southwest ¼, the Southwest ¼ of the Southwest ¼, the Northeast ¼ of the Southwest ¼, the Southeast ¼ of the Southwest ¼ of Section 25, the Southeast ¼ of the Southwest ¼, the Southwest ¼ of the Southeast ¼, and the Southeast ¼ of the Southeast ¼ of Section 26, the Northeast ¼ of the Northeast ¼ of Section 34, the Northwest ¼ of the Northeast ¼, the Southwest ¼ of the Northeast ¼, the Northeast ¼ of the Northeast ¼, the Southeast ¼ of the Northeast ¼, the Northwest ¼ of the Northwest ¼, the Northeast ¼ of the Northwest ¼, the Southeast ¼ of the Northwest ¼, the Northwest ¼ of the Southeast ¼, the Northwest ¼ of the Southwest ¼, and the Northeast ¼ of the Southwest ¼ of Section 35 and also the Northwest ¼ of the Northwest ¼, the Southwest ¼ of the Northwest ¼, the Northeast ¼ of the Northwest ¼, the Southeast ¼ of the Northwest ¼, the Northwest ¼ of the Northeast ¼, the Southwest ¼ of the Northeast ¼, the Northeast ¼ of the Northeast ¼, the Southeast ¼ of the Northeast ¼, Northwest ¼ of the Southeast ¼ and the Northeast ¼ of the Southwest ¼ of Section 36 all in Township 7 North, Range 9 East in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

**Beginning** at the North ¼ corner of said Section 36, Township 7 North, Range 9 East in the City of Madison;

Thence southerly 662.38 feet more or less along the East line of the Northwest ¼ of Section 36 to the Northeast corner of Lot 1 of CSM No. 9780 recorded as Document No. 3239096;

Thence continuing southerly 499.25 feet along the East line of said Lot 1 to the Southeast corner of said Lot 1 of CSM No. 9780;

Thence westerly 607.03 feet more or less along the South line of said CSM No. 9780 and said line extended westerly to the Northeast corner of CSM No. 15567 recorded as Document No. 5675864;

Thence southerly 287.01 feet more or less along the East line of said CSM No. 15567 to the Southeast corner of Lot 2 of said CSM No. 15567 also being on the northerly right-of-way of USH 12 & 18;

Thence southeasterly 530 feet more or less to the northerly angle point in Lot 2 of CSM No. 2460 recorded as Document No. 1524926 and being on the southerly right-of-way of USH 12 & 18;

Thence easterly 63.41 feet more or less to the Northeast corner of said Lot 2 also being on the westerly right-of-way of Badger Lane;

Thence continuing easterly 66 feet more or less along the easterly extension of the northerly line of said Lot 2 to a point on the easterly right-of-way of Badger Lane and being on the westerly line of Lot 1 of CSM No. 15324 recorded as Document No. 5556230;

Thence northerly 50 feet more or less along the said westerly line of Lot 1 to a point of curvature;

Thence northeasterly 28.71 feet more or less along an arc to the right having a radius of 25.00 feet and along the westerly line of said Lot 1 to a point on the northwesterly line of said Lot 1 and being on the southerly right-of-way of Nob Hill Road;

Thence northeasterly 523.81 feet more or less along the northerly line of said Lot 1, the northerly line of Lot 1 of CSM No. 15211 recorded as Document No. 5514172, and the said northerly line extended northeasterly also being the southerly right-of-way of Nob Hill Road to the northwesterly corner of Nob Hill Properties Condominium Plat recorded as Document No. 5174513;

Thence easterly 1040.42 feet more or less along the northerly line of the said Nob Hill Properties Condominium Plat also being the southerly right-of-way of Nob Hill Road to the Northeast corner of Unit 3 of the said Nob Hill Properties Condominium Plat also being the Northwest corner of Lot 2 of CSM No. 13930 recorded as Document No. 5140911;

Thence southerly, westerly, and easterly 1,990.26 feet more or less along the easterly line of the said Nob Hill Properties Condominium Plat also being the westerly line of said CSM No. 13930 to the Southeast corner of the said Nob Hill Properties Condominium Plat also being the Southwest corner of said Lot 2 of CSM No. 13930;

Thence westerly 1,045.74 feet more or less along the southerly line of the said Nob Hill Properties Condominium Plat and said line extended westerly also being the southerly line of the Northeast ¼ of said Section 36 to the West line of the East 759.9 feet of the Northwest ¼ of the Southeast ¼ of said Section 36;

Thence southerly 24.75 feet more or less along said West line to a point on a line 24.75 feet southerly of and parallel with the South line of the Northeast ¼ of said Section 36;

Thence westerly 20.41 feet more or less to a point on the easterly line of the westerly 550 feet of the Northwest ¼ of the Southeast ¼ of said Section 36;

Thence northerly 24.75 feet more or less along the said easterly line to a point on the southerly line of the Northeast ¼ of said Section 36;

Thence westerly 351.82 feet more or less along the said southerly line of the Northeast ¼ of said Section 36 to a point on a line 198 feet easterly of and parallel with the West line of the Northeast ¼ of said Section 36;

Thence northerly 441.8 feet more or less along the said parallel line to a point on the southerly right-of-way of Holtzman Road;

Thence westerly 165 feet more or less along the said southerly right-of-way of Holtzman Road to the easterly right of way of Badger Lane;

Thence northwesterly 90 feet more or less to the southeast corener of the lands described in Document No. 5040487 being on the westerly right-of-way of Badger Lane also being on the easterly line of Lot 3 of Block 1 of W.H. Jacobs and E.S. Barker's Subdivision of the South ½ of the Northwest ¼ of said Section 36;

Thence northerly 114.25 feet more or less to a point on the said easterly line of Lot 3 200.5 feet more or less northerly of the Southeast corner of said Lot 3;

Thence westerly 192.84 feet more or less along a line parallel with the southerly line of said Lot 3;

Thence southerly 201.15 feet more or less to a point 192.5 feet more or less westerly of the Southeast corner of said Lot 3 being on the northerly line of CSM No. 15296 recorded as Document No. 5543025;

Thence westerly 199.16 feet more or less along the said northerly line of CSM No. 15296 to the Northwest corner of Lot 1 of CSM No. 15296;

Thence southerly 218.00 feet more or less along the westerly line of said CSM No. 15296 also being the easterly line of CSM No. 6504 recorded as Document No. 2283538 to the Southeast corner of Lot 2 of said CSM No. 6504;

Thence westerly 137.75 feet along the southerly line of said Lot 2 of CSM No. 6504 to the Northwest corner of Lot 1 of said CSM No. 6504 also being on the easterly right-of-way of Nob Hill Road;

Thence southerly 151.42 feet more or less along the westerly line of said Lot 1 and the easterly right-of-way of Nob Hill Road to a point of curvature along the right-of-way;

Thence southerly 82 feet more or less to the Northwest corner of Lot 1 of Block 1 of Rimrock Heights recorded as Document No. 1121019 also being on the southerly right-of-way of Badger Road;

Thence southerly 145.00 feet more or less along the westerly line of said Lot 1 of Block 1 of Rimrock Heights to the Southwest corner of said Lot 1 of Block 1;

Thence easterly 75.00 feet more or less along the southerly line of Lots 1 and 2 of Block 1 of said Rimrock Heights to the Northwest corner of Lot 4 of Block 1 of the 1st Addition to Rimrock Heights recorded as Document No. 1229163;

Thence southerly 179.15 feet more or less along the westerly line of Lots 4, 5, and 6 of the said 1st Addition to Rimrock Heights also being the easterly line of CSM No. 3040 recorded as Document No. 1600221 to the Southeast corner of Lot 1 of said CSM No. 3040 also being the Northeast corner of the Burdette Plat recorded as Document No. 1838452;

Thence westerly 330 feet more or less along the southerly line of Lot 1 of said CSM No. 3040 and the northerly line of the said Burdette Plat to the Northwest corner of Lot 2 of the said Burdette Plat;

Thence southerly 336.46 feet more or less along the easterly line of Outlot 1 of the said Burdette Plat and said line extended southerly to a point on the southerly right-of-way of Burdette Court;

Thence westerly 158.5 feet more or less along the southerly right-of-way of Burdette Court to a point of curvature;

Thence northwesterly 173.35 feet more or less along a curve to the right being along the said southerly right-of-way of Burdette Court having a radius of 180 feet to a point of tangency;

Thence northwesterly 180.5 feet more or less along the southerly right-of-way of Burdette Court to a point of curvature as it meets Rimrock Road;

Thence northerly 60 feet more or less to a point of curvature on the northerly right-of-way of Burdette Court as it meets Rimrock Road;

Thence northerly 37 feet more or less along a curve to the right along the said northerly right-of-way of Burdette Court to a point on the westerly line of Lot 25 of Block 1 of the said 1st Addition to Rimrock Heights and on the easterly right-of-way of Rimrock Road;

Thence northerly 380 feet more or less along the said westerly ling of Lot 25 of Block 1 and the said easterly right-of-way of Rimrock Road to a point of curvature in the said westerly line;

Thence northerly 139 feet more or less to the most northerly of the southwesterly corners of Lot 1 of CSM No. 14510 recorded as Document No. 5324618 also being on the said easterly right-of-way of Rimrock Road;

Thence continuing northeasterly 409.15 feet along the said easterly right-of-way of Rimrock Road and being along the westerly line of said Lot 1 of CSM No. 14510 to the Northwest corner of said Lot 1 of CSM No. 14510;

Thence northwesterly 555 feet more or less to a point of curvature on the northerly line of Rusk Avenue;

Thence southwesterly 429.07 feet more or less along a 1112.92-foot radius curve to the right being the said northerly line of Rusk Avenue to a point on a line 147.50 feet easterly of and parallel with South Beltline Court also being a point on the easterly line of Lot 3 of Block 2 of the said W.H. Jacobs and E.S. Barker's Subdivision of the South ½ of the Northwest ¼ of said Section 36;

Thence northerly 650.5 feet more or less along the said easterly line of Lot 3 of Block 2 of the W.H. Jacobs and E.S. Barker's Subdivision of the South ½ of the Northwest ¼ of said Section 36 to the Northeast corner of said Lot 3 of Block 2;

Thence westerly 924 feet more or less along the northerly line of Lots 3 and 7 of Block 2 of the said W.H. Jacobs and E.S. Barker's Subdivision of the South ½ of the Northwest ¼ of said Section 36 to the Northwest corner of said Lot 7 also being on the easterly right-of-way of Rusk Avenue;

Thence southerly 760.3 feet more or less along the easterly right-of-way of Rusk Avenue also being the westerly line of the said W.H. Jacobs and E.S. Barker's Subdivision of the South ½ of the Northwest ¼ of said Section 36 and the westerly line of Lot 3 of CSM No. 1172 recorded as Document No. 1367948 to an angle point in the said right-of-way;

Thence westerly 66 feet more or less to an angle point on the westerly right-of-way of Rusk Avenue also being on the easterly line of Lot 1 of CSM No. 4571 recorded as Document No. 1865723;

Thence continuing westerly 47 feet more or less along the said westerly right-of-way of Rusk Avenue to an angle point in the said right-of-way and an angle point in the easterly line of said Lot 1 of CSM No. 4571;

Thence southerly 292.46 feet along the said westerly right-of-way of Rusk Avenue and the easterly line of Lots 1 and 3 of said CSM No. 4571 to the southeasterly corner of Lot 3 of said CSM No. 4571;

Thence southwesterly 701.14 feet along the northerly right-of-way of USH 12 and 18 and Badger Road also being the southeasterly line of Lots 2 and 3 of said CSM No. 4571 to an angle point in the southerly line of said Lot 2;

Thence westerly 557.3 feet more or less along the said northerly right-of-way of USH 12 and 18 and Badger Road also being the southerly line of Lots 1 and 2 of said CSM No. 4571 to the Southwest corner of said Lot 1;

Thence northerly 916.41 feet along the westerly line of said Lot 1 of CSM No. 4571 also being along the easterly right-of-way of the Wisconsin Southern Railroad to the Northwest corner of said Lot 1 also being on the southerly right-of-way of Nygard Street;

Thence easterly 393 feet more or less along the northerly line of said Lot 1 of CSM No. 4571 to a point on the westerly line of Lot 7 of Hammersley Heights recorded as Document No. 279393A to an angle point in the northerly line of said Lot 1 also being along the southerly right-of-way of Nygard Street;

Thence southerly 296.97 feet more or less along the westerly line of said Lot 7 of Hammersley Heights also being along the northerly line of said Lot 1 of CSM No. 4571 to an angle point in the said northerly line of said CSM No. 4571 and being the Southwest corner of said Lot 7 of Hammersley Heights;

Thence easterly 660.83 feet more or less along the northerly line of said Lot 1 of CSM No. 4571 also being the southerly line of Lots 3 through 7 of the said Hammersley Heights to the Southeast corner of Lot 3 of the said Hammersley Heights also being the Southwest corner of CSM No. 1905 recorded as Document No. 1455694;

Thence northerly 143.25 feet more or less along the westerly line of Lot 4 of said CSM No. 1905 to the Northwest corner of said Lot 4;

Thence easterly 81 feet more or less along the northerly line of said Lot 4 of CSM No. 1905 to the Southeast corner Lot 1 of said CSM No. 1905;

Thence northerly 153.75 feet more or less along the easterly line of said Lot 1 of CSM No. 1905 to the Northeast corner of said Lot 1 also being on the southerly right-of-way of Nygard Street;

Thence northerly 57.75 feet more or less to the Southwest corner of Lot 12 of Nygard Plat recorded as Document No. 990392 also being on the northerly right-of-way of Nygard Street;

Thence easterly 73 feet more or less along the southerly line of said Lot 12 also being on the northerly right-of-way of Nygard Street to the Southeast corner of said Lot 12;

Thence northerly 139.50 feet more or less along the easterly line of said Lot 12 to the Northeast corner of said Lot 12;

Thence westerly 73 feet more or less along the northerly line of said Lot 12 to the Northwest corner of said Lot 12;

Thence northerly 139.98 feet more or less along the easterly line of Lot 8 of the said Nygard Plat to the Northeast corner of said Lot 8 also being on the southerly right-of-way of Sunny Meade Lane;

Thence northerly 60 feet more or less to the Southeast corner of Lot 39 of Capitol View Heights recorded as Document No. 906602 also being on the northerly right-of-way of Sunny Meade Lane;

Thence northerly 120 feet more or less along the easterly line of said Lot 39 to the Northeast corner of said Lot 39;

Thence easterly 76 feet more or less along the southerly line of Lot 35 of the said plat of Capitol View Heights to the Southeast corner of said Lot 35;

Thence northerly 120 feet more or less along the easterly line of said Lot 35 to the Northeast corner of said Lot 35 also being on the southerly right-of-way of Ardmore Drive;

Thence continuing northerly 60 feet more or less along the extension of the easterly line of said Lot 35 to a point on the southerly line of Lot 23 of the said plat of Capitol View Heights also being on the northerly right-of-way line of Ardmore Drive;

Thence westerly 44 feet feet more or less along the said southerly right-of-way of Ardmore Drive to southerly extension of east line of Lot 24 of the said plat of Capitol View Heights;

Thence continuing northerly 60 feet more or less along the extension of the easterly line of said Lot 24 to the Southeast corner of Lot 24 of the said plat of Capitol View Heights;

Thence northerly 130 feet more or less along the easterly line of said Lot 24 to the Northeast corner of said Lot 24;

Thence westerly 19.5 feet more or less along the northerly line of said Lot 24 to the Southeast corner of Lot 20 of the said plat of Capitol View Heights;

Thence northeasterly 123.7 feet more or less along the southeasterly line of said Lot 20 to the Northeast corner of said Lot 20 also being on the southerly right-of-way of Koster Street;

Thence northwesterly 473 feet more or less along the northerly line of Lots 15 through 20 inclusive of the plat of Capitol View Heights also being along the southerly right-of-way of Koster Street to the Northwest corner of said Lot 15;

Thence northeasterly 66 feet more or less to the Southeast corner of the property described in Document No. 1909551 also being on the northerly right-of-way of Koster Street;

Thence northeasterly 201.3 feet more or less to the southerly corner on the easterly line of the said property described in Document No. 1909551;

Thence northerly 119.2 feet along the easterly line of the said property described in Document No. 1909551 to the most northerly corner of the said property;

Thence southwesterly 64.3 feet more or less along the northwesterly line of the said property described in Document No. 1909551 to a point on a line lying 240 feet more or less northerly and parallel with the northeasterly right-of-way line of Koster Street also being the northeasterly corner of the property described in Document No. 1954115;

Thence northwesterly 180 feet more or less along the northerly line of Lot 2 of CSM No. 520 recorded as Document No. 1288592 and Lot 2 of CSM No. 148 recorded in Vol. 1 on Page 148 and said northerly line extended southeasterly to the Northwest corner of Lot 2 of said CSM No. 148;

Thence southwesterly 240 feet more or less to the Southwest corner of said Lot 2 of CSM No. 148 also being on the northeasterly right-of-way of Koster Street;

Thence northwesterly 60 feet more or less along the southwesterly line of Lot 1 of said CSM No. 148 also being along the northeasterly right-of-way of Koster Street to the Southwest corner of said Lot 1 of CSM No. 148 also being the Southeast corner of Lot 1 of CSM No. 771 recorded as Document No. 1317273;

Thence northeasterly 135 feet more or less along the southeasterly line of said Lot 1 of CSM No. 771 to the Northeast corner of said Lot 1 of CSM No. 771;

Thence northwesterly 60 feet more or less along the northeasterly line of said Lot 1 of CSM No. 771 to the Northwest corner of said Lot 1 of CSM No. 771;

Thence southwesterly 135 feet more or less along the northwesterly line of said Lot 1 of CSM No. 771 to the Southwest corner of said Lot 1 of CSM No. 771 also lying on the northeasterly right-of-way of Koster Street;

Thence southerly 68 feet more or less to the northeasterly corner of Lot 3 of CSM No. 7112 recorded as Document No. 2470080 also lying on the southwesterly right-of-way of Koster Street;

Thence southerly 15.34 feet more or less along a curve to the right with a radius of 15 feet being on the westerly right-of-way of Sundstrom Street and the easterly line of said Lot 3 of CSM No. 7112;

Thence southerly 36.09 feet more or less along the said westerly right-of-way of Sundstrom Street and said easterly line of Lot 3 of CSM No. 7112 to the Southeast corner of said Lot 3 of CSM No. 7112;

Thence westerly 155.26 feet more or less along the southerly line of said Lot 3 of CSM No. 7112 and said line extended westerly;

Thence northeasterly 118.01 feet more or less to a point on the northeasterly line of said Lot 3 of CSM No. 7112 also lying on the southwesterly right-of-way line of Koster Street;

Thence northwesterly 238 feet more or less along the said southwesterly right-of-way of Koster Street to the Northwest corner of Lot 26 of said Hammersley Heights also being the Northeast corner of CSM No. 4850 recorded as Document No. 1915200;

Thence southerly 293.78 feet more or less along the easterly line of said CSM No. 4850 to the Southeast corner of Lot 2 of said CSM No. 4850;

Thence westerly 199.97 feet more or less along the southerly line of said CSM No. 4850 to the Southwest corner of Lot 3 of said CSM No. 4850;

Thence northerly 306 feet more or less along the westerly line of said CSM No. 4850 to a point of intersection of the easterly extension of the southerly line of Lot 1 of Block 1 of Bram’s Addition recorded as Document No. 289665;

Thence westerly 168 feet more or less to the Southeast corner of Lot 1 of Block 1 of said Bram’s Addition also being on the westerly right-of-way of Third Avenue;

Thence westerly 220 feet more or less along the southerly line of Lots 1, 2, 3, 18, and 19 of Block 1 of said Bram's Addition to the Southwest corner of said Lot 19 also being on the easterly right-of-way of Baird Street;

Thence westerly 50 feet more or less to the Southeast corner of Lot 1 of Block 2 of said Bram's Addition also being on the westerly right-of-way of Baird Street;

Thence westerly 264 feet more or less along the southerly line of Lots 1, 2, 3, 18, 19, and 20 of Block 2 of said Bram's Addition also being on the easterly right-of-way of Fisher Street;

Thence northerly 53.3 feet more or less along the westerly line of said Lot 20 of Block 2 of Bram's Addition also being along the easterly right-of-way of Fisher Street to the intersection with a line 67 feet southerly of and parallel with the northerly line of Lot 1 of Block 3 of said Bram's Addition extended easterly;

Thence westerly 50 feet more or less to a point on the said parallel line also being on the westerly right-of-way of Fisher Street;

Thence westerly 74.8 feet more or less along the said parallel line to a point on the westerly line of said Lot 1 of Block 3 of Bram's Addition;

Thence southerly 54.1 feet more or less along the said westerly line of Lot 1 of Block 3 of Bram's Addition to the Southwest corner of said Lot 1 of Block 3;

Thence easterly 82.5 feet more or less along the southerly line of said Lot 1 of Block 3 of Bram's Addition to the Southeast corner of said Lot 1 of Block 3 and being on the westerly right-of-way of Fisher Street;

Thence southerly 132 feet more or less along the easterly line of Lots 2, 3, and 4 of Block 3 of said Bram's Addition also being along the said westerly right-of-way of Fisher Street to the Northeast corner of Lot 5 of Block 3 of said Bram's Addition;

Thence westerly 123.2 feet more or less along the northerly line of said Lot 5 of Block 3 of Bram's Addition to the Northwest corner of said Lot 5 of Block 3;

Thence westerly 106.65 feet more or less along the northerly line of the lands described in Document No.'s 3159054 and 5779435 to the Northwest corner of said the lands described in Document No. 5779435;

Thence southwesterly 190.7 feet more or less along the westerly line of said Document No. 5779435 to a point on the northerly right-of-way line of Center Street;

Thence southerly 65 feet more or less to a point on the west line of Lot 20 of Block 5 of said Bram's Addition being the westerly point of the lands purchased for right-of-way and described in Document No. 1275807 also being on the easterly right-of-way of Taft Street;

Thence southerly 907 feet more or less along the easterly right-of-way of Taft Street also being the westerly line of Block 5 of said Bram's Addition and the westerly line of Block 10 of Bram's 2nd Addition recorded as Document No. 290596 to a point on the west line of Lot 11 of Block 10 of said Bram's 2nd Addition being the westerly point of the lands purchased for right-of-way and described in Document No. 1281887;

Thence southeasterly 23.5 feet more or less along a curve to the left being the northerly of the lands purchased for right-of-way and described in Document No. 1281887;

Thence easterly 234 feet along a line 8 feet northerly of and parallel with the southerly line of said Block 10 of Bram's 2nd Addition as described on Document No. 1281887;

Thence southeasterly 75 feet more or less to the intersection of the easterly right-of-way of Fisher Street and the South line of the North ½ of vacated Buick Street lying southerly of Block 9 of the said Bram's 2nd Addition;

Thence easterly 125 feet more or less along the North line of the South ½ of vacated Buick Street lying southerly of the said Block 9 of Bram's 2nd Addition;

Thence southerly 25 feet more or less to a point on the South line of the South ½ of vacated Buick Street lying southerly of the said Block 9 of Bram's Addition;

Thence easterly 499.25 feet more or less along the said South line of the South ½ of vacated Buick Street to a point on the westerly right-of-way of the Wisconsin and Southern Railroad;

Thence southerly 223.22 feet more or less along the said westerly right-of-way of the Wisconsin and Southern Railroad to a jog in the said westerly right-of-way;

Thence westerly 50 feet more or less along the said westerly right-of-way of the Wisconsin and Southern Railroad to a jog in the said westerly right-of-way;

Thence southerly 900 feet more or less along the said westerly right-of-way of the Wisconsin and Southerly Railroad to a point on the northerly right-of-way of Badger Road;

Thence southeasterly 75 feet more or less to a point on the southerly right-of-way of said Badger Road and the westerly right-of-way of the Wisconsin and Southern Railroad;

Thence southerly 249.6 feet more or less along the said westerly right-of-way of the said Wisconsin and Southern Railroad to a point on the northerly right-of-way of USH 12 & 18;

Thence southwesterly 414.16 feet more or less along the said northerly right-of-way of USH 12 & 18 to an angle point in the said northerly line to a portion conveyed to the State of Wisconsin;

Thence westerly 120.02 feet more or less along the said northerly right-of-way of USH 12 & 18 to an angle point in the said northerly line;

Thence northwesterly 121.59 feet more or less along the said northerly right-of-way of USH 12 & 18 to an angle point in the said northerly line;

Thence southwesterly 1,056 feet more or less to the easterly line of Lot 2 of CSM No. 4074 recorded as Document No. 1774374 also being on the said northerly right-of-way of USH 12 & 18;

Thence southwesterly 160.58 feet more or less along the said northerly right-of-way of USH 12 & 18;

Thence southwesterly 167.50 feet more or less along to the Southwest corner of said Lot 2 of CSM No. 4074 also being on the northerly right-of-way of USH 12 & 18 and the easterly right-of-way of Perry Street;

Thence westerly 182.91 feet more or less across Perry Street to an angle point at the intersection of the northerly right-of-way of Ann Street and the westerly right-of-way of Perry Street;

Thence southwesterly 148.84 feet more or less along the said northerly right-of-way of Ann Street to the Southeast corner of Lot 2 of CSM No. 14730 recorded as Document No. 5392542;

Thence southwesterly 325.29 feet more or less along the southerly line of said Lot 2 of CSM No. 14730 and said southerly line extended southwesterly to an angle point in the said northerly right-of-way of Ann Street;

Thence southwesterly 161 feet more or less along the northerly right-of-way of Ann Street to the Southeast corner of Lot 1 of said CSM No. 14730 along the northerly right-of-way of Ann Street;

Thence southwesterly 48.91 feet along the southerly line of said Lot 1 of CSM No. 14730 also being along the northerly right-of-way of Ann Street to the Southeast corner of Lot 2 of CSM No. 8914 recorded as Document No. 2970459;

Thence southwesterly 226.13 feet more or less along the southerly line of said Lot 2 of CSM No. 8914 also being along the northerly right-of-way of Ann Street to the Southeast corner of Lot 1 of said CSM No. 8914;

Thence westerly 239.20 feet more or less along the southerly line of said Lot 1 of CSM No. 8914 also being along the said northerly right-of-way of Ann Street to the Southwest corner of said Lot 1 of CSM No. 8914;

Thence westerly 54.33 feet more or less along the said southerly line of Lot 1 of CSM No. 14730 also being along the northerly right-of-way of Ann Street to the Southwest corner of said Lot 1 of CSM No. 14730;

Thence westerly 165 feet more or less along the said northerly right-of-way of Ann Street to the Southeast corner of Lot 8 of Hrubesky Commercial Plat recorded in Volume 19 on Page 39;

Thence northerly 165 feet more or less along the easterly line of said Lot 8 of Hrubesky Commercial Plat;

Thence northwesterly 30.6 feet more or less to a point on a line 25 feet westerly of and parallel with the easterly line of said Lot 8 of Hrubesky Commercial Plat;

Thence northerly 184.3 feet more or less along the said parallel line to a point on the northerly line of said Lot 8 of Hrubesky Commercial Plat;

Thence easterly 25 feet more or less along the northerly line of said Lot 8 of Hrubesky Commercial Plat to the Northeast corner of the said Lot 8 of Hrubesky Commercial Plat also being the Southeast corner of Lot 11 of Haase Gardens Plat recorded as Document No. 1066754;

Thence northerly 244.35 feet more or less along the easterly line of Lots 11, 12, and 2 of said Haase Gardens to the Southwest corner of Lot 6 of the Assessor's Plat No. 5 recorded as Document No. 946895;

Thence easterly 825.72 feet more or less along the southerly line of the said Assessor's Plat No. 5 also being along the northerly line of said Lot 1 of CSM No. 14730 to the Southeast corner of Lot 11 of the said Assessor's Plat No. 5 also being an angle point in the said northerly line of said Lot 1 of CSM No. 14730;

Thence southerly 34.58 feet more or less along the northerly line of said Lot 1 of CSM No. 14730 to an angle point in the said northerly line;

Thence easterly 78.23 feet more or less along the said northerly line of said Lot 1 of CSM No. 14730 to the Northeast corner of said Lot 1 of CSM No. 14730;

Thence easterly 364.56 feet more or less along the northerly line of said Lot 2 of CSM No. 14730 to an angle point in the said northerly line;

Thence northerly 14.77 feet more or less along the said northerly line of Lot 2 of CSM No. 14730 to an angle point in the said northerly line;

Thence easterly 187.87 feet more or less along the said northerly line of Lot 2 of CSM No. 14730 to the Northeast corner of said Lot 2 of CSM No. 14730 also lying on the westerly right-of-way of Perry Street;

Thence easterly 16.5 feet more or less along the easterly extension of the said northerly line of Lot 2 of CSM No. 14730 being along the westerly right-of-way of Perry Street;

Thence northerly 109 feet more or less along the said westerly right-of-way of Perry Street to the Southeast corner of the property described in Document No. 2754613;

Thence westerly 180.5 feet more or less along the southerly line of the property described in Document No. 2754613 to the Southwest corner of the said property described in Document No. 2754613;

Thence northerly 130.2 feet more or less along the westerly line of the property described in Document No. 2754613 to the Northwest corner of the said property described in Document No. 2754613;

Thence easterly 180.5 feet more or less along the northerly line of the property described in Document No. 2754613 to the Northeast corner of the said property described in Document No. 2754613 also being on the westerly right-of-way of Perry Street;

Thence northerly 140 feet more or less along the said westerly right-of-way of Perry Street to the Southeast corner of CSM No. 5428 recorded as Document No. 2058841;

Thence westerly 2.50 feet or less along the southerly line of said CSM No. 5428 to the Southeast corner of Lot 2 of said CSM No. 5428;

Thence northerly 299 feet more or less along the easterly line of Lots 1 and 2 of said CSM No. 5428 also being along the said westerly right-of-way of Perry Street to the Northeast corner of said Lot 1 of CSM No. 5428 along Perry Street;

Thence northerly 93 feet more or less to the Southeast corner of Outlot B of the Plat of Burr Oaks recorded as Document No. 950150 also being on the northerly right-of-way of Badger Road and the southerly line of Lot 1 of CSM No. 13016 recorded as Document No. 4714890;

Thence easterly 148.5 feet more or less along the southerly line of said Lot 1 of CSM No. 13016 also being along the northerly right-of-way of Badger Road to the Southeast corner of said Lot 1 of CSM No. 13016;

Thence northerly 142 feet more or less to along the easterly line of said Lot 1 of CSM No. 13016 to an angle point in the said easterly line of said Lot 1 of CSM No. 13016;

Thence westerly 149.07 feet more or less along the said easterly line of said Lot 1 of CSM No. 13016 to an angle point in the said easterly line;

Thence northerly 134.62 feet more or less along the said easterly line of said Lot 1 of CSM No. 13016 to the Northeast corner of said Lot 1 of CSM No. 13016;

Thence westerly 112.43 feet along the northerly line of said Lot 1 of CSM No. 13016 the easterly corner of the lands described in Document No. 4787355;

Thence, northwesterly along the northerly line of the lands described in Document No. 4787355 for 33.54 feet to the westerly line of Lot 66 of the Plat of The First Addition to Burr Oaks recorded as Document No. 965763 and being on the easterly right-of-way of Cypress Way;

Thence, northwesterly 65 feet more or less to the southeast corner of Lot 68 of the First Addition To Burr Oaks recorded as Document No. 965763 also being the westerly right-of-way of Cypress Way;

Thence, northerly 175 feet more or less along the easterly line of said Lot 68 and Lot 157 of Second Addition To Burr Oaks recorded as Document No. 978165 also being the westerly right-of-way of Cypress Way to the westerly extension of northerly right-of-way of Hughes Place;

Thence, easterly along said extension 75 feet more or less to a point of tangency on Outlot C of the said First Addition to Burr Oaks also being on the northerly right-of-way of Hughes Place;

Thence easterly 126.14 feet more or less along the said northerly right-of-way of Hughes Place to the Southeast corner of said Outlot C of the First Addition to Burr Oaks also being the Southwest corner of Lot 13 of Miller Park Plat recorded as Document No. 425969;

Thence easterly 183.75 feet more or less along the southerly line of Lots 11 through 13 of the said Miller Park Plat also being along the northerly right-of-way of Hughes Place to the Southeast corner of said Lot 11 of Miller Park Plat;

Thence northerly 120 feet more or less along the easterly line of said Lot 11 of Miller Park Plat to the Northeast corner of said Lot 11 also being on the westerly line of Lot 1 of CSM No. 15938 recorded as Document No. 5815813;

Thence easterly 18.10 feet more or less along the said westerly line of Lot 1 of CSM No. 15938 to an angle point in the said westerly line;

Thence northerly 694.27 feet more or less along the said westerly line of Lot 1 of CSM No. 15938 to an angle point in the said westerly line;

Thence westerly 19.32 feet more or less along the said westerly line of Lot 1 of CSM No. 15938 to an angle point in the said westerly line also being the Southeast corner of Lot 11 of Block 5 of Oak Ridge Subdivision recorded as Document No. 290503;

Thence northerly 120.30 feet more or less along the said westerly line of Lot 1 of CSM No. 15938 also being the easterly line of said Lot 11 of Block 5 of Oak Ridge Subdivision to the Northwest corner of said Lot 1 of CSM No. 15938 and the Northeast corner of Lot 11 of Block 5 of Oak Ridge Subdivision being on the southerly right-of-way of Ridgewood Way;

Thence northerly 50 feet across Ridgewood Way to the Southeast corner of Lot 14 of Block 2 of the said Oak Ridge Subdivision;

Thence easterly 50 feet more or less along the southerly line of Lot 13 of said Block 2 of Oak Ridge Subdivision being along the northerly right-of-way of Ridgewood Way to the Southeast corner of said Lot 13 of Block 2 of Oak Ridge Subdivision;

Thence northerly 120 feet more or less along the easterly line of said lot 13 of Block 2 of Oak Ridge Subdivision to the Northeast corner of said Lot 13 of Block 2 of Oak Ridge Subdivision;

Thence westerly 50 feet more or less along the northerly line of said Lot 13 of Block 2 of Oak Ridge Subdivision to the Northwest corner of said Lot 13 of Block 2 of Oak Ridge Subdivision;

Thence northerly 120 feet more or less along the easterly line of Lot 23 of said Block 2 of Oak Ridge Subdivision to the Northeast corner of said Lot 23 of Block 2 of Oak Ridge Subdivision also being on the southerly right-of-way of Dane Street;

Thence northerly 50 feet more or less across Dane Street to the Southwest corner of Lot 14 of Block 1 of said Oak Ridge Subdivision also being on the northerly right-of-way of Dane Street and the easterly right-of-way of Taylor Street;

Thence westerly 50 feet across Taylor Street to the Southeast corner of Lot 1 of Block 6 of First Addition to Oak Ridge Subdivision recorded as Document No. 294634A also being on the northerly right-of-way of Dane Street and the westerly right-of-way of Taylor Street;

Thence northerly 240 feet more or less along the easterly line of Lots 1 and 13 of said Block 6 of First Addition to Oak Ridge Subdivision also being along the said westerly right-of-way of Taylor Street to the Northeast corner of said Lot 13 of Block 6 of First Addition to Oak Ridge Subdivision also being on the southerly right-of-way of Burr Oak Lane;

Thence easterly 50 feet more or less across Taylor Street to the Northwest corner of Lot 15 of the said Block 1 of Oak Ridge Subdivision also being on the easterly right-of-way of Taylor Street and the southerly right-of-way of Burr Oak Lane;

Thence easterly 50 feet more or less along the northerly line of said Lot 15 of Block 1 of Oak Ridge Subdivision being along the southerly right-of-way of Burr Oak Lane to the Northeast corner of said Lot 15 of Block 1 of Oak Ridge Subdivision;

Thence northerly 50 feet across Oak Street to the Southeast corner of Lot 15 of Block 7 of the said First Addition to Oak Ridge Subdivision also being on the northerly right-of-way of Burr Oak Lane;

Thence northerly 160 feet more or less along the easterly line of Lots 15 and 16 of said Block 7 of the First Addition to Oak Ridge Subdivision to a point on the northerly line of the southerly 40 feet of said Lot 16 of Block 7 of the First Addition to Oak Ridge Subdivision;

Thence westerly 50 feet more or less along the said northerly line of the southerly 40 feet of Lot 16 of Block 7 of the First Addition to Oak Ridge Subdivision to a point on the easterly right-of-way of Taylor Street;

Thence southerly 160 feet more or less along the westerly line of said Lots 15 and 16 of Block 7 of the First Addition to Oak Ridge Subdivision and being on the easterly right-of-way of Taylor Street to the Southwest corner of Lot 15 of said Block 7 of the First Addition to Oak Ridge Subdivision also being on the northerly right-of-way of Burr Oak Lane;

Thence westerly 50 feet across Taylor Street to the Southeast corner of Lot 1 of Block 8 of the said First Addition to Oak Ridge Subdivision also being on the northerly right-of-way of Burr Oak Lane and the westerly right-of-way of Taylor Street;

Thence westerly 100 feet more or less along the southerly line of Lots 1 and 2 of said Block 8 of the First Addition to Oak Ridge Subdivision also being along the northerly right-of-way line of Burr Oak Lane to the Southeast corner of Lot 3 of said Block 8 of the First Addition to Oak Ridge Subdivision;

Thence northerly 120 feet more or less along the easterly line of said Lot 3 of Block 8 of the First Addition to Oak Ridge Subdivision to the Northeast corner of said Lot 3 of Block 8 of the First Addition to Oak Ridge Subdivision;

Thence westerly 200 feet more or less along the northerly line of Lots 3 through 6 of the said Block 8 of the First Addition to Oak Ridge Subdivision to the Northwest corner of said Lot 6 of Block 8 of the First Addition to Oak Ridge Subdivision;

Thence southerly 120 feet more or less along the westerly line of said Lot 6 of Block 8 of the First Addition to Oak Ridge Subdivision to the Southwest corner of said Lot 6 of Block 8 of the First Addition to Oak Ridge Subdivision also being on the northerly right-of-way of Burr Oak Lane;

Thence, easterly 50 feet more or less along the southerly line of said Lot 6 of Block 8 of the First Addition to Oak Ridge Subdivision to the Southeast corner of said Lot 6 of Block 8 of the First Addition to Oak Ridge Subdivision also being on the northerly right-of-way of Burr Oak Lane;

Thence southerly 50 feet across Oak Street to the Northwest corner of Lot 9 of said Block 6 of the First Addition to Oak Ridge Subdivision and being on the southerly right-of-way of Burr Oak Lane;

Thence southerly 120 feet more or less along the westerly line of said Lot 9 of Block 6 of the First Addition to Oak Ridge Subdivision to the Southwest corner of said Lot 9 of Block 6 of the First Addition to Oak Ridge Subdivision;

Thence easterly 50 feet more or less along the southerly line of said Lot 9 of Block 6 of the First Addition to Oak Ridge Subdivision to the Northwest corner of Lot 4 of said Block 6 of the First Addition to Oak Ridge Subdivision;

Thence southerly 120 feet more or less along the westerly line of said Lot 4 of Block 6 of the First Addition to Oak Ridge Subdivision to the Southwest corner of said Lot 4 of Block 6 of the First Addition to Oak Ridge Subdivision also being on the northerly right-of-way of Dane Street;

Thence southerly 50 feet across Dane Street to the Northwest corner of Lot 19 of Block 2 of the said Oak Ridge Subdivision also being on the northerly right-of-way of Dane Street and the easterly right-of-way of Cypress Way;

Thence, westerly 50 feet across  Cypress Way to the Northeast corner of Lot 24 24 of Block 3 of Oak Ridge Subdivision also being along the said westerly right-of-way of Cypress Way;

Thence southerly 120 feet more or less along the easterly line of said Lot 24 of Block 3 of Oak Ridge Subdivision also being along the said westerly right-of-way of Cypress Way to the Southeast corner of said Lot 24 of Block 3 of Oak Ridge Subdivision;

Thence westerly 100 feet more or less along the southerly line of Lots 23 and 24 of said Block 3 of Oak Ridge Subdivision to the Southwest corner of said Lot 23 of Block 3 of Oak Ridge Subdivision;

Thence northerly 120 feet more or less along the westerly line of said Lot 23 of Block 3 of Oak Ridge Subdivision to the Northwest corner of said Lot 23 of Block 3 of Oak Ridge Subdivision also being on the southerly right-of-way of Dane Street;

Thence westerly 50 feet more or less along the northerly line of Lot 22 of said Block 3 of Oak Ridge Subdivision also being along the said southerly right-of-way of Dane Street to the Northeast corner of Lot 21 of said Block 3 of Oak Ridge Subdivision;

Thence southerly 120 feet more or less along the easterly line of said Lot 21 of Block 3 of Oak Ridge Subdivision to the Southeast corner of said Lot 21 of Block 3 of Oak Ridge Subdivision;

Thence westerly 50 feet more or less along the southerly line of said Lot 21 of Block 3 of Oak Ridge Subdivision to the Southwest corner of said Lot 21 of Block 3 of Oak Ridge Subdivision;

Thence northerly 120 feet more or less along the westerly line of said Lot 21 of Block 3 of Oak Ridge Subdivision to the Northwest corner of said Lot 21 of Block 3 of Oak Ridge Subdivision also being on the southerly right-of-way of Dane Street;

Thence northerly 50 feet across Dane Street to the Southeast corner of Lot 15 of the Second Addition to Oak Ridge Subdivision recorded as Document No. 641623 also lying on the northerly right-of-way of Dane Street;

Thence northerly 239.8 feet more or less along the easterly line of Lots 14 and 15 of the said Second Addition to Oak Ridge Subdivision to the Northeast corner of said Lot 14 of the Second Addition to Oak Ridge Subdivision also lying on the southerly right-of-way Burr Oak Lane;

Thence northerly 50 feet across Burr Oak Lane to the Southeast corner of Lot 3 of the said Second Addition to Oak Ridge Subdivision also being on the northerly right-of-way of Burr Oak Lane;

Thence northerly 120 feet more or less along the easterly line of said Lot 3 of the said Second Addition to Oak Ridge Subdivision to the Northeast corner of said Lot 3 of the Second Addition to Oak Ridge Subdivision;

Thence westerly 134 feet more or less along the northerly line of Lots 3 and 4 of the said Second Addition to Oak Ridge Subdivision to the Northwest corner of said Lot 4 of the Second Addition to Oak Ridge Subdivision;

Thence southerly 120 feet more or less along the westerly line of said Lot 4 of the Second Addition to Oak Ridge Subdivision to the Southwest corner of said Lot 4 of the Second Addition to Oak Ridge Subdivision also lying on the northerly right-of-way of Burr Oak Lane;

Thence southerly 50 feet across Burr Oak Lane to the Northeast corner of Lot 12 of the said Second Addition to Oak Ridge Subdivision also lying on the southerly right-of-way of Burr Oak Lane;

Thence westerly 67 feet more or less along the northerly line of said Lot 12 of the Second Addition to Oak Ridge Subdivision and being along the southerly right-of-way of Burr Oak Lane to the Northwest corner of said Lot 12 of the Second Addition to Oak Ridge Subdivision;

Thence southerly 119.9 feet more or less along the westerly line of said Lot 12 of the Second Addition to Oak Ridge Subdivision to the Southwest corner of said Lot 12 of the Second Addition to Oak Ridge Subdivision;

Thence easterly 67 feet more or less along the southerly line of said Lot 12 of the Second Addition to Oak Ridge Subdivision to the Southeast corner corner of said Lot 12 of the Second Addition to Oak Ridge Subdivision;

Thence southerly 119.9 feet more or less along the easterly line of Lot 17 of the said Second Addition to Oak Ridge Subdivision to the Southeast corner of said Lot 17 of the Second Addition to Oak Ridge Subdivision also being on the northerly right-of-way of Dane Street;

Thence westerly 201 feet more or less along the southerly line of Lots 17, 18, and 19 of the said Second Addition to Oak Ridge Subdivision also being along the said northerly right-of-way of Dane Street to the Southwest corner of said Lot 19 of the Second Addition to Oak Ridge Subdivision;

Thence northerly 119.9 feet more or less along the westerly line of said Lot 19 of the Second Addition to Oak Ridge Subdivision to the Northwest corner of said Lot 19 of the Second Addition to Oak Ridge Subdivision;

Thence westerly 67 feet more or less along the northerly line of Lot 20 of the said Second Addition to Oak Ridge Subdivision to the Northwest corner of said Lot 20 of the Second Addition to Oak Ridge Subdivision;

Thence northwesterly 107 feet more or less along the northeasterly line of Lot 21 of the said Second Addition to Oak Ridge Subdivision to the most northerly corner of said Lot 21 of the Second Addition to Oak Ridge Subdivision;

Thence southerly 194.4 feet more or less along the westerly line of said Lot 21 of the Second Addition to Oak Ridge Subdivision to the Southwest corner of said Lot 21 of the Second Addition to Oak Ridge Subdivision also being on the northerly right-of-way of Dane Street;

Thence southwesterly 69 feet more or less across Dane Street to the most northerly corner of Lot 27 of the said Second Addition to Oak Ridge Subdivision being at a point of curvature on the southerly right-of-way of Dane Street;

Thence westerly 86.9 feet more or less along a curve to the right having a radius of 50 feet along the southerly right-of-way of Dane Street to the most northerly corner of Lot 26 of the Second Addition to Oak Ridge Subdivision;

Thence southwesterly 167.7 feet more or less along the northwesterly line of said Lot 26 of the Second Addition to Oak Ridge Subdivision to the Northwest corner of said Lot 26 of the Second Addition to Oak Ridge Subdivision;

Thence southerly 50 feet more or less along the westerly line of said Lot 26 of the Second Addition to Oak Ridge Subdivision to the Southwest corner of said Lot 26 of the Second Addition to Oak Ridge Subdivision;

Thence easterly 56.3 feet more or less along the southerly line of said Lot 26 of the Second Addition to Oak Ridge Subdivision to the Northeast corner of Outlot A of the said Second Addition to Oak Ridge Subdivision;

Thence southerly 134 feet more or less along the easterly line of said Outlot A of the Second Addition to Oak Ridge Subdivision to the Southeast corner of said Outlot A of the Second Addition to Oak Ridge Subdivision also being on the northerly right-of-way of Ridgewood Way;

Thence southwesterly 59 feet more or less across Ridgewood Way to the Northeast corner of Lot 34 of the said Second Addition to Oak Ridge Subdivision being on the southerly right-of-way of Ridgewood Way;

Thence westerly 527.2 feet more or less along the southerly right-of-way of Ridgewood Way along Lots 33, 34, and Outlot B and said right-of-way line extended westerly to the intersection of the southeasterly right-of-way of the Wisconsin and Southern Railroad;

Thence northeasterly 1,332.03 feet more or less along the southeasterly right-of-way of Wisconsin and Southern Railroad also being along the northwesterly line of Oak Ridge Condominium and the northwesterly line of the said Second Addition to Oak Ridge Subdivision and said lines extended northeasterly and southwesterly;

Thence northwesterly 39 feet more or less to an internal property line within the Wisconsin and Southern Railroad;

Thence southwesterly 578 feet more or less along a property line of the Wisconsin and Southern Railroad to a point of intersection of the northerly line of the Plat of Sunnyslope recorded as Document No. 330944 extended easterly;

Thence westerly 102.5 feet more less along the said easterly extension of the northerly line of the Plat of Sunnyslope to the Northeast corner of Block 4 of said Plat of Sunnyslope;

Thence southwesterly 484 feet more or less along the northwesterly right-of-way of the said Wisconsin and Southern Railroad also being the southeasterly line of the said Plat of Sunnyslope to the Southeast corner of Block 1 of the said Plat of Sunnyslope;

Thence westerly 166.4 feet more or less along the southerly line of said Block 1 of the Plat of Sunnyslope to the Southwest corner of Lot 8 of Block 1 of the said Plat of Sunnyslope;

Thence northerly 120 feet along the westerly line of said Lot 8 of Block 1 of the Plat of Sunnyslope to the Northwest corner of the said Lot 8 of Block 1 of the Plat of Sunnyslope also being on the southerly right-of-way line of Culmen Street;

Thence westerly 280 feet more or less along the northerly line of Block 1 of the Plat of Sunnyslope also being along the said southerly right-of-way of Culmen Street to the Northwest corner of Lot 1 of CSM No. 12040 recorded as Document No. 4268556 also being on the easterly right-of-way of Fish Hatchery Road;

Thence westerly 97.8 feet more or less along the westerly extension of the southerly right-of-way of Culmen Street to a point on the westerly right-of-way of Fish Hatchery Road;

Thence northerly 361 feet more or less along the said westerly right-of-way of Fish Hatchery Road to a point of curvature at the intersection of the westerly right-of-way of Fish Hatchery Road and the southerly right-of-way of Carver Street;

Thence northeasterly 91 feet more or less across Carver Street to a point of intersection of the northerly right-of-way of Carver Street and the westerly right-of-way of Fish Hatchery Road;

Thence northeasterly 466 feet more or less along the westerly right-of-way of Fish Hatchery Road to the intersection with the north line of the Northwest ¼ of said Section 35;

Thence easterly 1,718 feet more or less along the North line of the said Northwest ¼ of Section 35 to a point on the southeasterly right-of-way of the Wisconsin & Southern Railroad;

Thence northeasterly 970 feet more or less along the said southeasterly right-of-way of the Wisconsin & Southern Railroad to the point of intersection with the westerly right-of-way of Park Street;

Thence northeasterly 122 feet more or less crossing Park Street to a point of intersection of the easterly right-of-way of Park Street and the southeasterly right-of-way of the Wisconsin & Southern Railroad;

Thence continuing northeasterly 335 feet more or less along the southeasterly right-of-way of the Wisconsin & Southern Railroad to the point of intersection with the westerly right-of-way of Beld Street;

Thence northeasterly 77 feet more or less crossing Beld Street to the Northwest corner of Lot 12 of Block 2 of Fair View Addition to South Madison recorded as Document No. 281472A also being on the easterly right-of-way of Beld Street;

Thence southerly 886.8 feet more or less along the said easterly right-of-way of Beld Street also being along the westerly line of Blocks 2 and 5 of the said Fair View Addition to South Madison to the Southwest corner of Lot 36 of said Block 5 of the Fair View Addition to South Madison and being on the northerly right-of-way of Bram Street;

Thence easterly 889.2 feet more or less along the said northerly right-of-way of Bram Street and being along the southerly line of Blocks 5, 6, and 7 of the said Fair View Addition to South Madison to the Southeast corner of Lot 20 of said Block 7 of the Fair View Addition to South Madison also being on the westerly right-of-way of the Wisconsin & Southern Railroad;

Thence continuing easterly 150 feet more or less across the Wisconsin & Southern Railroad to the Southwest corner of Lot 2 of CSM No. 10594 recorded as Document No. 3590296 and lying at the intersection of the easterly right-of-way of the Wisconsin & Southern Railroad and the northerly right-of-way of Bram Street;

Thence continuing easterly 894.86 feet more or less along the southerly line of Lot 2 of said CSM No. 10594 also being along the northerly right-of-way of Bram Street to the Southeast corner of said Lot 2 of CSM No. 10594 and being on the westerly right-of-way of the private drive of Quann-Olin Parkway;

Thence northerly 317.58 feet more or less along the said westerly right-of-way of the private drive and being the easterly line of said Lot 2 of CSM No. 10594 to a point of curvature;

Thence northeasterly 852.57 feet more or less along the said westerly right-of-way of the private drive and the said easterly line of said Lot 2 of CSM No. 10594 being a curve to the right having a radius of 682.72 feet to a point of tangency;

Thence northeasterly 153.97 feet more or less along the said westerly right-of-way of the private drive and being the easterly line of said Lot 2 of CSM No. 10594 to a point of curvature;

Thence northeasterly 540.54 feet more or less along the said westerly right-of-way of the private drive and the said easterly line of Lot 2 of CSM No. 10594 being a curve to the left having a radius of 616.74 feet to a point of tangency;

Thence northerly 249.90 feet more less along the said westerly right-of-way of the private drive and being the said easterly line of Lot 2 of CSM No. 10594 to a point of curvature;

Thence northerly 55.8 feet more or less along the said westerly right-of-way of the private drive and the said easterly line of Lot 2 of CSM No. 10594 being a curve to the left having a radius of 341.86 feet to the Southeast corner of Lot 1 of said CSM No. 10594;

Thence continuing northerly 131.42 feet more or less along the said westerly right-of-way of the private drive and the easterly line of said Lot 1 of CSM No. 10594 being a curve to the left having a radius of 341.86 feet to a point of tangency;

Thence northerly 277.78 feet more or less along the said westerly right-of-way of the private drive and the said easterly line of Lot 1 of CSM No. 10594 to a point of curvature;

Thence northerly 202.67 feet more or less along the said westerly right-of-way of the private drive and the said easterly line of Lot 1 of CSM No. 10594 being a curve to the right having a radius of 407.83 feet to a point of tangency;

Thence northerly 53.09 feet more or less along the said westerly right-of-way of the private drive and the said easterly line of Lot 1 of CSM No. 10594 to the Northeast corner of said Lot 1 of CSM No. 10594 and being on the southerly right-of-way of Olin Avenue;

Thence northwesterly 193.67 feet more or less along the said southerly right-of-way of Olin Avenue and the northerly line of said Lot 1 of CSM No. 10594 to a point of curvature in the said northerly line of said Lot 1 of CSM No. 10594;

Thence northwesterly 70.04 feet more or less along the said southerly right-of-way of Olin Avenue and the said northerly line of Lot 1 of CSM No. 10594 being a curve to the left having a radius of 603.25 feet to a point of tangency;

Thence westerly 18.81 feet more or less along the said southerly right-of-way of Olin Avenue and the said northerly line of Lot 1 of CSM No. 10594 to the Northwest corner of said Lot 1 of CSM No. 10594;

Thence northerly 12.02 feet more or less along the said southerly right-of-way of Olin Avenue and the northerly line of said Lot 2 of CSM No. 10594 to an angle point in the said northerly line;

Thence westerly 256.36 feet along the said southerly right-of-way of Olin Avenue and the said northerly line of Lot 2 of CSM No. 10594 to the Northwest corner of said Lot 2 of CSM No. 10594;

Thence northeasterly 205 feet more or less crossing Olin Avenue to the Southwest corner of Wingra Office Park Condominium recorded as Document No. 2108749 and being on the northerly right-of-way of Olin Avenue;

Thence northeasterly 253.87 feet more or less along the northwesterly line on the said Wingra Office Park Condominium to an angle point;

Thence northeasterly 408 feet more or less along the northerly line of the said Wingra Office Park Condominium and said northerly line extended northeasterly to the intersection of the southwesterly right-of-way of the Wisconsin & Southern Railroad;

Thence southeasterly 568 feet more or less along the southwesterly right-of-way of the Wisconsin & Southern Railroad to a point of curvature;

Thence southeasterly 393.38 feet more or less along the southwesterly right-of-way of the Wisconsin & Southern Railroad being a curve to the right having a radius of 5,779.15 feet to the point of intersection of the southwesterly right-of-way of John Nolen Drive;

Thence southwesterly 140.76 feet more or less along the said southwesterly right-of-way of John Nolen Drive to a point on the northeasterly right-of-way of Olin Avenue;

Thence southeasterly 477 feet more or less across John Nolen Drive to the point of intersection of the northeasterly right-of-way of John Nolen Drive and the southwesterly right-of-way of the Wisconsin & Southern Railroad;

Thence southeasterly 250 feet more or less along the said southwesterly right-of-way of the Wisconsin & Southern Railroad to the Northeast corner of Lot 2 of CSM No. 11220 recorded as Document No. 3979450;

Thence southwesterly 76.17 feet more or less along the northwesterly line of said Lot 2 of CSM No. 11220 to the most westerly corner of said Lot 2 of CSM No. 11220 also being on the northeasterly right-of-way of John Nolen Drive;

Thence southeasterly 551.35 feet more or less along the said northeasterly right-of-way of John Nolen Drive and being along the southwesterly line of said CSM No. 11220 and said line extended to a point of curvature along the said northeasterly right-of-way line of John Nolen Drive;

Thence southeasterly 164.46 feet along the said northeasterly right-of-way of John Nolen Drive being a curve to the left having a radius of 1,666.39 feet;

Thence southeasterly 138 feet more or less to the Southwest corner of Lot 1 of said CSM No. 11220 and being on the northeasterly right-of-way of the John Nolen Road Service Road;

Thence southeasterly 216.31 feet more or less along the said northeasterly right-of-way of the John Nolen Road Service Road being a curve to the left having a radius of 1,636.39 feet to a point of compound curvature;

Thence southeasterly 109 feet more or less crossing the John Nolen Road Service Road to a point on the northeasterly right-of-way of John Nolen Drive and being on the southwesterly line of Lot 3 of said CSM No. 249 recorded in Volume 1 on Page 249;

Thence southeasterly 169.28 feet more or less along the northeasterly right-of-way of John Nolen Drive and along the southwesterly line of Lots 2 and 3 of said CSM No. 249 being a curve to the left having a radius of 1,666.39 feet to a point of tangency;

Thence southeasterly 60 feet more or less along the said northeasterly right-of-way of John Nolen Drive and the along the southwesterly line of Lot 2 of said CSM No. 249 to a point of intersection of the east line of the Southeast ¼ of the Southwest ¼ of said Section 25;

Thence southerly 597 feet more or less along the said east line of the Southeast ¼ of the Southwest ¼ of Section 25 also being the westerly line of Lot 1 of CSM No. 5226 recorded as Document No. 2014495 and said line extended northerly to the Point of Beginning.

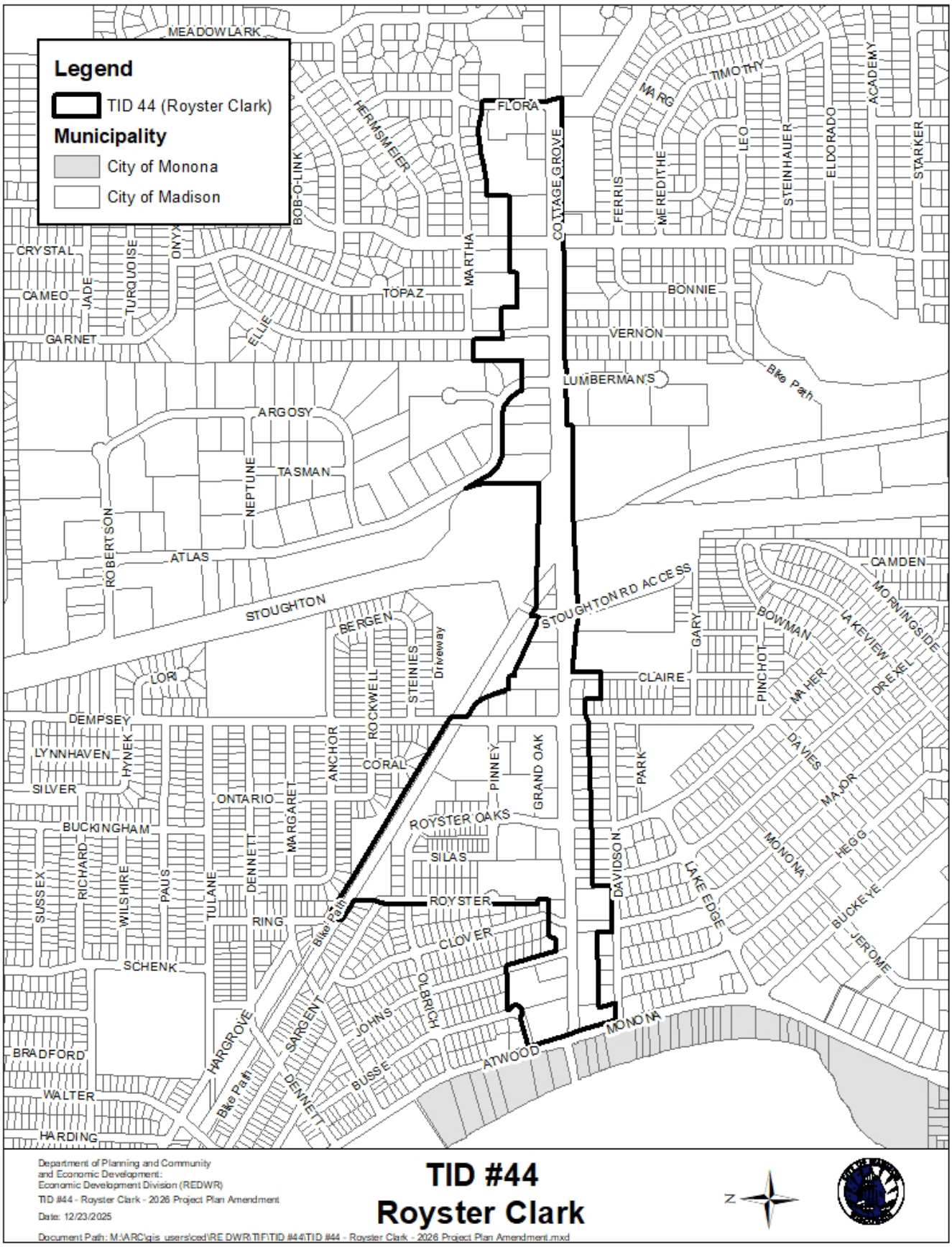
# TID Project Plan Amendments & Creations

## TIDs 44, 46, 50, 51, & 54 (Amendments)
## TIDs 56 & 57 (Creation)

Plan Commission meeting
June 15, 2026

# Plan Commission Role

- Per State of WI TIF Law, the Plan Commission's role in reviewing TID amendments and creations is:
  - That the plan conforms to, and is consistent with, the Comprehensive Plan of the City of Madison;
  - Not less than 50%, by area, of the TID is suitable and zoned for mixed-use or industrial use (as applicable by TID) or blighted (within the meaning of SS 66.1105(2) Wisconsin Statutes);
  - That the improvement of the area in the TID is likely to significantly enhance the value of substantially all the other real property in the TID, and;
  - The aggregate value of equalized taxable property in the TID, plus existing TIDs, does not exceed 12% of the total equalized assessed taxable property within the City of Madison.




Department of Planning and Community and Economic Development:
Economic Development Division (REDWR)
TID #44 - Royster Clark - 2026 Project Plan Amendment
Date: 12/23/2025
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# TID #44
# Royster Clark

N

TID 44

# TID 44 – Key Changes

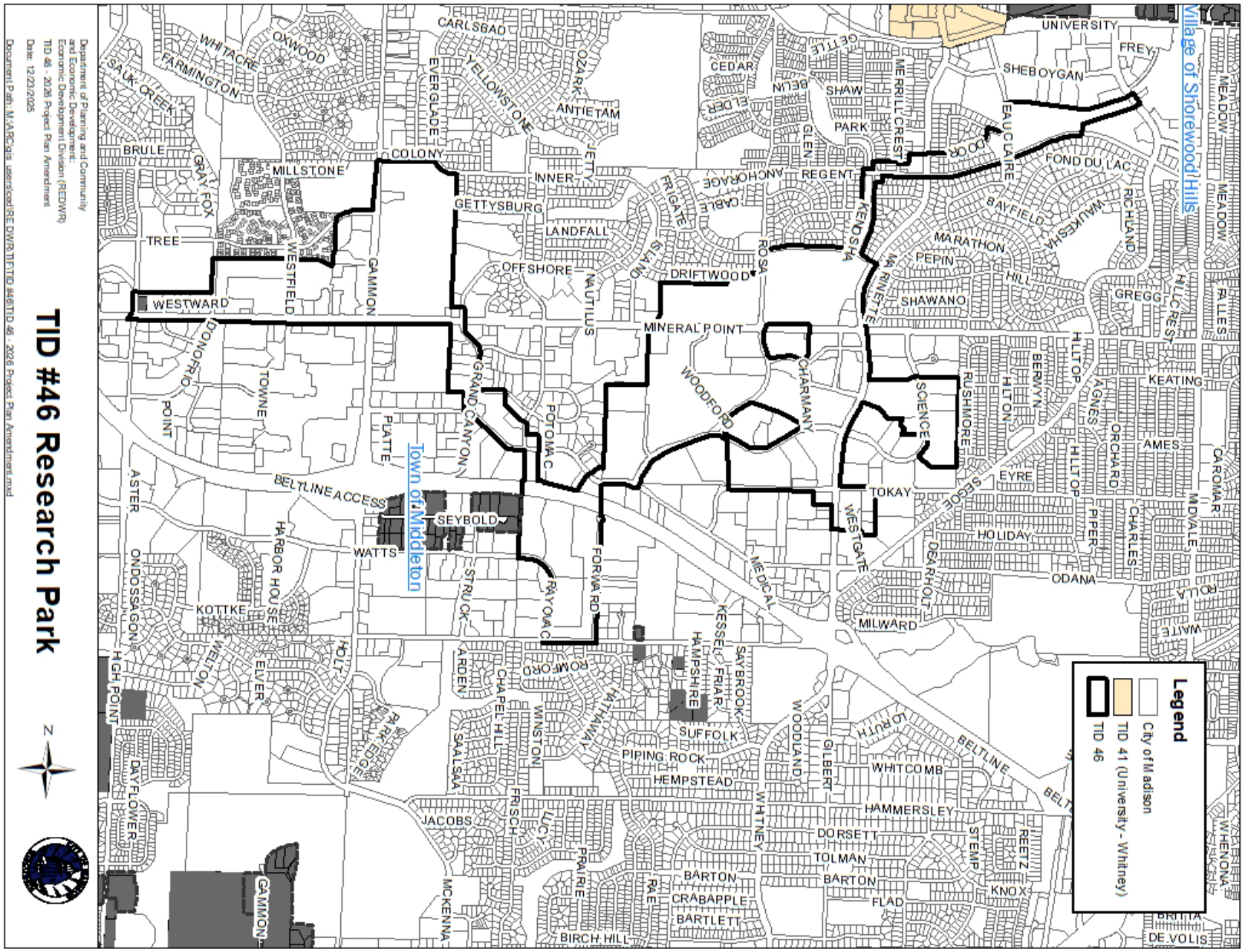
- **$4,000,000 -** Land Acquisition (Royster Corners)
- **$2,000,000 –** Cottage Grove Road stormwater retention pond
- **$500,000 –** Small Business Assistance
- **Total Change 2026 - $6,500,000**

- **Total TIF Funded Project Costs - $15,369,700**

# TID 44 – Summary

- Projected to close: 2029*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $114 million

# TID 46


TID #46 Research Park
Legend
City of Madison
TID 41 (University - Whitney)
TID 46
Village of Shorewood Hills
Town of Middleton
UNIVERSITY
SHEBOYGAN
FREY
EAU CLAIRE
FOND DU LAC
MARATHON
PEPIN
SHAWANO
KEATING
AMES
EYRE
HOLIDAY
ODANA
MILWARD
TOKAY
WESTGATE
SCIENCE
MINERAL POINT
WOODFORD
CHARMANY
DRIFTWOOD
ROSA
KENOSHA
RENSETTE
OFFSHORE
NAUTILUS
GETTYSBURG
LANDFALL
COLONY
INNER
MILLSTONE
TREE
WESTWARD
GAMMON
WESTFIELD
GRAY FOX
BRULE
OAK CREEK
FARMINGTON
WHITACRE
OXWOOD
CARLSBAD
EVERGLADE
YELLOWSTONE
OZARK
ANTIETAM
JETTY
CEDAR
SHAW
PARK
GLEN
REGENT
ANCHORAGE
CABLE
FRIGATE
SEAGULL
CONOFRIO
POINT
TOWNE
GRAND CANYON
POTOMAC
PLATTE
BELTLINE ACCESS
SEYBOLD
WATTS
ASTER
HARBOR HOUSE
KOTTKE
ONDOSSAGON
HIGH POINT
DAYFLOWER
WELTON
ELVER
HOLT
STRUCK
FORWARD
RAYOVAC
MEDICAL
KESSEL
HAMPSHIRE
FRIAR
SAYBROOK
SUFFOLK
PIPING ROCK
HEMPSTEAD
WOODLAND
GILBERT
WHITCOMB
HAMMERSLEY
DORSETT
TOLMAN
BARTON
CRABAPPLE
BARTLETT
FLAD
WHITNEY
STEMP
REETZ
KNOX
BELTLINE
JACOBS
FRISCH
LUCY
PRAIRIE
RAE
MCKENNA
BIRCH HILL
GAMMON
CHAPEL HILL
ARDEN
WINSTON
SAALSAA
WOODWAY
N

# TID 46 – Key Changes

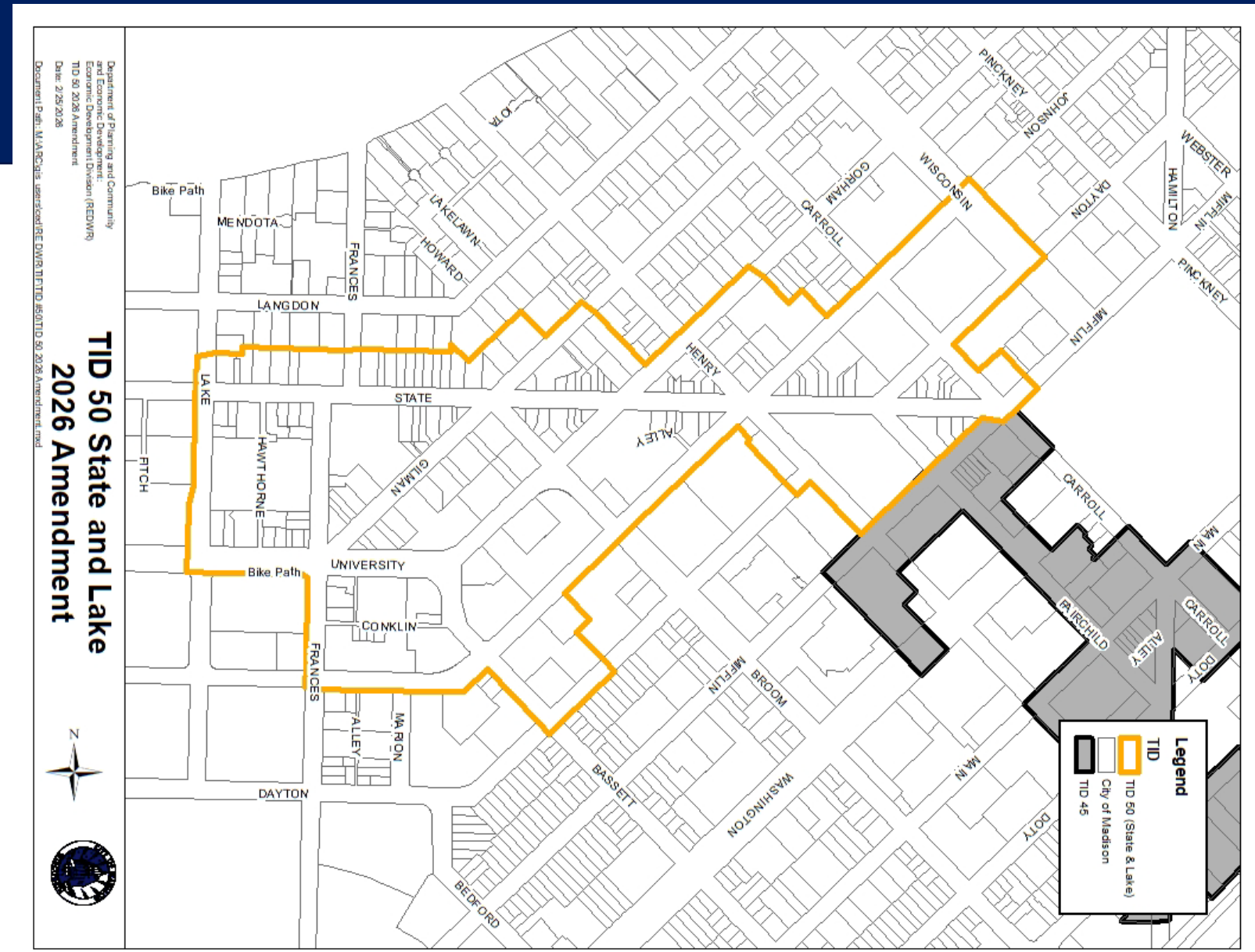
- **$1,000,000** – Yellowstone Drive sanitary sewer improvements
- **$3,000,000 –** West Towne area park improvements
- **$400,000 –** Research Park stormwater improvements
- **$1,000,000 –** Science Drive improvements
- **$1,000,000 –** Small Business Assistance
- **TOTAL CHANGE 2026 - $6,400,000**

- **Total TIF Funded Project Costs - $60,158,000**

# TID 46 – Summary

- Projected to close: 2028
- TID estimated incremental value at closure: $540 million

# TID 50


TID 50 State and Lake
2026 Amendment
Department of Planning and Community and Economic Development
Economic Development Division (REDWR)
TID 50 2026 Amendment
Date: 2/25/2026
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Legend
TID
TID 50 (State & Lake)
City of Madison
TID 45
Bike Path
MENDOTA
LANGDON
FRANCES
LAKELAWN
HOWARD
GORHAM
CARROLL
WISCONSIN
PINCKNEY
JOHNSON
DAYTON
HAMILTON
WEBSTER
MIFFLIN
LAKE
FITCH
HAWTHORNE
STATE
GILMAN
HENRY
ALLEY
UNIVERSITY
CONKLIN
MARION
BROOM
BASSETT
WASHINGTON
MAIN
DOTY
FAIRCHILD
BEDFORD

# TID 50

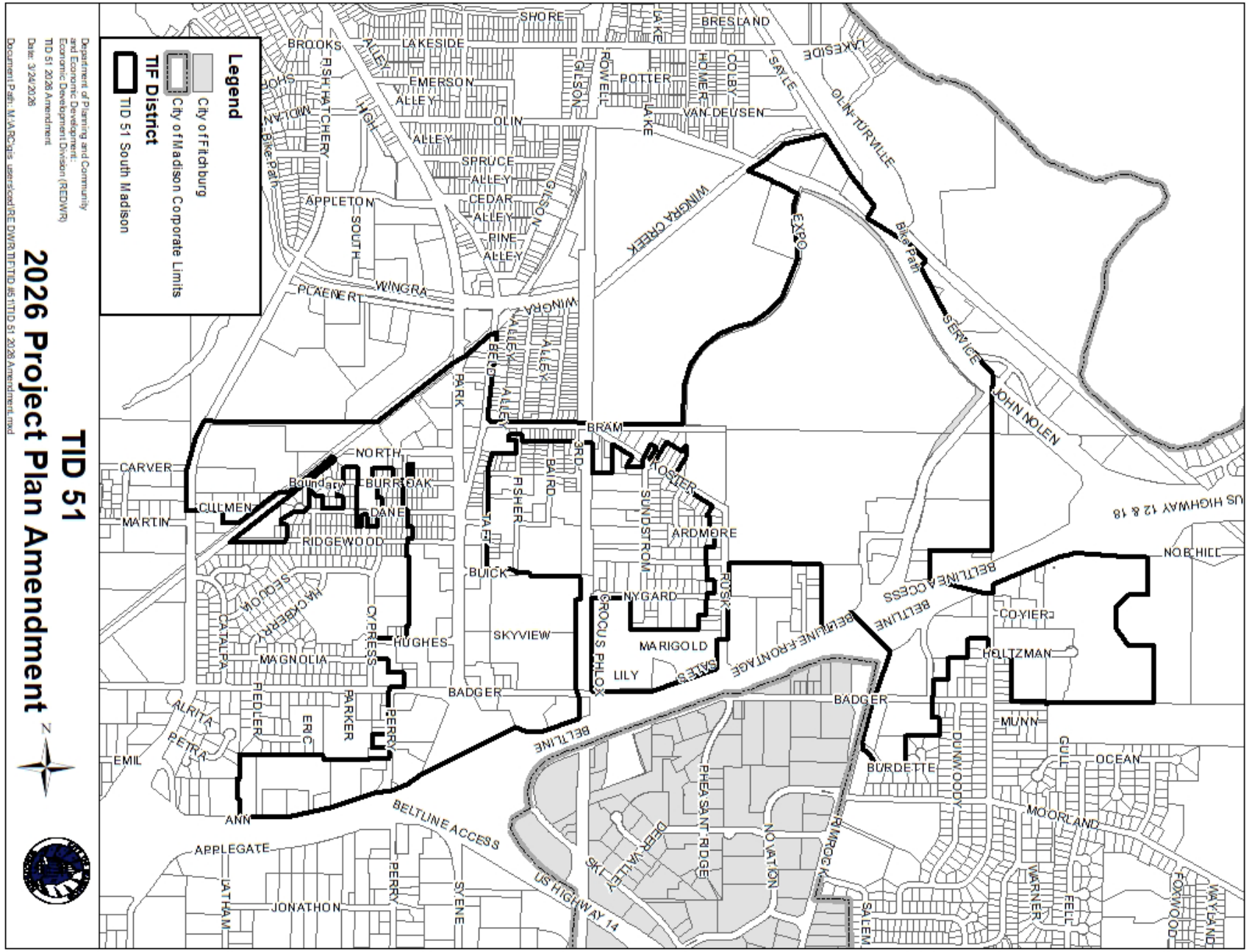
- **$285,000** – Dayton St Sanitary improvements
- **TOTAL CHANGE 2026 - $285,000**

- **Total TIF Funded Project Costs - $26,785,000**

# TID 50 – Summary

- Projected to close: 2029
- TID estimated incremental value at closure: $342 million

# TID 51


TID 51
2026 Project Plan Amendment
Legend
City of Fitchburg
City of Madison Corporate Limits
TIF District
TID 51 South Madison
Department of Planning and Community and Economic Development
Economic Development Division (REDWR)
TID 51 2026 Amendment
Date: 3/24/2026
Document Path: M:\ARC\gis_user\rickost\REDWR TIF\TID 45\TID 51\TID 51 2026 Amendment.mxd
Boundary
BRESLAND
SHORE
LAKESIDE
BROOKS
ALLEY
EMERSON
POTTER
GILSON
ROWELL
HOMER
COLBY
VAN DEUSEN
OLIN
SPRUCE
CEDAR
PINE
APPLETON
SOUTH
WINGRA
PLAENERT
WINGRA CREEK
BIKE PATH
SERVICE
JOHN NOLEN
US HIGHWAY 12 & 18
BRAM
3RD
BAIRD
FISHER
PARK
NORTH
CARVER
BURR OAK
DANE
CULLMEN
MARTIN
RIDGEWOOD
FOSTER
SUNDSTROM
ARDMORE
NOB HILL
BUICK
NYGARD
RUSK
BELTLINE ACCESS
BELTLINE FRONTAGE
COYIER
HOLTZMAN
MACABER
SEQUOIA
CYPRESS
HUGHES
SKYVIEW
MARIGOLD
CROCUS
PHLOX
LILY
SALES
BADGER
MAGNOLIA
CATALPA
ALRITA
PETRA
EMIL
REDLER
ERIC
PARKER
BERRY
BELTLINE
MUNN
DUNWOODY
GULL
OCEAN
BURDETTE
MOORLAND
ANN
APPLEGATE
LATHAM
JONATHON
BELTLINE ACCESS
US HIGHWAY 14
SKY VALLEY
DEER VALLEY
PHEASANT RIDGE
NOVATION
RIMROCK
SALEM
WARNER
FELL
FOXWOOD
WAYLAND

# TID 51 – Key Reallocations & Changes

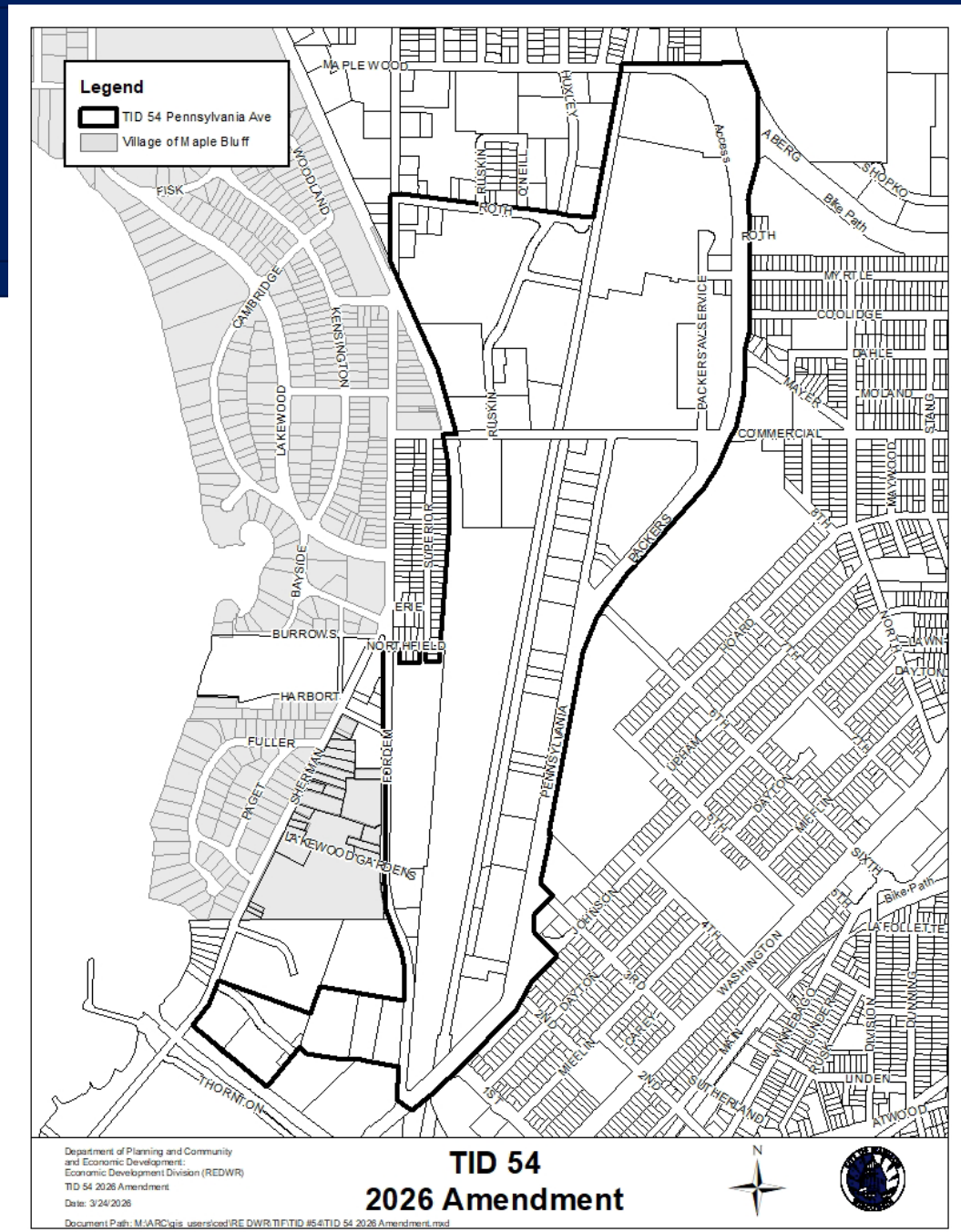
- **$25,000,000 – Housing Development in the South Park Street Corridor**
  - (This project category and cost are created in the 2026 project plan amendment, using re-allocated funds from previously approved projects);
- **(-$9,000,000) – Development Loans**
  - (South Transfer Point – This project cost and category are eliminated and the funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-$6,000,000) – Development Loans**
  - (Village on Park Improvements - This project cost and category are eliminated and the funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-$5,000,000) – Development Loans**
  - (Financial Assistance to Rental Housing - This project cost is reduced by $5,000,000 and those funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-$5,000,000) – New Small Cap Homeownership Program / Development Loans (for owner occupied)**
  - This project cost is reduced by $5,000,000 and those funds re-allocated to the “Housing Development in South Park Street Corridor” line item);

- **TOTAL CHANGE 2026: $0** (There is no net change to the project plan as a result of the 2026 amendment)
- **Total TIF Funded Project Costs - $99,480,000**

# TID 51 – Summary

- Projected to close: 2037*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $290 million

# TID 54


Legend
TID 54 Pennsylvania Ave
Village of Maple Bluff
MAPLEWOOD
HUXLEY
ABERG
SHOPKO
Bike Path
FISK
WOODLAND
RUSKIN
O'NEILL
ROTH
MYRTLE
COOLIDGE
DAHLE
MAYER
MOLAND
STANG
CAMBRIDGE
KENSINGTON
LAKEWOOD
PACKERS AV-SERVICE
COMMERCIAL
MAYWOOD
SUPERIOR
PACKERS
BAYSIDE
ERIE
BURROWS
NORTHFIELD
HARBORT
FULLER
EDGEWOOD
SHERMAN
PAGET
LAKEWOOD GARDENS
PENNSYLVANIA
RICHARD
DAWN
DAYTON
MIFFLIN
SIXTH
Bike Path
LAFOLLETTE
JOHNSON
WASHINGTON
UNDEN
ATWOOD
THORNTON
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 54 2026 Amendment
Date: 3/24/2026
Document Path: M:\ARC\gis_users\cced\RE DWR\TIF\TID #54\TID 54 2026 Amendment.mxd
TID 54
2026 Amendment
N

# TID 54 – Costs

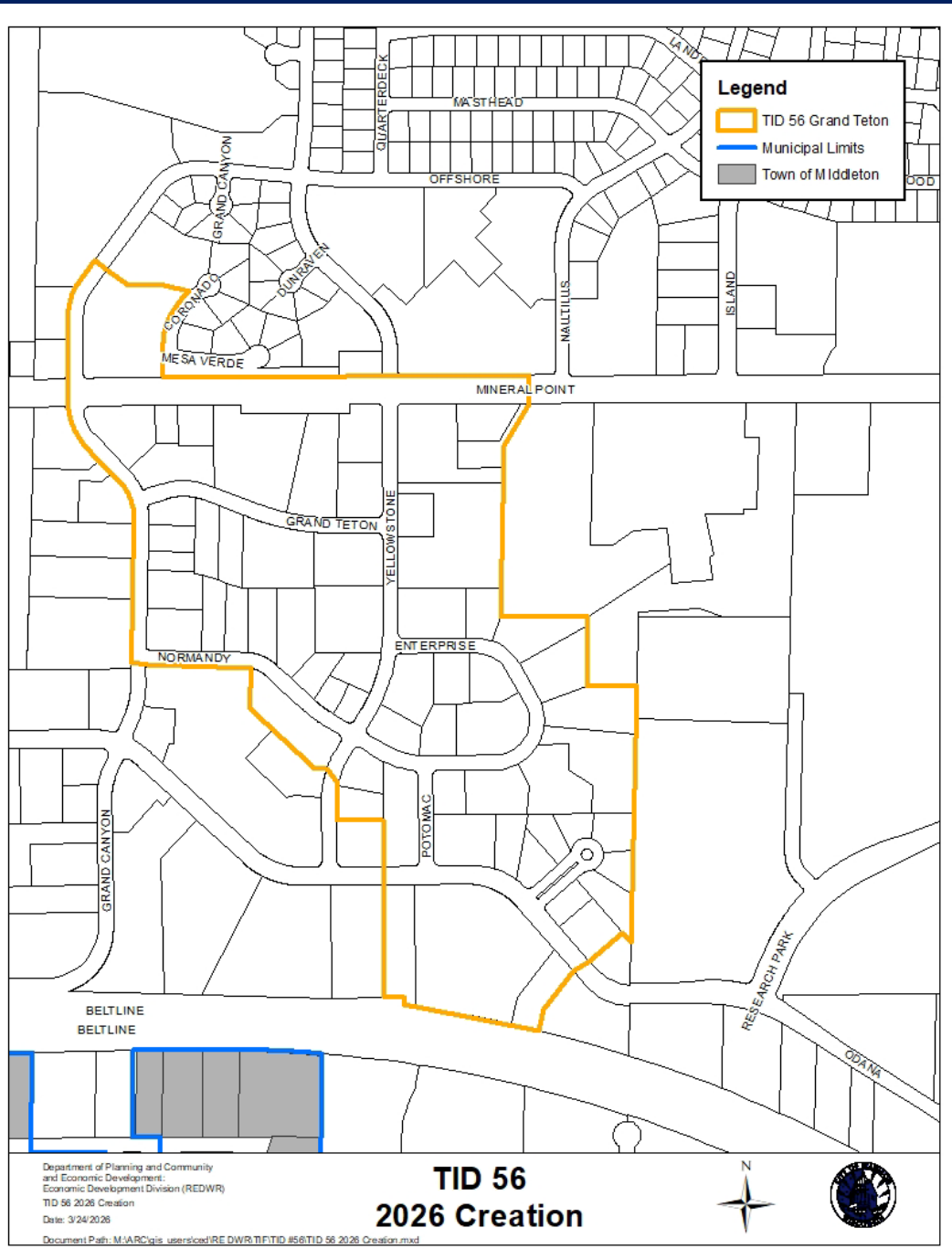
- **Development Loans (Realta Fusion Jobs TIF)** – $2,800,000

- **TOTAL CHANGE 2026: $2,800,000**
- **Total TIF Funded Project Costs - $21,747,000**

# TID 54 – Summary

- Projected to close: 2034*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $215 million

# TID 56


Legend
TID 56 Grand Teton
Municipal Limits
Town of Middleton
MASTHEAD
QUARTERDECK
OFFSHORE
GRAND CANYON
CORONADO
DUNRAVEN
MESA VERDE
NAUTILUS
ISLAND
MINERAL POINT
GRAND TETON
YELLOWSTONE
ENTERPRISE
NORMANDY
POTOMAC
GRAND CANYON
RESEARCH PARK
ODANA
BELTLINE
BELTLINE
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 56 2026 Creation
Date: 3/24/2026
Document Path: M:\ARC\gis users\cod\RE DWR\TIF\TID #56\TID 56 2026 Creation.mxd
TID 56
2026 Creation
N

# TID 56 – Costs

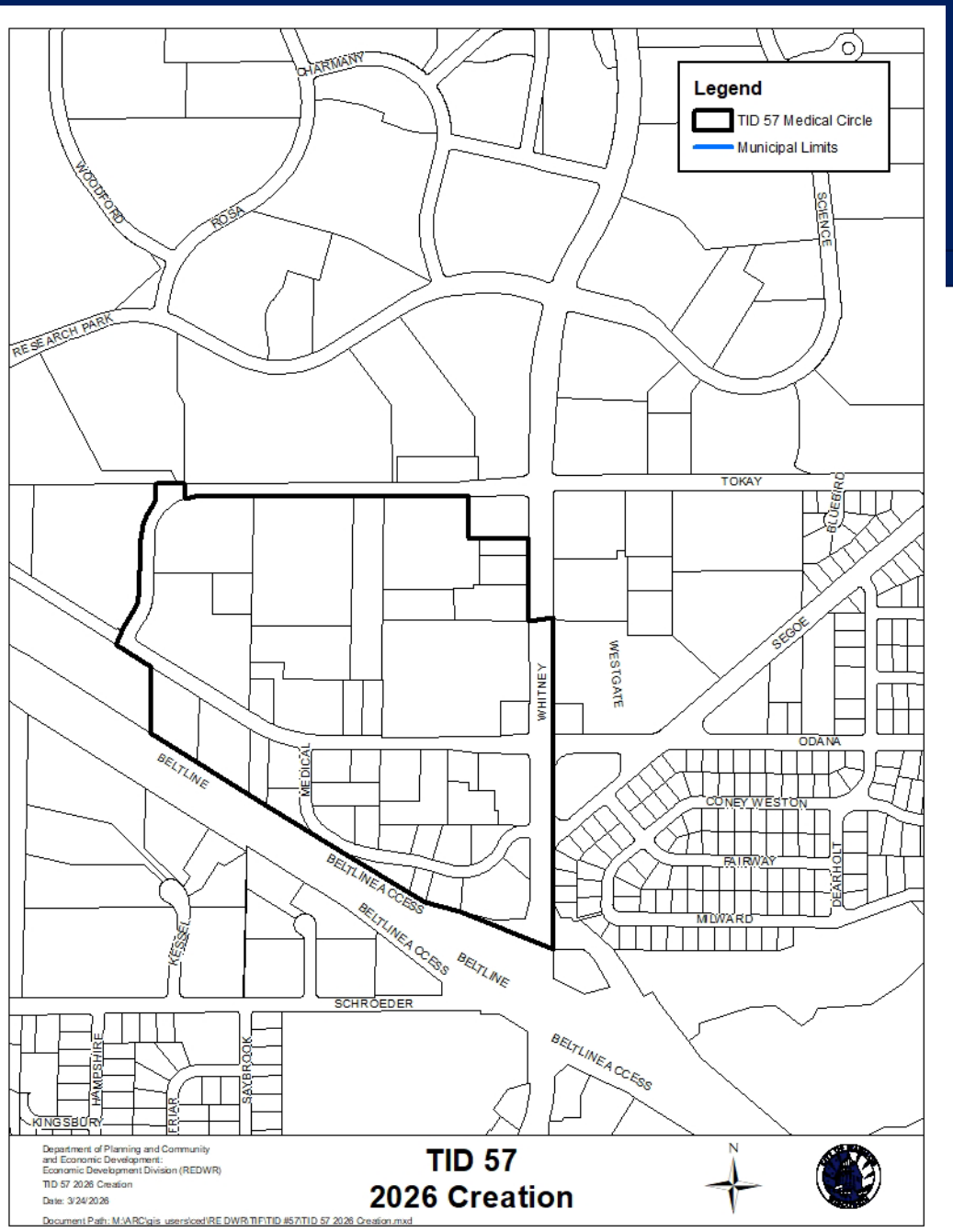
- **$10,100,000** – Public works / infrastructure projects in the Mineral Point Road, Grand Canyon Drive, Grand Teton Plaza, Yellowstone Drive, and Odana Road area;
- **$1,500,000** – Parks improvements in the West Towne area
- **$2,900,000** – Development Loans
- **$2,000,000** – Small Business Assistance, including grants
- **$500,000** – Administrative and professional costs.

- **TOTAL 2026: $17,000,000**
- **Total TIF Funded Project Costs - $17,000,000**

# TID 56 – Summary

- Projected to close: 2045*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $104 million

# TID 57


Legend
TID 57 Medical Circle
Municipal Limits
CHARMANY
WOODFORD
ROSA
RESEARCH PARK
SCIENCE
TOKAY
BLUEBIRD
SEGOE
WESTGATE
WHITNEY
ODANA
MEDICAL
BELTLINE
CONEY WESTON
FAIRWAY
DEARHOLT
MIDWARD
BELTLINE ACCESS
BELTLINE ACCESS
BELTLINE
KESSEL
SCHROEDER
BELTLINE ACCESS
HAMPSHIRE
SAYBROOK
FRIAR
KINGSBURY
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 57 2026 Creation
Date: 3/24/2026
Document Path: M:\ARC\gis_users\cod\RE DWR\TIF\TID #57\TID 57 2026 Creation.mxd
TID 57
2026 Creation
N

# TID 57 – Costs

- **$8,500,000** – Public works / infrastructure projects in the Whitney Way, Odana Road, Tokay Blvd., and Medical Circle of the City of Madison
- **$2,000,000** – Development Loan to 5555 Odana Road / 5534 Medical Circle
- **$2,000,000** – Small Business Assistance, including grants
- **$500,000** – Administrative and professional costs.

- **Total TIF Funded Project Costs - $13,000,000**

# TID 57 – Summary

- Projected to close: 2045*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $87 million

# Questions?

Dan Rolfs (Real Estate Development Manager)

drolfs@cityofmadison.com

# City of Madison

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

## Master

### File Number: 93418

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93418 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | FINANCE COMMITTEE |
| | | | | **File Created Date :** | 06/02/2026 |
| **File Name:** | 13344 TID 54 2026 Project Plan Amendment | | | **Final Action:** | |

**Title:** Approving the Amendment to the Project Plan for Tax Incremental District (TID) #54 (Pennsylvania Ave), City of Madison. (District 12)

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | Julia Matthews | **Effective Date:** | |
| **Attachments:** | 13344 TID 54 2026 JRB Report.pdf, 13344 TID 54 2026 Project Plan Amendment.pdf, TID 54 Legal Description.pdf, TID 44, 46, 50, 51, 54, 56, 57 Plan Com Presentation 2026 6-15.pdf | **Enactment Number:** | |
| **Author:** | Dan Rolfs, Real Estate Development Manager | **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 | 06/02/2026 | Referred for Introduction | | | | |
| | **Action Text:** This Resolution was Referred for Introduction | | | | | | |
| | **Notes:** Finance Committee (6/29/26), Plan Commission (6/15/26), Common Council (7/7/26) | | | | | | |
| 1 | COMMON COUNCIL | 06/09/2026 | Refer | FINANCE COMMITTEE | 06/29/2026 | | 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 Plan Commission. | | | | | | |
| 1 | FINANCE COMMITTEE | 06/09/2026 | Referred | PLAN COMMISSION | 06/15/2026 | | |
| | **Action Text:** This Resolution was Referred to the PLAN COMMISSION | | | | | | |
| 1 | PLAN COMMISSION | 06/15/2026 | Return to Lead with the Recommendation for Approval | FINANCE COMMITTEE | 06/29/2026 | | Pass |
| | **Action Text:** A motion was made by Solheim, seconded by Wasniewski, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other. | | | | | | |
| | **Notes:** On a motion by Solheim, seconded by Wasniewski, the Plan Commission found the standards met and recommended approval of the amended tax incremental district to the Common Council. The motion passed by voice vote/ other. | | | | | | |

| | | | | |
|---|---|---|---|---|
| 1 | FINANCE COMMITTEE | 06/29/2026 | 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 93418

### Fiscal Note

The proposed resolution authorizes a project plan amendment to TID 54 - Pennsylvania Avenue. The plan amendment includes an additional $2.8 million in TIF support for one additional project: a Jobs TIF loan to Realta Fusion at 910 Mayer Ave within TID 54.

Legislative file 92735 authorizes an amendment to the Economic Development Division's (EDD) 2026 Capital Budget to add $2.8 million in TID-supported GO Borrowing for the the Jobs TIF loan to Realta Fusion within the TID 54 program (program #99015). No additional City appropriation is required with adoption of this project plan amendment.

### Title

Approving the Amendment to the Project Plan for Tax Incremental District (TID) #54 (Pennsylvania Ave), City of Madison. (District 12)

### Body

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law (the “TIF Law”), Section 66.1105, Wisconsin Statutes; and

WHEREAS TIF Law sets forth certain steps which must be followed to amend a Tax Incremental Project Plan; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an opportunity to express their views on the amendment to the TID Project Plan for TID 54 was published in the Wisconsin State Journal on May 29 and June 5, 2026 as required by TIF Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the boundary of TID 54; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on June 15, 2026, at which interested parties were afforded an opportunity to express their views on the proposed amendment to the Project Plan for TID 54; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within the TID is blighted within the meaning of 66.1105(2), Wisconsin Statutes.

2. The improvement of such area is likely to significantly enhance the value of substantially all of the other real property in the TID.

3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.

WHEREAS the Plan Commission has determined that the TID meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001, amended on March 31, 2009, and amended again on February 25, 2014 (insofar as they are applicable to the amendment of a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the TID supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison hereby confirms and adopts the above recitals and finds that:

1. No less than 50%, by area, of the real property within the TID boundary is blighted within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of substantially all of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.
4. The project costs relate directly to eliminating blight.
5. TID 54 (Pennsylvania Ave) is hereby declared a blighted area district.
6. The percentage of territory that will be devoted to retail businesses within TID 54 (Pennsylvania Ave) at the end of the expenditure period is estimated to be under thirty-five (35%) percent.
7. The boundaries of TID 54 (Pennsylvania Ave) are not changing.

BE IT STILL FURTHER RESOLVED that the attached amended Project Plan for TID 54 (Pennsylvania Ave), City of Madison, is hereby adopted as of January 1, 2026 as the Project Plan for said District and such plan is feasible and in conformity with the Comprehensive Plan for the City of Madison and will add to the sound growth of the City.

**Executive Summary to the City of Madison Joint Review Board**

**Tax Incremental District (TID) No. 54 (Pennsylvania Ave)**
**2026 Project Plan Amendment**
**City of Madison**

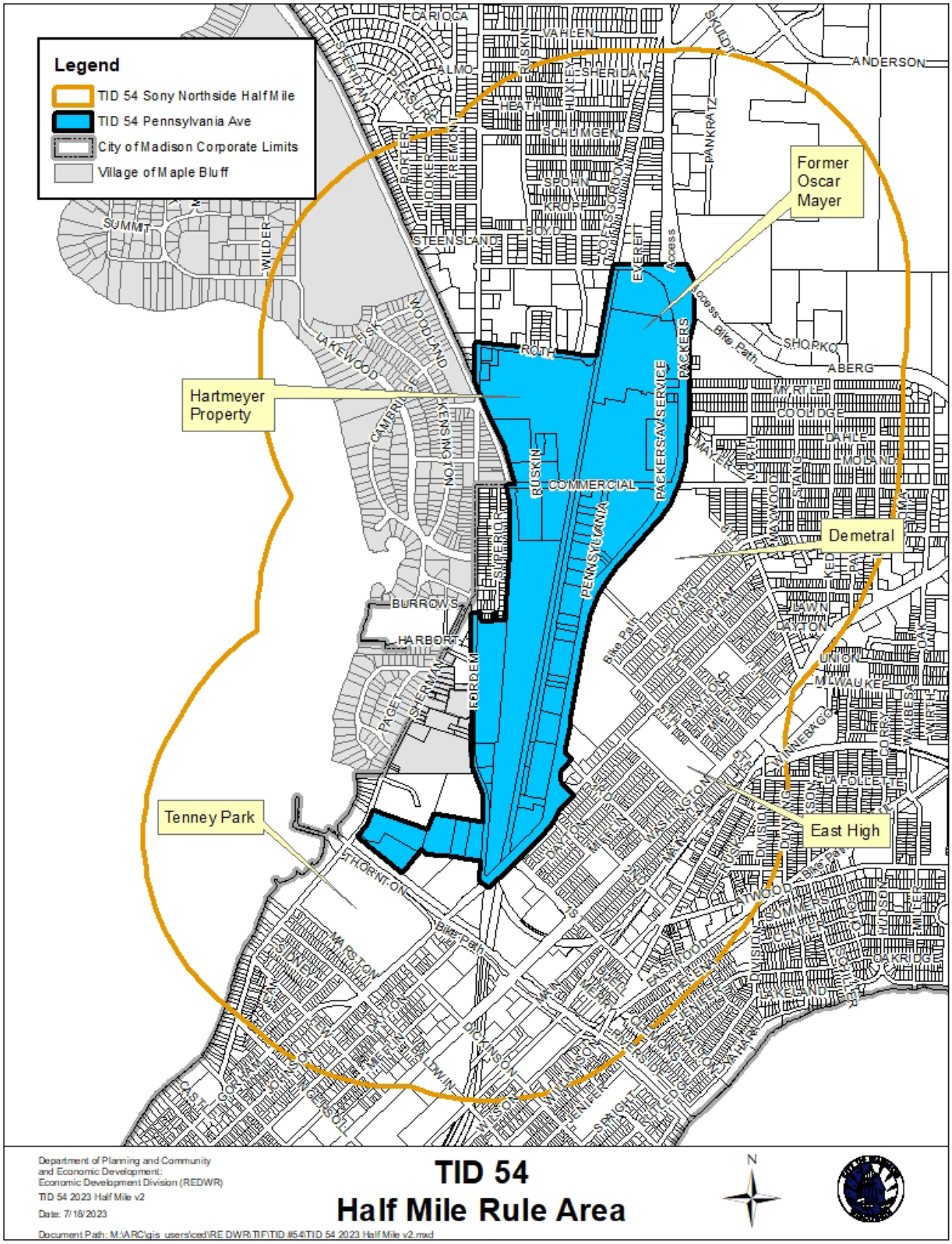
May 22, 2026

Background

By statute, a TIF Joint Review Board, comprised of one representative each from the Madison Metropolitan School District (MMSD), the City of Madison, Dane County, Madison College (MATC) and one public member, meets to review, and if acceptable, approve a proposed amendment to a Tax Incremental District (TID) Project Plan. The Joint Review Board will meet at a future date to take action upon the proposed amendment to the project plan to TID 54 (Pennsylvania Ave).

Summary of the TID #54 Project Plan

The map on the next page depicts the boundaries of TID 54 in the Pennsylvania Ave area of the City of Madison, along with the Half Mile boundary of TID 54:


Legend
TID 54 Sony Northside Half Mile
TID 54 Pennsylvania Ave
City of Madison Corporate Limits
Village of Maple Bluff
Former Oscar Mayer
Hartmeyer Property
Demetral
Tenney Park
East High
COMMERCIAL
PENNSYLVANIA
RUSKIN
PACKERS AV SERVICE
ROTH
EVERETT
Access
Bike Path
CARIOCA
VAHLEN
SHERIDAN
ANDERSON
SCHLIMGEN
SPOHN
KROPF
BOYD
STEENSLAND
SUMMIT
WILDER
LAKEWOOD
WOODLAND
HOLDREGE
KENSINGTON
CAMBRIDGE
SHOPKO
ABERG
MYRTLE
COOLIDGE
DAFFLE
MOLAND
BURROWS
HARBORD
FORDEM
SHERMAN
PAGET
DAYTON
MILWAUKEE
WINNEBAGO
LA FOLLETTE
WASHINGTON
DIVISION
BLAIR
THORNTON
MARSTON
JONES
DICKINSON
EASTWOOD
LAKELAND
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 54 2023 Half Mile v2
Date: 7/18/2023
Document Path: M:\ARC\gis_users\ced\RE DWR\TIF\TID #54\TID 54 2023 Half Mile v2.mxd
TID 54
Half Mile Rule Area
N

TIF Law Required Information for TID Amendment Approval

## 1) Estimates of project costs and tax increments, including:

### a) Specific items that constitute project costs; (See Chart Below)

**NOTE: Amendments to the Project Plan from the First Amendment (2024) are highlighted in yellow.**
**NOTE: Amendments to the Project Plan from the Second Amendment (2026) are highlighted in green.**

| Type TID / Major Project | Project/Program Name | Year / Time Frame | Proposed TIF Funded Non-Assessable Costs | Assessable / Non-TIF Project Costs | Total |
|---|---|---|---|---|---|
| Engineering | Roth St | 2023-2050 | 945,000 | 105,000 | 1,050,000 |
| Engineering | Sherman Ave | 2023-2050 | 495,000 | 55,000 | 550,000 |
| Engineering | New N/S Multi-Use Path | 2023-2050 | 2,370,000 | 0 | 2,370,000 |
| Economic Development | Business Improvement Grants | 2023-2050 | 850,000 | 0 | 850,000 |
| Economic Development | Façade Grants | 2023-2050 | 290,000 | 0 | 290,000 |
| Economic Development | Commercial Ownership Assistance Grant Program | 2023-2050 | 1,750,000 | 0 | 1,750,000 |
| Economic Development | Small Cap TIF | 2023-2050 | 1,000,000 | 0 | 1,000,000 |
| Economic Development | Development Loans (Hartmeyer 1 & 2) | 2023-2050 | 6,250,000 | 0 | 6,250,000 |
| Org., Admin., and Prof. Costs | Admin | 2023-2050 | 500,000 | 0 | 500,000 |
| | | | | | |
| TOTAL | | | **14,450,000** | 160,000 | 14,610,000 |
| Financing Costs | | 2023-2050 | 3,974,000 | 0 | 3,974,000 |

| Type TID / Major Project | Project/Program Name | Year / Time Frame | Proposed TIF Funded Non-Assessable Costs | Assessable / Non-TIF Project Costs | Total |
|---|---|---|---|---|---|
| Sanitary Sewer | Sanitary sewer (Fordem Ave to East Johnson St) | 2024-2050 | 714,000 | 0 | 714,000 |
| Park Improvements | Demetral, Burrows, Eken, Tenney, Sherman School, and new Roth St park | 2024-2050 | 2,114,000 | 0 | 2,114,000 |
| | | | | | |
| Economic Development | Vermillion Site (1617 Sherman Ave) | 2024-2050 | 1,669,000 | 0 | 1,669,000 |
| | | | | | |
| Total 2024 Amendment Costs | | 2024-2050 | 4,497,000 | 0 | 4,497,000 |
| | | | | | |
| Total TID 54 Project Costs (Original and 2024 Amendment) | | 2024-2050 | **18,947,000** | 160,000 | 19,107,000 |
| | | | | | |
| 2024 Amendment Financing Costs | | 2024-2050 | 1,236,000 | 0 | 1,236,000 |
| **Total Financing Costs** | | **2023-2050** | **5,210,000** | **0** | **5,210,000** |

| Type TID / Major Project | Project/Program Name | Year / Time Frame | Proposed TIF Funded Non-Assessable Costs | Assessable / Non-TIF Project Costs | Total |
|---|---|---|---|---|---|
| Economic Development | Realta Fusion (Phase 1 and Phase 2 – 910 Mayer Ave) | 2026-2050 | 2,800,000 | 0 | 2,800,000 |
| | | | | | |
| Total 2026 Amendment Costs | | 2026-2050 | 2,800,000 | 0 | 2,800,000 |
| | | | | | |
| Total TID 54 Project Costs (Original, 2024, and 2026 Amendment) | | 2026-2050 | **21,747,000** | 160,000 | 21,907,000 |
| | | | | | |
| 2026 Amendment Financing Costs | | 2026-2050 | 770,000 | 0 | 770,000 |
| **Total Financing Costs** | | **2023-2050** | **5,980,000** | **0** | **5,980,000** |

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(GM).

**b) The total dollar amount of these project costs to be paid with tax increments;**

Per the above chart, tax increments will pay for a total of **$21,747,000** of project costs.

c) The amount of tax increments to be generated over the life of the tax incremental district.

Through the end of 2025, TID 54 generated an estimated $100,000 of incremental revenues. Based upon the City's revised TIF run for the second (2026) amendment, TID 54 will generate an additional $22 million of incremental revenue through its expiration date of 2050. The net present value of these incremental revenues is $9 million. The original and first amendment (2024) to the project plan estimated that TID 54 would generate $59 million of incremental revenue through its expiration date of 2050. The net present value of these $59 million of tax increments was estimated to be $21 million.

**This would lead to a total forecasted incremental revenue over the entire life of TID 54 of $81 million.**

**2. The amount of value increment when the project costs are paid in full and the district is closed.**

Based upon development projects that have occurred to date, the anticipated incremental value of property within the district at the end of its 27-year life is estimated at **$323,000,000**. This value will be returned to overlying tax jurisdictions for general tax levy

purposes upon closure of the district at the end of its statutory life. Based upon conservative estimates, the district will generate sufficient incremental revenues to repay all anticipated project costs by 2034.

Without any additional projects generating new incremental value, the estimated incremental value in 2034 is $215 million. The 2025 incremental value is approximately $16 million. However, the City may propose future amendments to the TID 54 project plan to fund additional development or infrastructure projects.

**3. The reasons why the project costs may not or should not be paid by the owners of property that benefit by improvements within the district.**

The budget for the proposed project plan amendment is estimated at $21,907,000.

The total amount of assessable costs not to be paid for with TIF funds is $160,000.

**The total amount of costs to be paid for with TIF funds is $21,747,000.**

**4. The share of the projected tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the district.**

The certified base value of TID 54 is **$80,701,500**. Overlying jurisdictions will continue to collect their portion of the levy upon the base value over time. The box below indicates the share of the estimated first tax increment invested by overlying tax jurisdictions based upon the 2026 mill rate.

| Tax Jurisdiction | 2026 Mill Rate | Share of Tax Levy |
|---|---|---|
| City | 7.00 | 35% |
| County | 2.36 | 12% |
| MMSD | 10.41 | 51% |
| MATC | 0.64 | 3% |
| State of WI | 0.0 | 0% |
| Totals* | 20.38** | 100%** |

Source: City of Madison 2026 Adopted Operating Budget
**NOTE: Total Mill Rate is the Gross Mill, prior to any State Tax Credits being applied to this rate.*
***NOTE: Total may not add due to rounding*

**5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments.**

A conservative estimate of the total incremental value resulting from potential development projects, and economic growth or value appreciation of the life of the TID is estimated to be $323 million. The benefits of these potential projects are: sharing new equalized value growth, blight elimination, infrastructure improvements, and job creation / retention to benefit those in the district and throughout the City of Madison.

TID 54's base value of $80,701,500 is anticipated to grow by $323 million at the end of the 27-year life of the TID. Assuming that the City incurs all of the $21.7 million of projected costs identified in the TID Project Plan, that there are no changes in tax increment estimates, no further project plan amendments and no changes to TIF Law, the City of Madison forecasts that TID 54 may close in 2034. The average life of a TID in the City of Madison is 12 years. The estimated incremental value of the TID in 2034 when the TID is forecasted to be closed is estimated to be $215 million *(Note: variations are due to rounding)*.

TID 54 is a "blighted area" TID, as defined by State Statute 66.1105.

Criteria for TID Approval

Per TIF Law, the Joint Review Board will cast a vote based upon the following three criteria:

1. **Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.**

   Only $160,000 of the proposed $21,907,000 in project costs are assessable. Without tax increment revenue, such improvements that would be supported by the $21.7M of TIF investment are not likely to occur when compared to areas in the City where special assessment revenues may be more readily available to fund greater portions of project costs. In the case of the 2026 Project Plan Amendment to support Realta Fusion, Inc, it is not likely that the 200 jobs would be created / retained within the City of Madison.

2. **Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, is insufficient to compensate for the cost of improvements.**

   If the District closes in 2034 as projected, it is estimated that approximately $215 million of incremental value would return to the overlying taxing jurisdictions. At 27 years, the District would return approximately $323 million of incremental value to the overlying taxing jurisdictions. Without TIF, the infrastructure and other investments described in the project plan document in and adjacent to TID 54 would not occur. The infrastructure and other improvements will continue to boost values within and adjacent to TID 54.

3. **Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by owners of property in the overlying tax districts.**

   Property and infrastructure improvements, blight elimination, tax base growth and job creation / retention are the most significant and quantifiable benefit to overlying tax jurisdictions from the investment of TIF funds.

   Without TIF, overlying tax jurisdictions would share approximately $1,500,000 of tax revenues for the tax parcels included in TID 54, based on the base value of $80,701,500. As stated earlier, the incremental value in 2034 at the end of the

projected life of the TID is estimated at $215 million. Theoretically, if the City invested all $21.7 million of project costs in the district, which investment would leverage over $215 million; or $1 of TIF leverages approximately $10 of value growth. If the TID were to be closed at that time, this value growth would be returned to overlying tax jurisdictions that would now share in a levy of approximately $5.5 million, or a net gain of approximately $4 million as a result of TIF.

In turn, the anticipated tax increments over the life of the district are estimated to support $21.7 million of public investment. This investment will further enhance the area, eliminate blight, increase values in and around the District, and help create new, family-supporting jobs.

Date Adopted: July 25, 2023
Resolution Number: RES-23-00507
Expenditure Deadline: July 25, 2045
TID Expiration Date: July 25, 2050

Date Adopted: July 2, 2025
Resolution Number: RES-24-00435
Legistar # 83655

Date Adopted:
Resolution Number:
Legistar #

# Project Plan and Boundary for

# TAX INCREMENTAL FINANCE DISTRICT 54 (PENNSYLVANIA AVENUE)

# City of Madison

**Prepared by:**
**Department of Planning and Community and Economic Development**
**Economic Development Division**
**Office of Real Estate Services**

**2026**

TABLE OF CONTENTS


| | |
|---|---|
| INTENT AND PURPOSE | 3 |
| PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS | 3 |
| PROPOSED PROJECT COSTS | 4 |
| SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY | 8 |
| PROMOTION OF ORDERLY LAND DEVELOPMENT | 10 |
| EXPECTATIONS FOR DEVELOPMENT | 10 |
| METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES | 11 |
| LEGAL DESCRIPTION | 11 |
| District Boundary – 2026 | 16 |
| Blight Findings – 2023 | 17 |
| Existing Zoning – 2026 | 18 |
| Proposed Zoning – 2026 | 19 |
| Existing Land Use – 2026 | 20 |
| Proposed Land Use – 2026 | 21 |
| Proposed Half Mile Boundary – 2023 | 22 |
| City Attorney Opinion Letter | 23 |
| TIF Run | 24 |

# TAX INCREMENTAL FINANCE DISTRICT #54
# (PENNSYLVANIA AVENUE)

**NOTE: Amendments to the Project Plan from the First Amendment (2024) are highlighted in yellow.**
**NOTE: Amendments to the Project Plan from the Second Amendment (2026) are highlighted in green.**

## INTENT AND PURPOSE

The City of Madison (the "City") has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base while continuing to revitalize neighborhoods. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority's (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

In particular, the City of Madison is proposing to create Tax Incremental District (TID) #54–(Pennsylvania Avenue) as a blighted area TID, for the purposes of capturing incremental value to fund certain public works improvements that will benefit the TID and the larger community. Specifically, the City plans to invest funds into public works improvements, affordable and market rate housing development, and small business development.

## PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS

The project elements proposed in this Project Plan conform to the objectives and recommendations contained in the Comprehensive Plan For The City of Madison (the "Master Plan") as approved by the City Plan Commission. No changes in the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

TID 54 is currently zoned a mix of CC-T, RMX, NMX, PD, IL, TR-U2, CN, IG, SE, and TR-C4.

### Consistency with the City of Madison Comprehensive Plan

The project elements in this Project Plan conform to the objectives and recommendations contained in the City of Madison Comprehensive Plan which can be found at:

https://www.cityofmadison.com/dpced/planning/comprehensive-plan/1607

The percentage of territory devoted to retail businesses in TID 54 is estimated to be under 35%.

### Consistency with TIF Policy

The Project Plan is also consistent with City of Madison Tax Incremental Finance Objectives and Policies (the "TIF Policy") adopted by the City's Common Council on April 17, 2001 and amended most recently on February 25, 2014. The Project Plan conforms to the following TIF Policy goals:

**Section 1: TIF Goals**

A. Growing the property tax base.
B. Fostering the creation and retention of family-supporting jobs.
C. Encouraging adaptive re-use of obsolete or deteriorating property.
D. Encouraging urban in-fill projects that increase (or decrease where appropriate) density consistent with the City's Comprehensive Plan.
F. Creating a range of housing types and specifically encouraging the development of workforce and affordable housing, especially housing that is for those earning much less than the area median income.

G. Funding public improvements that enhance development potential, improve the City's infrastructure, enhance transportation options, and improve the quality and livability of neighborhoods.
I. Reserving sufficient increment for public infrastructure in both TIF project plans and TIF underwriting.

## PROPOSED PROJECT COSTS

The following represent total estimated project costs for TID 54. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled "Detailed Estimate of Timing and Project Costs" that estimates the amount of costs to be paid for with TIF.

**Half Mile Rule**

It is the City's intent to request the Joint Review Board to authorize the use of the so called "Half Mile Rule" in and adjacent to TID 54. This will allow funds from TID 54 to be spent within a half mile of TID 54.

**Public Works Improvements**

The City intends to complete multiple public works projects in TID 54. These projects, led by the City Engineering and Parks Divisions, are listed below. The project costs below are total costs inclusive of non-TIF and other funding sources. The Detailed Estimate and Timing of Project Costs later in this Project Plan further describes the timing for each project, as well as identifying how much funding from other non-TIF sources is included in the budget.

| Project | Description | Total Cost (including TIF and non-TIF funds) |
|---|---|---|
| Street improvements | Roth St | 1,050,000 |
| Street Improvements | Sherman Ave | 550,000 |
| Bike / Ped Improvements | New N/S Multi-Use Path | 2,370,000 |
| Sanitary Sewer | Sanitary sewer improvements from Fordem Ave to East Johnson St (under RR Yard) | 714,000 |
| Parks Improvements | Parks Improvements | 2,114,000 |

**Estimated Cost:** ~~**$3,970,000**~~ **$6,798,000**

**Community Development Authority Revitalization Activities**

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District. The Detailed Estimate and Timing of Project Costs later in this Project Plan further describes the timing for each project, as well as identifying how much funding from other non-TIF sources is included in the budget.

**Estimated Cost:** **$0**

**Economic and Community Development Assistance**

**Development Loans**

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, that demonstrate that "but for" such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction

or razing of buildings, parking facility construction, site preparation, environmental remediation, landscaping and similar types of related activities. The City will make $6.25M in TIF assistance loans for two affordable housing projects on the vacant Hartmeyer site at 2007 Roth Street.

**Land Banking / Land Acquisition**

In order to construct the public improvements and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in this TIF District. The acquisitions could vary from rights-of-way and air space to entire parcels.

**Small Business Assistance**

In order to assist small businesses in and around TID 54, the City may provide additional funding to the existing Commercial Ownership Assistance program, Building Improvement Grant Program, Façade Grant Program, as well as extend the existing Small Cap TIF program for small business. Should the City make any grants through these programs, the City will provide the Joint Review Board with copies of any applicable grant agreements as required under State of Wisconsin TIF Law.

| Project | Description | Total Cost (including TIF and non-TIF funds) |
|---|---|---|
| Economic Development | Building Improvement Grant | 850,000 |
| Economic Development | Façade Grant | 290,000 |
| Economic Development | Commercial Ownership Assistance Grant Program | 1,750,000 |
| Economic Development | Small Cap TIF | 1,000,000 |
| Economic Development | Hartmeyer Site (Senior and 4% LIHTC Housing) | $6,250,000 |
| Economic Development | Vermillion Site (1617 Sherman Ave) | $1,669,000 |
| Economic Development | Realta Jobs TIF Loan (Phase 1 and Phase 2 Loan) | $2,800,000 |

**Estimated Cost:** ~~**$10,140,000**~~ ~~**$11,809,000**~~ **$14,609,000**

**Affordable Housing**

This category of costs is for the benefit of affordable housing and the improvement of housing stock in the City of Madison. After the date on which TID 54 pays off all of its aggregate costs, as provided for in State Statute the City may extend the life of TID 54 for one year to benefit affordable housing and to improve housing stock. The City proposes to use TIF funds to develop a small cap homeownership program, provide funding for owner occupied affordable housing, provide home buyer assistance, expand the City's current rental rehab program, and provide financial assistance to additional affordable rental housing.

NOTE: While there are no funds set aside for Affordable Housing as of the 2023 creation of TID 54, The Hartmeyer project proposes to create several hundred units of affordable housing.

**Estimated Cost:** **$0**

**Organizational, Administrative and Professional Costs**

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with TID 54, supplies and materials, contract and consultant services, and those costs

of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, DPCED and the Office of the Mayor.

**Estimated Cost:** **$500,000**

**Total Cost** *(including TIF and non-TIF / Assessable Costs)* ~~**$14,610,000**~~ ~~**$19,107,000**~~ **$21,907,000**

**Financing Costs**

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay ~~$14,450,000~~ ~~$19,107,000~~ $21,907,000 of TIF-eligible project costs and an estimated ~~$3,974,000~~ ~~$5,210,000~~ $5,985,000 of financing cost.

**DETAILED ESTIMATE OF TIMING AND PROJECT COSTS**

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a blighted area TID within 22 years of its creation**.** Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan.

The actual eligible project costs herein (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan. New costs, not included in this Project Plan, that are identified over time shall require a project plan amendment. **There are $160,000 in assessable, non-project costs.**

| Type TID / Major Project | Project/Program Name | Year / Time Frame | Proposed TIF Funded Non-Assessable Costs | Assessable / Non-TIF Project Costs | Total |
|---|---|---|---|---|---|
| Engineering | Roth St | 2023-2050 | 945,000 | 105,000 | 1,050,000 |
| Engineering | Sherman Ave | 2023-2050 | 495,000 | 55,000 | 550,000 |
| Engineering | New N/S Multi-Use Path | 2023-2050 | 2,370,000 | 0 | 2,370,000 |
| Economic Development | Business Improvement Grants | 2023-2050 | 850,000 | 0 | 850,000 |
| Economic Development | Façade Grants | 2023-2050 | 290,000 | 0 | 290,000 |
| Economic Development | Commercial Ownership Assistance Grant Program | 2023-2050 | 1,750,000 | 0 | 1,750,000 |
| Economic Development | Small Cap TIF | 2023-2050 | 1,000,000 | 0 | 1,000,000 |
| Economic Development | Development Loans (Hartmeyer 1 & 2) | 2023-2050 | 6,250,000 | 0 | 6,250,000 |

| | | | | | |
|---|---|---|---|---|---|
| Org., Admin., and Prof. Costs | Admin | 2023-2050 | 500,000 | 0 | 500,000 |
| | | | | | |
| TOTAL | | | **14,450,000** | 160,000 | 14,610,000 |
| Financing Costs | | 2023-2050 | 3,974,000 | 0 | 3,974,000 |

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(GM).

| **Type TID / Major Project** | **Project/Program Name** | **Year / Time Frame** | **Proposed TIF Funded Non-Assessable Costs** | **Assessable / Non-TIF Project Costs** | **Total** |
|---|---|---|---|---|---|
| Sanitary Sewer | Sanitary sewer (Fordem Ave to East Johnson St) | 2024-2050 | 714,000 | 0 | 714,000 |
| Park Improvements | Demetral, Burrows, Eken, Tenney, Sherman School, and new Roth St park | 2024-2050 | 2,114,000 | 0 | 2,114,000 |
| | | | | | |
| Economic Development | Vermillion Site (1617 Sherman Ave) | 2024-2050 | 1,669,000 | 0 | 1,669,000 |
| | | | | | |
| Total 2024 Amendment Costs | | 2024-2050 | 4,497,000 | 0 | 4,497,000 |
| | | | | | |
| Total TID 54 Project Costs (Original and 2024 Amendment) | | 2024-2050 | **18,947,000** | 160,000 | 19,107,000 |
| | | | | | |
| 2024 Amendment Financing Costs | | 2024-2050 | 1,236,000 | 0 | 1,236,000 |
| **Total Financing Costs** | | **2023-2050** | **5,210,000** | **0** | **5,210,000** |

| Type TID / Major Project | Project/Program Name | Year / Time Frame | Proposed TIF Funded Non-Assessable Costs | Assessable / Non-TIF Project Costs | Total |
|---|---|---|---|---|---|
| Economic Development | Realta Fusion (Phase 1 and Phase 2 – 910 Mayer Ave) | 2026-2050 | 2,800,000 | 0 | 2,800,000 |
| | | | | | |
| Total 2026 Amendment Costs | | 2026-2050 | 2,800,000 | 0 | 2,800,000 |
| | | | | | |
| Total TID 54 Project Costs (Original, 2024, and 2026 Amendment) | | 2026-2050 | **21,747,000** | 160,000 | 21,907,000 |
| | | | | | |
| 2026 Amendment Financing Costs | | 2026-2050 | 770,000 | 0 | 770,000 |
| **Total Financing Costs** | | **2023-2050** | **5,980,000** | **0** | **5,815,000** |

## SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual eligible project costs, outlined herein, may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the TID. Taking the TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

Per TIF Law, the maximum life of a blighted area TID is 27 years and all project expenditures must be made five (5) years prior to the termination of the TID. Therefore, all project expenditures in TID 54 must be made by December 31, 2045. Tax increments may be received until project costs are recovered or until the TID reaches its maximum life of 27 years, at which time the TID must close.

TIF-Eligible Capital Budget

The cost of public improvements and other project costs is $21,907,000 ~~$19,107,000~~ ~~$14,610,000~~. There are $160,000 of anticipated costs that will be assessable to property owners or funded through other sources such as State and Federal grants. Assessments are determined in accordance with the City and Board of Public Works standard special assessment policies. Given that there are $160,000 of costs that are assessable to property owners or will be funded from non-TIF sources such as state and/or federal sources, **the $21,747,000 ~~$18,947,000~~ ~~$14,450,000~~ balance of the TIF-eligible**

**project costs (i.e. net of assessable costs and costs paid for by state and/or federal sources) represents the authorized TIF Capital Budget for this Project Plan**.

Estimate of Economic Feasibility, TIF Generator(s)

TIF Policy requires a proposed TID have an economic "generator" i.e. at least one private development project that generates increment to finance TID costs, or a TID shall be identified as a "speculative TID". TID #54 has multiple "generators" of tax increments, as described below.

- *Hartmeyer Property – Phase I Redevelopment Site.* Lincoln Avenue Capital will construct a 303-unit affordable housing project with 446 parking stalls at 2007 Roth Street. The estimated incremental value is $35.8M.

- *Hartmeyer Property – Phase II Redevelopment Site.* The City of Madison approved land uses for phase II of the Hartmeyer redevelopment located at 2007 Roth Street. The project is a senior affordable housing project to be developed by Lincoln Avenue Capital, comprised of 250 units with 289 parking stalls and 1,130 SF of commercial space at an estimated incremental value of $28.8M.

- *Former Sony/Filene House Redevelopment Site.* Developer proposes a 331-unit market-rate apartment project. Incremental value is estimated to be approximately $49.3M.

Total Incremental Value of All TIF Generator Projects: $113,964,000

**2026 Project Plan Amendment:**

The 2026 Project Plan Amendment is proposed to assist a development at 910 Mayer Ave., described below:

- *Realta Fusion, Inc* – Realta Fusion, Inc. proposes to redevelop a significant portion of the former Oscar Mayer facility at 910 Mayer Ave. The project will include approximately 205,000 SF of renovated office, manufacturing, and research and development space and the creation / retention of 200 jobs (collectively, the "Realta Project"). The estimated incremental value of the Realta Project is $53,500,000. Realta Fusion, Inc. is proposing to relocate their current operations to 910 Mayer Ave. Realta Fusion, Inc. is researching the design, development, and delivery of compact, scalable, modular fusion energy systems. If successful, their business model has the capacity to provide a source of clean, nearly limitless energy.

~~As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value that results from potential development projects, economic growth or value appreciation over the life of the TID is estimated to be **$233,817,000.** This value includes the **$113,964,000** generated from projects outlined above, along with an additional **$119,853,000** of value appreciation over the life of the TID.~~

2026 Project Plan Amendment: The 2026 Project Plan Amendment includes an additional $53,500,000 of newly generated value as a result of the Realta Fusion, Inc. project outlined above. Based upon this newly proposed project, a revised conservative estimate of the total incremental value resulting from potential development projects, economic growth (i.e. value appreciation) ore the life of the TID is estimated to be **$323 million**. This includes an estimated **$167 million** generated from projects outlined above, along with an additional **$156 million** of value appreciation over the life of the TID.

Since a significant amount of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Based on the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over 27 years) of the TID should total approximately **~~$59,637,000~~ $81,000,000**. The present value of the total incremental revenues that are anticipated to be generated is **~~$21,975,000~~ $31,000,000**. ~~The project plan for TID 54 proposes to spend a total of $14,450,000 of these tax increments. The First (2024) Amendment to the TID 54 project plan proposes to spend a total of $18,947,000 of these tax increments.~~ The Second (2026) Amendment to the TID 54 project plan proposes to spend a total of $21,747,000 of tax increments.

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common

Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in TID 54 may, therefore, be less than the amount shown in the Project Plan.

Finance Cost

~~Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow $14,450,000 is~~ **~~$3,974,000~~**. The First (2024) Amendment to the TID 54 Project Plan requires an additional $1,236,000 of financing costs to borrow the additional $4,497,000 allocated for TIF expenditures because of this amendment. The total financing cost of the original project plan and First (2024) Amendment is $5,210,000. The Second (2026) Amendment to the TID 54 Project Plan requires an additional $770,000 of financing costs to borrow the additional $2,800,000 allocated for TIF expenditures. The total financing cost of the original project plan, First (2024) and Second (2026) Amendment is $5,980,000.

## PROMOTION OF ORDERLY LAND DEVELOPMENT

The area in this TID is identified for "Medium Density Residential", "Industrial", and "Neighborhood Mixed Use" land use in the City of Madison Comprehensive Plan. Descriptions of this use and its corresponding density can be found in the City of Madison Comprehensive Plan at this link:

https://imaginemadisonwi.com/sites/imaginemadisonwi.com/files/document/pdf/180501%20Comprehensive%20Plan%20-%20Full.pdf

TID 54 is a blighted area TID, as defined by State Statute.

## EXPECTATIONS FOR DEVELOPMENT

The expectations for development in TID #54 have been developed from and predicated on the Comprehensive Plan for the City of Madison and the Downtown Plan, as adopted by the Common Council.

**Potential Areas for Development**
The Potential Areas for Development include the currently undeveloped parcels of land within the TID. The development on these sites is described in further detail in this project plan.

**Annual Value Increment Estimates**

**Definition of Value Increment:** The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the "base value") from the TIF district's increased value as a result of new development. Appreciation of the base value and the new development over the full 27-year life of the TIF district is also included in this estimate.

**Timeframe for Development:** For the purposes of this project plan's economic expectations, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district's life.

**Anticipated Development:** The actual timing and value of new growth within the TID depends upon variables that are unpredictable at this time. However, based upon projects that have already been proposed or are underway (shown in the "Estimate of Economic Feasibility, TIF Generators" section of this project plan), the City estimates that these TIF Generators will create **~~$113,964,000~~ $167,000,000** of incremental value. The total incremental value (including estimated TIF Generators and appreciation of property value with in the TID) generated over the 27-year life of the district is estimated at approximately **~~$233,817,000~~ $323,000,000**. This growth is estimated to generate approximately **~~$59,637,000~~ $81,000,000** of tax increments over the life of the TID. The estimated present value of these tax increments is **~~$21,975,000~~ $31,000,000**. ~~The 2023 Project Plan proposes to authorize expenditure of only $14,450,000 of tax increments. The First (2024) Amendment to the TID 54 project plan proposes to spend a total of $18,947,000 of these tax increments.~~ The Second (2026) Amendment to the TID 54 project plan proposes to spend a total of $21,747,000 of these tax increments

## METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES

Where the relocation of individuals and business operations would take place as a result of the City's acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

## LEGAL DESCRIPTION

Madison TID #54 Boundary Description
Pennsylvania Avenue

**NOTE: Wetland areas are specifically excluded from inclusion within TID 54.**

A parcel of land located in the Southeast ¼ of the Northeast ¼ and the Northeast ¼ of the Southeast ¼ of Section 1, Township 7 North, Range 9 East; and the Southeast ¼ of the Northwest ¼, the Southwest ¼ of the Northeast ¼, the Northwest ¼ of the Southeast ¼, the Southwest ¼ of the Southeast ¼, and the Southwest ¼ all of Section 31, Township 8 North, Range 10 East; and the Northwest ¼ of the Northeast ¼, the Northeast ¼ of the Southwest ¼, the Northwest ¼ of the Southwest ¼, the Southwest ¼ of the Southwest ¼, and the Northwest ¼ all of Section 6, Township 7 North, Range 10 East; and the Northeast ¼ of the Northeast ¼, the Southeast ¼ of the Northeast ¼, the Northeast ¼ of the Southeast ¼, and the Northwest ¼ of the Southeast ¼ all of Section 12, Township 7 North, Range 9 East all in the City of Madison, Dane County, Wisconsin, more particularly described as follows:
**Commencing** at the Southwest corner of Section 31, Township 8 North, Range 10 East in the City of Madison;
Thence easterly along the south line of the Southwest ¼ of said Section 31, a distance of 375.6 feet more or less to a point on the westerly right-of-way of the Wisconsin and Southern Railroad also being the **Point of Beginning**;
Thence continuing 100 feet more or less along the said south line of the Southwest ¼ of Section 31 to a point of intersection of the easterly right-of-way of the Wisconsin and Southern Railroad;
Thence northwesterly 28.5 feet more or less along the said easterly right-of-way of the Wisconsin and Southern Railroad to the intersection of the said easterly right-of-way of the Wisconsin and Southern Railroad and the northerly right-of-way of Commercial Avenue;
Thence continuing northwesterly 1190.2 feet more or less along the said easterly right-of-way of the Wisconsin and Southern Railroad to the easterly intersection of Sherman Avenue;
Thence continuing northwesterly along the extension of the said easterly right-of-way line of the Wisconsin and Southern Railroad to a point of intersection of the northeasterly right-of-way of the Wisconsin and Southern Railroad and the westerly right-of-way of Sherman Avenue;
Thence northerly 407.5 feet more or less along the westerly right-of-way of Sherman Avenue to the intersection of the North line of the Southeast ¼ of Section 1, Township 7 North, Range 9 East;
Thence continuing northerly 68 feet more or less along the said westerly right-of-way of Sherman Avenue also being along the East line of Lot 4 of the plat of Northgate Annex recorded as Document No. 1154092 to a point perpendicular across Sherman Avenue from the Southwest corner of Outlot 1 of the Burke Assessor's Plat No. 1 recorded as Document No. 593673;
Thence easterly 66 feet more or less across said Sherman Avenue to the said Southwest corner of Outlot 1 of the Burke Assessor's Plat No. 1;
Thence easterly 1442.5 feet more or less along the northerly right-of-way of Roth Street also being along the southerly line of Outlot 1 and Outlot 2 of the said Burke Assessor's Plat No. 1 and the southerly line of Lots 8 through 13 of the C. E. Roth Plat recorded as Document No. 531689 to the Southeast corner of the said Outlot 2 of the Burke Assessor's Plat No. 1 also being on the westerly right-of-way of the Canadian Pacific Railroad – Soo Line Railroad;

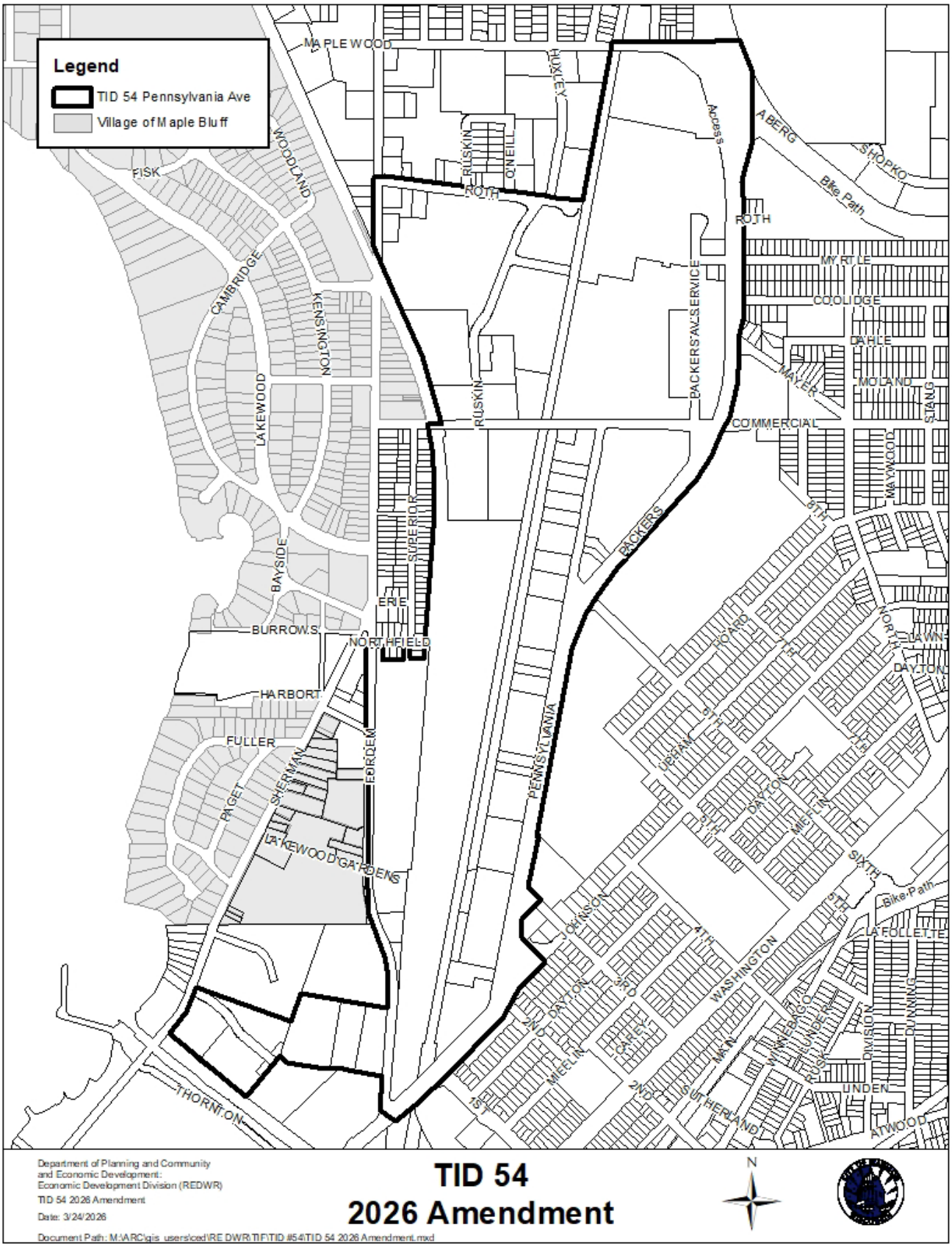
Thence northerly 1082.4 feet more or less along the said westerly right-of-way of the Canadian Pacific Railroad – Soo Line Railroad also being on the easterly line of Outlot 2 and Outlot 3 of the said Burke Assessor's Plat No. 1, Lot 2 of Certified Survey Map (CSM) No. 3949 recorded as Document No. 1747445, and Lot 1 of CSM No. 5208 recorded as Document No. 2009466 to the Northeast corner of said Lot 1 of CSM No. 5208 and being at the intersection of the said westerly right-of-way of the Canadian Pacific Railroad – Soo Line Railroad and the southerly right-of-way of Aberg Avenue;
Thence northerly 67.15 feet more or less along the said westerly right-of-way of the Canadian Pacific Railroad – Soo Line Railroad to the intersection of the said westerly right-of-way and the northerly right-of-way of Aberg Avenue also being the Southeast corner of Lot 1 of Block 6 of Clyde A. Gallagher's Sherman Ave. Subdivision recorded as Document No. 497382A;
Thence easterly 67.15 feet more or less along the said northerly right-of-way of Aberg Avenue to the Southwest corner of Outlot 13 of the said Burke Assessor's Plat No. 1;
Thence continuing easterly 504.7 feet more or less along the said northerly right-of-way of Aberg Avenue also being along the southerly line of Outlot 5 through Outlot 8 and Outlot 13 of the said Burke Assessor's Plat No. 1 to the Southeast corner of said Outlot 8 and being on the westerly right-of-way of the Packers Avenue Service Road;
Thence continuing easterly 340 feet more or less on an extension of the said northerly right-of-way of Aberg Avenue to a point of intersection of the easterly right-of-way of Packers Avenue;
Thence southeasterly 207 feet more or less along the easterly right-of-way of Packers Avenue;
Thence southerly 532 feet more or less to the southerly point of curvature of a 87-foot radius curve being on the easterly right-of-way of Packers Avenue;
Thence continuing southerly 226.2 feet more or less along the said easterly right-of-way of Packers Avenue being a curve to the left having a radius of 703.2 feet;
Thence continuing southerly 168.53 feet more or less along the said easterly right-of-way of Packers Avenue to the intersection of the North line of the South 111 feet of Outlot 2 of the said Plat of Woodland;
Thence easterly 12.5 feet more or less along the said North line of the South 111 feet of Outlot 2 to a point on a line being 308 feet easterly of the platted Packers Avenue on the said Plat of Woodland and also being a northerly extension of the West line of Lot 8 of Block 3 of the said Plat of Woodland;
Thence southerly 859.2 feet more or less along the said easterly right-of-way of Packers Avenue also being along the West line of Lots 8 and 13 of Block 3, West line of Lots 8 and 13 of Block 2, and the West line of Lot 7 of Block 1 all of the said Plat of Woodland to the Southwest corner of said Lot 7 of Block 1;
Thence southeasterly 46.5 feet more or less along the southwesterly line of said Lot 7 of Block 1 of the Plat of Woodland also being along the said easterly right-of-way of Packers Avenue to the Southeast corner of the said Lot 7 of Block 1;
Thence southwesterly 110.11 feet more or less along the northwesterly line of Lot 13 of Block 1 of the Plat of Woodland also being along the easterly right-of-way of Packers Avenue;
Thence southerly 8.35 feet more or less along a parcel excluded from said Lot 13 of Block 1 to a point on the southwesterly line of said Lot 13 of Block 1 also being at the intersection of the said easterly right-of-way of Packers Avenue and the northeasterly right-of-way of Mayer Avenue;
Thence southerly 135.5 feet more or less along the said easterly right-of-way of Packers Avenue to the Northwest corner of CSM No. 6197 recorded as Document No. 2218732 also being at the intersection of the said easterly right-of-way of Packers Avenue and the southwesterly right-of-way of Mayer Avenue;
Thence southerly 449.40 feet more or less along the said easterly right-of-way of Packers Avenue and the westerly line of said CSM No. 6197 being a curve to the right having a radius of 1492.39 feet to the most southwesterly corner of said CSM No. 6197 along Packers Avenue;
Thence southwesterly 125 feet more or less along the said easterly right-of-way of Packers Avenue to the intersection of the said easterly right-of-way of Packers Avenue and the southerly right-of-way of Commercial Avenue;
Thence southwesterly 1460 feet more or less along the said easterly right-of-way of Packers Avenue to the intersection of the said easterly right-of-way of Packers Avenue and the northeasterly right-of-way of Sixth Street;
Thence southwesterly 140 feet more or less along the said easterly right-of-way of Packers Avenue to the intersection of the easterly right-of-way of Pennsylvania Avenue (Packers Avenue) and the southwesterly right-of-way of Sixth Street;

Thence southwesterly 420 feet more or less along the said easterly right-of-way of Pennsylvania Avenue being a curve to the left having a radius of 1377.39 feet to a point on the said easterly right-of-way of Pennsylvania Avenue;
Thence southwesterly 1215 feet more or less along the easterly right-of-way of Pennsylvania Avenue to the intersection of the northwesterly extension of the northeasterly line of Lot 6 of Block 322 of the Madison Square Riley Plat recorded as Document No. 253138;
Thence southeasterly 10 feet more or less along the said northwesterly extension of the northeasterly line of said Lot 6 of Block 322 also being along the easterly right-of-way of Pennsylvania Avenue to the Northeast corner of the said Lot 6 of Block 322 also being the most northerly corner of CSM No. 11946 recorded as Document No. 4245745;
Thence southwesterly 14.61 feet more or less along the westerly line of said CSM No. 11946 also being the easterly right-of-way of Pennsylvania Avenue to an angle point in the said westerly line of CSM No. 11946;
Thence southerly 361.77 feet more or less along the westerly line of said CSM No. 11946 also being the easterly right-of-way of Pennsylvania Avenue to the southwesterly corner of said CSM No. 11946 also being the intersection of the said easterly right-of-way of Pennsylvania Avenue and the northeasterly right-of-way of Third Street;
Thence southeasterly 130 feet more or less along the southwesterly line of said CSM No. 11946 and being along the northeasterly right-of-way of Third Street to the intersection of the northeasterly extension of the northwesterly line of Lot 12 of Block 315 of the said Madison Square Riley Plat;
Thence southwesterly 69.63 feet more or less along the said northeasterly extension of the northwesterly line of Lot 12 of Block 315 to the most northerly corner of said Lot 12 of Block 315 and being on the southwesterly right-of-way of Third Street;
Thence southwesterly 127.56 feet more or less along the northwesterly line of Lots 10, 11, and 12 of Block 315 of the said Madison Square Riley Plat also being the southeasterly line of Upham Street to the northeasterly corner of the Award of Damages to the City of Madison in Document No. 2227035;
Thence southerly 50.69 feet more or less along the east line of said Document No. 2227035 to an angle in said east line;
Thence southeasterly 3.33 feet more or less along the east line of said Document No. 2227035 to an angle in said east line;
Thence southerly 89.43 feet more or less along the east line of said Document No. 2227035 to a point on the southwesterly line of Lot 8 of Block 315 of the said Madison Square Riley Plat;
Thence southeasterly 21.5 feet more or less along the said southwesterly line of Lot 8 of Block 315 of the Madison Square Riley Plat to the northwest corner of a parcel described in the said Award of Damages to the City of Madison in Document No. 2227035;
Thence southeasterly 204 feet more or less to the most northerly corner of Lot 8 of Block 316 of the said Madison Square Riley Plat and being on the southeasterly right-of-way of East Johnson Street;
Thence southwesterly 272 feet more or less along the northwesterly line of said Block 316 of the Madison Square Riley Plat and being the southeasterly right-of-way of East Johnson Street to a point on Lot 2 of said Block 316;
Thence southwesterly 95 feet more or less along a line to a point on the southwesterly line of Lot 1 of said Block 316 of the Madison Square Riley Plat being 30.3 feet more of less southeasterly of the most westerly corner of said Lot 1 and being on the northeasterly right-of-way line of Second Street;
Thence southwesterly 96 feet more or less along the southeasterly right-of-way of East Johnson Street to a point of curvature along the said right-of-way as described in Document No. 1323941;
Thence southwesterly 130 feet more or less along a curve to the right having a radius of 692.10 feet to a point of tangency along the said southeasterly right-of-way of East Johnson Street;
Thence southwesterly 339 feet more or less along the said southeasterly right-of-way of East Johnson Street to a point on the Southwest line of Lot 3 of Block 312 of the said Madison Square Riley Plat being 66.5 feet more or less northwesterly from the most southerly corner of said Lot 3 of Block 312;
Thence continuing southwesterly 97.3 feet more or less along the northwesterly line of the southeasterly 66 feet of Lots 1 and 2 of said Block 312 of the Madison Square Riley Plat to a point on the southwesterly line of said Lot 1 and being on the northeasterly right-of-way of First Street;
Thence southwesterly 547 feet more or less along the said southeasterly right-of-way of East Johnson Street crossing First Street to the intersection of the westerly right-of-way of the Wisconsin and Southern Railroad;

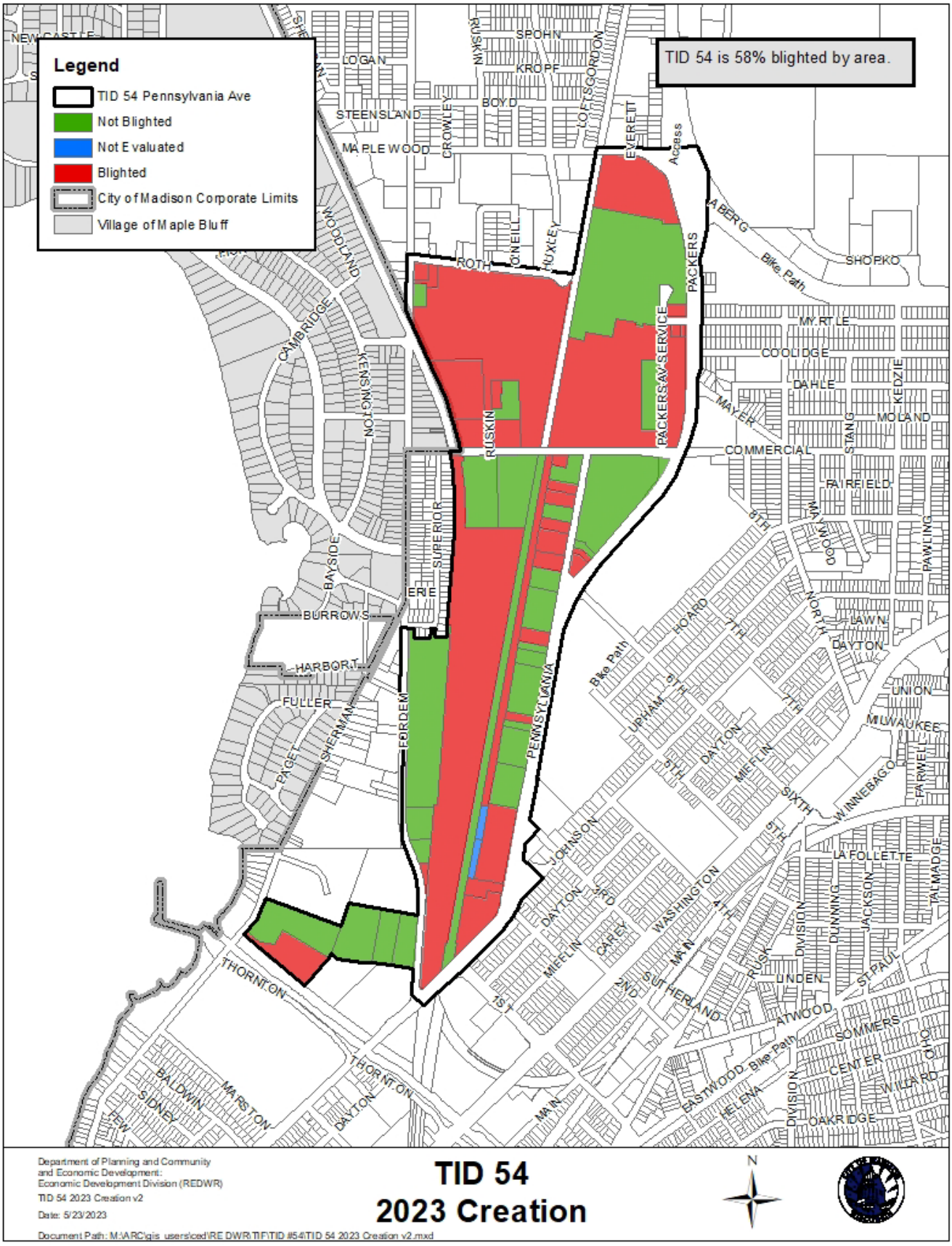
Thence northwesterly 136 feet more or less across East Johnson Street to a point on the westerly right-of-way of Fordem Avenue and also being at a point of curvature on Lot 1 of CSM No. 1689 recorded as Document No. 1428551;
Thence northerly 241.93 feet more or less being on the said easterly line of Lot 1 of CSM No. 1689 and the westerly right-of-way of Fordem Avenue to the Southeast corner of Lot 1 of CSM No. 3728 recorded as Document No. 1710425;
Thence westerly 314.56 feet more or less along the southerly line of Lots 1 and 2 of said CSM No. 3728 to an angle point in the southerly line of said Lot 2 also being the northeasterly corner of Lot 4 of said CSM No. 3728;
Thence westerly 152.94 feet more or less along the southerly line of Lots 2 and 3 of said CSM No. 3728 to an angle point in the said southerly line of Lot 3;
Thence westerly 220.16 feet more or less along the southerly line of said Lot 3 of CSM No. 3728 to an angle point in the said southerly line of Lot 3;
Thence northwesterly 76.52 feet more or less along the southerly line of said Lot 3 of CSM No. 3728 to the Southwest corner of said Lot 3;
Thence southerly 20.67 feet more or less along the westerly line of Lot 4 of said CSM No. 3728 to an angle point in the said westerly line;
Thence southwesterly 364.28 feet more or less along the westerly line of said Lot 4 of CSM No. 3728 to the Southwest corner of said Lot 4 and also being the Southeast corner of the lands described in Document No. 2994874;
Thence northwesterly 392.91 feet more or less along the southerly line of said Document No. 2994874 to an angle point in the said southerly line;
Thence continuing northwesterly 38.08 feet more or less along the said southerly line of Document No. 2994874 to an angle point in the said southerly line;
Thence northwesterly 280.98 feet more or less along the said southerly line of Document No. 2994874 to the intersection of the easterly right-of-way of Sherman Avenue;
Thence northeasterly 128.70 feet along the said easterly right-of-way of Sherman Avenue to an angle point in the said easterly right-of-way;
Thence northeasterly 63.50 feet more or less along the said easterly right-of-way of Sherman Avenue to an angle point in the said easterly right-of-way;
Thence northeasterly 111.78 feet more or less along the said easterly right-of-way of Sherman Avenue to an angle point in the said easterly right-of-way;
Thence northerly 80.02 feet more or less along the said easterly right-of-way of Sherman Avenue to the Northwest corner of said Document No. 2994874 and being the Southwest corner of the Sherman Terrace Condominiums;
Thence southeasterly 715.85 feet along the north line of said Document No. 2994874 to a point on the westerly line of said Lot 3 of CSM No. 3728;
Thence northerly 209.48 feet more or less along the westerly line of said Lot 3 of CSM No. 3728 to the Northwest corner of said Lot 3;
Thence easterly 625.86 feet more or less along the northerly line of Lots 1, 2, and 3 of said CSM No. 3728 to the intersection of the westerly right-of-way of Fordem Avenue and being the Southeast corner of Lot 1 of CSM No. 2007 recorded as Document No. 1468548;
Thence northerly 86.98 feet more or less along the easterly line of said Lot 1 of CSM No. 2007 and being on the westerly right-of-way of Fordem Avenue to a point of curvature along the said easterly line;
Thence northerly 450 feet more or less along the easterly line of said Lot 1 of CSM No. 2007 and the westerly right-of-way of Fordem Avenue being a curve to the left having a radius of 834.40 feet to a point of reverse curvature along the said easterly line;
Thence northerly 83 feet more or less along the easterly line of said Lot 1 of CSM No. 2007 and the westerly right-of-way of Fordem Avenue being a curve to the right having a radius of 1053.90 feet to the Northeast corner of said Lot 1 and also being the Southeast corner of Lakewood Gardens Condominium Homes Plat recorded as Document No. 2691638;
Thence continuing northerly 115 feet more or less along the easterly line of the said Lakewood Gardens Condominium Homes Plat and being on the westerly right-of-way of Fordem Avenue to the intersection of the Northeast ¼ of Section 12, Township 7 North, Range 9 East;

Thence northerly 993 feet more or less along the easterly line of the said Northeast ¼ of 12 to a point lying 1096.7 feet more or less northerly of the East ¼ corner of the said Section 12;
Thence westerly 33.7 feet more or less to a point on the westerly right-of-way of Fordem Avenue also being the Northeast corner of Document 4365528 excepting the right-of-way of Fordem Avenue;
Thence northerly 254 feet more or less along the said westerly right-of-way of Fordem Avenue to the intersection of the said westerly right-of-way of Fordem Avenue and the southerly right-of-way of McGuire Street;
Thence northerly 57 feet more or less along the said westerly right-of-way of Fordem Avenue to the intersection of the said westerly right-of-way of Fordem Avenue and the northerly right-of-way of McGuire Street;
Thence northerly 563 feet more or less along the said westerly right-of-way of Fordem Avenue to a point of intersection on the said westerly right-of-way also being on the easterly line of CSM No. 14103 recorded as Document No. 5192649 with the westerly extension of the southerly right-of-way of Northfield Place;
Thence easterly 117 feet more or less along the westerly extension of the southerly right-of-way of Northfield Place and the southerly right-of-way of Northfield Place to the Northwest corner of Lot 12 of the Plat of Northfield Park recorded as Document No. 632437;
Thence southerly 96 feet more or less along the West line of said Lot 12 of the Plat of Northfield Park to a point of intersection of the westerly extension of the South line of Lots 10 and 11 of the said Plat of Northfield Park;
Thence easterly 147.4 feet more or less along the southerly line of Lots 10 and 11 and said line extended westerly of the said Plat of Northfield Park to the Southeast corner of said Lot 10;
Thence northerly 26 feet more or less along the easterly line of said Lot 10 of the Plat of Northfield Park being a curve to the left having a radius of 34 feet to a point of reverse curvature;
Thence northerly 57 feet more or less along the easterly line of said Lot 10 of the Plat of Northfield Park being a curve to the right having a radius of 281.6 feet to a point of reverse curvature;
Thence northwesterly 30 feet more or less along the easterly line of said Lot 10 of the Plat of Northfield Park being a curve to the left having a radius of 18 feet to a point of tangency on the southerly right-of-way of Northfield Place;
Thence easterly 57 feet more or less along the easterly extension of the southerly right-of-way of Northfield Place to the intersection of Lot 5 of the said Plat of Northfield Park;
Thence southerly 85 feet more or less along the westerly line of Lots 5 and 6 of the said Plat of Northfield Park being a curve to the left having a radius of 241.6 feet to the Southwest corner of said Lot 6;
Thence easterly 98 feet more or less along the South line of said Lot 6 to the Southeast corner of said Lot 6 also lying on the westerly right-of-way of the Wisconsin and Southern Railroad;
Thence northerly 1669.43 feet more or less along the said westerly right-of-way of the Wisconsin and Southern Railroad also being along the easterly line of Lots 1 through 6 of the said Plat of Northfield Park and Lots 1 through 31 of Block 3 of the Koltes Plat recorded as Document No. 320311 to the Northeast corner of said Lot 31 of the Koltes Plat also being the intersection of the said westerly right-of-way of the Wisconsin and Southern Railroad and the southerly right-of-way of Commercial Avenue;
Thence continuing 37.5 feet more or less northerly along the said westerly right-of-way of the Wisconsin and Southern Railroad to the **Point of Beginning**.

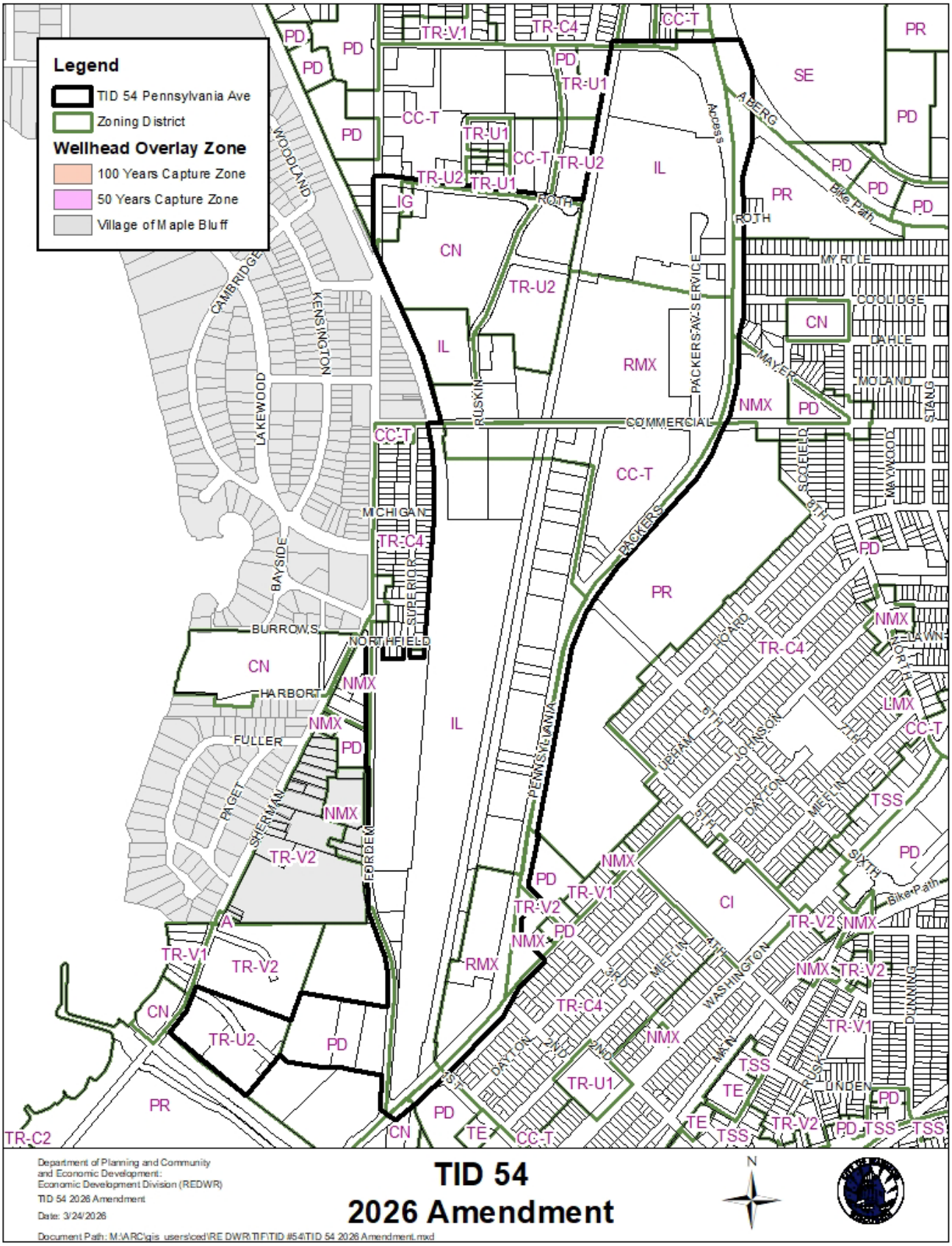
## District Boundary – 2026



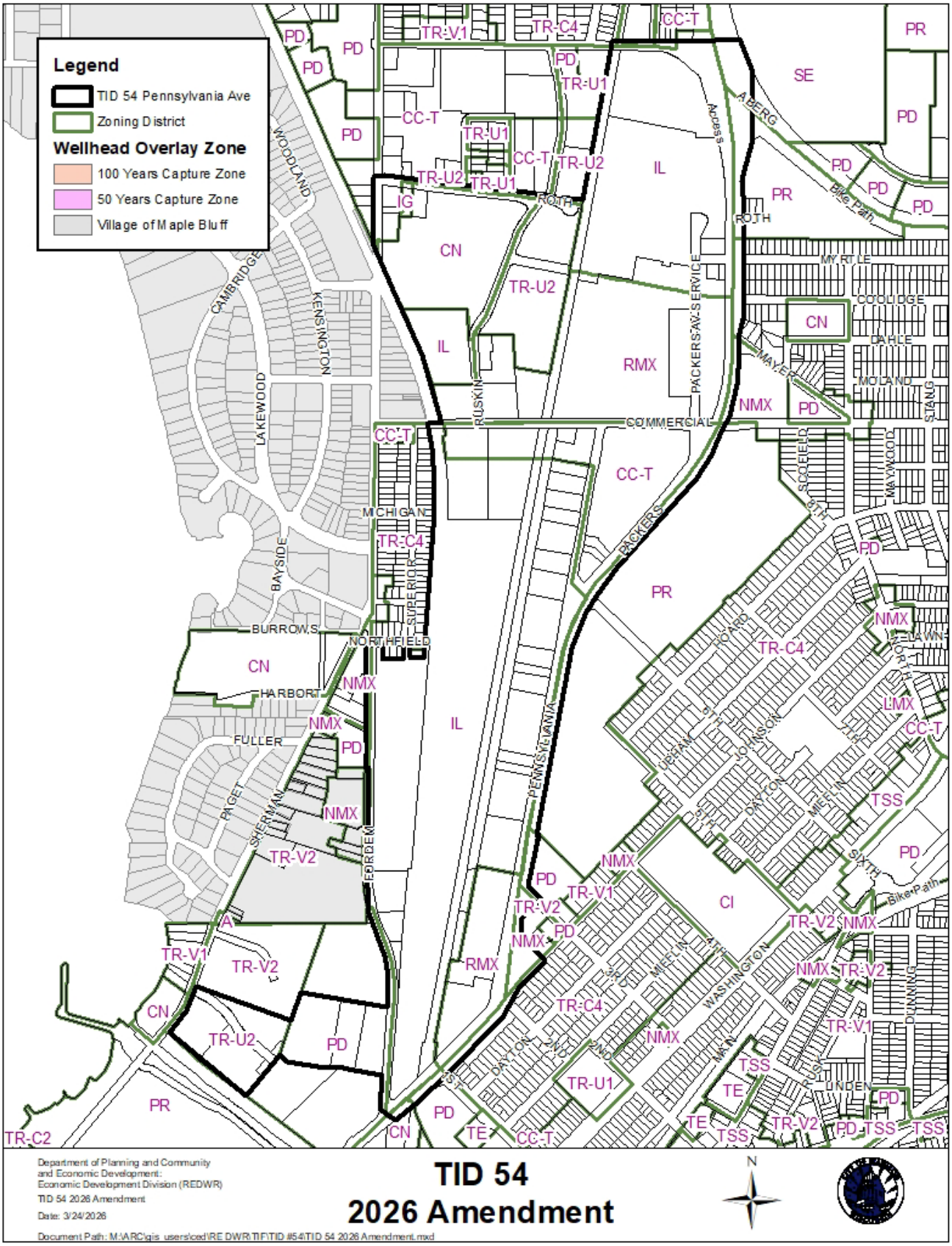
## Blight Findings – 2023



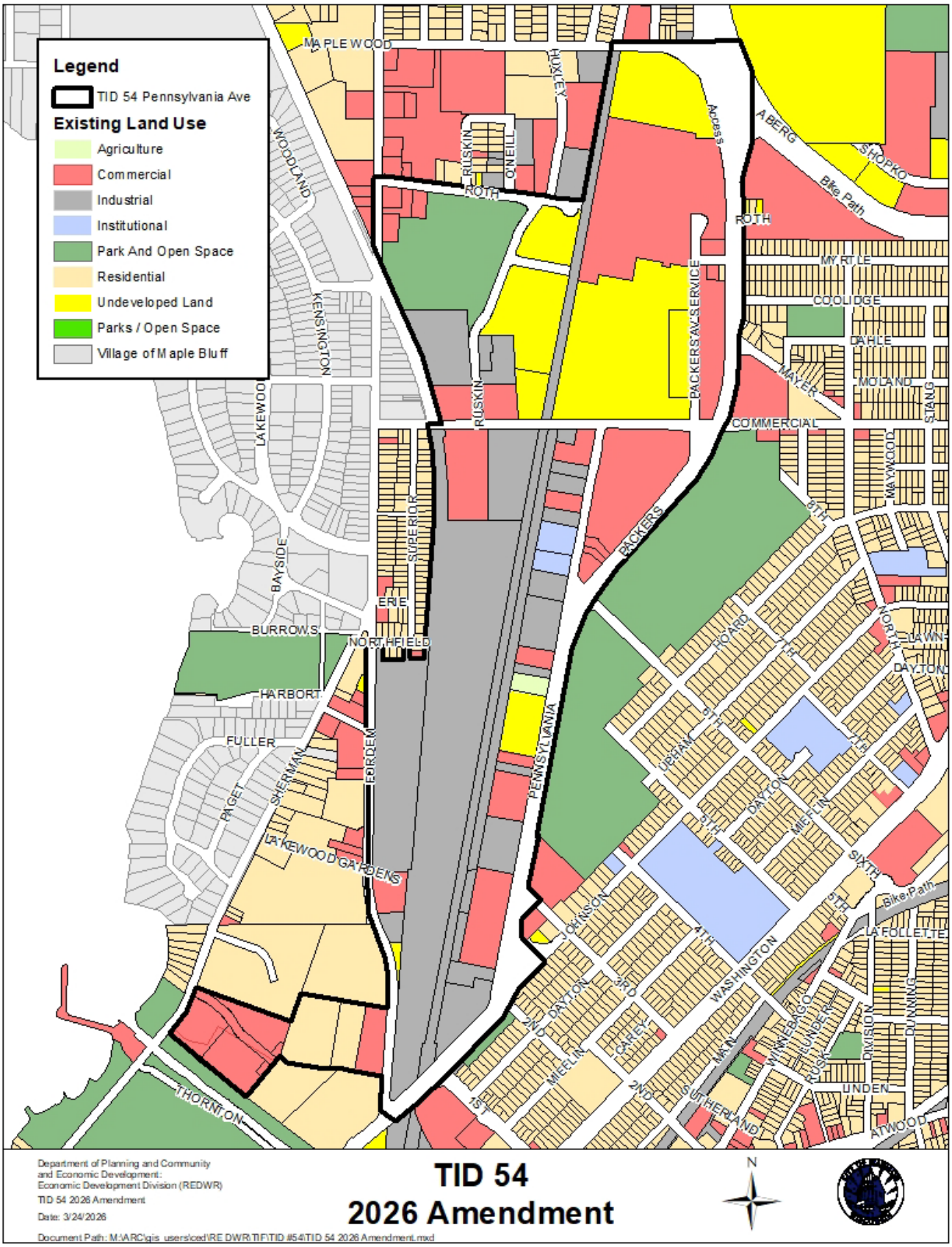
## Existing Zoning – 2026



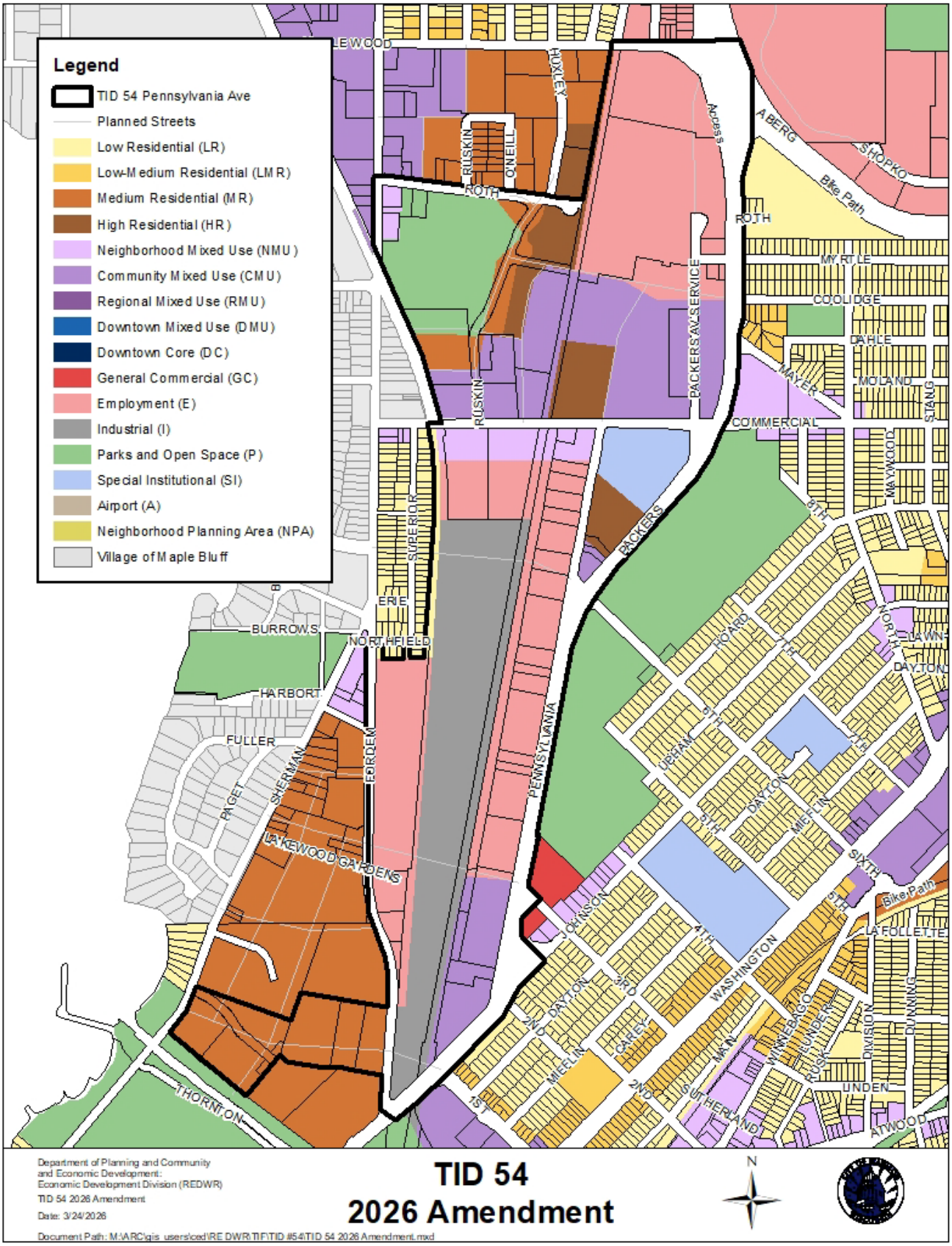
## Proposed Zoning – 2026



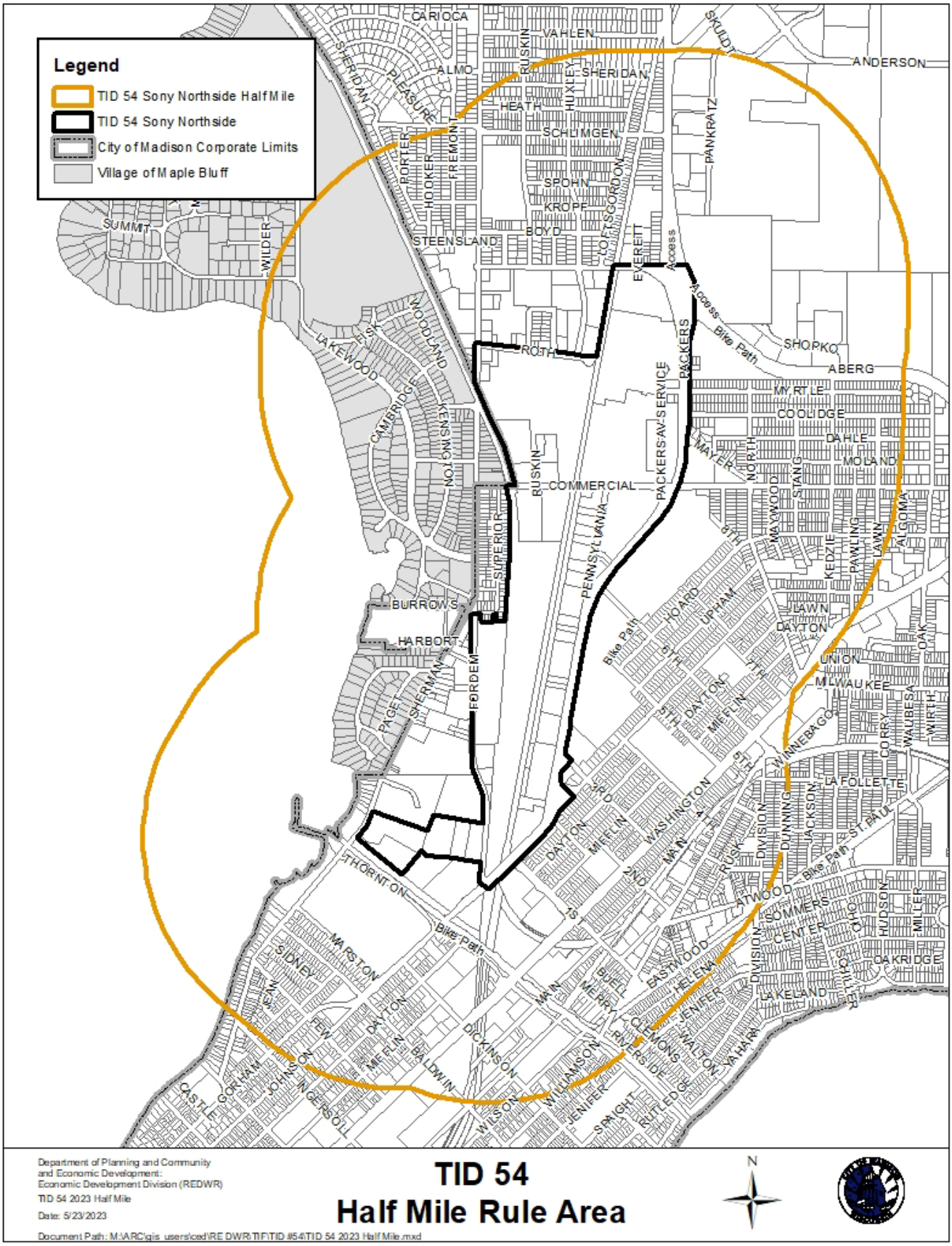
## Existing Land Use – 2026



## Proposed Land Use – 2026



## Proposed Half Mile Boundary – 2023



## City Attorney Opinion Letter


**Office of the City Attorney**

**Michael R. Haas, City Attorney** **Patricia A. Lauten, Deputy City Attorney**

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May 28, 2026

**TO:** Daniel Rolfs, Real Estate Development Manager
**FROM:** Matthew Robles, Assistant City Attorney
**SUBJECT:** Project Plan Amendment for TIF District No. 54 - City of Madison (Pennsylvania Avenue)

Dear Mr. Rolfs:

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the proposed 2026 Amendment to the Project Plan for Tax Incremental Finance District No. 54, City of Madison, Wisconsin (Pennsylvania Avenue). Based on this examination, I am of the opinion that the amended Project Plan is complete and complies with the provisions of Secs. 66.1105(4)(f) and (h), Wis. Stats.

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

Matthew D. Robles
Assistant City Attorney

# TIF Run

## TIF Increment Projection
## TID#54 - 2026 Project Plan Amendment
(Realta)

**Rolfs, Daniel:** 2026 Incremental Value

**Rolfs, Daniel:** Used 2026 incremental value to estimate initial revenue.

| | TAX RATE PROJECTION | | | INCREMENT CALCULATION | | | | AVAILABLE FOR ASSISTANCE | |
|---|---|---|---|---|---|---|---|---|---|
| YEAR | CITYWIDE TAX BASE AS OF JAN 1 PRIOR YEAR | NET TAX LEVY | TAX RATE | DISTRICT VALUE AS OF JAN 1 | PROJECT VALUE ADDED | INCREMENTAL VALUE AS OF JAN 1 | INCREMENT REVENUE | INCREMENT AFTER COVERAGE | PRESENT VALUE |
| 2026 | 49,360,901,400 | 920,891,785 | 0.01866 | 0 | 16,657,800 | | 310,773 | | |
| 2027 | 52,322,555,484 | 957,727,456 | 0.01830 | 16,657,800 | 3,050,000 | 16,657,800 | 310,773 | 155,386 | 145,221 |
| 2028 | 55,461,908,813 | 996,036,555 | 0.01796 | 20,040,956 | 13,725,000 | 20,040,956 | 304,909 | 152,455 | 133,160 |
| 2029 | 58,789,623,342 | 1,035,878,017 | 0.01762 | 34,166,775 | 13,725,000 | 34,166,775 | 359,914 | 179,957 | 146,899 |
| 2030 | 62,317,000,742 | 1,077,313,138 | 0.01729 | 48,575,111 | 2,300,000 | 48,575,111 | 602,021 | 301,011 | 229,640 |
| 2031 | 66,056,020,787 | 1,120,405,663 | 0.01696 | 51,846,613 | 10,350,000 | 51,846,613 | 839,748 | 419,874 | 299,365 |
| 2032 | 70,019,382,034 | 1,165,221,890 | 0.01664 | 63,233,545 | 0 | 63,233,545 | 879,394 | 439,697 | 292,989 |
| 2033 | 74,220,544,956 | 1,211,830,765 | 0.01633 | 64,498,216 | 0 | 64,498,216 | 1,052,296 | 526,148 | 327,659 |
| 2034 | 78,673,777,653 | 1,260,303,996 | 0.01602 | 65,788,180 | 0 | 65,788,180 | 1,053,090 | 526,545 | 306,454 |
| 2035 | 83,394,204,313 | 1,310,716,156 | 0.01572 | 67,103,944 | 0 | 67,103,944 | 1,053,885 | 526,942 | 286,622 |
| 2036 | 88,397,856,571 | 1,363,144,802 | 0.01542 | 68,446,023 | 0 | 68,446,023 | 1,054,680 | 527,340 | 268,073 |
| 2037 | 93,701,727,966 | 1,417,670,594 | 0.01513 | 69,814,943 | 0 | 69,814,943 | 1,055,476 | 527,738 | 250,725 |
| 2038 | 99,323,831,644 | 1,474,377,418 | 0.01484 | 71,211,242 | 0 | 71,211,242 | 1,056,273 | 528,136 | 234,499 |
| 2039 | 105,283,261,542 | 1,533,352,514 | 0.01456 | 72,635,467 | 0 | 72,635,467 | 1,057,070 | 528,535 | 219,323 |
| 2040 | 111,600,257,235 | 1,594,686,615 | 0.01429 | 74,088,176 | 0 | 74,088,176 | 1,057,868 | 528,934 | 205,130 |
| 2041 | 118,296,272,669 | 1,658,474,079 | 0.01402 | 75,569,940 | 0 | 75,569,940 | 1,058,666 | 529,333 | 191,855 |
| 2042 | 125,394,049,029 | 1,724,813,043 | 0.01376 | 77,081,339 | 0 | 77,081,339 | 1,059,465 | 529,733 | 179,439 |
| 2043 | 132,917,691,971 | 1,793,805,564 | 0.01350 | 78,622,965 | 0 | 78,622,965 | 1,060,265 | 530,132 | 167,826 |
| 2044 | 140,892,753,489 | 1,865,557,787 | 0.01324 | 80,195,425 | 0 | 80,195,425 | 1,061,065 | 530,533 | 156,965 |
| 2045 | 149,346,318,698 | 1,940,180,098 | 0.01299 | 81,799,333 | 0 | 81,799,333 | 1,061,866 | 530,933 | 146,807 |
| 2046 | 158,307,097,820 | 2,017,787,302 | 0.01275 | 83,435,320 | 0 | 83,435,320 | 1,062,667 | 531,334 | 137,307 |
| 2047 | 167,805,523,690 | 2,098,498,794 | 0.01251 | 85,104,026 | 0 | 85,104,026 | 1,063,469 | 531,735 | 128,421 |
| 2048 | 177,873,855,111 | 2,182,438,746 | 0.01227 | 86,806,107 | 0 | 86,806,107 | 1,064,272 | 532,136 | 120,110 |
| 2049 | 188,546,286,418 | 2,269,736,296 | 0.01204 | 88,542,229 | 0 | 88,542,229 | 1,065,075 | 532,538 | 112,337 |
| 2050 | 199,859,063,603 | 2,360,525,748 | 0.01181 | 90,313,073 | 0 | 90,313,073 | 1,065,879 | 532,939 | 105,067 |
| | | | | Incremental Value | 59,807,800 | | 22,670,860 | 11,335,430 | 4,791,890 |
| | | | | Add: Base Value | 0 | | 0 | | |
| | | | | **Total Est. Value** | 59,807,800 | **NPV=** | 9,894,554 | **4,791,890** | **at 50% of TIF** |

**ASSUMPTIONS:**

| | |
|---|---|
| Annual Increase in Citywide Tax Base | 6.00% |
| Annual Increase in Tax Levy | 4.00% |
| Annual Increase in Assessment after construction | 2.00% |
| Percent of Estimated Increment Available | 50.00% |
| Assumed Interest Rate (Discount Rate) | 7.00% |
| NPV Assumes Discounting to | 2026 |
| Est. Incremental Value | **$ 59,807,800** |

**TIF Request** **$ 2,800,000** **28%** of TIF

**Rolfs, Daniel:** Estimated Closure date to recover $21.1M in costs. Includes $17.1M of incremental revenue from project plan creation TIF run.

5/21/2026 13344 TID 54 2026 Amendment TIF Run.xlsx 2026 Template

| TID Year | Realta Phase 1 | Realta Phase 2 | Project C | Project D | Project E | Project F | Project G | Annual Increment |
|---|---|---|---|---|---|---|---|---|
| 2026 | | | | | | | | |
| 2027 | $ 3,050,000 | $ - | $ - | $ - | $ - | $ - | $ - | $ 3,050,000 |
| 2028 | $ 13,725,000 | $ - | $ - | $ - | $ - | $ - | $ - | $ 13,725,000 |
| 2029 | $ 13,725,000 | $ - | $ - | $ - | $ - | $ - | $ - | $ 13,725,000 |
| 2030 | $ 2,300,000 | | $ - | $ - | $ - | $ - | $ - | $ 2,300,000 |
| 2031 | $ 10,350,000 | | $ - | $ - | $ - | $ - | $ - | $ 10,350,000 |
| 2032 | $ 10,350,000 | | $ - | $ - | $ - | $ - | $ - | $ 10,350,000 |
| 2033 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2034 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2035 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2036 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2037 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2038 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2039 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2040 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2041 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| TOTALS | $ 53,500,000 | $ - | $ - | $ - | $ - | $ - | $ - | **$ 53,500,000** |

| | |
|---|---|
| - | units |
| $ - | AV/Unit |
| - | Est Incr. Value |

Hypothetical TID
Ten Year Debt Service - Level Principal

| | |
|---|---|
| Principal = | $ 2,800,000.00 |
| Interest Rate = | 0.05 |

| Year | Beginning Balance | Principal | Interest | Total Payments | Ending Balance |
|---|---|---|---|---|---|
| 1 | $ 2,800,000 | $ 280,000.00 | $ 140,000 | $ 420,000 | $ 2,520,000 |
| 2 | 2,520,000.00 | 280,000.00 | 126,000.00 | 406,000.00 | 2,240,000.00 |
| 3 | 2,240,000.00 | 280,000.00 | 112,000.00 | 392,000.00 | 1,960,000.00 |
| 4 | 1,960,000.00 | 280,000.00 | 98,000.00 | 378,000.00 | 1,680,000.00 |
| 5 | 1,680,000.00 | 280,000.00 | 84,000.00 | 364,000.00 | 1,400,000.00 |
| 6 | 1,400,000.00 | 280,000.00 | 70,000.00 | 350,000.00 | 1,120,000.00 |
| 7 | 1,120,000.00 | 280,000.00 | 56,000.00 | 336,000.00 | 840,000.00 |
| 8 | 840,000.00 | 280,000.00 | 42,000.00 | 322,000.00 | 560,000.00 |
| 9 | 560,000.00 | 280,000.00 | 28,000.00 | 308,000.00 | 280,000.00 |
| 10 | 280,000.00 | 280,000.00 | 14,000.00 | 294,000.00 | - |
| Totals | | $ 2,800,000.00 | $ 770,000.00 | $ 3,570,000.00 | |

## LEGAL DESCRIPTION

**NOTE: Wetland areas are specifically excluded from inclusion within TID 54.**

A parcel of land located in the Southeast ¼ of the Northeast ¼ and the Northeast ¼ of the Southeast ¼ of Section 1, Township 7 North, Range 9 East; and the Southeast ¼ of the Northwest ¼, the Southwest ¼ of the Northeast ¼, the Northwest ¼ of the Southeast ¼, the Southwest ¼ of the Southeast ¼, and the Southwest ¼ all of Section 31, Township 8 North, Range 10 East; and the Northwest ¼ of the Northeast ¼, the Northeast ¼ of the Southwest ¼, the Northwest ¼ of the Southwest ¼, the Southwest ¼ of the Southwest ¼, and the Northwest ¼ all of Section 6, Township 7 North, Range 10 East; and the Northeast ¼ of the Northeast ¼, the Southeast ¼ of the Northeast ¼, the Northeast ¼ of the Southeast ¼, and the Northwest ¼ of the Southeast ¼ all of Section 12, Township 7 North, Range 9 East all in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

**Commencing** at the Southwest corner of Section 31, Township 8 North, Range 10 East in the City of Madison;

Thence easterly along the south line of the Southwest ¼ of said Section 31, a distance of 375.6 feet more or less to a point on the westerly right-of-way of the Wisconsin and Southern Railroad also being the **Point of Beginning**;

Thence continuing 100 feet more or less along the said south line of the Southwest ¼ of Section 31 to a point of intersection of the easterly right-of-way of the Wisconsin and Southern Railroad;

Thence northwesterly 28.5 feet more or less along the said easterly right-of-way of the Wisconsin and Southern Railroad to the intersection of the said easterly right-of-way of the Wisconsin and Southern Railroad and the northerly right-of-way of Commercial Avenue;

Thence continuing northwesterly 1190.2 feet more or less along the said easterly right-of-way of the Wisconsin and Southern Railroad to the easterly intersection of Sherman Avenue;

Thence continuing northwesterly along the extension of the said easterly right-of-way line of the Wisconsin and Southern Railroad to a point of intersection of the northeasterly right-of-way of the Wisconsin and Southern Railroad and the westerly right-of-way of Sherman Avenue;

Thence northerly 407.5 feet more or less along the westerly right-of-way of Sherman Avenue to the intersection of the North line of the Southeast ¼ of Section 1, Township 7 North, Range 9 East;

Thence continuing northerly 68 feet more or less along the said westerly right-of-way of Sherman Avenue also being along the East line of Lot 4 of the plat of Northgate Annex recorded as Document No. 1154092 to a point perpendicular across Sherman Avenue from the Southwest corner of Outlot 1 of the Burke Assessor's Plat No. 1 recorded as Document No. 593673;

Thence easterly 66 feet more or less across said Sherman Avenue to the said Southwest corner of Outlot 1 of the Burke Assessor's Plat No. 1;

Thence easterly 1442.5 feet more or less along the northerly right-of-way of Roth Street also being along the southerly line of Outlot 1 and Outlot 2 of the said Burke Assessor's Plat No. 1 and the southerly line of Lots 8 through 13 of the C. E. Roth Plat recorded as Document No. 531689 to the Southeast corner of the said Outlot 2 of the Burke Assessor's Plat No. 1 also being on the westerly right-of-way of the Canadian Pacific Railroad – Soo Line Railroad;

Thence northerly 1082.4 feet more or less along the said westerly right-of-way of the Canadian Pacific Railroad – Soo Line Railroad also being on the easterly line of Outlot 2 and Outlot 3 of the said Burke Assessor's Plat No. 1, Lot 2 of Certified Survey Map (CSM) No. 3949 recorded as Document No. 1747445, and Lot 1 of CSM No. 5208 recorded as Document No. 2009466 to the Northeast corner of said Lot 1 of CSM No. 5208 and being at the intersection of the said westerly right-of-way of the Canadian Pacific Railroad – Soo Line Railroad and the southerly right-of-way of Aberg Avenue;

Thence northerly 67.15 feet more or less along the said westerly right-of-way of the Canadian Pacific Railroad – Soo Line Railroad to the intersection of the said westerly right-of-way and the northerly right-of-way of Aberg Avenue also being the Southeast corner of Lot 1 of Block 6 of Clyde A. Gallagher's Sherman Ave. Subdivision recorded as Document No. 497382A;

Thence easterly 67.15 feet more or less along the said northerly right-of-way of Aberg Avenue to the Southwest corner of Outlot 13 of the said Burke Assessor's Plat No. 1;

Thence continuing easterly 504.7 feet more or less along the said northerly right-of-way of Aberg Avenue also being along the southerly line of Outlot 5 through Outlot 8 and Outlot 13 of the said Burke Assessor's Plat No. 1 to the Southeast corner of said Outlot 8 and being on the westerly right-of-way of the Packers Avenue Service Road;

Thence continuing easterly 340 feet more or less on an extension of the said northerly right-of-way of Aberg Avenue to a point of intersection of the easterly right-of-way of Packers Avenue;

Thence southeasterly 207 feet more or less along the easterly right-of-way of Packers Avenue;

Thence southerly 532 feet more or less to the southerly point of curvature of a 87-foot radius curve being on the easterly right-of-way of Packers Avenue;

Thence continuing southerly 226.2 feet more or less along the said easterly right-of-way of Packers Avenue being a curve to the left having a radius of 703.2 feet;

Thence continuing southerly 168.53 feet more or less along the said easterly right-of-way of Packers Avenue to the intersection of the North line of the South 111 feet of Outlot 2 of the said Plat of Woodland;

Thence easterly 12.5 feet more or less along the said North line of the South 111 feet of Outlot 2 to a point on a line being 308 feet easterly of the platted Packers Avenue on the said Plat of Woodland and also being a northerly extension of the West line of Lot 8 of Block 3 of the said Plat of Woodland;

Thence southerly 859.2 feet more or less along the said easterly right-of-way of Packers Avenue also being along the West line of Lots 8 and 13 of Block 3, West line of Lots 8 and 13 of

Block 2, and the West line of Lot 7 of Block 1 all of the said Plat of Woodland to the Southwest corner of said Lot 7 of Block 1;

Thence southeasterly 46.5 feet more or less along the southwesterly line of said Lot 7 of Block 1 of the Plat of Woodland also being along the said easterly right-of-way of Packers Avenue to the Southeast corner of the said Lot 7 of Block 1;

Thence southwesterly 110.11 feet more or less along the northwesterly line of Lot 13 of Block 1 of the Plat of Woodland also being along the easterly right-of-way of Packers Avenue;

Thence southerly 8.35 feet more or less along a parcel excluded from said Lot 13 of Block 1 to a point on the southwesterly line of said Lot 13 of Block 1 also being at the intersection of the said easterly right-of-way of Packers Avenue and the northeasterly right-of-way of Mayer Avenue;

Thence southerly 135.5 feet more or less along the said easterly right-of-way of Packers Avenue to the Northwest corner of CSM No. 6197 recorded as Document No. 2218732 also being at the intersection of the said easterly right-of-way of Packers Avenue and the southwesterly right-of-way of Mayer Avenue;

Thence southerly 449.40 feet more or less along the said easterly right-of-way of Packers Avenue and the westerly line of said CSM No. 6197 being a curve to the right having a radius of 1492.39 feet to the most southwesterly corner of said CSM No. 6197 along Packers Avenue;

Thence southwesterly 125 feet more or less along the said easterly right-of-way of Packers Avenue to the intersection of the said easterly right-of-way of Packers Avenue and the southerly right-of-way of Commercial Avenue;

Thence southwesterly 1460 feet more or less along the said easterly right-of-way of Packers Avenue to the intersection of the said easterly right-of-way of Packers Avenue and the northeasterly right-of-way of Sixth Street;

Thence southwesterly 140 feet more or less along the said easterly right-of-way of Packers Avenue to the intersection of the easterly right-of-way of Pennsylvania Avenue (Packers Avenue) and the southwesterly right-of-way of Sixth Street;

Thence southwesterly 420 feet more or less along the said easterly right-of-way of Pennsylvania Avenue being a curve to the left having a radius of 1377.39 feet to a point on the said easterly right-of-way of Pennsylvania Avenue;

Thence southwesterly 1215 feet more or less along the easterly right-of-way of Pennsylvania Avenue to the intersection of the northwesterly extension of the northeasterly line of Lot 6 of Block 322 of the Madison Square Riley Plat recorded as Document No. 253138;

Thence southeasterly 10 feet more or less along the said northwesterly extension of the northeasterly line of said Lot 6 of Block 322 also being along the easterly right-of-way of Pennsylvania Avenue to the Northeast corner of the said Lot 6 of Block 322 also being the most northerly corner of CSM No. 11946 recorded as Document No. 4245745;

Thence southwesterly 14.61 feet more or less along the westerly line of said CSM No. 11946 also being the easterly right-of-way of Pennsylvania Avenue to an angle point in the said westerly line of CSM No. 11946;

Thence southerly 361.77 feet more or less along the westerly line of said CSM No. 11946 also being the easterly right-of-way of Pennsylvania Avenue to the southwesterly corner of said CSM No. 11946 also being the intersection of the said easterly right-of-way of Pennsylvania Avenue and the northeasterly right-of-way of Third Street;

Thence southeasterly 130 feet more or less along the southwesterly line of said CSM No. 11946 and being along the northeasterly right-of-way of Third Street to the intersection of the northeasterly extension of the northwesterly line of Lot 12 of Block 315 of the said Madison Square Riley Plat;

Thence southwesterly 69.63 feet more or less along the said northeasterly extension of the northwesterly line of Lot 12 of Block 315 to the most northerly corner of said Lot 12 of Block 315 and being on the southwesterly right-of-way of Third Street;

Thence southwesterly 127.56 feet more or less along the northwesterly line of Lots 10, 11, and 12 of Block 315 of the said Madison Square Riley Plat also being the southeasterly line of Upham Street to the northeasterly corner of the Award of Damages to the City of Madison in Document No. 2227035;

Thence southerly 50.69 feet more or less along the east line of said Document No. 2227035 to an angle in said east line;

Thence southeasterly 3.33 feet more or less along the east line of said Document No. 2227035 to an angle in said east line;

Thence southerly 89.43 feet more or less along the east line of said Document No. 2227035 to a point on the southwesterly line of Lot 8 of Block 315 of the said Madison Square Riley Plat;

Thence southeasterly 21.5 feet more or less along the said southwesterly line of Lot 8 of Block 315 of the Madison Square Riley Plat to the northwest corner of a parcel described in the said Award of Damages to the City of Madison in Document No. 2227035;

Thence southeasterly 204 feet more or less to the most northerly corner of Lot 8 of Block 316 of the said Madison Square Riley Plat and being on the southeasterly right-of-way of East Johnson Street;

Thence southwesterly 272 feet more or less along the northwesterly line of said Block 316 of the Madison Square Riley Plat and being the southeasterly right-of-way of East Johnson Street to a point on Lot 2 of said Block 316;

Thence southwesterly 95 feet more or less along a line to a point on the southwesterly line of Lot 1 of said Block 316 of the Madison Square Riley Plat being 30.3 feet more of less southeasterly of the most westerly corner of said Lot 1 and being on the northeasterly right-of-way line of Second Street;

Thence southwesterly 96 feet more or less along the southeasterly right-of-way of East Johnson Street to a point of curvature along the said right-of-way as described in Document No. 1323941;

Thence southwesterly 130 feet more or less along a curve to the right having a radius of 692.10 feet to a point of tangency along the said southeasterly right-of-way of East Johnson Street;

Thence southwesterly 339 feet more or less along the said southeasterly right-of-way of East Johnson Street to a point on the Southwest line of Lot 3 of Block 312 of the said Madison Square Riley Plat being 66.5 feet more or less northwesterly from the most southerly corner of said Lot 3 of Block 312;

Thence continuing southwesterly 97.3 feet more or less along the northwesterly line of the southeasterly 66 feet of Lots 1 and 2 of said Block 312 of the Madison Square Riley Plat to a point on the southwesterly line of said Lot 1 and being on the northeasterly right-of-way of First Street;

Thence southwesterly 547 feet more or less along the said southeasterly right-of-way of East Johnson Street crossing First Street to the intersection of the westerly right-of-way of the Wisconsin and Southern Railroad;

Thence northwesterly 136 feet more or less across East Johnson Street to a point on the westerly right-of-way of Fordem Avenue and also being at a point of curvature on Lot 1 of CSM No. 1689 recorded as Document No. 1428551;

Thence northerly 241.93 feet more or less being on the said easterly line of Lot 1 of CSM No. 1689 and the westerly right-of-way of Fordem Avenue to the Southeast corner of Lot 1 of CSM No. 3728 recorded as Document No. 1710425;

Thence westerly 314.56 feet more or less along the southerly line of Lots 1 and 2 of said CSM No. 3728 to an angle point in the southerly line of said Lot 2 also being the northeasterly corner of Lot 4 of said CSM No. 3728;

Thence westerly 152.94 feet more or less along the southerly line of Lots 2 and 3 of said CSM No. 3728 to an angle point in the said southerly line of Lot 3;

Thence westerly 220.16 feet more or less along the southerly line of said Lot 3 of CSM No. 3728 to an angle point in the said southerly line of Lot 3;

Thence northwesterly 76.52 feet more or less along the southerly line of said Lot 3 of CSM No. 3728 to the Southwest corner of said Lot 3;

Thence southerly 20.67 feet more or less along the westerly line of Lot 4 of said CSM No. 3728 to an angle point in the said westerly line;

Thence southwesterly 364.28 feet more or less along the westerly line of said Lot 4 of CSM No. 3728 to the Southwest corner of said Lot 4 and also being the Southeast corner of the lands described in Document No. 2994874;

Thence northwesterly 392.91 feet more or less along the southerly line of said Document No. 2994874 to an angle point in the said southerly line;

Thence continuing northwesterly 38.08 feet more or less along the said southerly line of Document No. 2994874 to an angle point in the said southerly line;

Thence northwesterly 280.98 feet more or less along the said southerly line of Document No. 2994874 to the intersection of the easterly right-of-way of Sherman Avenue;

Thence northeasterly 128.70 feet along the said easterly right-of-way of Sherman Avenue to an angle point in the said easterly right-of-way;

Thence northeasterly 63.50 feet more or less along the said easterly right-of-way of Sherman Avenue to an angle point in the said easterly right-of-way;

Thence northeasterly 111.78 feet more or less along the said easterly right-of-way of Sherman Avenue to an angle point in the said easterly right-of-way;

Thence northerly 80.02 feet more or less along the said easterly right-of-way of Sherman Avenue to the Northwest corner of said Document No. 2994874 and being the Southwest corner of the Sherman Terrace Condominiums;

Thence southeasterly 715.85 feet along the north line of said Document No. 2994874 to a point on the westerly line of said Lot 3 of CSM No. 3728;

Thence northerly 209.48 feet more or less along the westerly line of said Lot 3 of CSM No. 3728 to the Northwest corner of said Lot 3;

Thence easterly 625.86 feet more or less along the northerly line of Lots 1, 2, and 3 of said CSM No. 3728 to the intersection of the westerly right-of-way of Fordem Avenue and being the Southeast corner of Lot 1 of CSM No. 2007 recorded as Document No. 1468548;

Thence northerly 86.98 feet more or less along the easterly line of said Lot 1 of CSM No. 2007 and being on the westerly right-of-way of Fordem Avenue to a point of curvature along the said easterly line;

Thence northerly 450 feet more or less along the easterly line of said Lot 1 of CSM No. 2007 and the westerly right-of-way of Fordem Avenue being a curve to the left having a radius of 834.40 feet to a point of reverse curvature along the said easterly line;

Thence northerly 83 feet more or less along the easterly line of said Lot 1 of CSM No. 2007 and the westerly right-of-way of Fordem Avenue being a curve to the right having a radius of 1053.90 feet to the Northeast corner of said Lot 1 and also being the Southeast corner of Lakewood Gardens Condominium Homes Plat recorded as Document No. 2691638;

Thence continuing northerly 115 feet more or less along the easterly line of the said Lakewood Gardens Condominium Homes Plat and being on the westerly right-of-way of Fordem Avenue to the intersection of the Northeast ¼ of Section 12, Township 7 North, Range 9 East;

Thence northerly 993 feet more or less along the easterly line of the said Northeast ¼ of 12 to a point lying 1096.7 feet more or less northerly of the East ¼ corner of the said Section 12;

Thence westerly 33.7 feet more or less to a point on the westerly right-of-way of Fordem Avenue also being the Northeast corner of Document 4365528 excepting the right-of-way of Fordem Avenue;

Thence northerly 254 feet more or less along the said westerly right-of-way of Fordem Avenue to the intersection of the said westerly right-of-way of Fordem Avenue and the southerly right-of-way of McGuire Street;

Thence northerly 57 feet more or less along the said westerly right-of-way of Fordem Avenue to the intersection of the said westerly right-of-way of Fordem Avenue and the northerly right-of-way of McGuire Street;

Thence northerly 563 feet more or less along the said westerly right-of-way of Fordem Avenue to a point of intersection on the said westerly right-of-way also being on the easterly line of CSM No. 14103 recorded as Document No. 5192649 with the westerly extension of the southerly right-of-way of Northfield Place;

Thence easterly 117 feet more or less along the westerly extension of the southerly right-of-way of Northfield Place and the southerly right-of-way of Northfield Place to the Northwest corner of Lot 12 of the Plat of Northfield Park recorded as Document No. 632437;

Thence southerly 96 feet more or less along the West line of said Lot 12 of the Plat of Northfield Park to a point of intersection of the westerly extension of the South line of Lots 10 and 11 of the said Plat of Northfield Park;

Thence easterly 147.4 feet more or less along the southerly line of Lots 10 and 11 and said line extended westerly of the said Plat of Northfield Park to the Southeast corner of said Lot 10;

Thence northerly 26 feet more or less along the easterly line of said Lot 10 of the Plat of Northfield Park being a curve to the left having a radius of 34 feet to a point of reverse curvature;

Thence northerly 57 feet more or less along the easterly line of said Lot 10 of the Plat of Northfield Park being a curve to the right having a radius of 281.6 feet to a point of reverse curvature;

Thence northwesterly 30 feet more or less along the easterly line of said Lot 10 of the Plat of Northfield Park being a curve to the left having a radius of 18 feet to a point of tangency on the southerly right-of-way of Northfield Place;

Thence easterly 57 feet more or less along the easterly extension of the southerly right-of-way of Northfield Place to the intersection of Lot 5 of the said Plat of Northfield Park;

Thence southerly 85 feet more or less along the westerly line of Lots 5 and 6 of the said Plat of Northfield Park being a curve to the left having a radius of 241.6 feet to the Southwest corner of said Lot 6;

Thence easterly 98 feet more or less along the South line of said Lot 6 to the Southeast corner of said Lot 6 also lying on the westerly right-of-way of the Wisconsin and Southern Railroad;

Thence northerly 1669.43 feet more or less along the said westerly right-of-way of the Wisconsin and Southern Railroad also being along the easterly line of Lots 1 through 6 of the said Plat of Northfield Park and Lots 1 through 31 of Block 3 of the Koltes Plat recorded as Document No. 320311 to the Northeast corner of said Lot 31 of the Koltes Plat also being the intersection of the said westerly right-of-way of the Wisconsin and Southern Railroad and the southerly right-of-way of Commercial Avenue;

Thence continuing 37.5 feet more or less northerly along the said westerly right-of-way of the Wisconsin and Southern Railroad to the **Point of Beginning**.

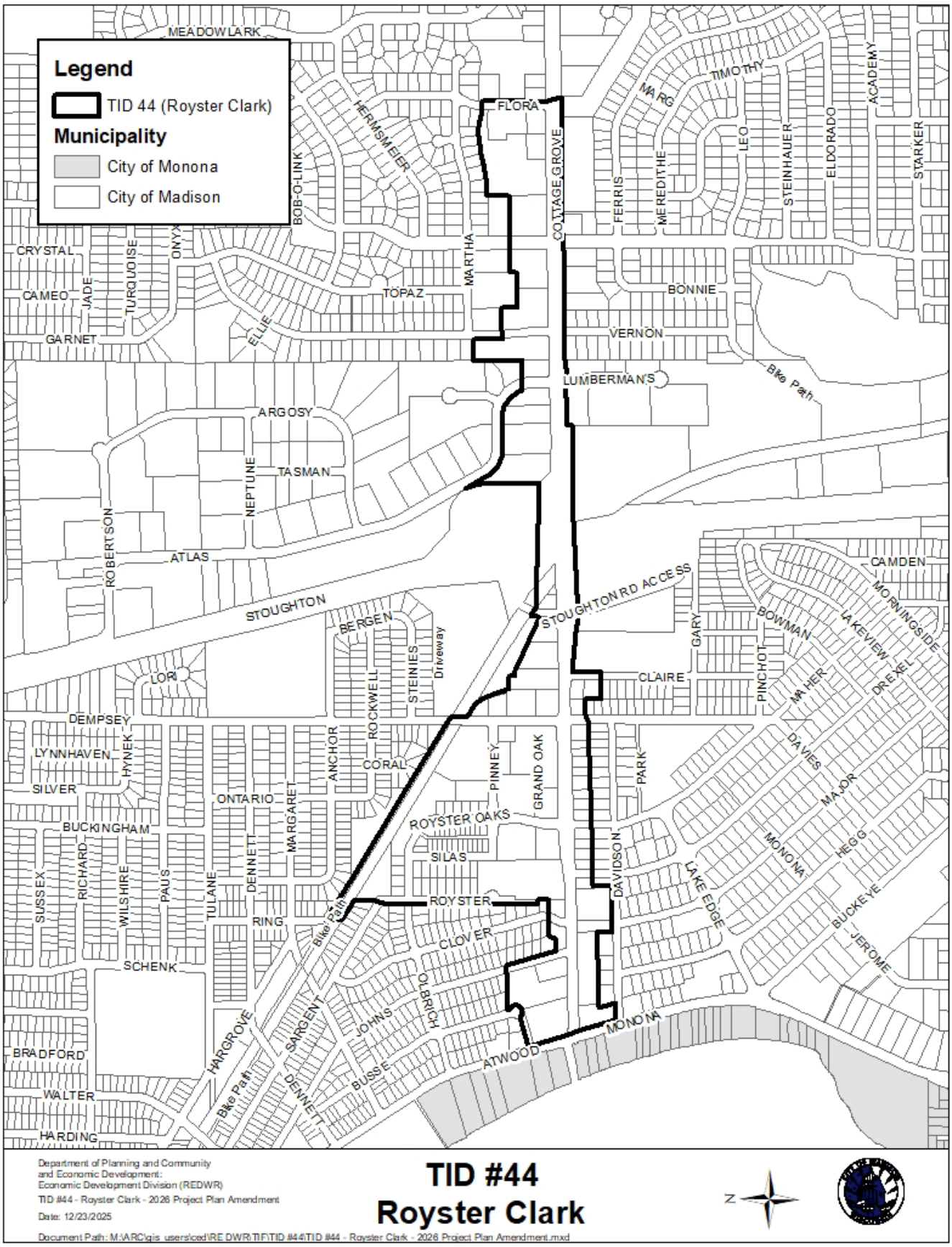
# TID Project Plan Amendments & Creations

## TIDs 44, 46, 50, 51, & 54 (Amendments)
## TIDs 56 & 57 (Creation)

Plan Commission meeting
June 15, 2026

# Plan Commission Role

- Per State of WI TIF Law, the Plan Commission's role in reviewing TID amendments and creations is:
  - That the plan conforms to, and is consistent with, the Comprehensive Plan of the City of Madison;
  - Not less than 50%, by area, of the TID is suitable and zoned for mixed-use or industrial use (as applicable by TID) or blighted (within the meaning of SS 66.1105(2) Wisconsin Statutes);
  - That the improvement of the area in the TID is likely to significantly enhance the value of substantially all the other real property in the TID, and;
  - The aggregate value of equalized taxable property in the TID, plus existing TIDs, does not exceed 12% of the total equalized assessed taxable property within the City of Madison.




Department of Planning and Community and Economic Development:
Economic Development Division (REDWR)
TID #44 - Royster Clark - 2026 Project Plan Amendment
Date: 12/23/2025
Document Path: M:\ARC\gis_users\ced\REDWR\TIF\TID #44\TID #44 - Royster Clark - 2026 Project Plan Amendment.mxd

# TID #44
# Royster Clark

N

TID 44

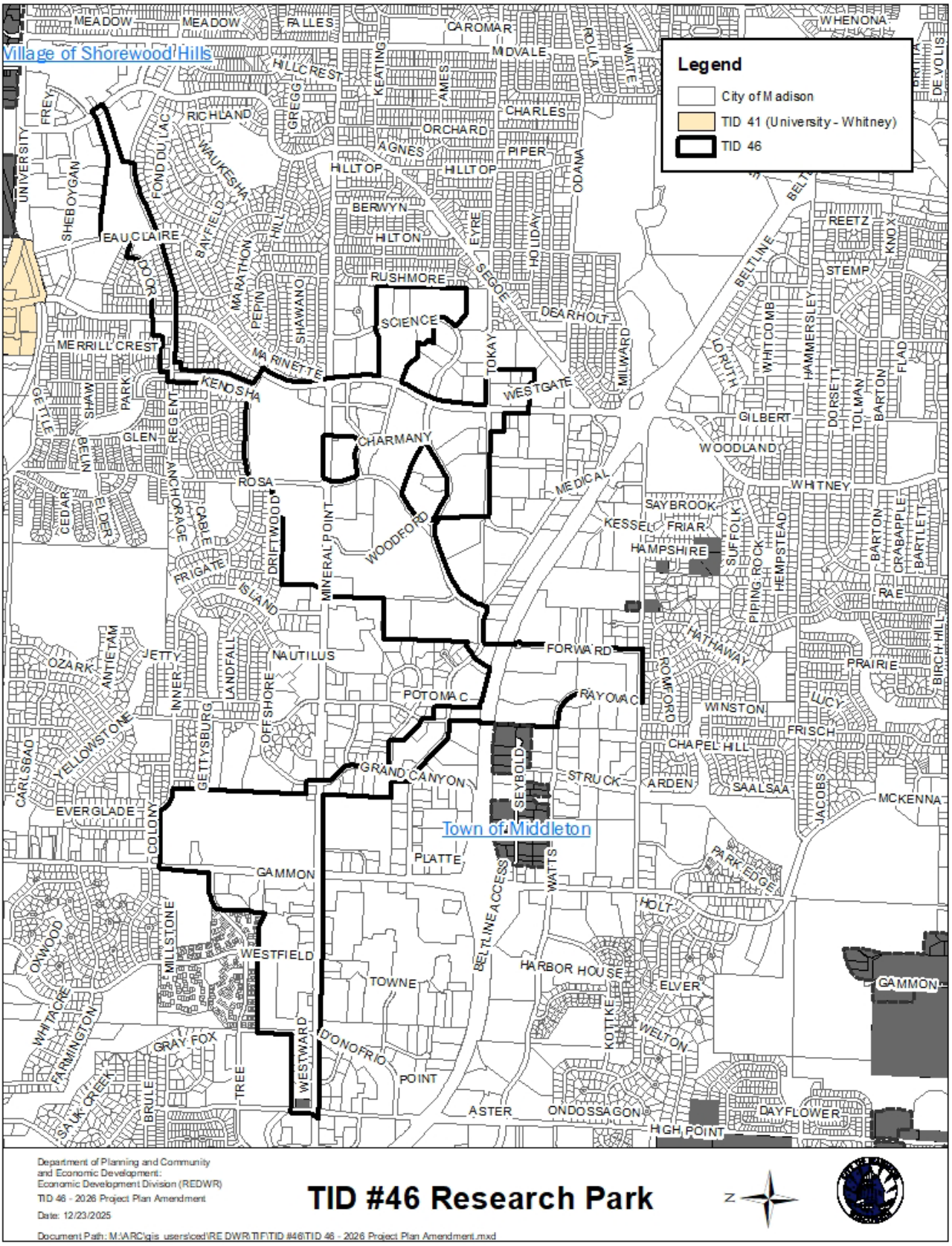
# TID 44 – Key Changes

- **$4,000,000 -** Land Acquisition (Royster Corners)
- **$2,000,000 –** Cottage Grove Road stormwater retention pond
- **$500,000 –** Small Business Assistance
- **Total Change 2026 - $6,500,000**

- **Total TIF Funded Project Costs - $15,369,700**

# TID 44 – Summary

- Projected to close: 2029*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $114 million




Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 46 - 2026 Project Plan Amendment
Date: 12/23/2025
Document Path: M:\ARC\gis_users\ced\REDWR\TIF\TID #46\TID 46 - 2026 Project Plan Amendment.mxd

# TID #46 Research Park

N

# TID 46

# TID 46 – Key Changes

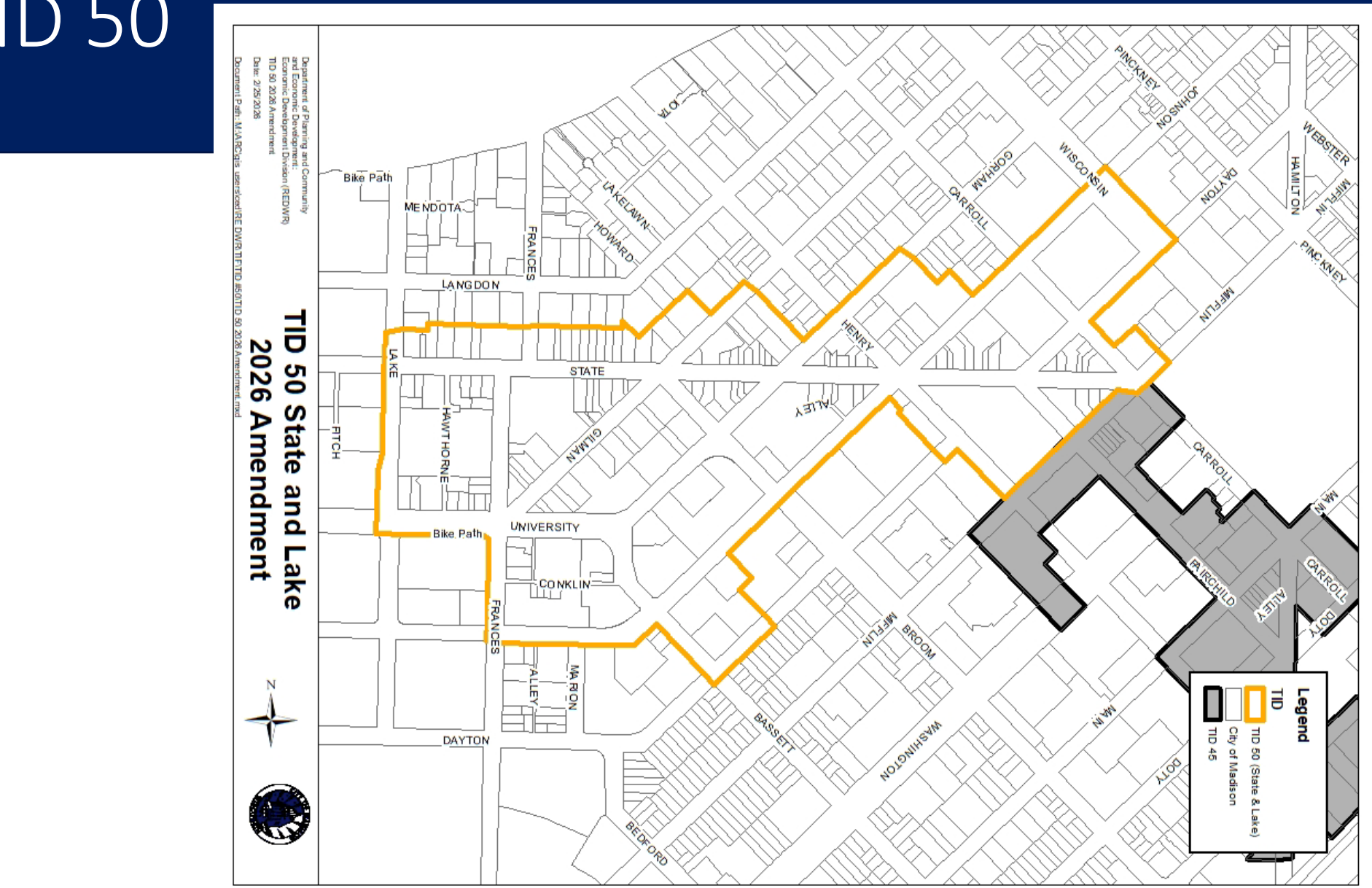
- **$1,000,000** – Yellowstone Drive sanitary sewer improvements
- **$3,000,000 –** West Towne area park improvements
- **$400,000 –** Research Park stormwater improvements
- **$1,000,000 –** Science Drive improvements
- **$1,000,000 –** Small Business Assistance
- **TOTAL CHANGE 2026 - $6,400,000**

- **Total TIF Funded Project Costs - $60,158,000**

# TID 46 – Summary

- Projected to close: 2028
- TID estimated incremental value at closure: $540 million

# TID 50


TID 50 State and Lake
2026 Amendment
Department of Planning and Community and Economic Development
Economic Development Division (REDWR)
TID 50 2026 Amendment
Date: 2/25/2026
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N
Legend
TID
TID 50 (State & Lake)
City of Madison
TID 45
Bike Path
MENDOTA
LANGDON
FRANCES
LAKELAWN
HOWARD
LAKE
FITCH
HAWTHORNE
STATE
GILMAN
UNIVERSITY
CONKLIN
ALLEY
MARION
DAYTON
BASSETT
BROOM
WASHINGTON
BEDFORD
HENRY
GORHAM
CARROLL
WISCONSIN
PINCKNEY
JOHNSON
DAYTON
HAMILTON
WEBSTER
MIFFLIN
MAIN
DOTY
FAIRCHILD

# TID 50

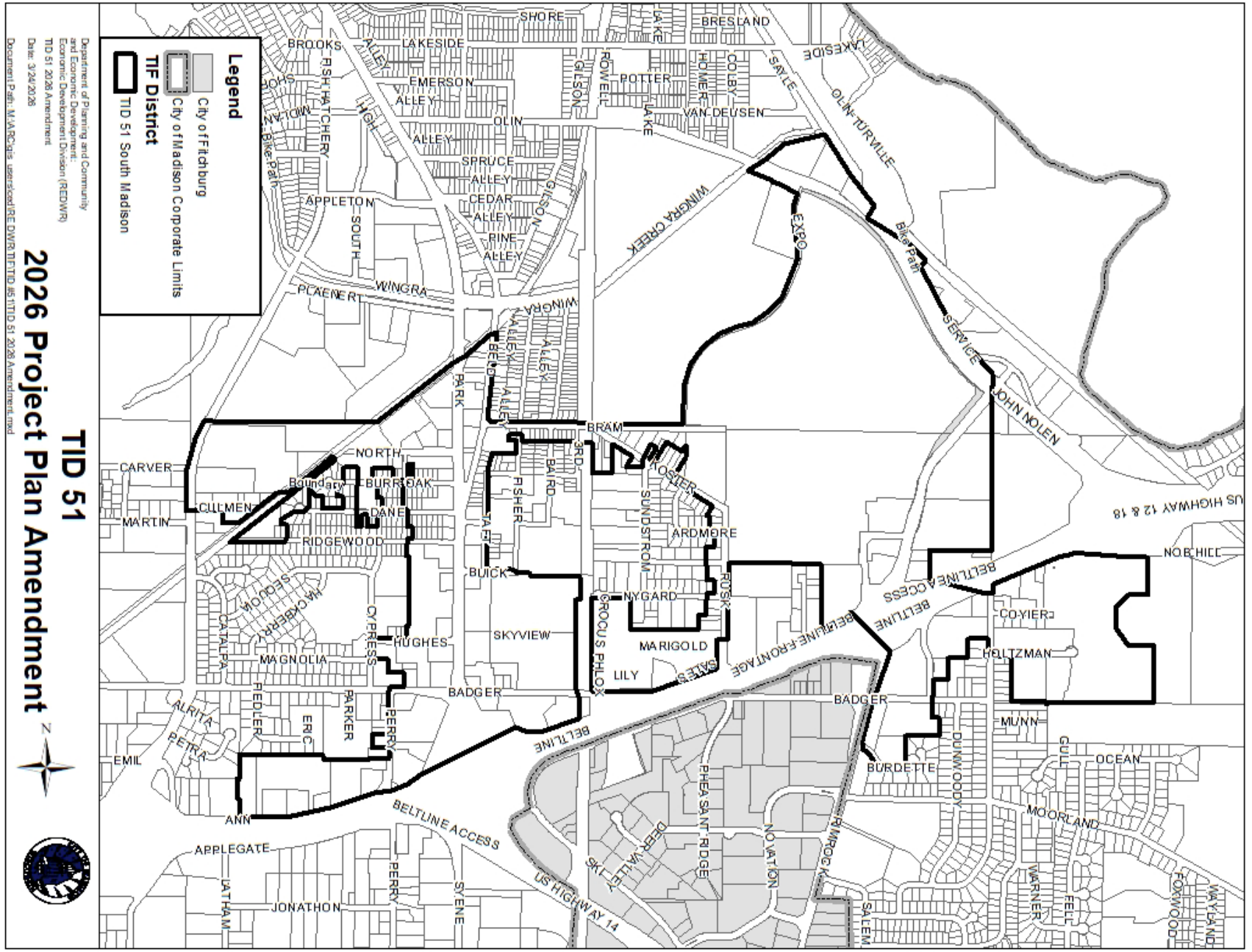
- **$285,000** – Dayton St Sanitary improvements
- **TOTAL CHANGE 2026 - $285,000**

- **Total TIF Funded Project Costs - $26,785,000**

# TID 50 – Summary

- Projected to close: 2029
- TID estimated incremental value at closure: $342 million

# TID 51


TID 51
2026 Project Plan Amendment
Legend
City of Fitchburg
City of Madison Corporate Limits
TIF District
TID 51 South Madison
Department of Planning and Community and Economic Development
Economic Development Division (REDWR)
TID 51 2026 Amendment
Date: 3/24/2026
Document Path: M:\ARC\gis_user\cloud\REDWR TIF\TID 45\1TID 51 2026 Amendment.mxd
Boundary
BRESLAND
SHORE
LAKESIDE
LAKE
BROOKS
ALLEY
EMERSON
POTTER
GILSON
ROWELL
HOMER
COLBY
VAN DEUSEN
OLIN
SPRUCE
CEDAR
PINE
APPLETON
SOUTH
HIGH
FISH HATCHERY
Bike Path
WINGRA
PLAENERT
WINGRA CREEK
OLIN-TURVILLE
BIKE PATH
SERVICE
JOHN NOLEN
US HIGHWAY 12 & 18
NORTH
CARVER
BURR OAK
DANE
CULLMEN
MARTIN
RIDGEWOOD
PARK
BRAM
3RD
BAIRD
FISHER
TAFT
BUICK
FOSTER
SUNDSTROM
ARDMORE
NYGARD
ROSK
BELTLINE ACCESS
BELTLINE FRONTAGE
BELTLINE
NOB HILL
COYIER
HOLTZMAN
MUNN
SEQUOIA
MAGNOLIA
CATALPA
CYPRESS
HUGHES
SKYVIEW
CROCUS
PHLOX
MARIGOLD
LILY
SALES
BADGER
ALRITA
PETRA
EMIL
REDLER
ERIC
PARKER
BERRY
ANN
APPLEGATE
LATHAM
JONATHON
SYENE
BELTLINE ACCESS
US HIGHWAY 14
SKY VALLEY
DEER VALLEY
PHEASANT RIDGE
NOVATION
RIMROCK
SALEM
BURDETTE
DUNWOODY
GULL
OCEAN
MOORLAND
WARNER
FELL
FOXWOOD
WAYLAND

# TID 51 – Key Reallocations & Changes

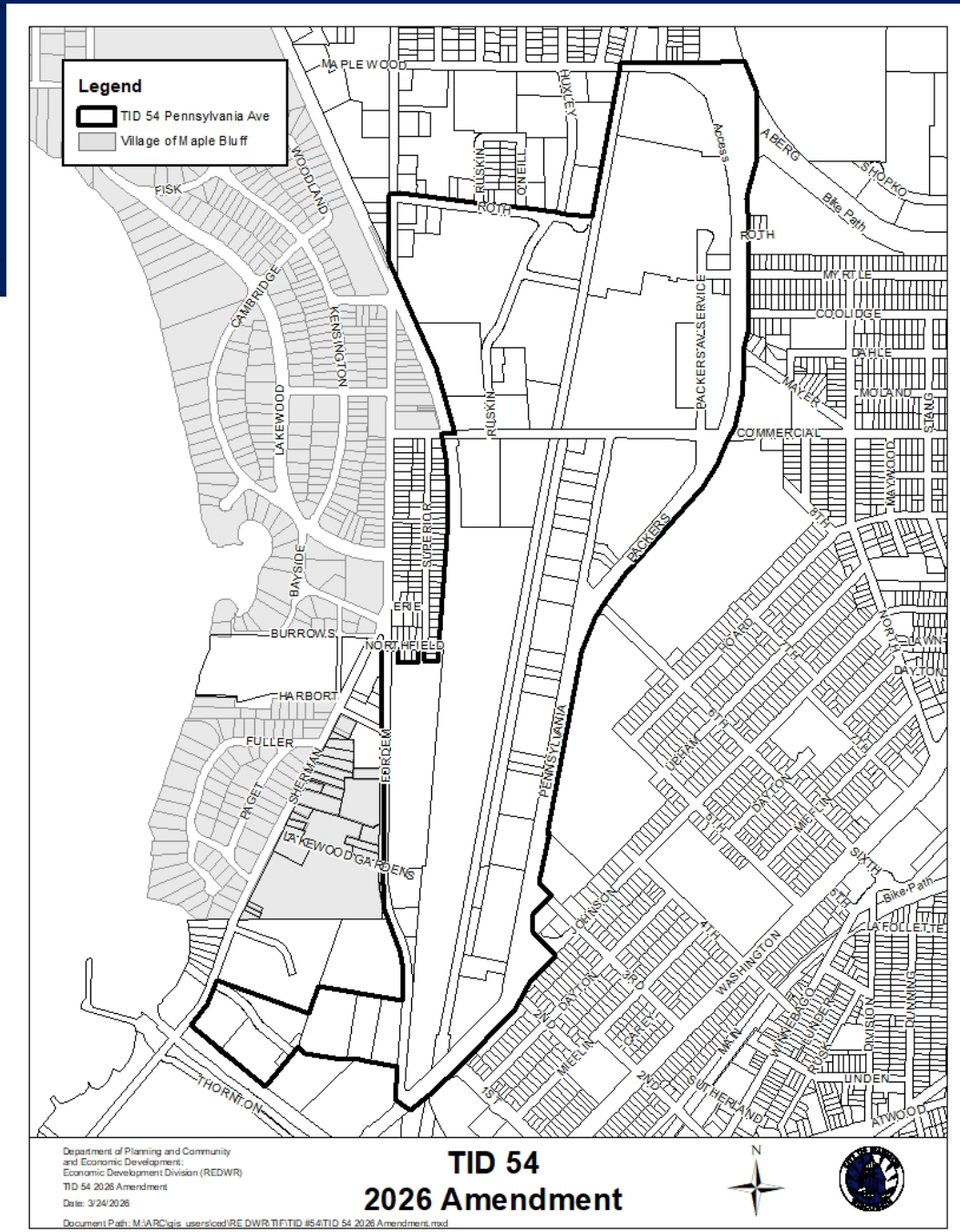
- **$25,000,000 – Housing Development in the South Park Street Corridor**
  - (This project category and cost are created in the 2026 project plan amendment, using re-allocated funds from previously approved projects);
- **(-$9,000,000) – Development Loans**
  - (South Transfer Point – This project cost and category are eliminated and the funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-$6,000,000) – Development Loans**
  - (Village on Park Improvements - This project cost and category are eliminated and the funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-$5,000,000) – Development Loans**
  - (Financial Assistance to Rental Housing - This project cost is reduced by $5,000,000 and those funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-$5,000,000) – New Small Cap Homeownership Program / Development Loans (for owner occupied)**
  - This project cost is reduced by $5,000,000 and those funds re-allocated to the “Housing Development in South Park Street Corridor” line item);

- **TOTAL CHANGE 2026: $0** (There is no net change to the project plan as a result of the 2026 amendment)
- **Total TIF Funded Project Costs - $99,480,000**

# TID 51 – Summary

- Projected to close: 2037*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $290 million

# TID 54


Legend
TID 54 Pennsylvania Ave
Village of Maple Bluff
MAPLEWOOD
HUXLEY
ABERG
SHOPKO
Bike Path
FISK
WOODLAND
RUSKIN
O'NEILL
ROTH
CAMBRIDGE
KENSINGTON
LAKEWOOD
BAYSIDE
ERIE
SUPERIOR
BURROWS
NORTHFIELD
HARBORT
FULLER
SHERMAN
EDGEWOOD
PAGET
LAKEWOOD GARDENS
THORNTON
PACKERS AV-SERVICE
MYRTLE
COOLIDGE
DAHLE
MAYER
MOLAND
STANG
COMMERCIAL
MAYWOOD
PACKERS
PENNSYLVANIA
RICHARD
DAYTON
UPHAM
MIFFLIN
SIXTH
LAFOLLETTE
JOHNSON
WASHINGTON
DIVISION
DUNNING
UNDEN
ATWOOD
SUTHERLAND
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 54 2026 Amendment
Date: 3/24/2026
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TID 54
2026 Amendment
N

# TID 54 – Costs

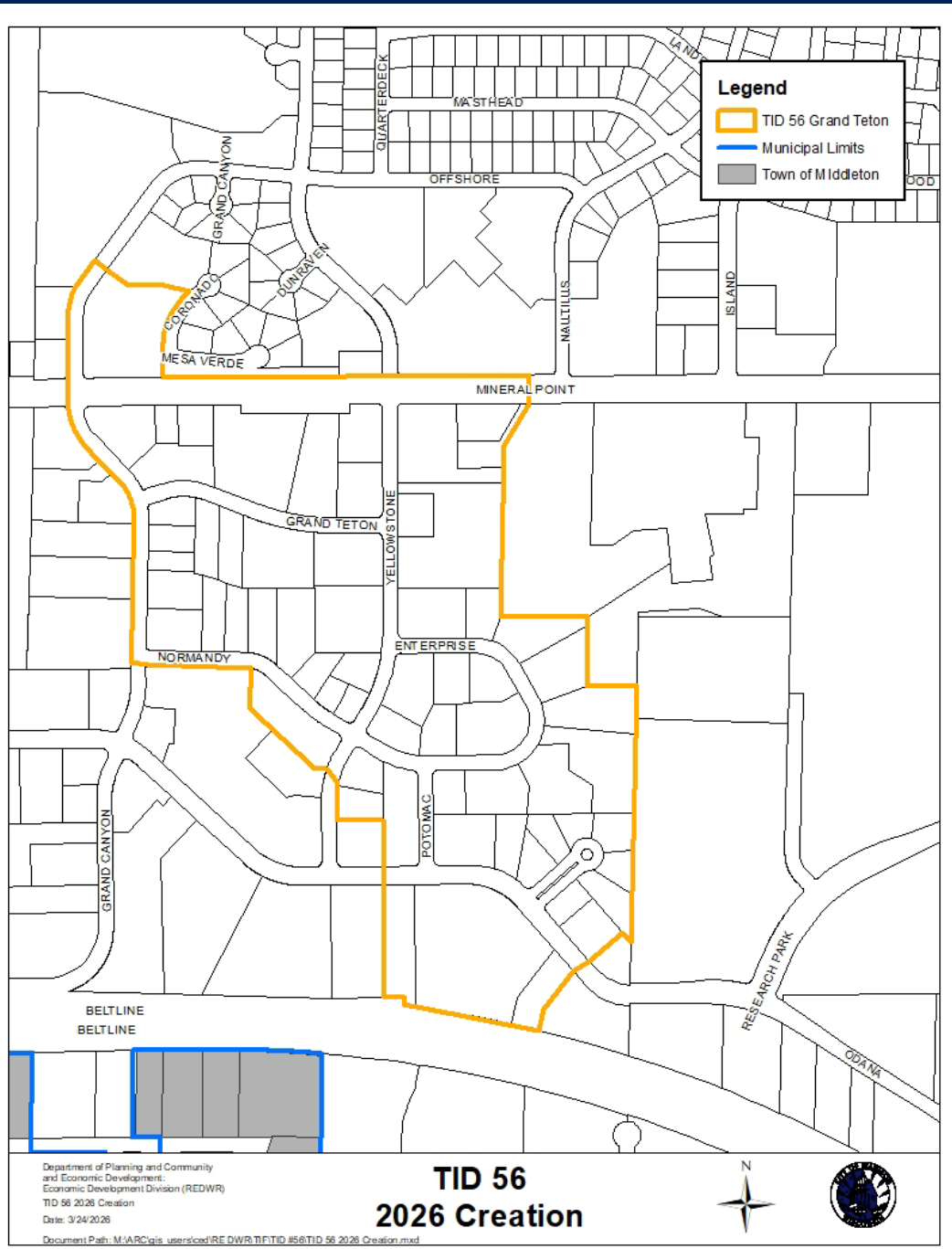
- **Development Loans (Realta Fusion Jobs TIF)** – $2,800,000

- **TOTAL CHANGE 2026: $2,800,000**
- **Total TIF Funded Project Costs - $21,747,000**

# TID 54 – Summary

- Projected to close: 2034*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $215 million

# TID 56


Legend
TID 56 Grand Teton
Municipal Limits
Town of Middleton
MASTHEAD
OFFSHORE
QUARTERDECK
GRAND CANYON
CORONADO
DUNRAVEN
MESA VERDE
NAUTILUS
ISLAND
MINERAL POINT
GRAND TETON
YELLOWSTONE
ENTERPRISE
NORMANDY
POTOMAC
GRAND CANYON
BELTLINE
BELTLINE
RESEARCH PARK
ODANA
TID 56
2026 Creation
N
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 56 2026 Creation
Date: 3/24/2026
Document Path: M:\ARC\gis_users\cod\RE DWR\TIF\TID #56\TID 56 2026 Creation.mxd

# TID 56 – Costs

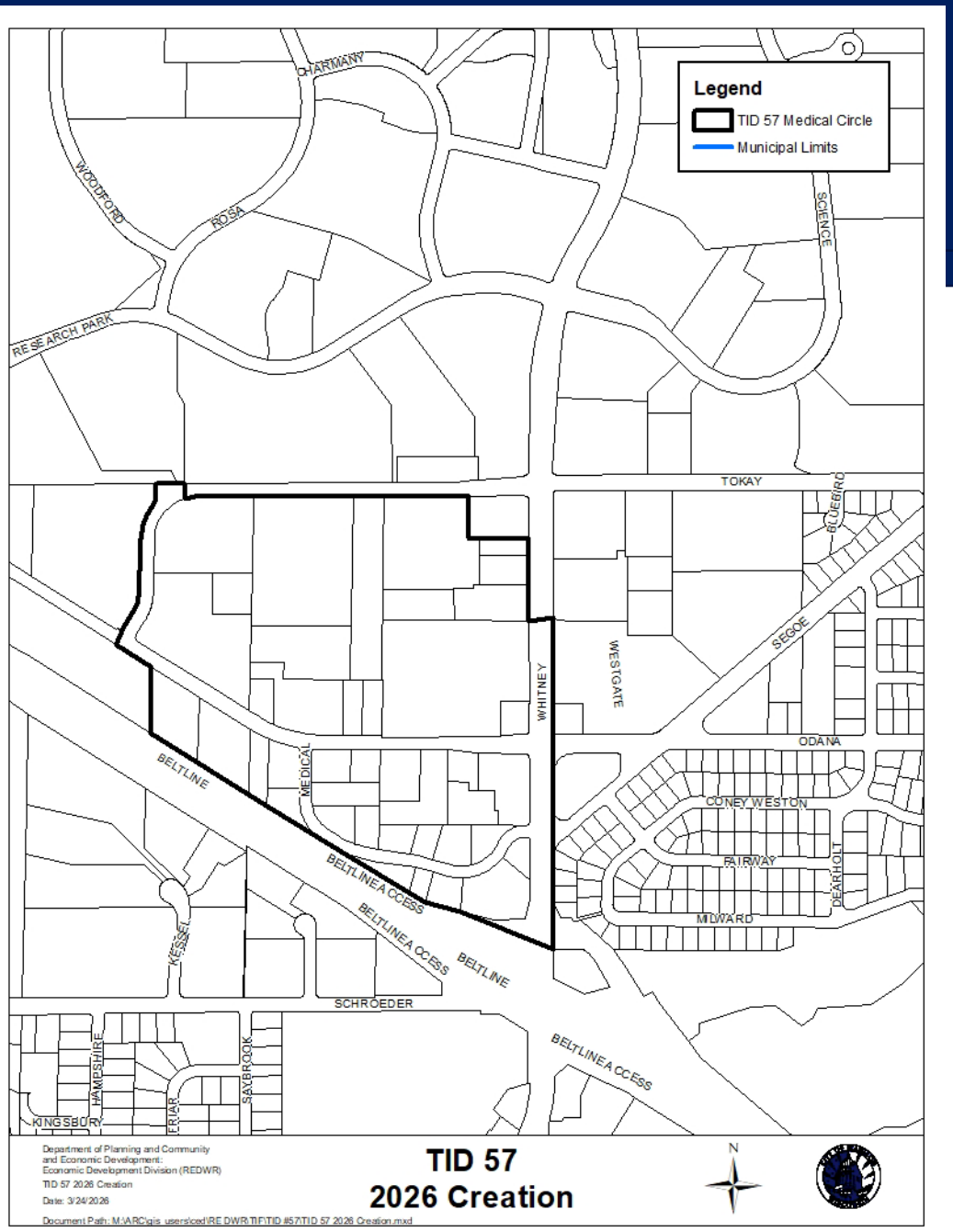
- **$10,100,000** – Public works / infrastructure projects in the Mineral Point Road, Grand Canyon Drive, Grand Teton Plaza, Yellowstone Drive, and Odana Road area;
- **$1,500,000** – Parks improvements in the West Towne area
- **$2,900,000** – Development Loans
- **$2,000,000** – Small Business Assistance, including grants
- **$500,000** – Administrative and professional costs.

- **TOTAL 2026: $17,000,000**
- **Total TIF Funded Project Costs - $17,000,000**

# TID 56 – Summary

- Projected to close: 2045*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $104 million

# TID 57


Legend
TID 57 Medical Circle
Municipal Limits
CHARMANY
WOODFORD
ROSA
RESEARCH PARK
SCIENCE
TOKAY
BLUEBIRD
SEGOE
WESTGATE
WHITNEY
ODANA
MEDICAL
BELTLINE
CONEY WESTON
FAIRWAY
DEARHOLT
MIDWARD
BELTLINE ACCESS
BELTLINE ACCESS
BELTLINE
KESSEL
SCHROEDER
BELTLINE ACCESS
HAMPSHIRE
SAYBROOK
FRIAR
KINGSBURY
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 57 2026 Creation
Date: 3/24/2026
Document Path: M:\ARC\gis_users\cod\RE DWR\TIF\TID #57\TID 57 2026 Creation.mxd
TID 57
2026 Creation
N

# TID 57 – Costs

- **$8,500,000** – Public works / infrastructure projects in the Whitney Way, Odana Road, Tokay Blvd., and Medical Circle of the City of Madison
- **$2,000,000** – Development Loan to 5555 Odana Road / 5534 Medical Circle
- **$2,000,000** – Small Business Assistance, including grants
- **$500,000** – Administrative and professional costs.

- **Total TIF Funded Project Costs - $13,000,000**

# TID 57 – Summary

- Projected to close: 2045*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $87 million

# Questions?

Dan Rolfs (Real Estate Development Manager)

drolfs@cityofmadison.com

# City of Madison

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

## Master

### File Number: 93420

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93420 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | FINANCE COMMITTEE |
| | | | | **File Created Date :** | 06/02/2026 |
| **File Name:** | 13171 TID 56 Creation | | | **Final Action:** | |

**Title:** Approving the Creation of the Project Plan and Boundary for Tax Incremental District (TID) #56 (Grand Canyon), City of Madison. (District 19)

**Notes:**

**Sponsors:** John P. Guequierre

**Effective Date:**

**Attachments:** 13171 TID 56 2026 JRB Report.pdf, 13171 TID 56 2026 Project Plan.pdf, TID 56 Legal Description.pdf, TID 44, 46, 50, 51, 54, 56, 57 Plan Com Presentation 2026 6-15.pdf

**Enactment Number:**

**Author:** Dan Rolfs, Real Estate Development Manager

**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 | 06/02/2026 | Referred for Introduction | | | | |
| | **Action Text:** This Resolution was Referred for Introduction | | | | | | |
| | **Notes:** Finance Committee (6/29/26), Plan Commission (6/15/26), Common Council (7/7/26) | | | | | | |
| 1 | COMMON COUNCIL | 06/09/2026 | Refer | FINANCE COMMITTEE | 06/29/2026 | | 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 Plan Commission. | | | | | | |
| 1 | FINANCE COMMITTEE | 06/09/2026 | Refer | PLAN COMMISSION | 06/15/2026 | | |
| | **Action Text:** This Resolution was Refer to the PLAN COMMISSION | | | | | | |
| 1 | PLAN COMMISSION | 06/15/2026 | Return to Lead with the Recommendation for Approval | FINANCE COMMITTEE | 06/29/2026 | | Pass |
| | **Action Text:** A motion was made by Guequierre, seconded by Wasniewski, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other. | | | | | | |
| | **Notes:** On a motion by Ald. Guequierre, seconded by Wasniewski, the Plan Commission found the standards met and recommended approval of the creation of the tax incremental district to the Common Council. The motion passed by voice vote/ other. | | | | | | |

| | | | | |
|---|---|---|---|---|
| 1 | FINANCE COMMITTEE | 06/29/2026 | 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 93420

### Fiscal Note

The proposed resolution authorizes the creation of TID 56 - Grand Teton. The proposed project plan includes $17.0 million of TIF-eligible costs.

The 2027 Capital Budget Capital Improvement Program (CIP) request for the Economic Development Division (EDD) includes a total of $750,000 from 2027 - 2029 for administration and small business development costs. 2027 requests may be updated before publication fo the 2027 Executive Capital Budget and adoption of the 2027 Capital Budget by the Common Council, or agencies may request the TID funding in future CIPs based on project timelines. No additional City appropriation is required with creation of the TID and adoption of project plan and boundary.

### Title

Approving the Creation of the Project Plan and Boundary for Tax Incremental District (TID) #56 (Grand Canyon), City of Madison. (District 19)

### Body

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law (the “TIF Law”), Section 66.1105, Wisconsin Statutes; and

WHEREAS TIF Law sets forth certain steps which must be followed to create a Tax Incremental Project Plan and Boundary; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an opportunity to express their views on the creation of the TID Project Plan and Boundary for TID 56 was published in the Wisconsin State Journal on May 29 and June 5, 2026 as required by TIF Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the boundary of TID 56; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on June 15, 2026, at which interested parties were afforded an opportunity to express their views on the proposed creation of the Project Plan and Boundary for TID 56; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within the TID is zoned and suited for mixed-use within the meaning of 66.1105(2), Wisconsin Statutes.

2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.

3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.

WHEREAS the Plan Commission has determined that the TID meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001, amended on March 31, 2009, and amended again on February 25, 2014 (insofar as they are applicable to the amendment of a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the TID supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison hereby confirms and adopts the above recitals and finds that:

1. No less than 50%, by area, of the real property within the amended TID boundary is suitable and zoned for mixed-use within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of a substantial portion of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.
4. TID 56 (Medical Circle) is hereby declared a mixed-use district.
5. The percentage of territory devoted to retail businesses within TID 56 (Medical Circle) is under thirty-five (35%) percent.

BE IT STILL FURTHER RESOLVED that the attached Project Plan and Boundary for TID 56 (Medical Circle), City of Madison, is hereby adopted as of January 1, 2026 as the Project Plan for said District and such plan is feasible and in conformity with the Comprehensive Plan for the City of Madison and will add to the sound growth of the City.

**Executive Summary to the City of Madison Joint Review Board**

**Tax Incremental District (TID) No. 56 (Grand Canyon)**
**2026 Project Plan Creation**
**City of Madison**

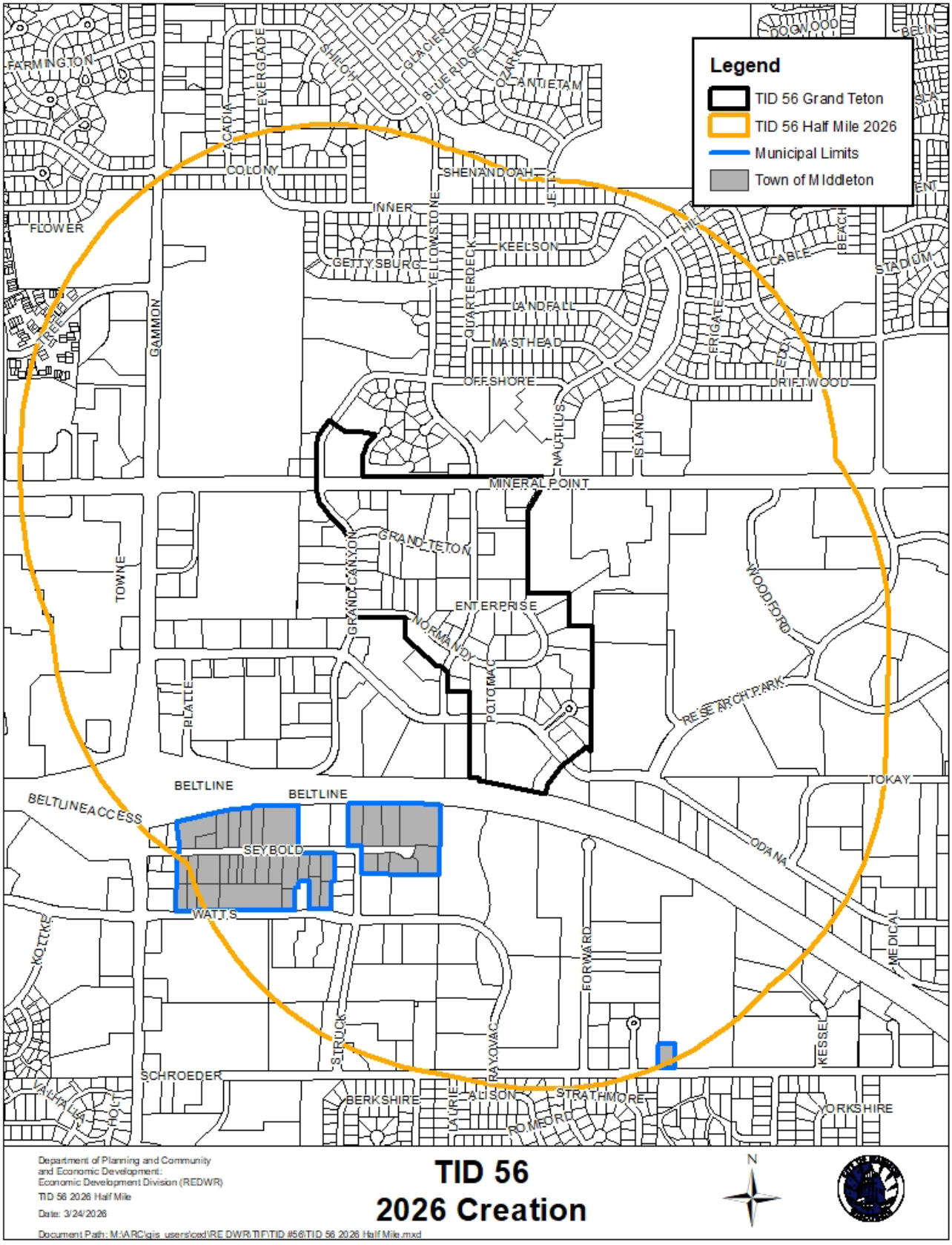
May 22, 2026

Background

By statute, a TIF Joint Review Board, comprised of one representative each from the Madison Metropolitan School District (MMSD), the City of Madison, Dane County, Madison College (MATC) and one public member, meets to review, and if acceptable, approve the creation of a Tax Incremental District (TID) Project Plan and boundary. The Joint Review Board will meet at a future date to take action upon the proposed creation of the project plan and boundary for TID 56 (Grand Canyon).

Summary of the TID #56 Project Plan

The map on the next page depicts the boundaries of TID 56 in the Grand Canyon Drive, Mineral Point Road, Odana Road area of the City of Madison, along with the Half Mile boundary of TID 56:


Legend
TID 56 Grand Teton
TID 56 Half Mile 2026
Municipal Limits
Town of Middleton
FARMINGTON
ACADIA
EVERGLADE
SHILOH
GLACIER
BLUE RIDGE
OZARK
ANTIETAM
COLONY
SHENANDOAH
JETTY
INNER
YELLOWSTONE
FLOWER
GETTYSBURG
KEELSON
QUARTERDECK
LANDFALL
MASTHEAD
OFFSHORE
NAUTILUS
ISLAND
FRIGATE
CABLE
BEACH
STADIUM
DRIFTWOOD
GAMMON
MINERAL POINT
GRAND TETON
GRAND CANYON
TOWNE
ENTERPRISE
NORMANDY
POTOMAC
WOODFORD
RESEARCH PARK
PLATTE
BELTLINE
BELTLINE
BELTLINE ACCESS
TOKAY
ODANA
SEYBOLD
WATTS
KOLTAS
FORWARD
STRUCK
RAYOVAC
KESSEL
SCHROEDER
VALHALLA
HOLT
BERKSHIRE
LAURIE
ALISON
STRATHMORE
ROMFORD
YORKSHIRE
Department of Planning and Community and Economic Development:
Economic Development Division (REDWR)
TID 56 2026 Half Mile
Date: 3/24/2026
Document Path: M:\ARC\gis_users\ced\REDWR\TIF\TID #56\TID 56 2026 Half Mile.mxd
TID 56
2026 Creation
N

TIF Law Required Information for TID Amendment Approval

**1) Estimates of project costs and tax increments, including:**

**a) Specific items that constitute project costs; (See Chart Below)**

| TID #56 | Proposed TIF Funded Non-Assessable Cost | Assessable/ Non-TIF Project Costs | Total | Time Frame (Year – Year) |
|---|---|---|---|---|
| | | | | |
| **Public Works: (Mineral Point Road, Grand Canyon Drive, Grand Teton Plaza, Yellowstone Drive, Odana Road area)** | **$10,100,000** | $24,685,000 | $34,785,000 | 2026 - 2045 |
| | | | | |
| **Park Improvements** | **$1,500,000** | $0 | $1,500,000 | 2026 - 2045 |
| | | | | |
| **Total Public Works** | **$11,600,000** | $24,685,000 | $36,285,000 | 2026 - 2045 |
| | | | | |
| **Other Eligible Cost** | | | | |
| CDA Redevelopment | $0 | $0 | $0 | 2026 - 2045 |
| Affordable Housing | $0 | $0 | $0 | 2026 - 2045 |
| Development Loans | $2,900,000 | $0 | $2,900,000 | 2026 - 2045 |
| Land Acquisition | $0 | $0 | $0 | 2026 - 2045 |
| Small Business Grants | $2,000,000 | $0 | $2,000,000 | 2026 - 2045 |
| Administrative and Professional Costs | $500,000 | $0 | $500,000 | 2026 - 2045 |
| **Subtotal – Other Eligible Cost** | **$5,400,000** | **$0** | **$5,400,000** | |
| | | | | |
| **TOTAL PROJECT COSTS** | **$17,000,000** | $24,685,000 | $41,685,000 | 2026 - 2045 |
| Finance Costs (financing costs for entire project plan) | $4,700,000 | $0 | $4,700,000 | 2026 - 2045 |

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(gm).

**b) The total dollar amount of these project costs to be paid with tax increments;**

Per the above chart, tax increments will pay for a total of **$10,100,000** of project costs.

c) The amount of tax increments to be generated over the life of the tax incremental district.

TID 55 is estimated to generate approximately $17,000,000 of incremental revenue through the end of its life in 2045. The net present value of these incremental revenues is $7,800,000, as shown in the TIF run attached to the project plan.

**2. The amount of value increment when the project costs are paid in full and the district is closed.**

Based upon development projects that are projected to occur, the anticipated incremental value of property within the district at the end of its 20-year life is estimated at **$104,000,000**. This value will be returned to overlying tax jurisdictions for general tax levy purposes upon closure of the district at the end of its statutory life. Based upon conservative estimates, the district will generate sufficient incremental revenues to repay all anticipated project costs by 2045.

Without any additional projects generating new incremental value, the estimated incremental value in 2045 is $104 million. However, the City may propose future amendments to the TID 56 project plan to fund additional development or infrastructure projects.

**3. The reasons why the project costs may not or should not be paid by the owners of property that benefit by improvements within the district.**

The budget for the proposed project plan amendment is estimated at $41,685,000.

The total amount of assessable or non-TIF costs to be paid for with non-TIF funds is $24,685,000.

The total amount of costs to be paid for with TIF funds is $17,000,000.

**4. The share of the projected tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the district.**

The estimated base value of TID 56 is **$110,331,200**. Overlying jurisdictions will continue to collect their portion of the levy upon the base value over time. The box below indicates the share of the estimated first tax increment invested by overlying tax jurisdictions based upon the 2026 mill rate.

| Tax Jurisdiction | 2026 Mill Rate | Share of Tax Levy |
|---|---|---|
| City | 7.00 | 35% |
| County | 2.36 | 12% |
| MMSD | 10.41 | 51% |
| MATC | 0.64 | 3% |
| State of WI | 0.0 | 0% |
| Totals* | 20.38** | 100%** |

Source: City of Madison 2026 Adopted Operating Budget
**NOTE: Total Mill Rate is the Gross Mill, prior to any State Tax Credits being applied to this rate.*
***NOTE: Total may not add due to rounding*

5. **The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments.**

   A conservative estimate of the total incremental value resulting from potential development projects, and economic growth or value appreciation of the life of the TID is estimated to be $104 million. The benefits of these potential projects are: sharing new equalized value growth, creation of new housing, infrastructure improvements, and job creation / retention to benefit those in the district and throughout the City of Madison.

   TID 56's estimated base value of $110,331,200 is anticipated to grow by $104 million at the end of the 20-year life of the TID. Assuming that the City incurs all $17 million of projected costs identified in the TID Project Plan, that there are no changes in tax increment estimates, no further project plan amendments and no changes to TIF Law, the City of Madison forecasts that TID 56 may close in 2045. The average life of a TID in the City of Madison is 12 years. The TID may recover these costs sooner, or the City may choose not to incur all the project costs identified in the project plan. The incremental value of the TID in 2045 when the TID is forecasted to be closed is estimated to be $104 million *(Note: variations are due to rounding)*.

   TID 56 is a "Mixed-Use" TID, as defined by State Statute 66.1105.

Criteria for TID Approval

Per TIF Law, the Joint Review Board will cast a vote based upon the following three criteria:

1. **Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.**

   Only $24,685,000 of the proposed $41,685,000 in project costs are assessable. Without tax increment revenue, such improvements are not likely to occur when compared to areas in the City where special assessment revenues may be more readily available to fund greater portions of project costs.

2. **Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, is insufficient to compensate for the cost of improvements.**

   If the District closes in 2045 as projected, it is estimated that approximately $104 million of incremental value would return to the overlying taxing jurisdictions. At 20 years, the District would return approximately $104 million of incremental value to the overlying taxing jurisdictions. Without TIF, the infrastructure and other investments described in the project plan document in and adjacent to TID 56 would not occur. The infrastructure and other improvements will continue to boost values within and adjacent to TID 56.

3. **Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by owners of property in the overlying tax districts.**

Property and infrastructure improvements, blight elimination, tax base growth and job creation / retention are the most significant and quantifiable benefit to overlying tax jurisdictions from the investment of TIF funds.

Without TIF, overlying tax jurisdictions would share approximately $2 million of tax revenues for the tax parcels included in TID 56, based on the estimated base value of $110,331,200. As stated earlier, the incremental value in 2045 at the end of the projected life of the TID is estimated at $104 million. Theoretically, if the City invested all $17 million of project costs in the district, which investment would leverage over $104 million; or $1 of TIF leverages approximately $6.11 of value growth. If the TID were to be closed at that time, this value growth would be returned to overlying tax jurisdictions that would now share in a levy of approximately $3.9 million, or a net gain of approximately $1.9 million as a result of TIF.

In turn, the anticipated tax increments over the life of the district are estimated to support $17 million of public investment. This investment will further enhance the area, increase values in and around the District, build new housing, and help create new, family supporting jobs.

Date Adopted: _____, 20__
Resolution Number: RES-2_-_____
Expenditure Deadline: _____, 20__
TID Expiration Date: _____, 20__

# Project Plan and Boundary for

# TAX INCREMENTAL FINANCE DISTRICT #56
# (Grand Canyon)

# City of Madison

**Prepared by:**
**Department of Planning and Community and Economic Development**
**Economic Development Division**
**Office of Real Estate Development**

**2026**

## TABLE OF CONTENTS


| | |
|---|---|
| INTENT | 3 |
| PURPOSE | 3 |
| PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS | 3 |
| PROPOSED PROJECT COSTS | 4 |
| DETAILED ESTIMATE OF TIMING AND PROJECT COSTS | 6 |
| SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY | 7 |
| PROMOTION OF ORDERLY LAND DEVELOPMENT | 8 |
| EXPECTATIONS FOR DEVELOPMENT | 8 |
| METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES | 9 |
| LEGAL DESCRIPTION | 9 |
| District Boundary – 2026 | 12 |
| Existing Zoning – 2026 | 13 |
| Proposed Zoning – 2026 | 14 |
| Existing Land Use – 2026 | 15 |
| Proposed Land Use – 2026 | 16 |
| Half Mile Boundary – 2025 | 17 |
| City Attorney Opinion Letter | 18 |
| TIF Run | 19 |

# TAX INCREMENTAL FINANCE DISTRICT 56
# (GRAND CANYON)

## INTENT

The City of Madison (the "City") has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base, revitalize neighborhoods and expand housing options. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority's (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

## PURPOSE

**In particular, the City of Madison is proposing to create Tax Incremental District (TID) #56 (Grand Canyon) (hereinafter "the proposed TID") as a mixed-use TID.** The TID's purpose is to capture tax increments generated by incremental value growth to fund public works improvements and on an as-needed basis and provide financial assistance to projects within the proposed TID that will benefit the TID and the larger community.

The proposed TID will be generally located along the following boundaries: Generally, an area between Mineral Point Road, Grand Canyon Drive, the West Beltline Highway, and the western edge of the University Research Park.

## PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS

The project elements proposed in this Project Plan conform to the objectives and recommendations contained in the Comprehensive Plan For The City of Madison ("Comprehensive Plan") as approved by the City Plan Commission.

No changes to the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

This TID is presently zoned CC, RMX, SE, CC-T, and TR-U2. These zoning districts are suitable for mixed-use development.

Consistence with the City of Madison Comprehensive Plan
Updated in September 2024, the Comprehensive Plan contains six sections, each with its own set of overarching goals and implementation strategies. **The projects and activities planned for the proposed TID are consistent with the following goals and implementation strategies established in the Comprehensive Plan:**

### Land Use and Transportation

| Goal: | Strategies: |
|---|---|
| **Madison will be comprised of compact, interconnected neighborhoods anchored by a network of mixed-use activity centers.** | • Ensure all populations benefit from the City's transportation investments |
| | • Concentrate the highest intensity development along transit corridors, downtown, and at Activity Centers. |
| | • Facilitate compact growth to reduce development of farmland. |
| | • Expand and improve the city's pedestrian and bicycle networks to enable safe and convenient active transportation. |

## Neighborhoods and Housing

| Goal: | Strategies: |
|---|---|
| **Madison will be a safe and welcoming city of strong and complete neighborhoods that meet the needs of all residents.** | • Create complete neighborhoods across the City where residents have access to transportation options and resources needed for daily living. |
| **Madison will have a full range of quality and affordable housing opportunities throughout the City** | • Support development of a wider mix of housing types, sizes, and costs throughout the City |
| | • Increase the amount of available housing |
| | • Integrate lower priced housing, including subsidized housing, into complete neighborhoods. |
| | • Provide housing options with health and social services for residents who need it most, including residents experiencing homelessness |

## PROPOSED PROJECT COSTS

The following represent total estimated costs. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled "Detailed Estimate of Timing and Project Costs" that estimates the amount of cost paid with TIF.

### Public Works Improvements

Such costs include sanitary sewer, stormwater management systems, street improvements, repair and reconstruction. By City Ordinance, developers are required to install necessary infrastructure at their cost. In some cases, funds were set aside under the Development Loans cost category to provide financial assistance to projects that demonstrate a financial gap, to the City's satisfaction, caused in whole or in part by the cost of such infrastructure improvements.

Estimated Cost: $34,785,000

### Park Improvements

Such costs include improvements to park facilities such as ball fields for soccer, baseball, softball football or other ball sports, beaches, disc golf, hiking trails, fishing locations, ice skating, public pools, volleyball courts, biking facilities, canoe and kayak facilities, dog parks, multipurpose fields, splash parks, boat launches, playground, parking facilities, skate parks and other parks related activities. This will include the creation of a West Towne Area Park.

Estimated Cost: $1,500,000

### Community Development Authority (CDA) Revitalization Activities

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District.

Estimated Cost: $0

### Affordable Housing

This category of costs is for the benefit of affordable housing and the improvement of housing stock in the City of Madison. After the date on which the proposed TID pays off all of its aggregate costs, as provided for in State Statute, the City may extend the life of the proposed TID for two years to benefit affordable housing and to improve housing stock.

Estimated Cost: $0

### Development Loans

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, that demonstrate that "but for" such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction

or razing of buildings, parking facility construction, site preparation, environmental remediation, public infrastructure, landscaping and similar types of related activities.

Development Loan to 6522 Grand Teton: $2,900,000

Estimated Cost: $2,900,000

### Land Acquisition

In order to construct the public improvements, and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in the proposed TID. The acquisitions could vary from right-of-way and air space to entire parcels.

Estimated Cost: $0

### Economic Development Assistance – Small Business Grants

Where necessary or convenient for the implementation of the Project Plan, TIF assistance in the form of small business grants may be provided for private small business development projects. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, interior or exterior renovation or restoration, site preparation, environmental remediation, landscaping and similar types of related activities. TIF Law requires that the City provide the Joint Review Board with copies of the grant agreement for each project. The City will provide copies of each grant agreement to the Joint Review Board after each subsequent project receives the Common Council authorization of a grant award. The following programs will provide TIF assistance in the form of small business grants:

*Building Improvement Grants*
The Building Improvement Grant program encourages business owners to reinvest in their business by offering grants of up to $50,000 to assist with the capital costs associated with renovating the interior and exterior of retail spaces.

*Façade Grants*
The Facade Improvement Grant Program was established to support and encourage small businesses to reinvest in the downtown and neighborhood business districts. The program provides matching grants to small business owners and tenants to assist them in restoring or beautifying their facades or storefronts. The maximum grant amount is $25,000.

*Commercial Ownership Assistance (COA) Program*
The COA program provides financial assistance to small business owners expand their enterprises by transitioning from leasing space to owning commercial property for their business. The program is structured as a 0% interest loan with no payment due to the City unless the property is sold. The loan can be used for businesses to purchase an existing space or to develop a new building for their businesses. The maximum loan amount is $250,000.

*Small Cap TIF Program*
The Small Cap TIF program provides loans to help existing business expand and grow. Loans up to $250K can be used for purchasing real estate, financing real estate improvements or for purchasing capital machinery and equipment.

Total Estimated Cost (Small Business Grants): $2,000,000

**Organizational, Administrative and Professional Costs**

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with the proposed TID, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, DPCED, and the Office of the Mayor.

Estimated Cost: $500,000

**Total Project Costs:** **$41,685,000**

**Financing Costs**

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimate that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all the **$17,000,000** of estimated non-assessable project costs and an estimated **$4,700,000** financing cost.

## DETAILED ESTIMATE OF TIMING AND PROJECT COSTS

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a mixed-use TID within 15 years of its creation**.** Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan. **The actual eligible project costs herein within a location (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted for that location in the Project Plan.**

| TID #56 | Proposed TIF Funded Non-Assessable Cost | Assessable/ Non-TIF Project Costs | Total | Time Frame (Year – Year) |
|---|---|---|---|---|
| | | | | |
| **Public Works: (Mineral Point Road, Grand Canyon Drive, Grand Teton Plaza, Yellowstone Drive, Odana Road area)** | **$10,100,000** | $24,685,000 | $34,785,000 | 2026 - 2045 |
| | | | | |
| **Park Improvements (West Town Area Park)** | **$1,500,000** | $0 | $1,500,000 | 2026 - 2045 |
| | | | | |
| **Total Public Works** | **$11,600,000** | $24,685,000 | $36,285,000 | 2026 - 2045 |
| | | | | |
| **Other Eligible Cost** | | | | |
| CDA Redevelopment | $0 | $0 | $0 | 2026 - 2045 |
| Affordable Housing | $0 | $0 | $0 | 2026 - 2045 |
| Development Loans | $2,900,000 | $0 | $2,900,000 | 2026 - 2045 |
| Land Acquisition | $0 | $0 | $0 | 2026 - 2045 |
| Small Business Grants | $2,000,000 | $0 | $2,000,000 | 2026 - 2045 |
| Administrative and Professional Costs | $500,000 | $0 | $500,000 | 2026 - 2045 |
| **Subtotal – Other Eligible Cost** | **$5,400,000** | **$0** | **$5,400,000** | |
| | | | | |
| **TOTAL PROJECT COSTS** | **$17,000,000** | $24,685,000 | $41,685,000 | 2026 - 2045 |
| Finance Costs (financing costs for entire project plan) | $4,700,000 | $0 | $4,700,000 | 2026 - 2045 |

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(gm).

## SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual public works costs may vary or may be adjusted within an identified location or corridor without a project plan amendment, so long as the total amount of costs does not exceed the amount adopted for that location in the Project Plan.**

How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law ("TIF Law"), the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the proposed TID. Taking the proposed TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

Per TIF Law, the maximum life of a mixed-use TID is 20 years. All project expenditures must be made five (5) years prior to the termination of the proposed TID. Therefore, all project expenditure must be made by December 31, 2040. Tax increments may be received until project costs are recovered or until the proposed TID reaches its maximum life of 20 years, at which time the proposed TID must close.

TIF-Eligible Capital Budget

The cost of public improvements and other project costs is $41,685,000. There are $24,685,000 of anticipated costs that will be assessable to property owners or funded through other non-TIF sources. Assessments are determined in accordance with the City and Board of Public Works standard special assessment policies. The total amount of TIF-eligible cost is the total cost, less the assessable / non-TIF funded cost, which is $17,000,000. **This figure represents the authorized TIF Capital Budget for this Project Plan.**

Estimate of Economic Feasibility, TIF Generator(s)

The City of Madison's adopted TIF Policy requires a proposed TID have an economic "generator" i.e. at least one private development project that generates increment to finance TID costs. The proposed TID has one or more tax increment generators as described below.

| TIF Generator Project (Address and Description) | Estimated Incremental Value |
|---|---|
| 1. 6522 Grand Teton Plaza – This project will consist of approximately 302 units of affordable housing, leased to tenants making an average of 60% Area Median Income (AMI) and 148 parking stalls. | $39,460,000 |
| **Total Estimated Incremental Value from TIF Generators** | $39,460,000 |

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from potential development projects, and economic growth or value appreciation over the life of the TID is estimated to be $104,000,000. This value includes the $39,460,000 generated from projects outlined above, along with an additional $64,540,000 of value appreciation over the life of the TID. This value is projected to produce incremental revenues sufficient to support the project costs stated above.

Project expenditures will be contingent upon development actually occurring or committed to occur. **Since the majority of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.**

Based on the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the TID's life (i.e. the total amount of tax increments over 20 years) should total approximately $17,000,000. The present value of the total incremental revenues that are anticipated to be generated is $7,800,000, sufficient to pay for the $17,000,000 of project costs identified in this Project Plan.

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common

Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in the proposed TID may, therefore, be less than the amount shown in the Project Plan.

**Assuming no change in economic conditions, the TID is projected to recover its proposed $17,000,000 project cost in approximately 20 years, or the year 2045. This projection is shown in the attached TIF Run.**

Finance Cost

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of borrowing the entire estimated capital cost is $4,700,000

## PROMOTION OF ORDERLY LAND DEVELOPMENT

As addressed in the Section of this Project Plan titled "Proposed Changes in Ordinances, Codes, or Plans, the project elements in this Project Plan conform to the objectives and recommendations contained in City of Madison Comprehensive Plan. The area in this TID is identified for Low-Medium Residential, Medium Density Residential, Community Mixed Use, Parks and Open Space, Low Residential, General Commercial, and Employment land uses in the City of Madison Comprehensive Plan. Descriptions of this use and its corresponding density can be found in the City of Madison Comprehensive Plan at this link:

https://imaginemadisonwi.com/sites/imaginemadisonwi.com/files/document/pdf/180501%20Comprehensive%20Plan%20-%20Full.pdf

TID 56 is a mixed-use TID, as defined by State Statute.

Less than 35% of the area in the TID boundary is used for retail business.

None (0%) of the area in the proposed TID is identified for newly-platted residential purposes and none of the project costs are for newly-platted residential development. Therefore, Wis. Stat. s. 66.1105(2)(f)3. does not apply.

## EXPECTATIONS FOR DEVELOPMENT

The expectations for development in the proposed TID have been developed from and predicated on the Comprehensive Plan for the City of Madison and the Downtown Plan, as adopted by the Common Council.

**Potential Areas for Development**
The Potential Areas for Development include redevelopment and infill upon parcels of land within the TID boundary. The known development on these sites is described in further detail in this project plan.

**Annual Value Increment Estimates**

**Definition of Value Increment:** The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the "base value") from the TIF district's increased value as a result of new development. Appreciation of the base value and the new development over the full 20-year life of the TIF district is also included in this estimate.

**Timeframe for Development:** For the purposes of this project plan's economic expectations, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district's life. Per City TIF Policy, if there is no value growth as a result of new development activity within 10 years after the creation of the TID, the TID shall be dissolved upon receipt of sufficient increment to recover project costs. It is the City's practice to anticipate development, repayment of costs and closure of the district within a shorter timeframe than the full 20-year period allowed by TIF Law. TID expenditures may be made for a period of 15 years from the date of TID creation. On average, a City TIF district is closed within about 12 years. To the extent that the District meets or exceeds economic expectations, it is then able to repay its project costs and return the value increment to the overlying taxing jurisdictions in a shorter period.

**Anticipated Development:** The actual timing and value of new growth within the TID depends upon variables that are currently unpredictable. However, based upon projects that have already been proposed or are underway (shown in the "Estimate of Economic Feasibility, TIF Generators" section of this project plan), the City estimates that these TIF Generators will create $39,640,000 of incremental value. The total incremental value (including estimated TIF Generators and appreciation of property value with in the TID) generated over the 20-year life of the district is estimated at approximately $104,000,000. This growth is estimated to generate approximately $17,000,000 of tax increments over the life of the TID. The estimated present value of these tax increments is $7,800,000.

## METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES

Where the relocation of individuals and business operations would take place as a result of the City's acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

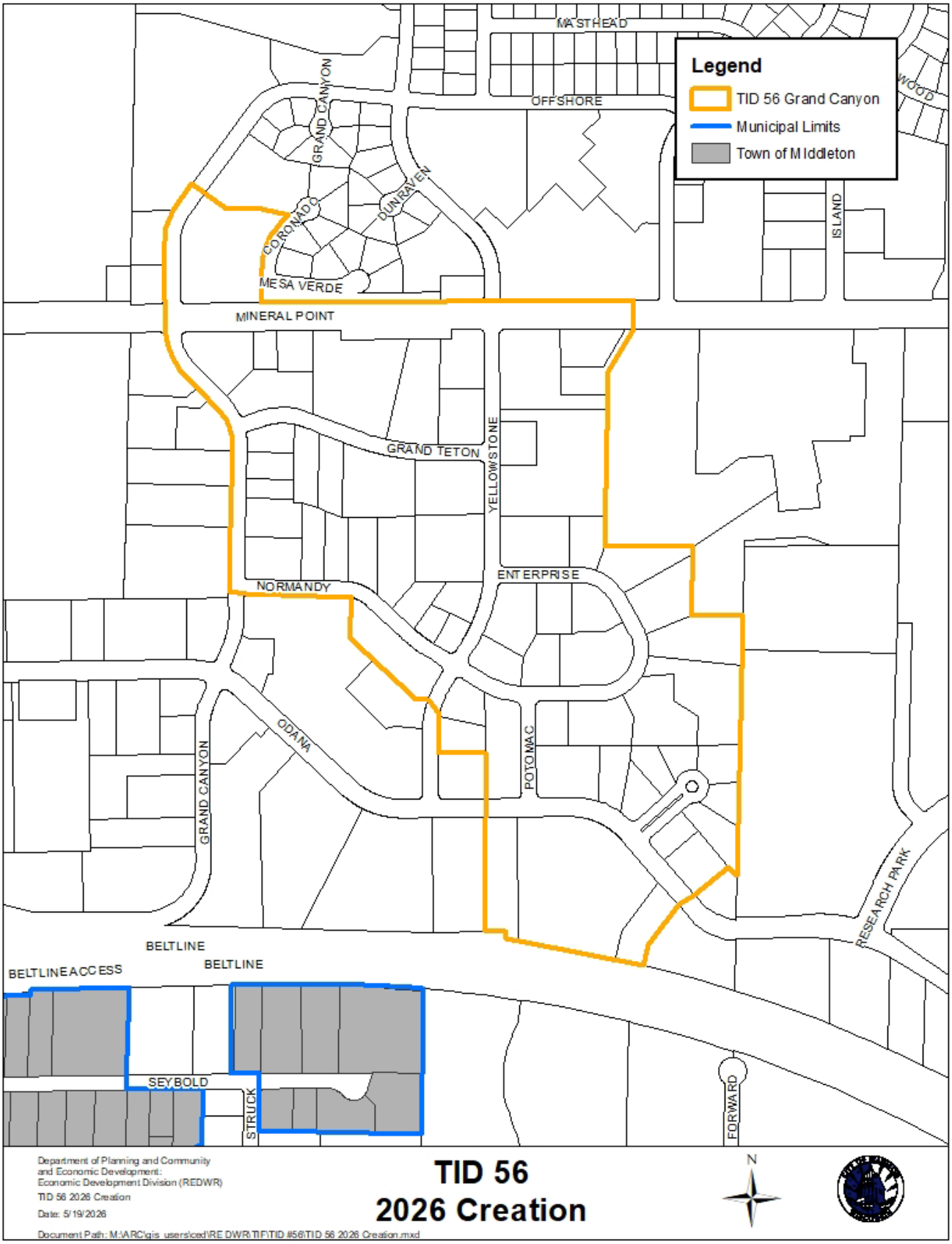
## LEGAL DESCRIPTION

A parcel of land located in the Southeast ¼ of the Southwest ¼ and the Southwest ¼ of the Southeast ¼ of Section 24 and the Northeast ¼ of the Northwest ¼, the Southeast ¼ of the Northwest ¼ , the Northwest ¼ of the Northeast ¼, the Southwest ¼ of the Northeast ¼, and the Northwest ¼ of the Southeast ¼ in Section 25 all in Township 7 North, Range 8 East in the City of Madison, Dane County, Wisconsin, more particularly described as follows:
**Commencing** at the South ¼ corner of said Section 24, Township 7 North, Range 8 East in the City of Madison; thence North 66.51 feet more or less to the Northwest corner of Parcel 29 of the Transportation Project Plat Doc. No. 5951041 being the current northerly right-of-way of Mineral Point Road and also being the **Point of Beginning;**
Thence westerly 665.54 feet more or less within the Mineral Point right-of-way to the intersection of the northerly right-of-way of Mineral Point Road and the easterly right-of-way of Coronado Court as shown on the plat of Parkwood Heights Addition to Parkwood West;
Thence continuing westerly 100.00 feet more or less along the northerly right-of-way of Mineral Point Road to the intersection of the said northerly right-of-way of Mineral Point Road and the westerly right-of-way of Coronado Court as shown on the said plat of Parkwood Heights Addition to Parkwood West;
Thence northerly 136.43 feet more or less along a line 100 feet westerly of the easterly line of Lot 6 of the plat of Parkwood West and being along the westerly right-of-way of Coronado Court to the most southerly corner of Outlot 1 of the said Parkwood Heights Addition to Parkwood West and being a point of curvature;
Thence northeasterly 270.52 feet more or less along a curve to the right and being along the westerly right-of-way of Coronado Court having a radius of 310.00 feet to the Northeast corner of said Outlot 1;
Thence northwesterly 113.77 feet more or less along the northerly line of said Outlot 1 to the Northwest corner of said Outlot 1 also being the Southeast corner of Lot 19 of said Parkwood Heights Addition to Parkwood West;
Thence westerly 163.08 feet more or less along the South line of said Lot 19 and being the North line of said Lot 6 of Parkwood West to an angle point in the said South line of Lot 19;
Thence northwesterly 113.48 feet more or less along the southerly line of said Lot 19 and being the northerly ling of said Lot 6 to the most westerly corner of said Lot 19 and being the most northerly corner of said Lot 6 and lying on the easterly right-of-way of Grand Canyon Drive;
Thence northwesterly 66.00 feet crossing Grand Canyon Drive to a point on the easterly line of Lot 3 of Parkwood West and being on the westerly right-of-way of Grand Canyon Drive and being 133.15 feet more or less northeasterly of the Southeast corner of said Lot 3;
Thence southwesterly 102.42 feet more or less along the said westerly right-of-way of Grand Canyon Drive and being along the easterly line of said Lot 3 to a point of curvature;
Thence southerly 169.36 feet more or less along a curve to the left and being along the said westerly right-of-way of Grand Canyon Drive also being along the easterly line of Lots 2 and 3 of the said Parkwood West having a radius of 266.00 feet to a point of tangency lying 96.00 feet more or less northerly of the Northeast corner of Lot 1 of said Parkwood West;
Thence southerly 241.00 feet more or less along the said westerly right-of-way of Grand Canyon Drive also being along the easterly line of said Lots 1 and 2 to a point of curvature along the easterly line of said Lot 1;
Thence southerly 170 feet more or less across Mineral Point Road to a point of reverse curvature at the Northeast corner of Lot 18 of the First Addition to Park Towne and being on the westerly right-of-way of Grand Canyon Drive;

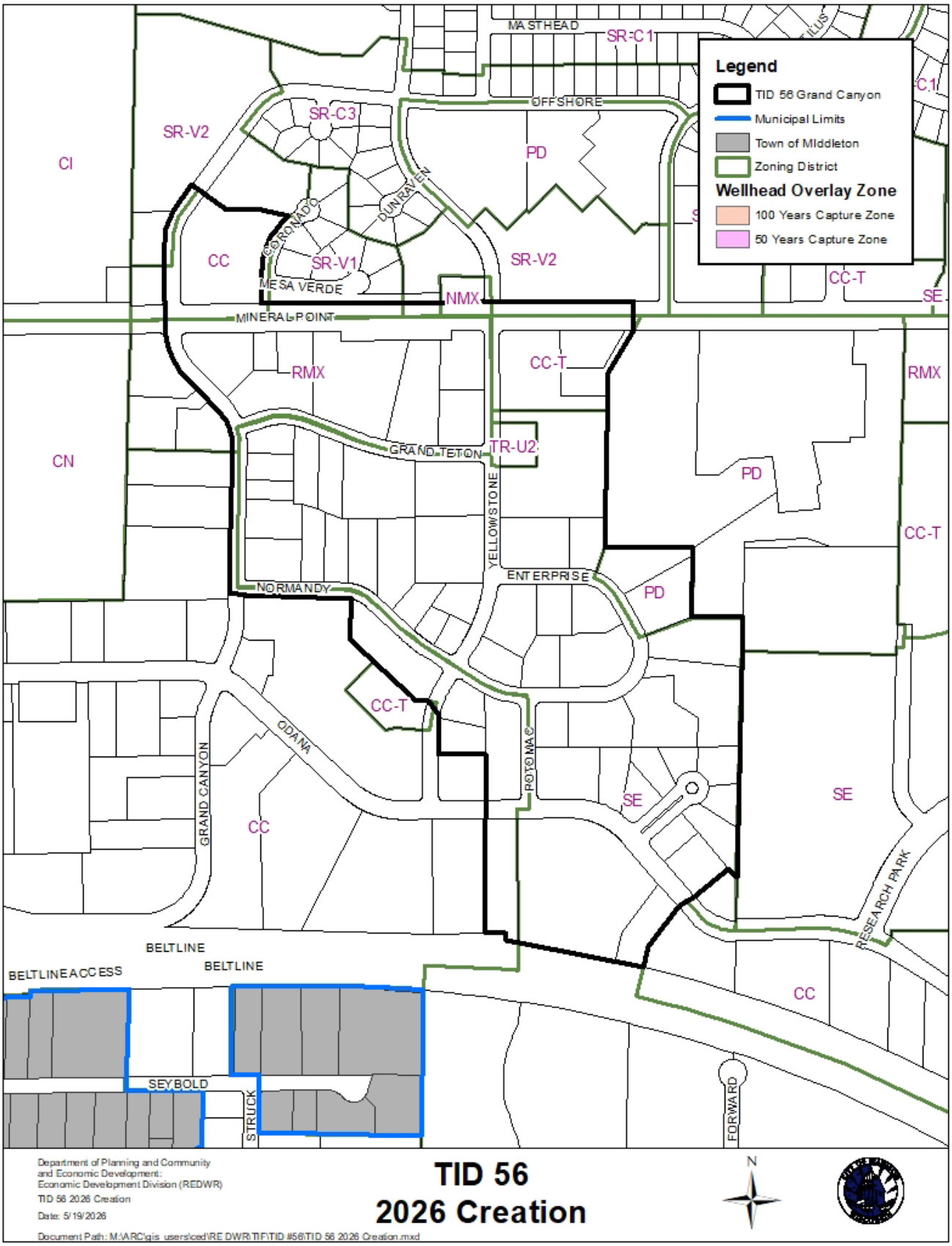
Thence southeasterly 167.65 feet more or less along a curve to left being along the westerly right-of-way of Grand Canyon Drive and the easterly line of said Lot 18 to a point of tangency at the Southeast corner of said Lot 18;
Thence southeasterly 205.18 feet more or less along the westerly right-of-way of Grand Canyon Drive and being along the easterly line of Lots 28 and 29 of the Fourth Addition to Park Towne to a point of curvature;
Thence southerly 197.52 feet more or less along a curve to the right being along the westerly right-of-way of Grand Canyon Drive and the easterly line of Lots 27 and 28 of the said Fourth Addition to Park Towne and Lot 3 of CSM 13141 having a radius of 250.00 feet to a point of tangency;
Thence southerly 621.69 feet more or less along the westerly right-of-way line of Grand Canyon Drive and being along the easterly line of Lots 23 through 27 of the said Fourth Addition to Park Towne to a point of intersection of the said westerly right-of-way line of Grand Canyon Drive and the westerly extension of the southerly right-of-way of Normandy Lane;
Thence easterly 81 feet more or less across Grand Canyon Drive to a point of curvature at the northwesterly corner of Lot 2 of CSM 12279 and being along the southerly right-of-way of Normandy Lane;
Thence easterly 412.00 feet more or less being along the said southerly right-of-way of Normandy Lane and also being the northerly line of said Lot 2 of CSM 12279 to a point of curvature;
Thence easterly 33 feet more or less along a curve to right being along the said southerly right-of-way of Normandy Lane and the northerly line of Lot 2 of CSM 12279 having a radius of 150.00 feet to the Northeast corner of said Lot 2 of CSM 12279;
Thence southerly 172.56 feet more or less along the easterly line of said Lot 2 of CSM 12279 and the westerly line of Lot 1 of CSM 12279 to the Southwest corner of said Lot 1;
Thence southeasterly 390.10 feet more or less along the southwesterly line of said Lot 1 to an angle point in the said southwesterly line;
Thence easterly 48.50 feet more or less along the southerly line of said Lot 1 to a point on the westerly right-of-way of Yellowstone Drive and being the Southeast corner of said Lot 1;
Thence southeasterly 88.4 feet more or less across Yellowstone Drive to the Northwest corner of Lot 144 of the Tenth Addition to Park Towne;
Thence southerly 69.30 feet more or less along a curve to the left being along the easterly right-of-way of Yellowstone Drive and being along the westerly line of said Lot 144 having a radius of 367.00 feet to a point of tangency;
Thence southerly 78.04 feet more or less along the said easterly right-of-way of Yellowstone Drive and the westerly line of said Lot 144 to the Southwest corner of said Lot 144;
Thence easterly 200.00 feet more or less along the South line of said Lot 144 to the Southeast corner of said Lot 144 also being the Northeast corner of Lot 77 of the Seventh Addition to Park Towne;
Thence southerly 200.00 feet more or less along the East line of said Lot 77 to the Southeast corner of said Lot 77 and being on the northerly right-of-way of Odana Road;
Thence southerly 80.0 feet more or less across Odana Road to the Northwest corner of Lot 1 of CSM 1705 and the southerly right-of-way of Odana Road;
Thence southerly 492.36 feet more or less along the West line of said Lot 1 to the Southwest line of said Lot 1 and the northerly right-of-way of the West Beltline Highway (USH 12 &14);
Thence easterly 86.44 feet more or less along the southerly line of said Lot 1 and also being along the northerly right-of-way of the West Beltline Highway to an angle point in the said southerly line;
Thence southerly 28.28 feet more or less along the southerly line of said Lot 1 and being along the northerly right-of-way of the said West Beltline Highway to a non-tangent curve along the said northerly right-of-way of the West Beltline Highway;
Thence easterly 600.68 feet along a curve to the right and being along the said northerly right-of-way of the West Beltline Highway and also being along the southerly line of Lots 1 and 2 of the said CSM 1705 and Lot 1 of CSM 1578 having a radius of 5854.58 feet to the Southeast corner of Lot 1 of said CSM 1578;
Thence northerly 91.52 feet more or less along the easterly line of said Lot 1 of CSM 1578 to an angle point in the said easterly line;
Thence northeasterly 212.19 feet more or less along the said easterly line of said Lot 1 of CSM 1578 to the Northeast corner of said Lot 1 and being on the southerly right-of-way line of Odana Road;
Thence northeasterly 80.8 feet more or less across Odana Road to the southeasterly corner of Lot 10 of 6300 Odana Office Park and the northerly right-of-way of Odana Road;
Thence northeasterly 190.00 feet more or less along the southeasterly line of said Lot 10 to the northeasterly corner of said Lot 10 and the southwesterly line of Lot 7 of said plat;
Thence southeasterly 55.77 feet more or less along the southwesterly line of said Lot 7 to the Northeast corner of said Lot 11 and being the Southeast corner of Lot 7 of the said plat of 6300 Odana Office Park;
Thence northerly 560.87 feet more or less along the easterly line of Lots 5 through 7 of the said 6300 Odana Office Park to the Northeast corner of said Lot 5 also being the Southeast corner of Lot 130 of the Tenth Addition to Park Towne;
Thence continuing northerly 551.64 more or less along the easterly line of Lots 129 and 130 of the said Tenth Addition to Park Towne to the Northeast corner of said Lot 129;

Thence westerly 219.79 feet more or less along the northerly line of said Lot 129 to an angle point in the said northerly line and being the Southeast corner of Lot 128 of the said Tenth Addition to Park Towne;
Thence northerly 299.02 feet more or less along the easterly line of Lots 127 and 128 of the said Tenth Addition to Park Towne to the Northeast corner of said Lot 127;
Thence westerly 382.53 feet more or less along the North line of said Lot 127 to the Northwest corner of said Lot 127;
Thence northerly 128.09 feet along the easterly line of Lot 126 of the Tenth Addition to Park Towne to the Northeast corner of said Lot 126 also being the Southeast corner of Lot 57 of the Sixth Addition of Park Towne;
Thence northerly 619.46 feet along the easterly line of Lots 55 through 57 of the said Sixth Addition of Park Towne also being the easterly line of Lot 1 of CSM 13558, Lot 2 of CSM 3468 and Lot 2 of CSM 5211 to an angle point in the easterly line of said Lot 55;
Thence northeasterly 214.42 feet more or less along the easterly line of said Lot 55 of the Sixth Addition of Park Towne also being the easterly line of Lot 2 of CSM 5211 to the Northeast corner of said Lot 2 of CSM 5211 also being the Northeast corner of said Lot 55 and lying on the southerly right-of-way of Mineral Point Road;
Thence northerly 126 feet more or less across Mineral Point Road to a point on the northerly right-of-way of Mineral Point Road being along the northerly line of Parcel 31 of Transportation Project Plat Doc. No. 5951041;
Thence westerly 558 feet more or less along the northerly right-of-way of Mineral Point Road being along the northerly line of said Transportation Plat Doc. No. 5951041 to a point of curvature along the said northerly right-of-way of Mineral Point Road by the Southwest corner of the Marbella Condominium Plat;
Thence westerly 116 feet more or less across Yellowstone Drive to a point of curvature near the Southeast corner of Lot 1 of CSM 1010 being along the northerly right-of-way of Mineral Point Road;
Thence westerly 169.85 feet more or less along the said northerly right-of-way of Mineral Point Road being along the northerly line of Transportation Project Plat recorded as Doc. No. 5951041 to the **Point of Beginning**.

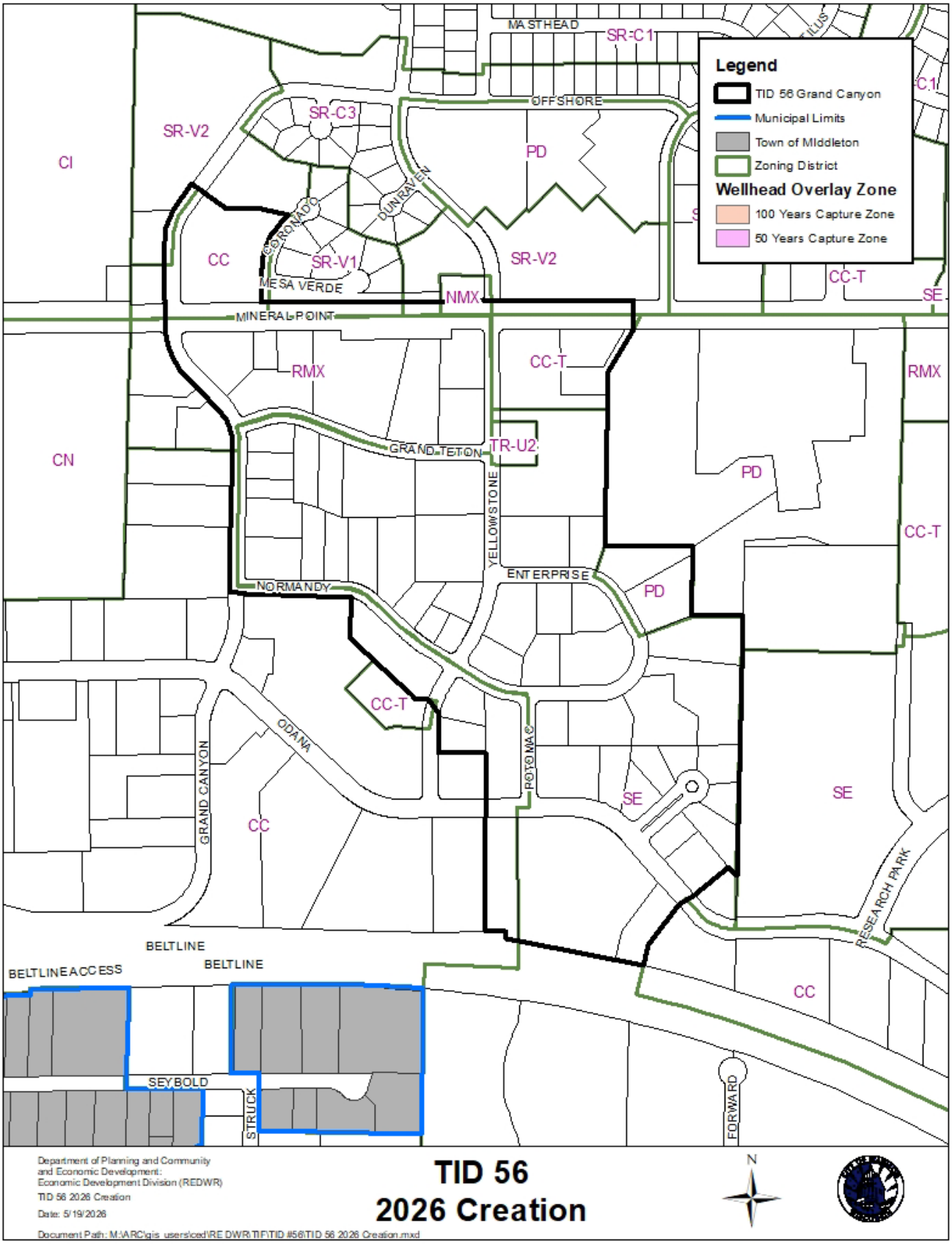
## District Boundary – 2026



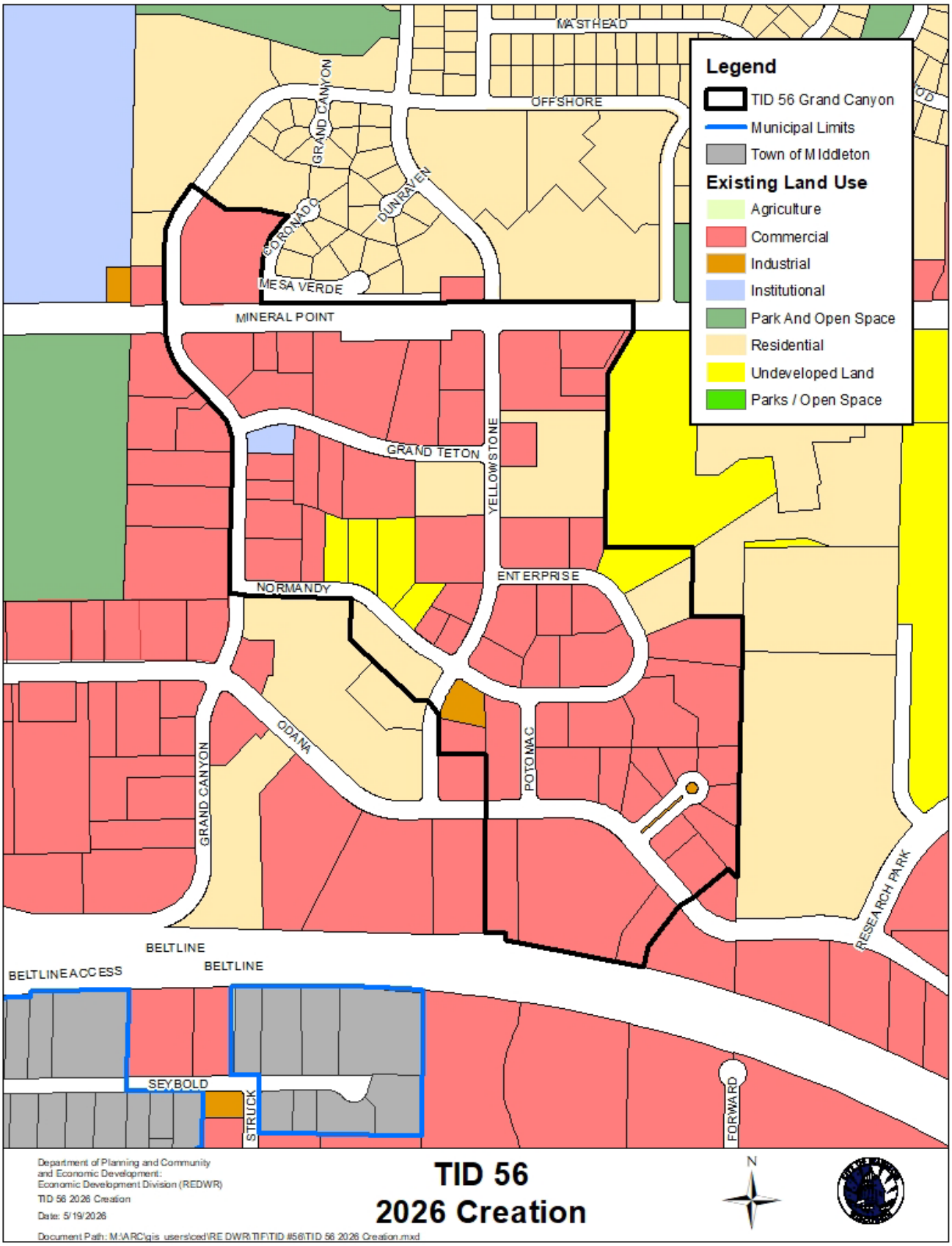
## Existing Zoning – 2026



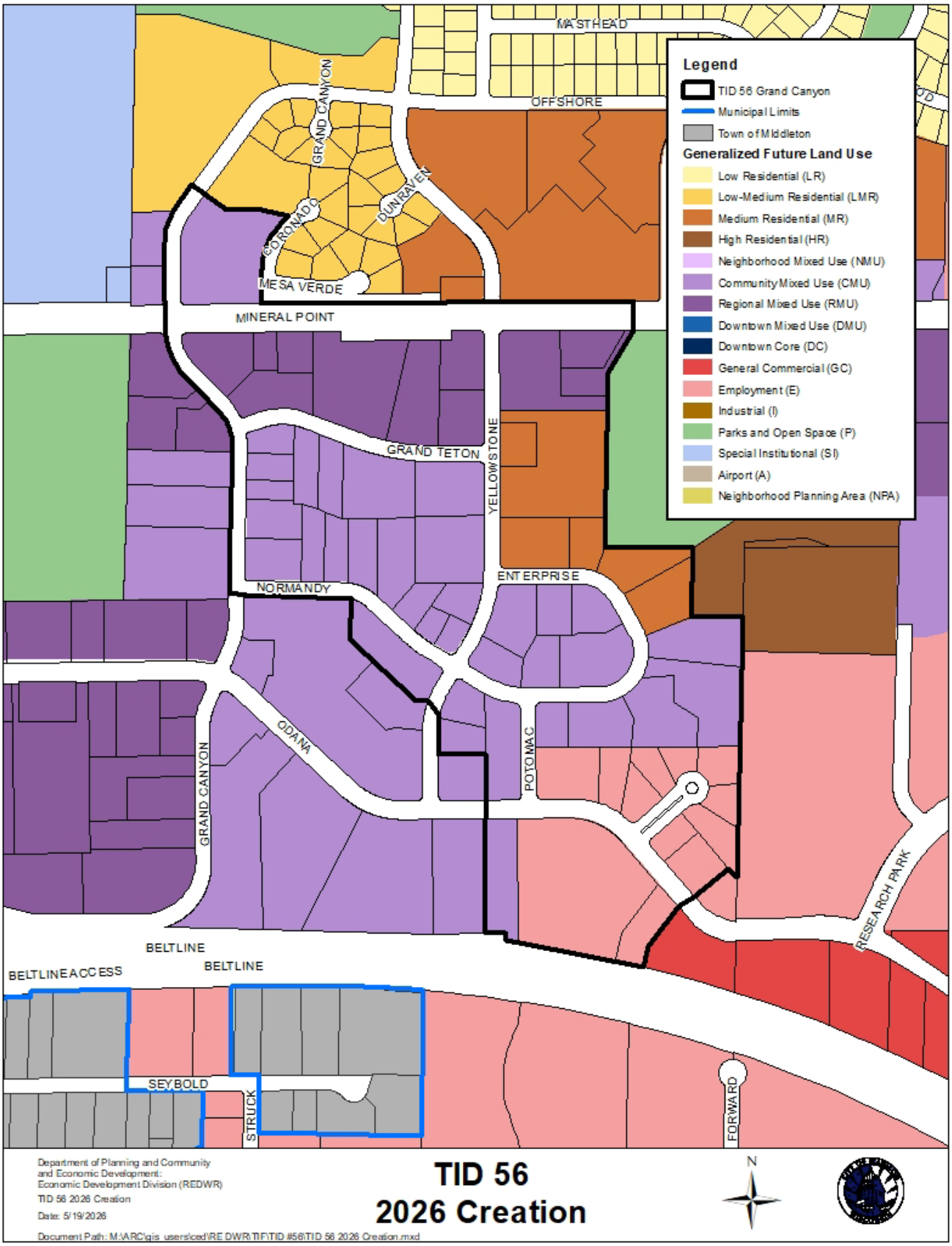
## Proposed Zoning – 2026



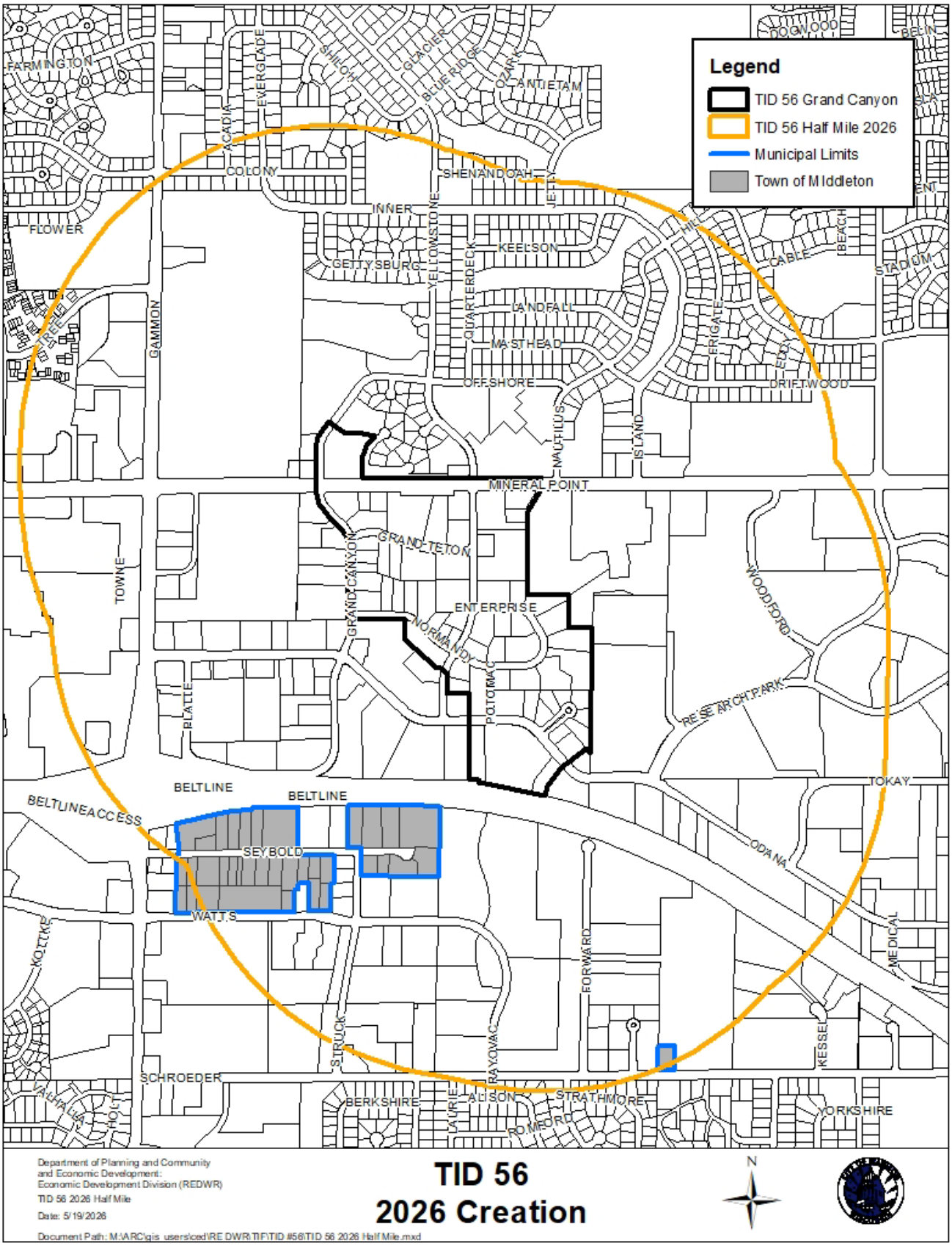
## Existing Land Use – 2026



## Proposed Land Use – 2026



## Half Mile Boundary – 2025



**Office of the City Attorney**

**Michael R. Haas, City Attorney** **Patricia A. Lauten, Deputy City Attorney**

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May 28, 2026

**TO:** Daniel Rolfs, Real Estate Development Manager
**FROM:** Matthew Robles, Assistant City Attorney
**SUBJECT:** Project Plan for TIF District No. 56 - City of Madison (Grand Canyon)

Dear Mr. Rolfs:

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the proposed Project Plan for Tax Incremental Finance District No. 56, City of Madison, Wisconsin (Grand Canyon). Based on this examination, I am of the opinion that the Project Plan is complete and complies with the provisions of Wis. Stat. § 66.1105(4)(f).

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

Matthew D. Robles
Assistant City Attorney

**TIF Increment Projection**
**TID #56 (Yellowstone / Mineral Point)**
**2026 TID Creation**

**Rolfs, Daniel:** Base value as of March 18, 2026.

| | TAX RATE PROJECTION | | | INCREMENT CALCULATION | | | | AVAILABLE FOR ASSISTANCE | |
|---|---|---|---|---|---|---|---|---|---|
| YEAR | CITYWIDE TAX BASE AS OF JAN 1 PRIOR YEAR | NET TAX LEVY | TAX RATE | DISTRICT VALUE AS OF JAN 1 | PROJECT VALUE ADDED | INCREMENTAL VALUE AS OF JAN 1 | INCREMENT REVENUE | INCREMENT AFTER COVERAGE | PRESENT VALUE |
| 2026 | 49,360,901,400 | 920,891,785 | 0.01866 | 110,331,200 | 0 | | | | |
| 2027 | 52,322,555,484 | 957,727,456 | 0.01830 | 112,537,824 | 3,946,000 | 2,206,624 | 0 | 0 | 0 |
| 2028 | 55,461,908,813 | 996,036,555 | 0.01796 | 118,734,580 | 17,757,000 | 8,403,380 | 40,391 | 20,195 | 17,639 |
| 2029 | 58,789,623,342 | 1,035,878,017 | 0.01762 | 138,866,272 | 17,757,000 | 28,535,072 | 150,916 | 75,458 | 61,596 |
| 2030 | 62,317,000,742 | 1,077,313,138 | 0.01729 | 159,400,598 | 0 | 49,069,398 | 502,790 | 251,395 | 191,788 |
| 2031 | 66,056,020,787 | 1,120,405,663 | 0.01696 | 162,588,609 | 0 | 52,257,409 | 848,293 | 424,147 | 302,411 |
| 2032 | 70,019,382,034 | 1,165,221,890 | 0.01664 | 165,840,382 | 0 | 55,509,182 | 886,361 | 443,181 | 295,310 |
| 2033 | 74,220,544,956 | 1,211,830,765 | 0.01633 | 169,157,189 | 0 | 58,825,989 | 923,752 | 461,876 | 287,633 |
| 2034 | 78,673,777,653 | 1,260,303,996 | 0.01602 | 172,540,333 | 0 | 62,209,133 | 960,477 | 480,239 | 279,503 |
| 2035 | 83,394,204,313 | 1,310,716,156 | 0.01572 | 175,991,140 | 0 | 65,659,940 | 996,551 | 498,275 | 271,029 |
| 2036 | 88,397,856,571 | 1,363,144,802 | 0.01542 | 179,510,963 | 0 | 69,179,763 | 1,031,985 | 515,992 | 262,304 |
| 2037 | 93,701,727,966 | 1,417,670,594 | 0.01513 | 183,101,182 | 0 | 72,769,982 | 1,066,791 | 533,395 | 253,412 |
| 2038 | 99,323,831,644 | 1,474,377,418 | 0.01484 | 186,763,205 | 0 | 76,432,005 | 1,100,981 | 550,491 | 244,424 |
| 2039 | 105,283,261,542 | 1,533,352,514 | 0.01456 | 190,498,470 | 0 | 80,167,270 | 1,134,568 | 567,284 | 235,403 |
| 2040 | 111,600,257,235 | 1,594,686,615 | 0.01429 | 194,308,439 | 0 | 83,977,239 | 1,167,562 | 583,781 | 226,400 |
| 2041 | 118,296,272,669 | 1,658,474,079 | 0.01402 | 198,194,608 | 0 | 87,863,408 | 1,199,974 | 599,987 | 217,463 |
| 2042 | 125,394,049,029 | 1,724,813,043 | 0.01376 | 202,158,500 | 0 | 91,827,300 | 1,231,816 | 615,908 | 208,629 |
| 2043 | 132,917,691,971 | 1,793,805,564 | 0.01350 | 206,201,670 | 0 | 95,870,470 | 1,263,098 | 631,549 | 199,932 |
| 2044 | 140,892,753,489 | 1,865,557,787 | 0.01324 | 210,325,703 | 0 | 99,994,503 | 1,293,831 | 646,915 | 191,399 |
| 2045 | 149,346,318,698 | 1,940,180,098 | 0.01299 | 214,532,217 | 0 | 104,201,017 | 1,324,025 | 662,012 | 183,052 |
| | | | | Incremental Value | 39,460,000 | | 17,124,160 | 8,562,080 | 3,554,878 |
| | | | | Add: Base Value | 0 | | 0 | | |
| | | | | **Total Est. Value** | 39,460,000 | **NPV=** | 7,858,657 | **3,554,878** | **at 50% of TIF** |

**ASSUMPTIONS:**

| | |
|---|---|
| Annual Increase in Citywide Tax Base | 6.00% |
| Annual Increase in Tax Levy | 4.00% |
| Annual Increase in Assessment after construction | 2.00% |
| Percent of Estimated Increment Available | 50.00% |
| Assumed Interest Rate (Discount Rate) | 7.00% |
| NPV Assumes Discounting to | 2026 |
| Est. Incremental Value | **$ 39,460,000** |

**TIF Request** **$ -** **0%** **of TIF**

**Rolfs, Daniel:** Estimated Closure Year

4/22/2026 13171 TID 56 2026 Creation TIF Run and Interest Calculator.xlsx 2026 Template

| TID Year | 6522 Grand Teton | Project B | Project C | Project D | Project E | Project F | Project G | Annual Increment |
|---|---|---|---|---|---|---|---|---|
| 2026 | | | | | | | | |
| 2027 | $ 3,946,000 | $ - | $ - | $ - | $ - | $ - | $ - | $ 3,946,000 |
| 2028 | $ 17,757,000 | $ - | $ - | $ - | $ - | $ - | $ - | $ 17,757,000 |
| 2029 | $ 17,757,000 | $ - | $ - | $ - | $ - | $ - | $ - | $ 17,757,000 |
| 2030 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2031 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2032 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2033 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2034 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2035 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2036 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2037 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2038 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2039 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2040 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2041 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| TOTALS | $ 39,460,000 | $ - | $ - | $ - | $ - | $ - | $ - | **$ 39,460,000** |

| | |
|---|---|
| - | units |
| $ - | AV/Unit |
| - | Est Incr. Value |

| | 6522 Grand Teton |
|---|---|
| Assessor Value | $ 40,310,000 |
| Base Value | $ 850,000 |
| Incremental Value | $ 39,460,000 |

Hypothetical TID
Ten Year Debt Service - Level Principal

Principal = $ 17,124,160.06
Interest Rate = 0.05

| Year | Beginning Balance | Principal | Interest | Total Payments | Ending Balance |
|---|---|---|---|---|---|
| 1 | $ 17,124,160 | $ 1,712,416.01 | $ 856,208 | $ 2,568,624 | $ 15,411,744 |
| 2 | 15,411,744.05 | 1,712,416.01 | 770,587.20 | 2,483,003.21 | 13,699,328.05 |
| 3 | 13,699,328.05 | 1,712,416.01 | 684,966.40 | 2,397,382.41 | 11,986,912.04 |
| 4 | 11,986,912.04 | 1,712,416.01 | 599,345.60 | 2,311,761.61 | 10,274,496.04 |
| 5 | 10,274,496.04 | 1,712,416.01 | 513,724.80 | 2,226,140.81 | 8,562,080.03 |
| 6 | 8,562,080.03 | 1,712,416.01 | 428,104.00 | 2,140,520.01 | 6,849,664.02 |
| 7 | 6,849,664.02 | 1,712,416.01 | 342,483.20 | 2,054,899.21 | 5,137,248.02 |
| 8 | 5,137,248.02 | 1,712,416.01 | 256,862.40 | 1,969,278.41 | 3,424,832.01 |
| 9 | 3,424,832.01 | 1,712,416.01 | 171,241.60 | 1,883,657.61 | 1,712,416.01 |
| 10 | 1,712,416.01 | 1,712,416.01 | 85,620.80 | 1,798,036.81 | - |
| Totals | | $ 17,124,160.06 | $ 4,709,144.02 | $ 21,833,304.08 | |

## LEGAL DESCRIPTION

A parcel of land located in the Southeast ¼ of the Southwest ¼ and the Southwest ¼ of the Southeast ¼ of Section 24 and the Northeast ¼ of the Northwest ¼, the Southeast ¼ of the Northwest ¼ , the Northwest ¼ of the Northeast ¼, the Southwest ¼ of the Northeast ¼, and the Northwest ¼ of the Southeast ¼ in Section 25 all in Township 7 North, Range 8 East in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

**Commencing** at the South ¼ corner of said Section 24, Township 7 North, Range 8 East in the City of Madison; thence North 66.51 feet more or less to the Northwest corner of Parcel 29 of the Transportation Project Plat Doc. No. 5951041 being the current northerly right-of-way of Mineral Point Road and also being the **Point of Beginning;**

Thence westerly 665.54 feet more or less within the Mineral Point right-of-way to the intersection of the northerly right-of-way of Mineral Point Road and the easterly right-of-way of Coronado Court as shown on the plat of Parkwood Heights Addition to Parkwood West;

Thence continuing westerly 100.00 feet more or less along the northerly right-of-way of Mineral Point Road to the intersection of the said northerly right-of-way of Mineral Point Road and the westerly right-of-way of Coronado Court as shown on the said plat of Parkwood Heights Addition to Parkwood West;

Thence northerly 136.43 feet more or less along a line 100 feet westerly of the easterly line of Lot 6 of the plat of Parkwood West and being along the westerly right-of-way of Coronado Court to the most southerly corner of Outlot 1 of the said Parkwood Heights Addition to Parkwood West and being a point of curvature;

Thence northeasterly 270.52 feet more or less along a curve to the right and being along the westerly right-of-way of Coronado Court having a radius of 310.00 feet to the Northeast corner of said Outlot 1;

Thence northwesterly 113.77 feet more or less along the northerly line of said Outlot 1 to the Northwest corner of said Outlot 1 also being the Southeast corner of Lot 19 of said Parkwood Heights Addition to Parkwood West;

Thence westerly 163.08 feet more or less along the South line of said Lot 19 and being the North line of said Lot 6 of Parkwood West to an angle point in the said South line of Lot 19;

Thence northwesterly 113.48 feet more or less along the southerly line of said Lot 19 and being the northerly ling of said Lot 6 to the most westerly corner of said Lot 19 and being the most northerly corner of said Lot 6 and lying on the easterly right-of-way of Grand Canyon Drive;

Thence northwesterly 66.00 feet crossing Grand Canyon Drive to a point on the easterly line of Lot 3 of Parkwood West and being on the westerly right-of-way of Grand Canyon Drive and being 133.15 feet more or less northeasterly of the Southeast corner of said Lot 3;

Thence southwesterly 102.42 feet more or less along the said westerly right-of-way of Grand Canyon Drive and being along the easterly line of said Lot 3 to a point of curvature;

Thence southerly 169.36 feet more or less along a curve to the left and being along the said westerly right-of-way of Grand Canyon Drive also being along the easterly line of Lots 2 and 3 of the said Parkwood West having a radius of 266.00 feet to a point of tangency lying 96.00 feet more or less northerly of the Northeast corner of Lot 1 of said Parkwood West;

Thence southerly 241.00 feet more or less along the said westerly right-of-way of Grand Canyon Drive also being along the easterly line of said Lots 1 and 2 to a point of curvature along the easterly line of said Lot 1;

Thence southerly 170 feet more or less across Mineral Point Road to a point of reverse curvature at the Northeast corner of Lot 18 of the First Addition to Park Towne and being on the westerly right-of-way of Grand Canyon Drive;

Thence southeasterly 167.65 feet more or less along a curve to left being along the westerly right-of-way of Grand Canyon Drive and the easterly line of said Lot 18 to a point of tangency at the Southeast corner of said Lot 18;

Thence southeasterly 205.18 feet more or less along the westerly right-of-way of Grand Canyon Drive and being along the easterly line of Lots 28 and 29 of the Fourth Addition to Park Towne to a point of curvature;

Thence southerly 197.52 feet more or less along a curve to the right being along the westerly right-of-way of Grand Canyon Drive and the easterly line of Lots 27 and 28 of the said Fourth Addition to Park Towne and Lot 3 of CSM 13141 having a radius of 250.00 feet to a point of tangency;

Thence southerly 621.69 feet more or less along the westerly right-of-way line of Grand Canyon Drive and being along the easterly line of Lots 23 through 27 of the said Fourth Addition to Park Towne to a point of intersection of the said westerly right-of-way line of Grand Canyon Drive and the westerly extension of the southerly right-of-way of Normandy Lane;

Thence easterly 81 feet more or less across Grand Canyon Drive to a point of curvature at the northwesterly corner of Lot 2 of CSM 12279 and being along the southerly right-of-way of Normandy Lane;

Thence easterly 412.00 feet more or less being along the said southerly right-of-way of Normandy Lane and also being the northerly line of said Lot 2 of CSM 12279 to a point of curvature;

Thence easterly 33 feet more or less along a curve to right being along the said southerly right-of-way of Normandy Lane and the northerly line of Lot 2 of CSM 12279 having a radius of 150.00 feet to the Northeast corner of said Lot 2 of CSM 12279;

Thence southerly 172.56 feet more or less along the easterly line of said Lot 2 of CSM 12279 and the westerly line of Lot 1 of CSM 12279 to the Southwest corner of said Lot 1;

Thence southeasterly 390.10 feet more or less along the southwesterly line of said Lot 1 to an angle point in the said southwesterly line;

Thence easterly 48.50 feet more or less along the southerly line of said Lot 1 to a point on the westerly right-of-way of Yellowstone Drive and being the Southeast corner of said Lot 1;

Thence southeasterly 88.4 feet more or less across Yellowstone Drive to the Northwest corner of Lot 144 of the Tenth Addition to Park Towne;

Thence southerly 69.30 feet more or less along a curve to the left being along the easterly right-of-way of Yellowstone Drive and being along the westerly line of said Lot 144 having a radius of 367.00 feet to a point of tangency;

Thence southerly 78.04 feet more or less along the said easterly right-of-way of Yellowstone Drive and the westerly line of said Lot 144 to the Southwest corner of said Lot 144;

Thence easterly 200.00 feet more or less along the South line of said Lot 144 to the Southeast corner of said Lot 144 also being the Northeast corner of Lot 77 of the Seventh Addition to Park Towne;

Thence southerly 200.00 feet more or less along the East line of said Lot 77 to the Southeast corner of said Lot 77 and being on the northerly right-of-way of Odana Road;

Thence southerly 80.0 feet more or less across Odana Road to the Northwest corner of Lot 1 of CSM 1705 and the southerly right-of-way of Odana Road;

Thence southerly 492.36 feet more or less along the West line of said Lot 1 to the Southwest line of said Lot 1 and the northerly right-of-way of the West Beltline Highway (USH 12 &14);

Thence easterly 86.44 feet more or less along the southerly line of said Lot 1 and also being along the northerly right-of-way of the West Beltline Highway to an angle point in the said southerly line;

Thence southerly 28.28 feet more or less along the southerly line of said Lot 1 and being along the northerly right-of-way of the said West Beltline Highway to a non-tangent curve along the said northerly right-of-way of the West Beltline Highway;

Thence easterly 600.68 feet along a curve to the right and being along the said northerly right-of-way of the West Beltline Highway and also being along the southerly line of Lots 1 and 2 of the said CSM 1705 and Lot 1 of CSM 1578 having a radius of 5854.58 feet to the Southeast corner of Lot 1 of said CSM 1578;

Thence northerly 91.52 feet more or less along the easterly line of said Lot 1 of CSM 1578 to an angle point in the said easterly line;

Thence northeasterly 212.19 feet more or less along the said easterly line of said Lot 1 of CSM 1578 to the Northeast corner of said Lot 1 and being on the southerly right-of-way line of Odana Road;

Thence northeasterly 80.8 feet more or less across Odana Road to the southeasterly corner of Lot 10 of 6300 Odana Office Park and the northerly right-of-way of Odana Road;

Thence northeasterly 190.00 feet more or less along the southeasterly line of said Lot 10 to the northeasterly corner of said Lot 10 and the southwesterly line of Lot 7 of said plat;

Thence southeasterly 55.77 feet more or less along the southwesterly line of said Lot 7 to the Northeast corner of said Lot 11 and being the Southeast corner of Lot 7 of the said plat of 6300 Odana Office Park;

Thence northerly 560.87 feet more or less along the easterly line of Lots 5 through 7 of the said 6300 Odana Office Park to the Northeast corner of said Lot 5 also being the Southeast corner of Lot 130 of the Tenth Addition to Park Towne;

Thence continuing northerly 551.64 more or less along the easterly line of Lots 129 and 130 of the said Tenth Addition to Park Towne to the Northeast corner of said Lot 129;

Thence westerly 219.79 feet more or less along the northerly line of said Lot 129 to an angle point in the said northerly line and being the Southeast corner of Lot 128 of the said Tenth Addition to Park Towne;

Thence northerly 299.02 feet more or less along the easterly line of Lots 127 and 128 of the said Tenth Addition to Park Towne to the Northeast corner of said Lot 127;

Thence westerly 382.53 feet more or less along the North line of said Lot 127 to the Northwest corner of said Lot 127;

Thence northerly 128.09 feet along the easterly line of Lot 126 of the Tenth Addition to Park Towne to the Northeast corner of said Lot 126 also being the Southeast corner of Lot 57 of the Sixth Addition of Park Towne;

Thence northerly 619.46 feet along the easterly line of Lots 55 through 57 of the said Sixth Addition of Park Towne also being the easterly line of Lot 1 of CSM 13558, Lot 2 of CSM 3468 and Lot 2 of CSM 5211 to an angle point in the easterly line of said Lot 55;

Thence northeasterly 214.42 feet more or less along the easterly line of said Lot 55 of the Sixth Addition of Park Towne also being the easterly line of Lot 2 of CSM 5211 to the Northeast corner of said Lot 2 of CSM 5211 also being the Northeast corner of said Lot 55 and lying on the southerly right-of-way of Mineral Point Road;

Thence northerly 126 feet more or less across Mineral Point Road to a point on the northerly right-of-way of Mineral Point Road being along the northerly line of Parcel 31 of Transportation Project Plat Doc. No. 5951041;

Thence westerly 558 feet more or less along the northerly right-of-way of Mineral Point Road being along the northerly line of said Transportation Plat Doc. No. 5951041 to a point of curvature along the said northerly right-of-way of Mineral Point Road by the Southwest corner of the Marbella Condominium Plat;

Thence westerly 116 feet more or less across Yellowstone Drive to a point of curvature near the Southeast corner of Lot 1 of CSM 1010 being along the northerly right-of-way of Mineral Point Road;

Thence westerly 169.85 feet more or less along the said northerly right-of-way of Mineral Point Road being along the northerly line of Transportation Project Plat recorded as Doc. No. 5951041 to the **Point of Beginning**.

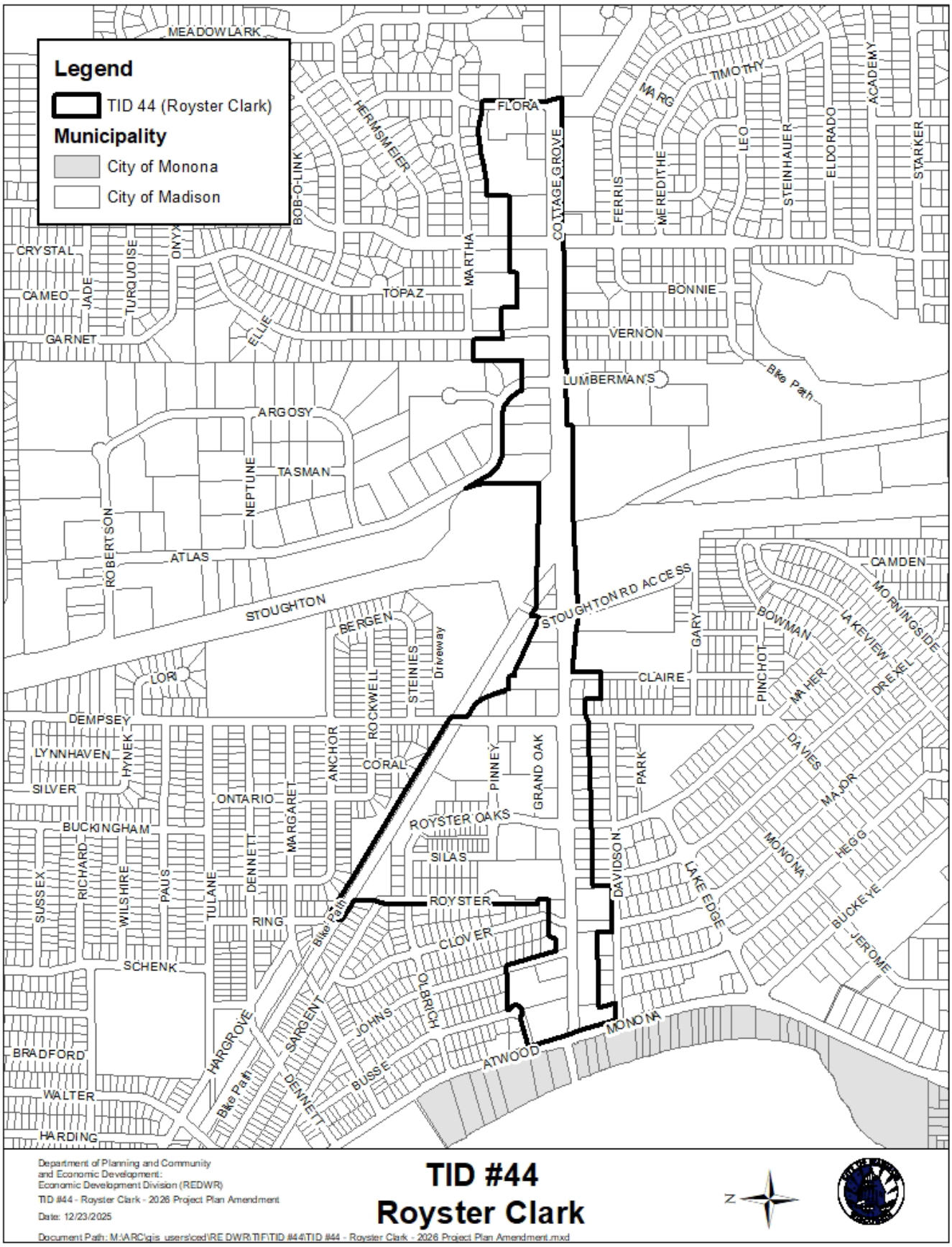
# TID Project Plan Amendments & Creations

## TIDs 44, 46, 50, 51, & 54 (Amendments)
## TIDs 56 & 57 (Creation)

Plan Commission meeting
June 15, 2026

# Plan Commission Role

- Per State of WI TIF Law, the Plan Commission's role in reviewing TID amendments and creations is:
  - That the plan conforms to, and is consistent with, the Comprehensive Plan of the City of Madison;
  - Not less than 50%, by area, of the TID is suitable and zoned for mixed-use or industrial use (as applicable by TID) or blighted (within the meaning of SS 66.1105(2) Wisconsin Statutes);
  - That the improvement of the area in the TID is likely to significantly enhance the value of substantially all the other real property in the TID, and;
  - The aggregate value of equalized taxable property in the TID, plus existing TIDs, does not exceed 12% of the total equalized assessed taxable property within the City of Madison.




Department of Planning and Community and Economic Development:
Economic Development Division (REDWR)
TID #44 - Royster Clark - 2026 Project Plan Amendment
Date: 12/23/2025
Document Path: M:\ARC\gis_users\ced\REDWR\TIF\TID #44\TID #44 - Royster Clark - 2026 Project Plan Amendment.mxd

# TID #44
# Royster Clark

N

TID 44

# TID 44 – Key Changes

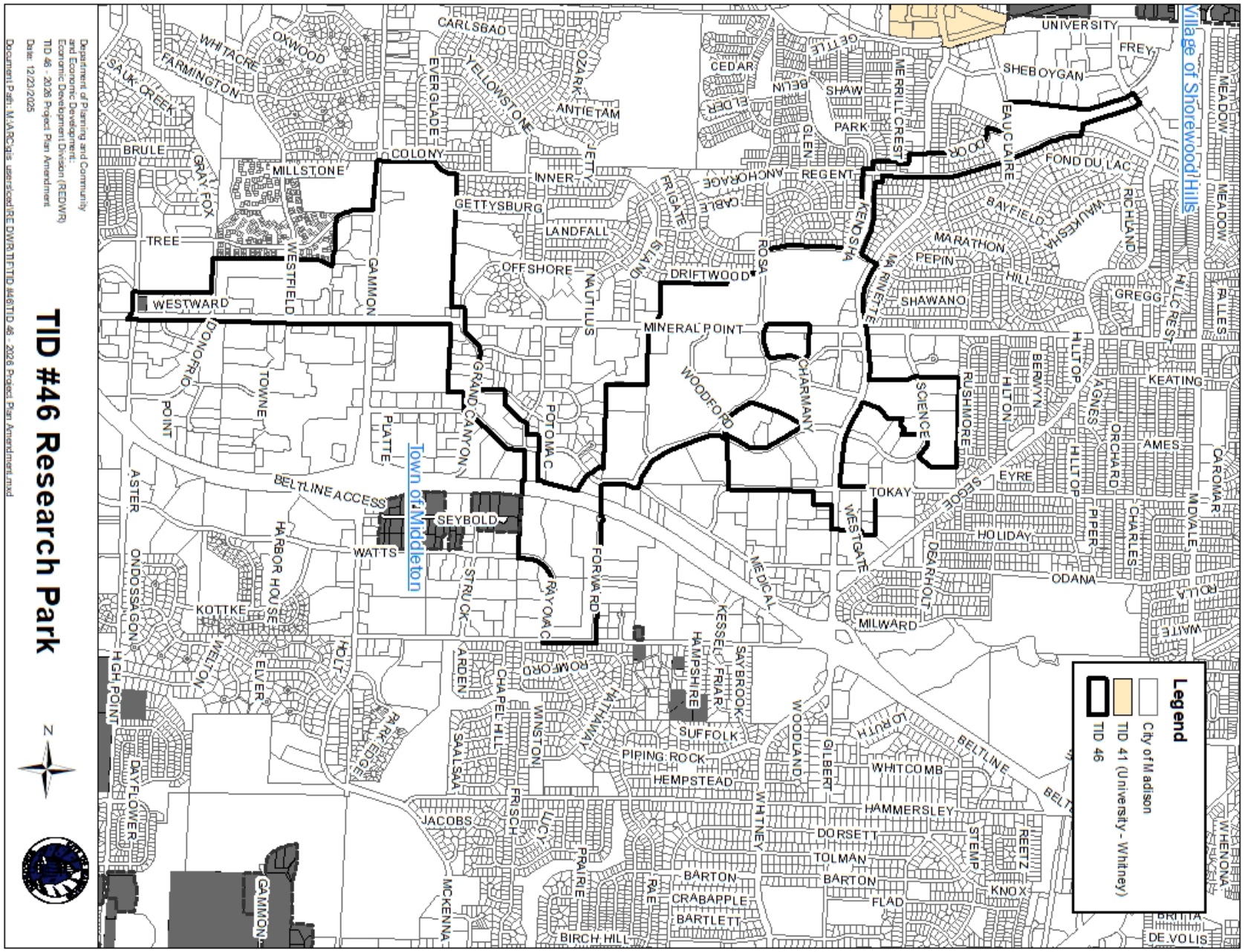
- **$4,000,000 -** Land Acquisition (Royster Corners)
- **$2,000,000 –** Cottage Grove Road stormwater retention pond
- **$500,000 –** Small Business Assistance
- **Total Change 2026 - $6,500,000**

- **Total TIF Funded Project Costs - $15,369,700**

# TID 44 – Summary

- Projected to close: 2029*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $114 million

# TID 46




Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 46 - 2026 Project Plan Amendment
Date: 12/23/2025
Document Path: M:\ARC\als_user\cos\REDWR\TID\TID #46\TID 46 - 2026 Project Plan Amendment.mxd

# TID 46 – Key Changes

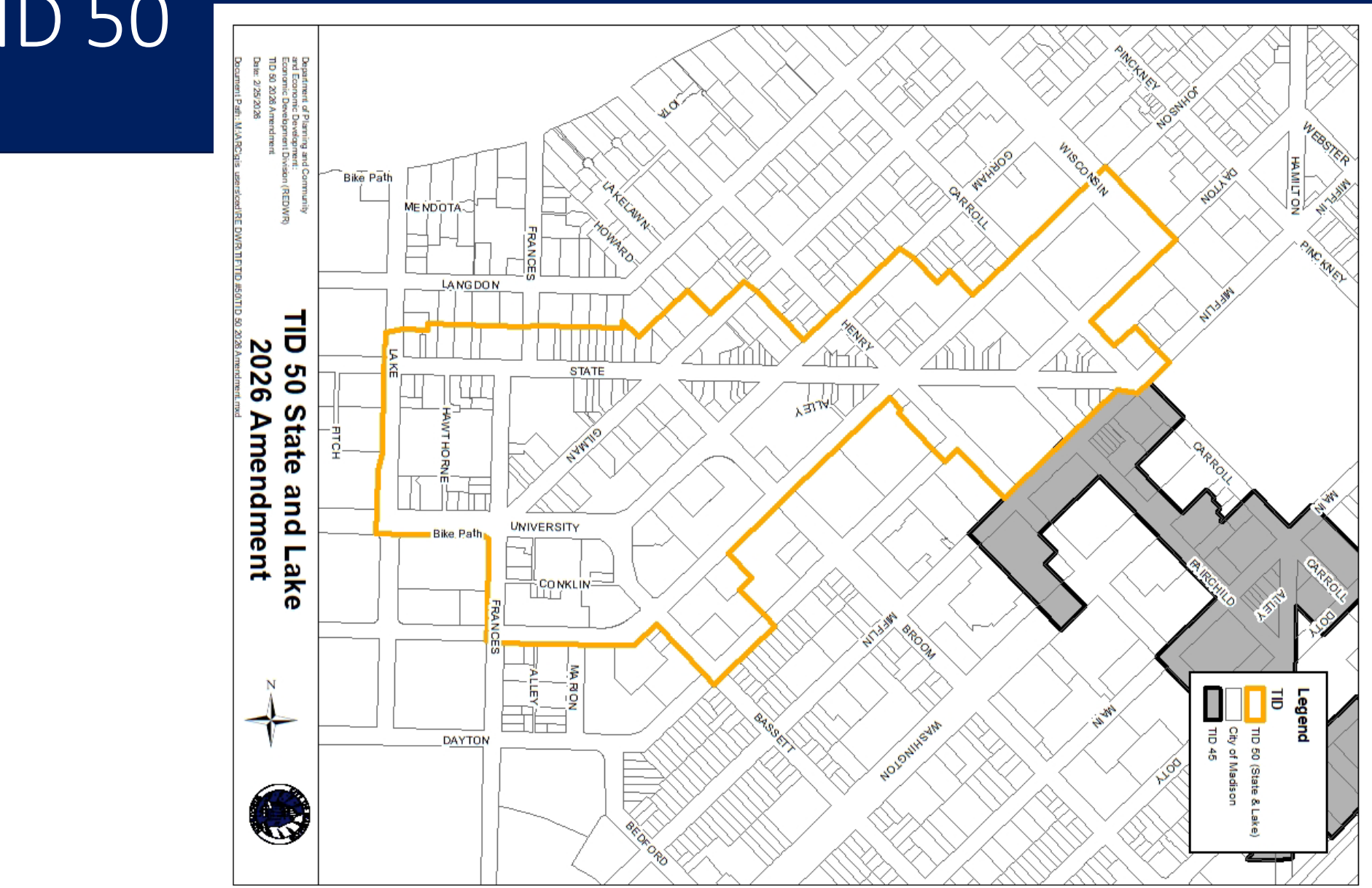
- **$1,000,000** – Yellowstone Drive sanitary sewer improvements
- **$3,000,000 –** West Towne area park improvements
- **$400,000 –** Research Park stormwater improvements
- **$1,000,000 –** Science Drive improvements
- **$1,000,000 –** Small Business Assistance
- **TOTAL CHANGE 2026 - $6,400,000**

- **Total TIF Funded Project Costs - $60,158,000**

# TID 46 – Summary

- Projected to close: 2028
- TID estimated incremental value at closure: $540 million

# TID 50


TID 50 State and Lake
2026 Amendment
Department of Planning and Community and Economic Development
Economic Development Division (REDWR)
TID 50 2026 Amendment
Date: 2/25/2026
Document Path: M:\ARCgis users\cloud\RE DWR\TIF\TID #50\TID 50 2026 Amendment.mxd
N
Legend
TID
TID 50 (State & Lake)
City of Madison
TID 45
Bike Path
MENDOTA
LANGDON
LAKE
FITCH
HAWTHORNE
STATE
UNIVERSITY
CONKLIN
FRANCES
GILMAN
HENRY
ALLEY
LAKELAWN
HOWARD
CARROLL
GORHAM
WISCONSIN
PINCKNEY
JOHNSON
DAYTON
HAMILTON
WEBSTER
MIFFLIN
MARION
BROOM
BASSETT
WASHINGTON
MAIN
DOTY
FAIRCHILD
BEDFORD

# TID 50

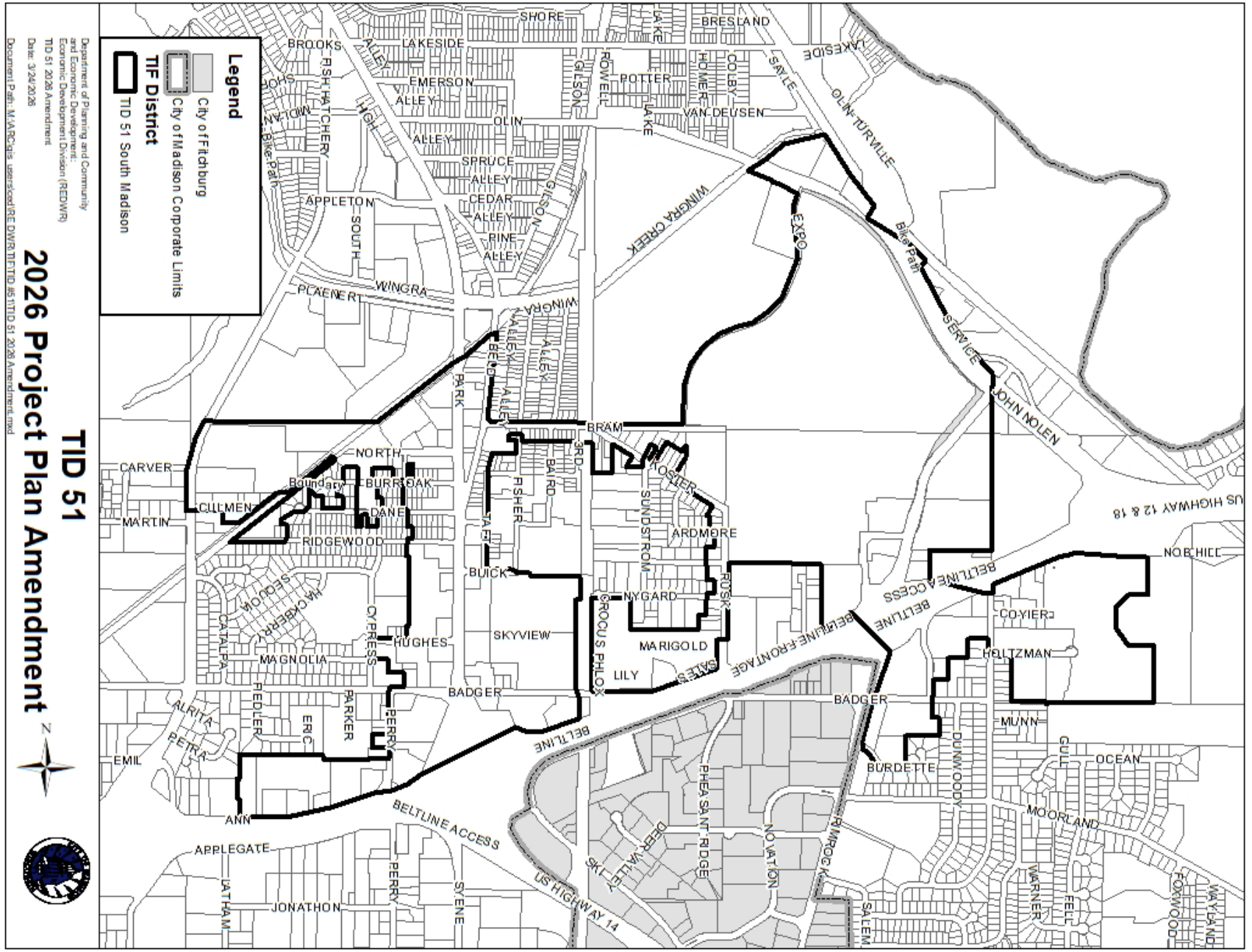
- **$285,000** – Dayton St Sanitary improvements
- **TOTAL CHANGE 2026 - $285,000**

- **Total TIF Funded Project Costs - $26,785,000**

# TID 50 – Summary

- Projected to close: 2029
- TID estimated incremental value at closure: $342 million

# TID 51


Legend
City of Fitchburg
City of Madison Corporate Limits
TIF District
TID 51 South Madison
TID 51
2026 Project Plan Amendment
Department of Planning and Community and Economic Development
Economic Development Division (REDWR)
TID 51 2026 Amendment
Date: 3/24/2026
Document Path: M:\ARC\gis_users\cloud\REDWR TIF\TID 45\1TID 51 2026 Amendment.mxd
Boundary
SHORE
BRESLAND
LAKESIDE
BROOKS
ALLEY
LAKESIDE
EMERSON
ALLEY
POTTER
ROWELL
GILSON
HOMER
COLBY
VAN DEUSEN
SAXE
OLIN-TURVILLE
OLIN
ALLEY
SPRUCE
ALLEY
CEDAR
ALLEY
PINE
ALLEY
APPLETON
SOUTH
WINGRA
PLAENERT
WINGRA CREEK
Bike Path
SERVICE
JOHN NOLEN
BRAM
3RD
BAIRD
FISHER
TAFT
PARK
NORTH
CARVER
BURR OAK
DANE
CULLMEN
MARTIN
RIDGEWOOD
FOSTER
SUNDSTROM
ARDMORE
BUICK
NYGARD
ROSK
CROCUS
PHLOX
SKYVIEW
MARIGOLD
LILY
SALES
BELTLINE FRONTAGE
BELTLINE ACCESS
BELTLINE
US HIGHWAY 12 & 18
NORTH
COYIER
HOLTZMAN
MUNN
BURDETTE
DUNWOODY
GULL
OCEAN
MOORLAND
WARNER
FELL
FOXWOOD
WAYLAND
SEQUOIA
MAGNOLIA
CATALPA
CYPRESS
HUGHES
BADGER
REDLER
PARKER
BERRY
ERIC
ALRITA
PETRA
EMIL
ANN
APPLEGATE
LATHAM
JONATHON
BELTLINE ACCESS
US HIGHWAY 14
SKY VALLEY
DEER VALLEY
PHEASANT RIDGE
NOVATION
PARMROCK
SALEM

# TID 51 – Key Reallocations & Changes

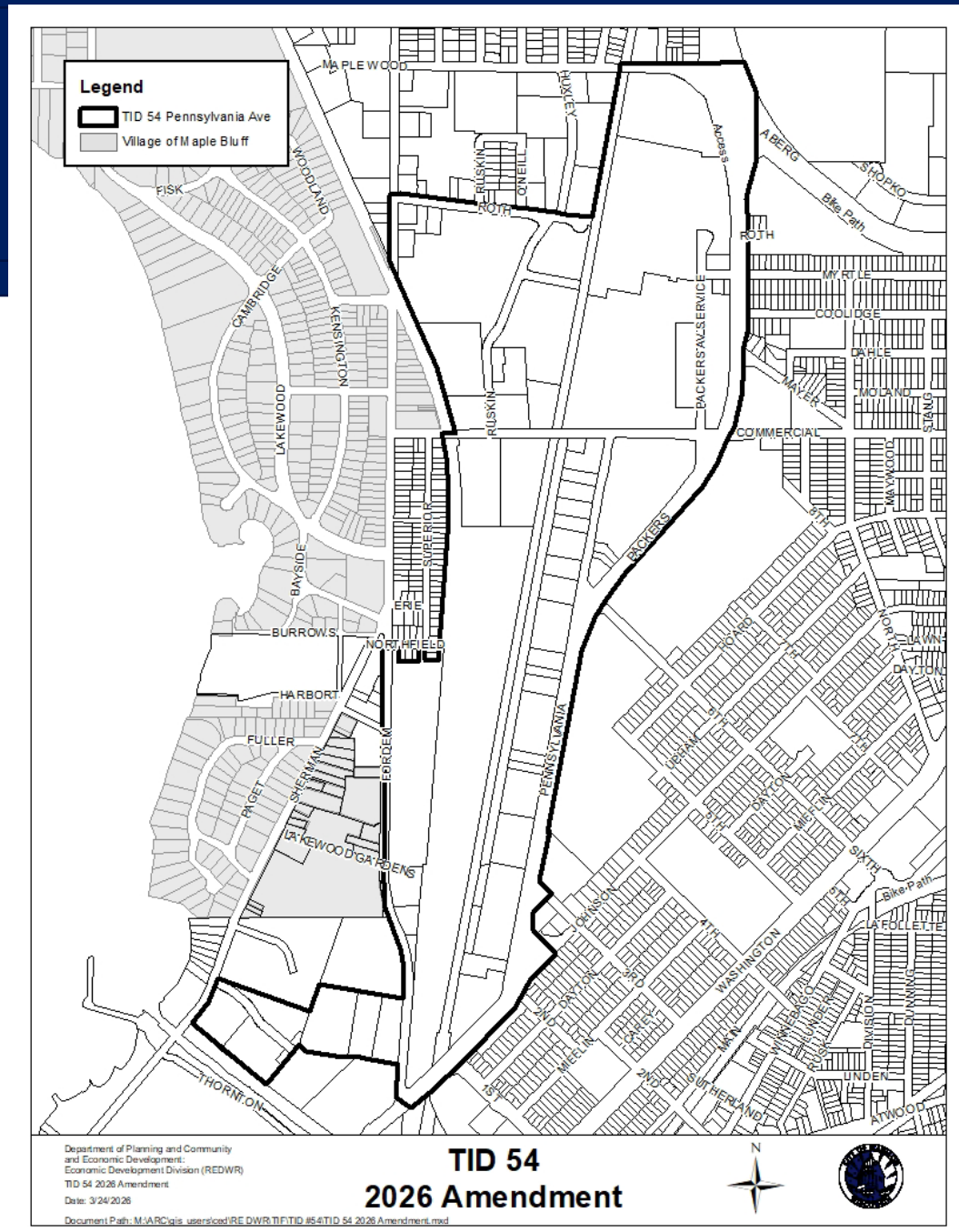
- **$25,000,000 – Housing Development in the South Park Street Corridor**
  - (This project category and cost are created in the 2026 project plan amendment, using re-allocated funds from previously approved projects);
- **(-$9,000,000) – Development Loans**
  - (South Transfer Point – This project cost and category are eliminated and the funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-$6,000,000) – Development Loans**
  - (Village on Park Improvements - This project cost and category are eliminated and the funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-$5,000,000) – Development Loans**
  - (Financial Assistance to Rental Housing - This project cost is reduced by $5,000,000 and those funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-$5,000,000) – New Small Cap Homeownership Program / Development Loans (for owner occupied)**
  - This project cost is reduced by $5,000,000 and those funds re-allocated to the “Housing Development in South Park Street Corridor” line item);

- **TOTAL CHANGE 2026: $0** (There is no net change to the project plan as a result of the 2026 amendment)
- **Total TIF Funded Project Costs - $99,480,000**

# TID 51 – Summary

- Projected to close: 2037*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $290 million

# TID 54


Legend
TID 54 Pennsylvania Ave
Village of Maple Bluff
MAPLEWOOD
HUXLEY
ABERG
SHOPKO
Bike Path
FISK
WOODLAND
RUSKIN
O'NEILL
ROTH
MYRTLE
COOLIDGE
DAHLE
MAYER
MOLAND
STANG
CAMBRIDGE
KENSINGTON
LAKEWOOD
PACKERS AV-SERVICE
COMMERCIAL
MAYWOOD
SUPERIOR
BAYSIDE
ERIE
BURROWS
NORTHFIELD
HARBORT
FULLER
EDGEWOOD
SHERMAN
PAGET
LAKEWOOD GARDENS
PENNSYLVANIA
PACKERS
RICHARD
DAYTON
MIFFLIN
LAWN
SIXTH
Bike Path
LAFOLLETTE
JOHNSON
WASHINGTON
DIVISION
DUNNING
UNDEN
ATWOOD
THORNTON
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 54 2026 Amendment
Date: 3/24/2026
Document Path: M:\ARC\gis_users\cced\RE DWR\TIF\TID #54\TID 54 2026 Amendment.mxd
TID 54
2026 Amendment
N

# TID 54 – Costs

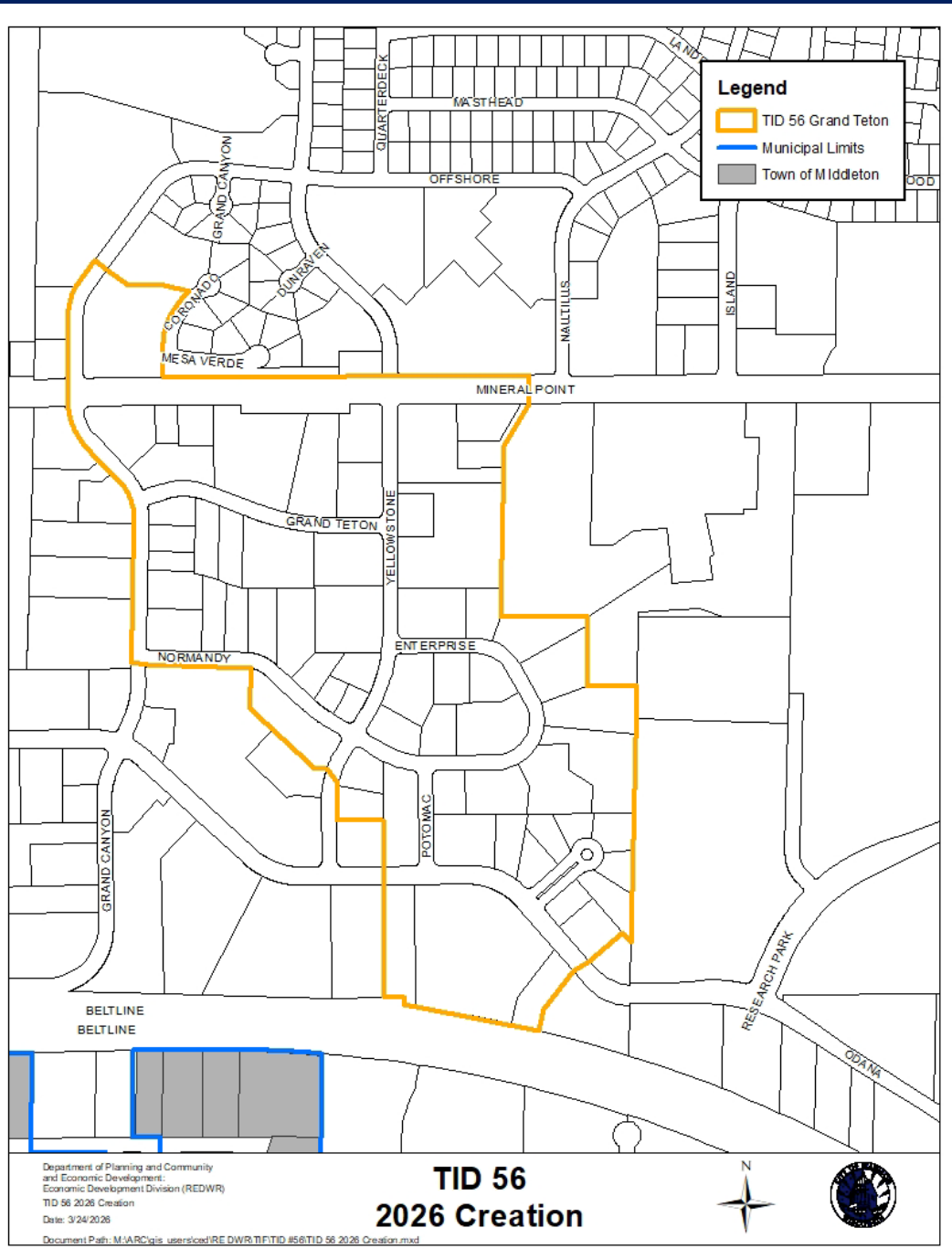
- **Development Loans (Realta Fusion Jobs TIF)** – $2,800,000

- **TOTAL CHANGE 2026: $2,800,000**
- **Total TIF Funded Project Costs - $21,747,000**

# TID 54 – Summary

- Projected to close: 2034*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $215 million

# TID 56


Legend
TID 56 Grand Teton
Municipal Limits
Town of Middleton
MASTHEAD
OFFSHORE
QUARTERDECK
GRAND CANYON
CORONADO
DUNRAVEN
MESA VERDE
NAUTILUS
ISLAND
MINERAL POINT
GRAND TETON
YELLOWSTONE
ENTERPRISE
NORMANDY
POTOMAC
GRAND CANYON
BELTLINE
BELTLINE
RESEARCH PARK
ODANA
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 56 2026 Creation
Date: 3/24/2026
Document Path: M:\ARC\gis_users\cod\RE DWR\TIF\TID #56\TID 56 2026 Creation.mxd
TID 56
2026 Creation
N

# TID 56 – Costs

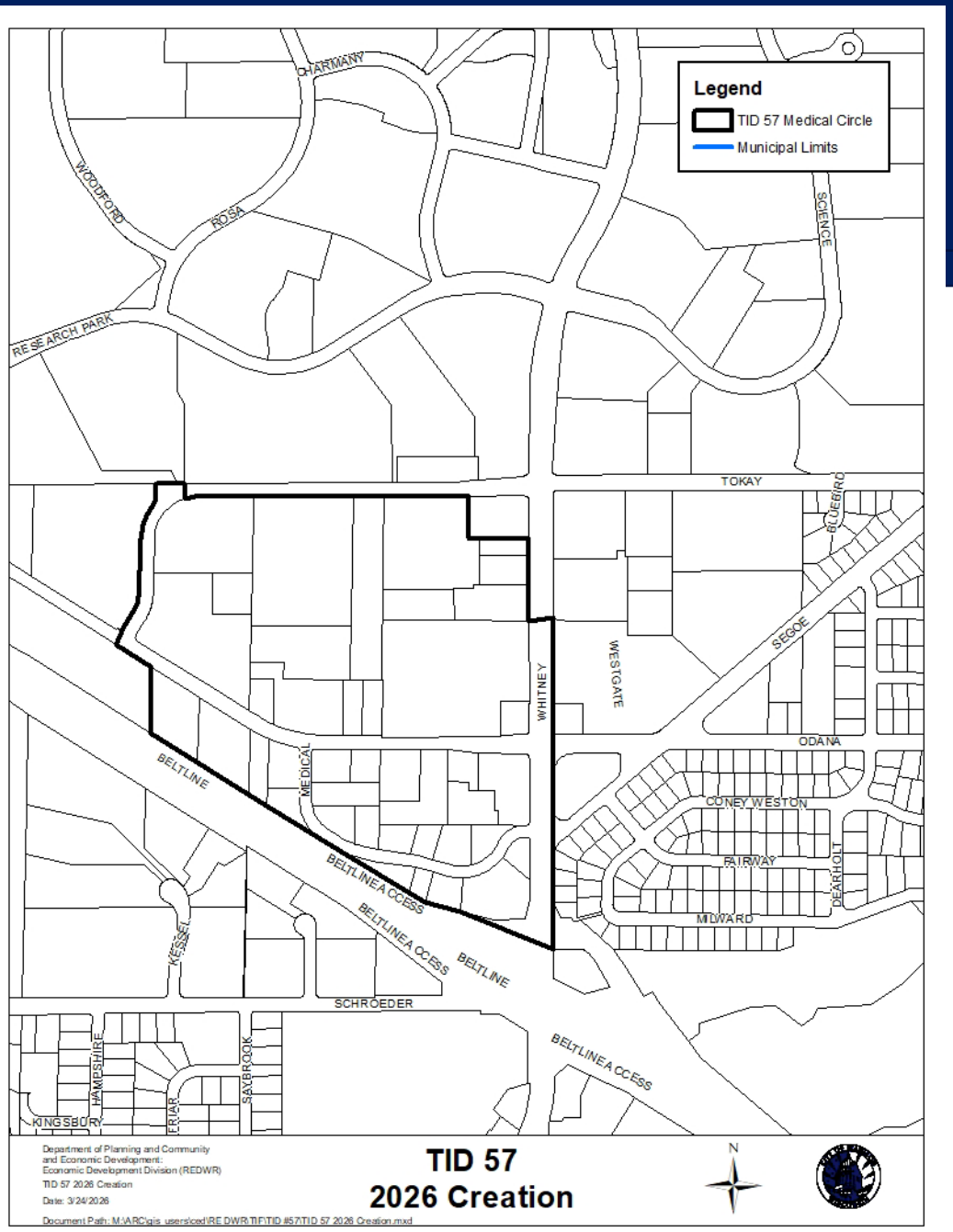
- **$10,100,000** – Public works / infrastructure projects in the Mineral Point Road, Grand Canyon Drive, Grand Teton Plaza, Yellowstone Drive, and Odana Road area;
- **$1,500,000** – Parks improvements in the West Towne area
- **$2,900,000** – Development Loans
- **$2,000,000** – Small Business Assistance, including grants
- **$500,000** – Administrative and professional costs.

- **TOTAL 2026: $17,000,000**
- **Total TIF Funded Project Costs - $17,000,000**

# TID 56 – Summary

- Projected to close: 2045*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $104 million

# TID 57


Legend
TID 57 Medical Circle
Municipal Limits
CHARMANY
WOODFORD
ROSA
RESEARCH PARK
SCIENCE
TOKAY
BLUEBIRD
SEGOE
WESTGATE
WHITNEY
ODANA
MEDICAL
BELTLINE
CONEY WESTON
FAIRWAY
DEARHOLT
MIDWARD
BELTLINE ACCESS
BELTLINE ACCESS
BELTLINE
KESSEL
SCHROEDER
BELTLINE ACCESS
HAMPSHIRE
SAYBROOK
FRIAR
KINGSBURY
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 57 2026 Creation
Date: 3/24/2026
Document Path: M:\ARC\gis users\cod\RE DWR\TIF\TID #57\TID 57 2026 Creation.mxd
TID 57
2026 Creation
N

# TID 57 – Costs

- **$8,500,000** – Public works / infrastructure projects in the Whitney Way, Odana Road, Tokay Blvd., and Medical Circle of the City of Madison
- **$2,000,000** – Development Loan to 5555 Odana Road / 5534 Medical Circle
- **$2,000,000** – Small Business Assistance, including grants
- **$500,000** – Administrative and professional costs.

- **Total TIF Funded Project Costs - $13,000,000**

# TID 57 – Summary

- Projected to close: 2045*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $87 million

# Questions?

Dan Rolfs (Real Estate Development Manager)

drolfs@cityofmadison.com

# City of Madison

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

## Master

### File Number: 93428

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93428 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | FINANCE COMMITTEE |
| | | | | **File Created Date :** | 06/02/2026 |
| **File Name:** | 13269 TID 57 Creation | | | **Final Action:** | |

**Title:** Approving the Creation of the Project Plan and Boundary for Tax Incremental District (TID) #57 (Medical Circle), City of Madison. (District 19)

**Notes:**

**Sponsors:** John P. Guequierre

**Effective Date:**

**Attachments:** 13269 TID 57 2026 JRB Report.pdf, 13269 TID 57 2026 Project Plan.pdf, TID 57 Legal Description.pdf, TID 44, 46, 50, 51, 54, 56, 57 Plan Com Presentation 2026 6-15.pdf

**Enactment Number:**

**Author:** Dan Rolfs, Real Estate Development Manager

**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 | 06/02/2026 | Referred for Introduction | | | | |
| | **Action Text:** This Resolution was Referred for Introduction | | | | | | |
| | **Notes:** Finance Committee (6/29/26), Plan Commission (6/15/26), Common Council (7/7/26) | | | | | | |
| 1 | COMMON COUNCIL | 06/09/2026 | Refer | FINANCE COMMITTEE | 06/29/2026 | | 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 Plan Commission. | | | | | | |
| 1 | FINANCE COMMITTEE | 06/09/2026 | Refer | PLAN COMMISSION | 06/15/2026 | | |
| | **Action Text:** This Resolution was Refer to the PLAN COMMISSION | | | | | | |
| 1 | PLAN COMMISSION | 06/15/2026 | Return to Lead with the Recommendation for Approval | FINANCE COMMITTEE | 06/29/2026 | | Pass |
| | **Action Text:** A motion was made by Guequierre, seconded by Wasniewski, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other. | | | | | | |
| | **Notes:** On a motion by Ald. Guequierre, seconded by Wasniewski, the Plan Commission found the standards met and recommended approval of the creation of the tax incremental district to the Common Council. The motion passed by voice vote/ other. | | | | | | |

| | | | | |
|---|---|---|---|---|
| 1 | FINANCE COMMITTEE | 06/29/2026 | 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 93428

### Fiscal Note

The proposed resolution authorizes the creation of TID 57 - Medical Circle. The proposed project plan includes $13.0 million of TIF-eligible costs.

The 2027 Capital Budget Capital Improvement Program (CIP) request for the Economic Development Division (EDD) includes a total of $1.5 million from 2027 - 2032 for administration and small business development costs. 2027 requests may be updated before publication fo the 2027 Executive Capital Budget and adoption of the 2027 Capital Budget by the Common Council, or agencies may request the TID funding in future CIPs based on project timelines. No additional City appropriation is required with creation of the TID and adoption of project plan and boundary.

### Title

Approving the Creation of the Project Plan and Boundary for Tax Incremental District (TID) #57 (Medical Circle), City of Madison. (District 19)

### Body

WHEREAS Chapter 105 of the Laws of 1975 of the State of Wisconsin created the Tax Increment Law (the “TIF Law”), Section 66.1105, Wisconsin Statutes; and

WHEREAS TIF Law sets forth certain steps which must be followed to create a Tax Incremental Project Plan and Boundary; and

WHEREAS a Notice of Public Hearing by the Plan Commission to afford interested parties an opportunity to express their views on the creation of the TID Project Plan and Boundary for TID 57 was published in the Wisconsin State Journal on May 29 and June 5, 2026 as required by TIF Law; and

WHEREAS prior to publication of the Notice of Public Hearing a copy of the Notice was sent by first-class mail to each of the chief executive officers or administrators of all local governmental entities having the power to levy taxes on property within the boundary of TID 57; and

WHEREAS the Plan Commission of the City of Madison held a public hearing on June 15, 2026, at which interested parties were afforded an opportunity to express their views on the proposed creation of the Project Plan and Boundary for TID 57; and

WHEREAS the Plan Commission has made the following findings as indicated in the attached report:

1. No less than 50%, by area, of the real property within the TID is zoned and suited for mixed-use within the meaning of 66.1105(2), Wisconsin Statutes.

2. The improvement of such area is likely to significantly enhance the value of substantially all of the other real property in the TID.

3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.

WHEREAS the Plan Commission has determined that the TID meets the basic requirements of City TIF Policy for tax incremental district proposals adopted by the Common Council on April 17, 2001, amended on March 31, 2009, and amended again on February 25, 2014 (insofar as they are applicable to the amendment of a project plan), conforms to the Comprehensive Plan for the City of Madison and is consistent with the review criteria adopted at the same time, specifically, that the TID supports economic development activities intended to stabilize and diversify the City's economic base.

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Madison hereby confirms and adopts the above recitals and finds that:

1. No less than 50%, by area, of the real property within the amended TID boundary is suitable and zoned for mixed-use within the meaning of Section 66.1105(2), Wisconsin Statutes.
2. The improvement of such area is likely to significantly enhance the value of substantially all of the other real property in the TID.
3. The aggregate value of equalized taxable property of the TID, plus all existing TIDs, does not exceed 12% of the total value of equalized taxable property within the City.
4. TID 57 (Medical Circle) is hereby declared a mixed-use district.
5. The project costs relate directly to promoting mixed-use development.
6. The percentage of territory that will be devoted to retail businesses within TID 57 (Medical Circle) at the end of the expenditure period is estimated to be under thirty-five (35%) percent.
7. Less than 35% of the TID is land that is proposed for newly platted residential development.
8. None of the project costs relate to newly platted residential development. Therefore, Wis. Stat. s. 66.1105(2)(f)3. does not apply.

BE IT STILL FURTHER RESOLVED that the City of Madison hereby creates TID 57 (Medical Circle) on July 7, 2026, effective January 1, 2026, and adopts the attached Project Plan for said District and finds such plan is feasible and in conformity with the Comprehensive Plan for the City of Madison and will add to the sound growth of the City.

**Executive Summary to the City of Madison Joint Review Board**

**Tax Incremental District (TID) No. 57 (Medical Circle)**
**2026 Project Plan Creation**
**City of Madison**

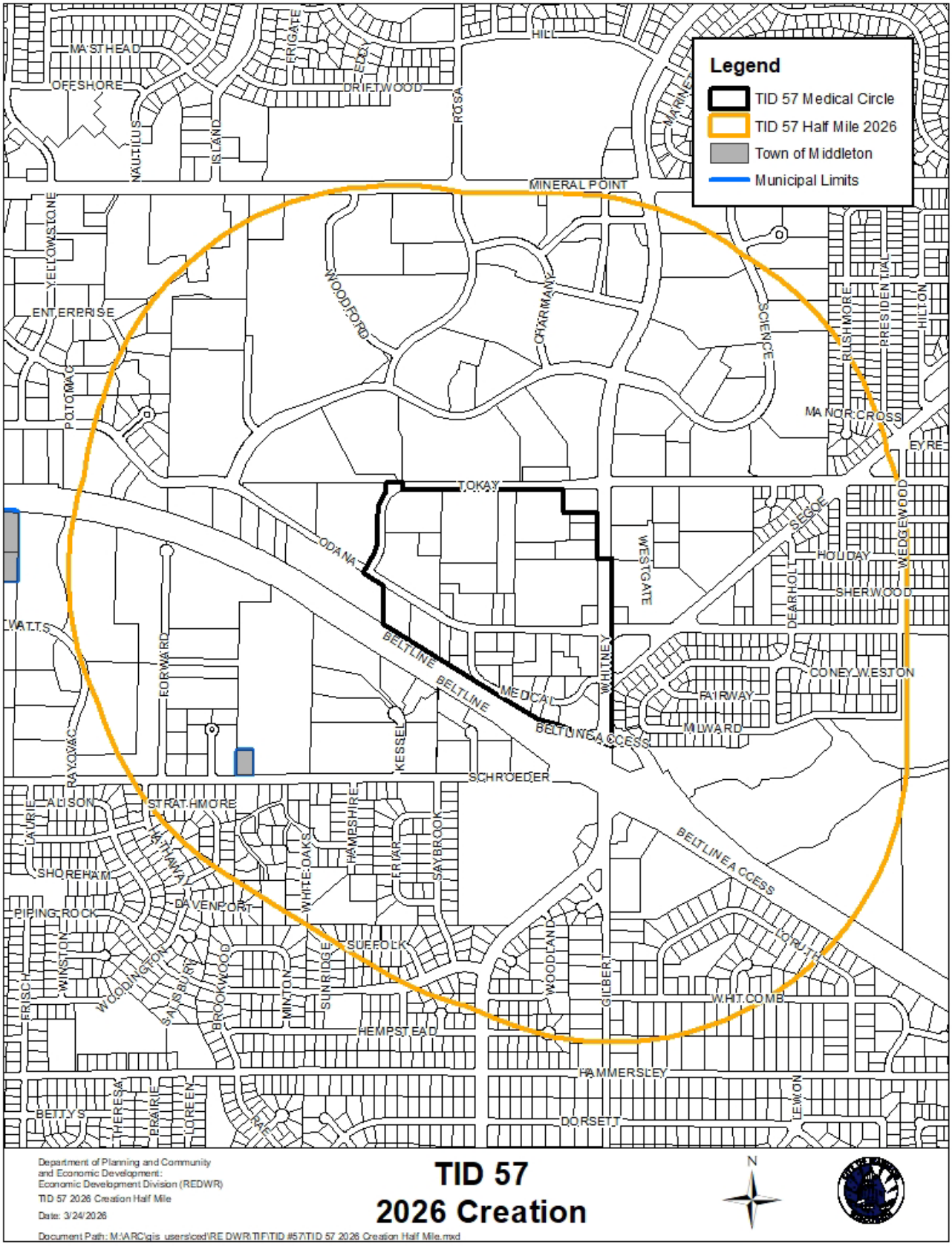
May 22, 2026

Background

By statute, a TIF Joint Review Board, comprised of one representative each from the Madison Metropolitan School District (MMSD), the City of Madison, Dane County, Madison College (MATC) and one public member, meets to review, and if acceptable, approve a proposed amendment to a Tax Incremental District (TID) Project Plan. The Joint Review Board will meet at a future date to take action upon the proposed amendment to the project plan to TID 57 (Medical Circle).

Summary of the TID #57 Project Plan

The map on the next page depicts the boundaries of TID 57 in the Medical Circle, Odana Road, Tokay Blvd, and Whitney Way area of the City of Madison, along with the Half Mile boundary of TID 57:


Legend
TID 57 Medical Circle
TID 57 Half Mile 2026
Town of Middleton
Municipal Limits
MINERAL POINT
ODANA
BELTLINE
BELTLINE
BELTLINE ACCESS
BELTLINE ACCESS
MEDICAL
WHITNEY
WESTGATE
TOKAY
SCHROEDER
KESSEL
FORWARD
RAYOVAC
WATTS
HOLIDAY
SHERWOOD
DEARHOLT
SEGOE
WEDGEWOOD
CONEY
WESTON
FAIRWAY
MILWARD
MANOR CROSS
EYRE
SCIENCE
CHARMANY
WOODFORD
ENTERPRISE
YELLOWSTONE
POTOMAC
RUSHMORE
PRESIDENTIAL
HILTON
MASTHEAD
OFFSHORE
NAUTILUS
ISLAND
FRIGATE
DRIFTWOOD
ROSA
MARNET
HILL
STRATHMORE
ALISON
LAURIE
SHOREHAM
PIPING ROCK
DAVENPORT
WHITE OAKS
HAMPSHIRE
FRIAR
SAYBROOK
SUFFOLK
SUNRIDGE
MINTON
BROOKWOOD
SALISBURY
WOODINGTON
WINSTON
FRISCH
WOODLAND
GILBERT
LOTUTH
WHITCOMB
HEMPSTEAD
HAMMERSLEY
DORSETT
LEWTON
BETTYS
THERESA
PRAIRIE
LOREEN
Department of Planning and Community and Economic Development:
Economic Development Division (REDWR)
TID 57 2026 Creation Half Mile
Date: 3/24/2026
Document Path: M:\ARC\gis_users\ced\REDWR\TIF\TID #57\TID 57 2026 Creation Half Mile.mxd
TID 57
2026 Creation
N

TIF Law Required Information for TID Amendment Approval

**1) Estimates of project costs and tax increments, including:**

**a) Specific items that constitute project costs; (See Chart Below)**

| TID #57 | Proposed TIF Funded Non-Assessable Cost | Assessable/ Non-TIF-Project Costs | Total | Time Frame (Year – Year) |
|---|---|---|---|---|
| **Public Works** | | | | |
| | | | | |
| **Location: (Whitney Way, Odana Road, Tokay Blvd and Medical Circle area of Madison)** | **8,500,000** | **13,551,000** | **22,051,000** | **2026 - 2045** |
| | | | | |
| **Other Eligible Cost** | | | | |
| CDA Redevelopment | $0 | $0 | $0 | 2026 - 2045 |
| Affordable Housing | $0 | $0 | $0 | 2026 - 2045 |
| Development Loans | $2,000,000 | $0 | $2,000,000 | 2026 - 2045 |
| Land Acquisition | $0 | $0 | $0 | 2026 - 2045 |
| Small Business Grants | $2,000,000 | $0 | $2,000,00 | 2026 - 2045 |
| Administrative and Professional Costs | $500,000 | $0 | $500,000 | 2026 - 2045 |
| **Subtotal – Other Eligible Cost** | | | | |
| | | | | |
| **TOTAL PROJECT COSTS** | **$13,000,000** | **$13,551,000** | **$26,551,000** | 2026 - 2045 |
| Finance Costs (financing costs for entire project plan) | $3,575,000 | $0 | $3,575,000 | 2026 - 2045 |

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(gm).

**b) The total dollar amount of these project costs to be paid with tax increments;**

Per the above chart, tax increments will pay for a total of **$13,000,000** of project costs.

c) The amount of tax increments to be generated over the life of the tax incremental district.

Based upon the City's TIF run, TID 57 will generate $13 million of incremental revenue through its expiration date of 2045. The net present value of these incremental revenues is $5.6 million. **The total forecasted incremental revenue over the entire life of TID 57 is $13 million.**

**2. The amount of value increment when the project costs are paid in full and the district is closed.**

Based upon development projects that are proposed, along with value growth on the existing property within the TID, the anticipated incremental value of property within the district at the end of its 20-year life is estimated at **$87,000,000**. This value will be returned to overlying tax jurisdictions for general tax levy purposes upon closure of the district at the end of its statutory life. Based upon conservative estimates, the district will generate sufficient incremental revenues to repay all anticipated project costs by 2045.

Without any additional projects generating new incremental value, the estimated incremental value in 2045 is $87 million. The City may propose future amendments to the TID 57 project plan to fund additional development or infrastructure projects if the TID generates sufficient increment

**3. The reasons why the project costs may not or should not be paid by the owners of property that benefit by improvements within the district.**

The budget for the proposed project plan amendment is estimated at $26,551,000.

The total amount of assessable costs not to be paid for with TIF funds is $13,551,000.

The total amount of costs to be paid for with TIF funds is $13,000,000.

**4. The share of the projected tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the district.**

The estimated base value of TID 57 is **$105,437,600**. Overlying jurisdictions will continue to collect their portion of the levy upon the base value over time. The box below indicates the share of the estimated first tax increment invested by overlying tax jurisdictions based upon the 2026 mill rate.

| Tax Jurisdiction | 2026 Mill Rate | Share of Tax Levy |
|---|---|---|
| City | 7.00 | 35% |
| County | 2.36 | 12% |
| MMSD | 10.41 | 51% |
| MATC | 0.64 | 3% |
| State of WI | 0.0 | 0% |
| Totals* | 20.38** | 100%** |

Source: City of Madison 2026 Adopted Operating Budget
**NOTE: Total Mill Rate is the Gross Mill, prior to any State Tax Credits being applied to this rate.*
***NOTE: Total may not add due to rounding*

**5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the projected tax increments.**

A conservative estimate of the total incremental value resulting from potential development projects, and economic growth or value appreciation over the life of the TID

is estimated to be $87 million. The benefits of these potential projects are: sharing new equalized value growth, affordable housing development, infrastructure improvements, and job creation / retention to benefit those in the district and throughout the City of Madison.

TID 57's estimated base value of $105,437,000 is anticipated to grow by $87 million at the end of the 20-year life of the TID. Assuming that the City incurs all of the $13 million of projected costs identified in the TID Project Plan, that there are no changes in tax increment estimates, no further project plan amendments and no changes to TIF Law, the City of Madison forecasts that TID 57 may close in 2045. The average life of a TID in the City of Madison is 12 years. The estimated incremental value of the TID in 2045 when the TID is forecasted to be closed is estimated to be $87 million *(Note: variations are due to rounding)*.

TID 57 is a "Mixed-use" TID, as defined by State Statute 66.1105.

Criteria for TID Approval

Per TIF Law, the Joint Review Board will cast a vote based upon the following three criteria:

1. **Whether the development expected in the tax incremental district would occur without the use of tax incremental financing.**

   Only 13,551,000 of the proposed $26,551,000 in project costs are assessable. Without tax increment revenue, such improvements are not likely to occur when compared to areas in the City where special assessment revenues may be more readily available to fund greater portions of project costs.

2. **Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value, is insufficient to compensate for the cost of improvements.**

   If the District closes in 2045 as projected, it is estimated that approximately $87 million of incremental value would return to the overlying taxing jurisdictions. At 20 years, the District would return approximately $87 million of incremental value to the overlying taxing jurisdictions. Without TIF, the infrastructure and other investments described in the project plan document in and adjacent to TID 57 would not occur. The infrastructure and other improvements will continue to boost values within and adjacent to TID 57.

3. **Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by owners of property in the overlying tax districts.**

   Property and infrastructure improvements, affordable housing development, tax base growth and job creation / retention are the most significant and quantifiable benefit to overlying tax jurisdictions from the investment of TIF funds.

   Without TIF, overlying tax jurisdictions would share approximately $2.1 million of tax revenues for the tax parcels included in TID 57, based on the base value of

$105,437.600. As stated earlier, the incremental value in 2045 at the end of the projected life of the TID is estimated at $87 million. Theoretically, if the City invested all $13 million of project costs in the district, which investment would leverage over $87 million; or $1 of TIF leverages approximately $6.70 of value growth. If the TID were to be closed at that time, this value growth would be returned to overlying tax jurisdictions that would now share in a levy of approximately $3.8 million, or a net gain of approximately $1.7 million as a result of TIF.

In turn, the anticipated tax increments over the life of the district are estimated to support $13 million of public investment. This investment will further enhance the area, eliminate blight, increase values in and around the District, and help create new, family supporting jobs.

Date Adopted: _____, 20__
Resolution Number: RES-2_-_____
Expenditure Deadline: _____, 20__
TID Expiration Date: _____, 20__

# Project Plan and Boundary for

# TAX INCREMENTAL FINANCE DISTRICT #57
# (Medical Circle)

# City of Madison

**Prepared by:**
**Department of Planning and Community and Economic Development**
**Economic Development Division**
**Office of Real Estate Development**

**June 1, 2026**

## TABLE OF CONTENTS


| | |
|---|---|
| INTENT | 3 |
| PURPOSE | 3 |
| PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS | 3 |
| PROPOSED PROJECT COSTS | 4 |
| DETAILED ESTIMATE OF TIMING AND PROJECT COSTS | 6 |
| SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY | 6 |
| PROMOTION OF ORDERLY LAND DEVELOPMENT | 8 |
| EXPECTATIONS FOR DEVELOPMENT | 8 |
| METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES | 9 |
| LEGAL DESCRIPTION | 9 |
| District Boundary – 2026 | 11 |
| Existing Zoning – 2026 | 12 |
| Proposed Zoning – 2026 | 13 |
| Existing Land Use – 2026 | 14 |
| Proposed Land Use – 2026 | 15 |
| Half Mile Boundary – 2026 | 16 |
| City Attorney Opinion Letter | 17 |
| TIF Run | 18 |

# TAX INCREMENTAL FINANCE DISTRICT 57
# (MEDICAL CIRCLE)

## INTENT

The City of Madison (the "City") has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base, revitalize neighborhoods and expand housing options. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority's (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

## PURPOSE

**In particular, the City of Madison is proposing to create Tax Incremental District (TID) #57 (Medical Circle) (hereinafter "the proposed TID") as a mixed-use TID.** The TID's purpose is to capture tax increments generated by incremental value growth to fund public works improvements and on an as-needed basis, provide financial assistance to projects within the proposed TID that will benefit the TID and the larger community.

**The proposed TID will be generally located along the following boundaries: Generally in the Odana Road and Medical Circle area of the City of Madison.**

## PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS

The project elements proposed in this Project Plan conform to the objectives and recommendations contained in the Comprehensive Plan For The City of Madison ("Comprehensive Plan") as approved by the City Plan Commission.

No changes to the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

This TID is presently zoned CC-T, CC, RMX, and SE. These zoning districts are suitable for mixed-use development.

Consistence with the City of Madison Comprehensive Plan
Updated in December 2023 and September 2024, the Comprehensive Plan contains six sections, each with its own set of overarching goals and implementation strategies. **The projects and activities planned for the proposed TID are consistent with the following goals and implementation strategies established in the Comprehensive Plan:**

### Land Use and Transportation

| Goal: | Strategies: |
|---|---|
| **Madison will be comprised of compact, interconnected neighborhoods anchored by a network of mixed-use activity centers.** | • Ensure all populations benefit from the City's transportation investments |
| | • Concentrate the highest intensity development along transit corridors, downtown, and at Activity Centers. |
| | • Facilitate compact growth to reduce development of farmland. |
| | • Expand and improve the city's pedestrian and bicycle networks to enable safe and convenient active transportation. |

### Neighborhoods and Housing

| Goal: | Strategies: |
|---|---|

| | |
|---|---|
| **Madison will be a safe and welcoming city of strong and complete neighborhoods that meet the needs of all residents.** | • Create complete neighborhoods across the City where residents have access to transportation options and resources needed for daily living. |
| **Madison will have a full range of quality and affordable housing opportunities throughout the City** | • Support development of a wider mix of housing types, sizes, and costs throughout the City |
| | • Increase the amount of available housing |
| | • Integrate lower priced housing, including subsidized housing, into complete neighborhoods. |
| | • Provide housing options with health and social services for residents who need it most, including residents experiencing homelessness |

## PROPOSED PROJECT COSTS

The following represent total estimated costs. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled "Detailed Estimate of Timing and Project Costs" that estimates the amount of cost paid with TIF.

### Public Works Improvements

Such costs include sanitary sewer, stormwater management systems, street improvements, repair and reconstruction. By City Ordinance, developers are required to install necessary infrastructure at their cost. In some cases, funds were set aside under the Development Loans cost category to provide financial assistance to projects that demonstrate a financial gap, to the City's satisfaction, caused in whole or in part by the cost of such infrastructure improvements.

*Projects are generally located in the Whitney Way, Odana Road, Tokay Blvd, and Medical Circle area of the City of Madison*. Projects may include, but are not limited to:

- West Towne Path Bridge over Whitney
- Whitney (including within a half mile of TID 57)
- Odana (including within a half mile of TID 57)
- Today (including within a half mile of TID 57)
- Medical Circle
- Sanitary Sewer work
- Park Improvements, including Odana Hills Park (including within a half mile of TID 57)

Estimated Cost: $22,051,000

### Community Development Authority (CDA) Revitalization Activities

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District.

Estimated Cost: $0

### Affordable Housing

This category of costs is for the benefit of affordable housing and the improvement of housing stock in the City of Madison. After the date on which the proposed TID pays off all of its aggregate costs, as provided for in State Statute, the City may extend the life of the proposed TID for one year (changing to two years effective 1/1/2028 pursuant to 2025 WI Act 173) to benefit affordable housing and to improve housing stock.

Estimated Cost: $0

### Development Loans

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, that demonstrate that "but for" such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction

or razing of buildings, parking facility construction, site preparation, environmental remediation, public infrastructure, landscaping and similar types of related activities.

- 5555 Odana Road & 5534 Medical Circle TIF Loan (2026)

Estimated Cost: $2,000,000

### Land Acquisition

In order to construct the public improvements, and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in the proposed TID. The acquisitions could vary from right-of-way and air space to entire parcels.

Estimated Cost: $0

### Economic Development Assistance – Small Business Grants

Where necessary or convenient for the implementation of the Project Plan, TIF assistance in the form of small business grants may be provided for private small business development projects. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, interior or exterior renovation or restoration, site preparation, environmental remediation, landscaping and similar types of related activities. TIF Law requires that the City provide the Joint Review Board with copies of the grant agreement for each project. The City will provide copies of each grant agreement to the Joint Review Board after each subsequent project receives the Common Council authorization of a grant award. The following programs will provide TIF assistance in the form of small business grants:

*Building Improvement Grants*
The Building Improvement Grant program encourages business owners to reinvest in their business by offering grants of up to $50,000 to assist with the capital costs associated with renovating the interior and exterior of retail spaces.

*Façade Grants*
The Facade Improvement Grant Program was established to support and encourage small businesses to reinvest in the downtown and neighborhood business districts. The program provides matching grants to small business owners and tenants to assist them in restoring or beautifying their facades or storefronts. The maximum grant amount is $25,000.

*Commercial Ownership Assistance (COA) Program*
The COA program provides financial assistance to small business owners expand their enterprises by transitioning from leasing space to owning commercial property for their business. The program is structured as a 0% interest loan with no payment due to the City unless the property is sold. The loan can be used for businesses to purchase an existing space or to develop a new building for their businesses. The maximum loan amount is $250,000.

*Small Cap TIF Program*
The Small Cap TIF program provides loans to help existing business expand and grow. Loans up to $250K can be used for purchasing real estate, financing real estate improvements or for purchasing capital machinery and equipment.

Total Estimated Cost: $2,000,000

**Organizational, Administrative and Professional Costs**

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with the proposed TID, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, DPCED, and the Office of the Mayor.

Estimated Cost: $500,000

**Total Project Costs:** **$13,000,000**

**Financing Costs**

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimate that in the event the City of Madison borrows funds to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay all the **$13,000,000** of estimated non-assessable project costs and an estimated **$3,575,000** financing cost.

## DETAILED ESTIMATE OF TIMING AND PROJECT COSTS

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a mixed-use TID within 15 years of its creation**.** Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan. **The actual eligible project costs herein within a location (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted for that location in the Project Plan.**

| TID #57 | Proposed TIF Funded Non-Assessable Cost | Assessable/ Non-TIF-Project Costs | Total | Time Frame (Year – Year) |
|---|---|---|---|---|
| **Public Works** | | | | |
| | | | | |
| **Location: (Whitney Way, Odana Road, Tokay Blvd and Medical Circle area of Madison)** | **8,500,000** | **13,551,000** | **22,051,000** | **2026 - 2045** |
| | | | | |
| **Other Eligible Cost** | | | | |
| CDA Redevelopment | $0 | $0 | $0 | 2026 - 2045 |
| Affordable Housing | $0 | $0 | $0 | 2026 - 2045 |
| Development Loans | $2,000,000 | $0 | $2,000,000 | 2026 - 2045 |
| Land Acquisition | $0 | $0 | $0 | 2026 - 2045 |
| Small Business Grants | $2,000,000 | $0 | $2,000,00 | 2026 - 2045 |
| Administrative and Professional Costs | $500,000 | $0 | $500,000 | 2026 - 2045 |
| **Subtotal – Other Eligible Cost** | | | | |
| | | | | |
| **TOTAL PROJECT COSTS** | **$13,000,000** | **$13,551,000** | **$26,551,000** | 2026 - 2045 |
| Finance Costs (financing costs for entire project plan) | $3,575,000 | $0 | $3,575,000 | 2026 - 2045 |

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(gm).

## SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual public works costs may vary or may be adjusted within an identified location or corridor without a project plan amendment, so long as the total amount of costs does not exceed the amount adopted for that location in the Project Plan.**

How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law ("TIF Law"), the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the proposed TID. Taking the proposed TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

Per TIF Law, the maximum life of a mixed-use TID is 20 years. All project expenditures must be made five (5) years prior to the termination of the proposed TID. Therefore, all project expenditure must be made by December 31, 2040. Tax increments may be received until project costs are recovered or until the proposed TID reaches its maximum life of 20 years, at which time the proposed TID must close.

TIF-Eligible Capital Budget

The cost of public improvements and other project costs is $26,551,000. There are $13,551,000 of anticipated costs that will be assessable to property owners or funded by non-TIF sources. Assessments are determined in accordance with the City and Board of Public Works standard special assessment policies. The total amount of TIF-eligible cost is the total cost, less the assessable cost and non-TIF sources of funding, which is $13,000,000. **This figure represents the authorized TIF Capital Budget for this Project Plan.**

Estimate of Economic Feasibility, TIF Generator(s)

TIF Policy requires a proposed TID have an economic "generator" i.e. at least one private development project that generates increment to finance TID costs. The proposed TID has one or more tax increment generators as described below.

| TIF Generator Project (Address and Description) | Estimated Incremental Value |
|---|---|
| 1.5555 Odana Road / 5534 Medical Circle: This project will consist of 227 units of workforce housing. The units income restricted, with an average income level across all units of 60% of Area Median Income (AMI). | $28,510,000 |
| **Total Estimated Incremental Value from TIF Generators** | $28,510,000 |

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from potential development projects, and economic growth or value appreciation over the life of the TID is estimated to be $87,000,000. This value includes the $28,510,000 generated from projects outlined above, along with an additional $58,490,000 of value appreciation over the life of the TID. This value is projected to produce incremental revenues sufficient to support the project costs stated above.

Project expenditures will be contingent upon development actually occurring or committed to occur. Since the majority of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Based on the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the TID's life (i.e. the total amount of tax increments over 20 years) should total approximately $13 million. The present value of the total incremental revenues that are anticipated to be generated is $5,600,000. The total estimated incremental revenues over the life of the TID are sufficient to pay for the $13,000,000 of project costs identified in this Project Plan.

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in the proposed TID may, therefore, be less than the amount shown in the Project Plan.

**Assuming no change in economic conditions, the TID is projected to recover its proposed $13,000,000 project cost in approximately 20 years, or the year 2045. This projection is shown in the attached TIF Run.**

Finance Cost

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of borrowing the entire estimated capital cost is $3,575,000.

## PROMOTION OF ORDERLY LAND DEVELOPMENT

As addressed in the Section of this Project Plan titled "Proposed Changes in Ordinances, Codes, or Plans, the project elements in this Project Plan conform to the objectives and recommendations contained in City of Madison Comprehensive Plan. The area in this TID is identified for Low-Medium Residential, Medium Density Residential, Community Mixed Use, Parks and Open Space, Low Residential, General Commercial, and Employment land uses in the City of Madison Comprehensive Plan. Descriptions of this use and its corresponding density can be found in the City of Madison Comprehensive Plan at this link:

https://imaginemadisonwi.com/sites/imaginemadisonwi.com/files/document/pdf/180501%20Comprehensive%20Plan%20-%20Full.pdf

TID 57 is a mixed-use TID, as defined by State Statute.

Less than 35% of the area in the TID boundary is used for retail business.

Approximately 0% of the area in the proposed TID is identified for newly-platted residential purposes and none of the project costs are for newly-platted residential development. Therefore, Wis. Stat. s. 66.1105(2)(f)3. does not apply.

## EXPECTATIONS FOR DEVELOPMENT

The expectations for development in the proposed TID have been developed from and predicated on the Comprehensive Plan for the City of Madison and the Downtown Plan, as adopted by the Common Council.

**Potential Areas for Development**
The Potential Areas for Development include redevelopment and infill upon parcels of land within the TID boundary. The known development on these sites is described in further detail in this project plan.

**Annual Value Increment Estimates**

**Definition of Value Increment:** The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the "base value") from the TIF district's increased value as a result of new development. Appreciation of the base value and the new development over the full 20-year life of the TIF district is also included in this estimate.

**Timeframe for Development:** For the purposes of this project plan's economic expectations, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district's life. Per City TIF Policy, if there is no value growth as a result of new development activity within 10 years after the creation of the TID, the TID shall be dissolved upon receipt of sufficient increment to recover project costs. It is the City's practice to anticipate development, repayment of costs and closure of the district within a shorter timeframe than the full 20-year period allowed by TIF Law. TID expenditures may be made for a period of 15 years from the date of TID creation. On average, a City TIF district is closed within about 12 years. To the extent that the District meets or exceeds economic expectations, it is then able to repay its project costs and return the value increment to the overlying taxing jurisdictions in a shorter period.

**Anticipated Development:** The actual timing and value of new growth within the TID depends upon variables that are currently unpredictable. However, based upon projects that have already been proposed or are underway (shown in the "Estimate of Economic Feasibility, TIF Generators" section of this project plan), the City estimates that these TIF Generators will create $28,510,000 of incremental value. The total incremental value (including estimated TIF Generators and appreciation of property value with in the TID) generated over the 20-year life of the district is estimated at approximately $87,000,000. This growth is estimated to generate approximately $13 million of tax increments over the life of the TID. The estimated present value of these tax increments is $13,000,000.

## METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES

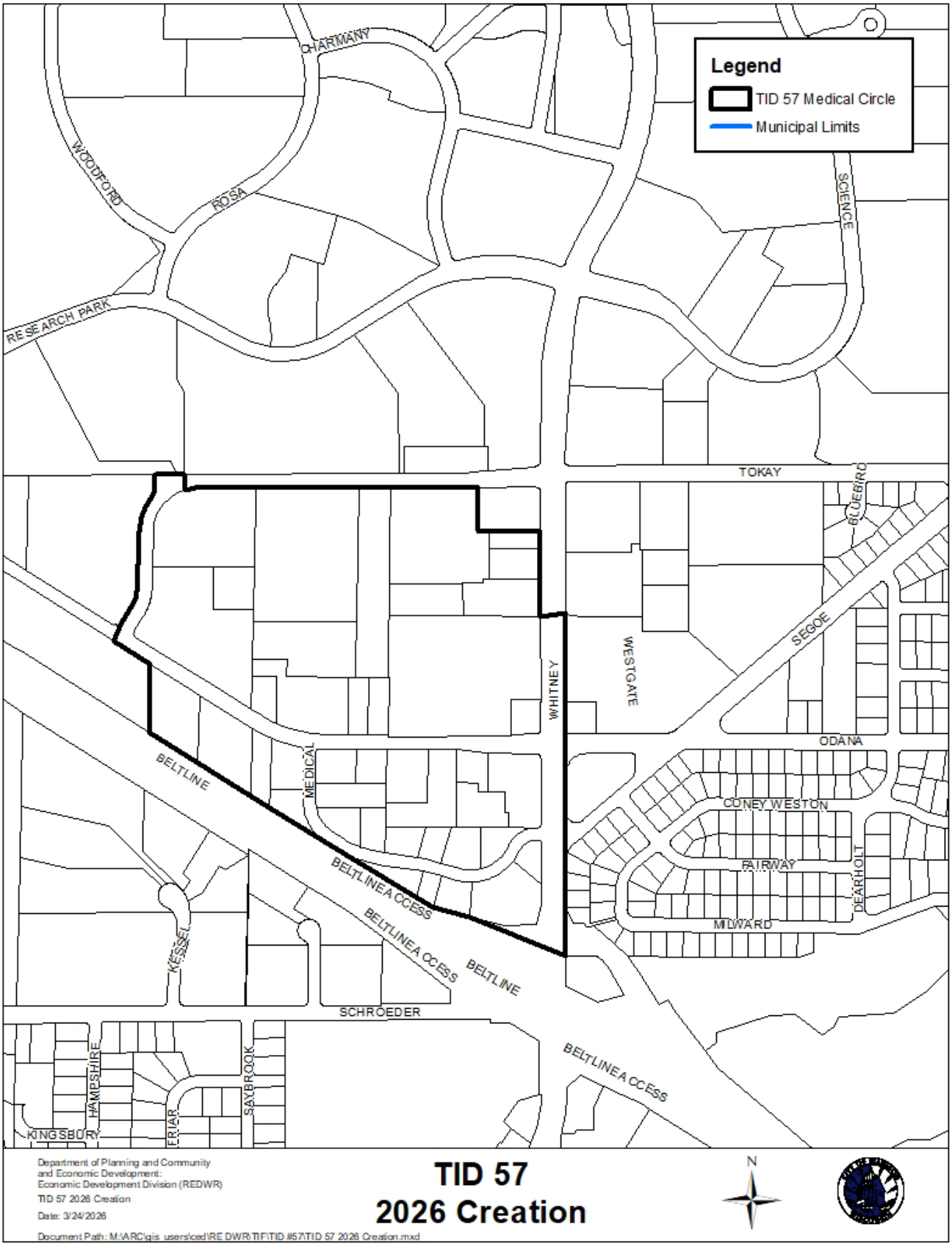
Where the relocation of individuals and business operations would take place as a result of the City's acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.

## LEGAL DESCRIPTION

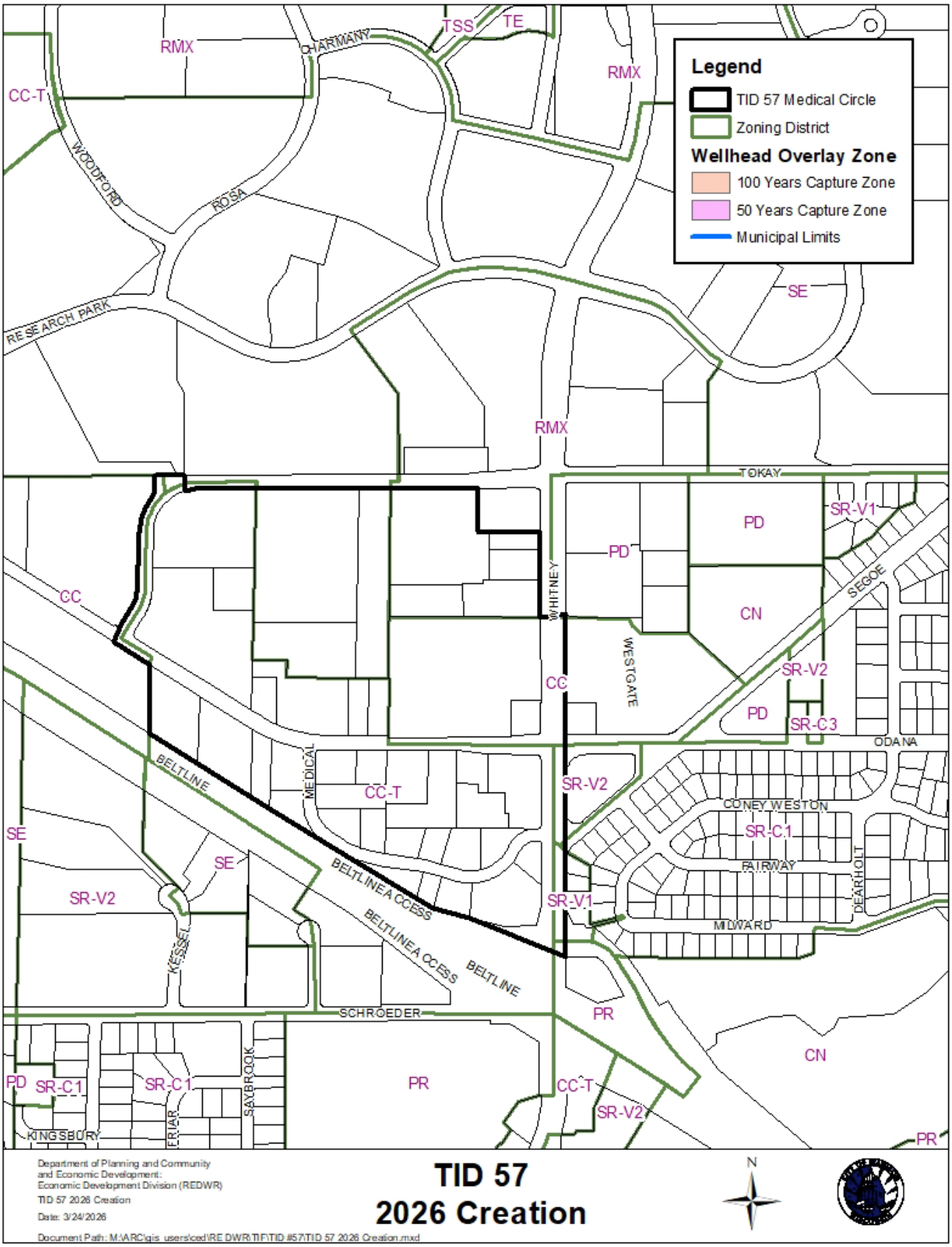
A parcel of land located in the Southeast ¼ of the Southwest ¼, the Northeast ¼ of the Southwest ¼, Southwest ¼ of the Southwest ¼, the Northwest ¼ of the Southwest ¼ , the Southwest ¼ of the Northwest ¼, the Southwest ¼ of the Southeast ¼, and the Northwest ¼ of the Southeast ¼ all in Section 30, Township 7 North, Range 9 East in the City of Madison, Dane County, Wisconsin, more particularly described as follows:
**Commencing** at the South ¼ corner of said Section 30, Township 7 North, Range 9 East in the City of Madison; thence North 133.76 feet more or less along the West line of the Southeast ¼ of said Section 30; thence East at right angles to the previously described line 61.63 feet more or less to the intersection of the northeasterly right-of-way of the West Beltline Highway (USH 12 & 14) with the easterly right-of-way of S. Whitney Way; thence North 152.36 feet more or less along the said easterly right-of-way of S. Whitney Way to the intersection with the southerly right-of-way of the exit ramp of the said West Beltline Highway and the **Point of Beginning;**
Thence northerly 235 feet more or less across the said right-of-way of the exit ramp for the West Beltline Highway to a point on the easterly right-of-way of S. Whitney Way lying 2.87 feet south of the southwest corner of Lot 4 of the Golf Green Subdivision;
Thence northerly 232.57 feet more or less along the said easterly right-of-way of S. Whitney Way to a point of curvature along the westerly line of Lot 6 of the said Golf Green Subdivision for the southerly right-of-way of Segoe Road (now Odana Lane);
Thence northerly 233.67 feet more or less across the right-of-way of Segoe Road (a portion vacated and now Odana Lane) to a point of curvature of the intersection of the northerly right-of-way of Odana Lane and the said easterly right-of-way of S. Whitney Way and being on the westerly line of Outlot A of the said Golf Green Subdivision extended South;
Thence northerly 188.39 feet more or less along the said easterly right-of-way of S. Whitney Way and being the West line and said West line extended South of said Outlot A to a point of curvature for the southerly right-of-way of Odana Road;
Thence northerly 213.15 feet more or less across Odana Road to a point of curvature at the Southwest corner of Block 1 of the Westgate Plat and being on the easterly right-of-way of S. Whitney Way;
Thence northerly 574.54 feet more or less along the said easterly right-of-way of S. Whitney Way and being the West line of Block 1 of the Westgate Plat and Lot 1 of the Westgate Redevelopment Plat to the Northwest corner of said Lot 1 of the Westgate Redevelopment Plat;
Thence westerly 120.94 feet more or less across S. Whitney Way to the Southeast corner of Lot 3 of Tokay Place and being on the westerly right-of-way of S. Whitney Way;
Thence northerly 429.08 feet more or less along the said westerly right-of-way of S. Whitney Way and the east line of Lots 3 through 5 of said Tokay Place to the Northeast corner of said Lot 5 and the Southeast corner of Lot 6 of Tokay Place;
Thence westerly 305.00 feet more or less along the South line of said Lot 6 of Tokay Place to the Southwest corner of said Lot 6;
Thence northerly 215.00 feet more or less along the West line of said Lot 6 of Tokay Place to the Northwest corner of said Lot 6 and being on the southerly right-of-way of Tokay Boulevard;
Thence westerly 1377.32 feet more or less along the said southerly right-of-way of Tokay Boulevard and being on the north line of Lot 1 of said Tokay Plat, Lot 2 of CSM No. 442, and Lots 1 and 2 of CSM No. 11184 to a point of curvature along the North line of said Lot 1 of CSM No. 11184;
Thence westerly 56.70 feet more or less along the said southerly right-of-way of Tokay Boulevard being a curve to the left having a radius of 217.00 feet to the intersection of a line 33.05 feet easterly of and parallel with the East line of Lot 48 of the University Research Park University of Wisconsin-Madison Second Addition extended southerly;
Thence northerly 80.80 feet more or less across Tokay Boulevard to a point lying 32.92 feet more or less easterly of the Southeast corner of said Lot 48 being at the intersection of a line 33.05 feet easterly of and parallel with the East line of said Lot 48 and being along the South line of Lot 49 of the University Research Park University of Wisconsin-Madison Second Addition and being on the northerly right-of-way of Tokay Boulevard;
Thence westerly 32.92 feet more or less along the south line of said Lot 49 of the University Research Park University of Wisconsin-Madison Second Addition to the Southeast corner of said Lot 48 of the University Research Park University of Wisconsin-Madison Second Addition;

Thence southeasterly 4.51 feet more or less along the easterly line of Lot 1 of CSM 5551 to the Southeast corner of said Lot 1 of CSM 5551 and lying on the northerly right-of-way of Tokay Boulevard and the North line of the said Southwest ¼ of Section 30;
Thence westerly 113.28 feet more or less along the said North line of the Southwest ¼ of Section 30 and being the northerly right-of-way of Tokay Boulevard to a point lying easterly of the West ¼ corner of Section 30 618.72 feet more or less;
Thence southerly 89.80 feet more or less along the westerly right-of-way of Tokay Boulevard to a non-tangent point of curvature;
Thence southerly 204.82 feet more or less along the said westerly right-of-way of Tokay Boulevard being a curve to the left having a radius of 287.00 feet;
Thence southerly 261.94 feet more or less along the said westerly right-of-way of Tokay Boulevard to a point of curvature;
Thence southerly 117.61 feet more or less along the said westerly right-of-way of Tokay Boulevard being a curve to the right having a radius of 217.00 feet;
Thence southwesterly 87.07 feet more or less along the said westerly right-of-way of Tokay Boulevard to a point of curvature at the northwest intersection of Tokay Boulevard and Odana Road;
Thence continuing southwesterly 96.00 feet on the extension of the aforementioned line crossing Odana Road to a point on the southwesterly right-of-way of Odana Road and being on the northeasterly line of CSM No. 12059.
Thence southeasterly 228.90 feet more or less along the southwesterly right-of-way of Odana Road to the Northeast corner of Lot 1 of said CSM 12059.
Thence southerly 334.01 feet more or less along the East line of said Lot 1 of CSM 12059 to the Southeast corner of said Lot 1 and being on the Northeast right-of-way of the West Beltline Highway (USH 12 & 14);
Thence southeasterly 1638.74 feet more or less along the said Northeast right-of-way of the said West Beltline Highway being along the southwesterly line of Lots 1 and 2 of CSM 235, Lot 1 of CSM 644, plat of Odana Court, and Lots 6 and 7 of the plat of Medical Heights to the Southeast corner of said Lot 7 of Medical Heights;
Thence southeasterly 184.05 feet more or less along the Northeast right-of-way of the said West Beltline Highway being along the southwesterly line of Lots 8 and 9 of said Medical Heights to a point lying 84 feet southeast of the Southeast corner of said Lot 8;
Thence southeasterly 509.15 feet more or less to the **Point of Beginning**.

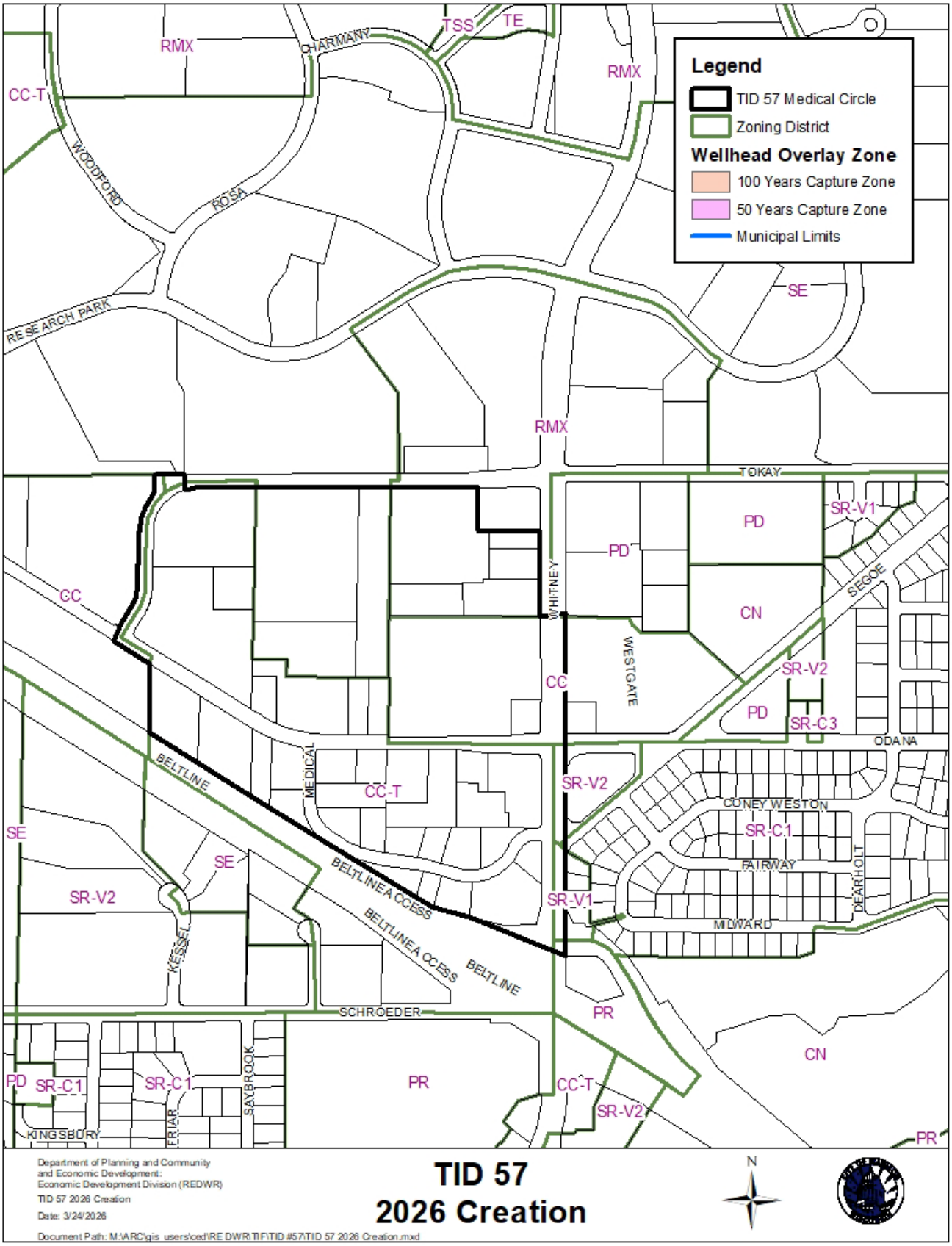
## District Boundary – 2026



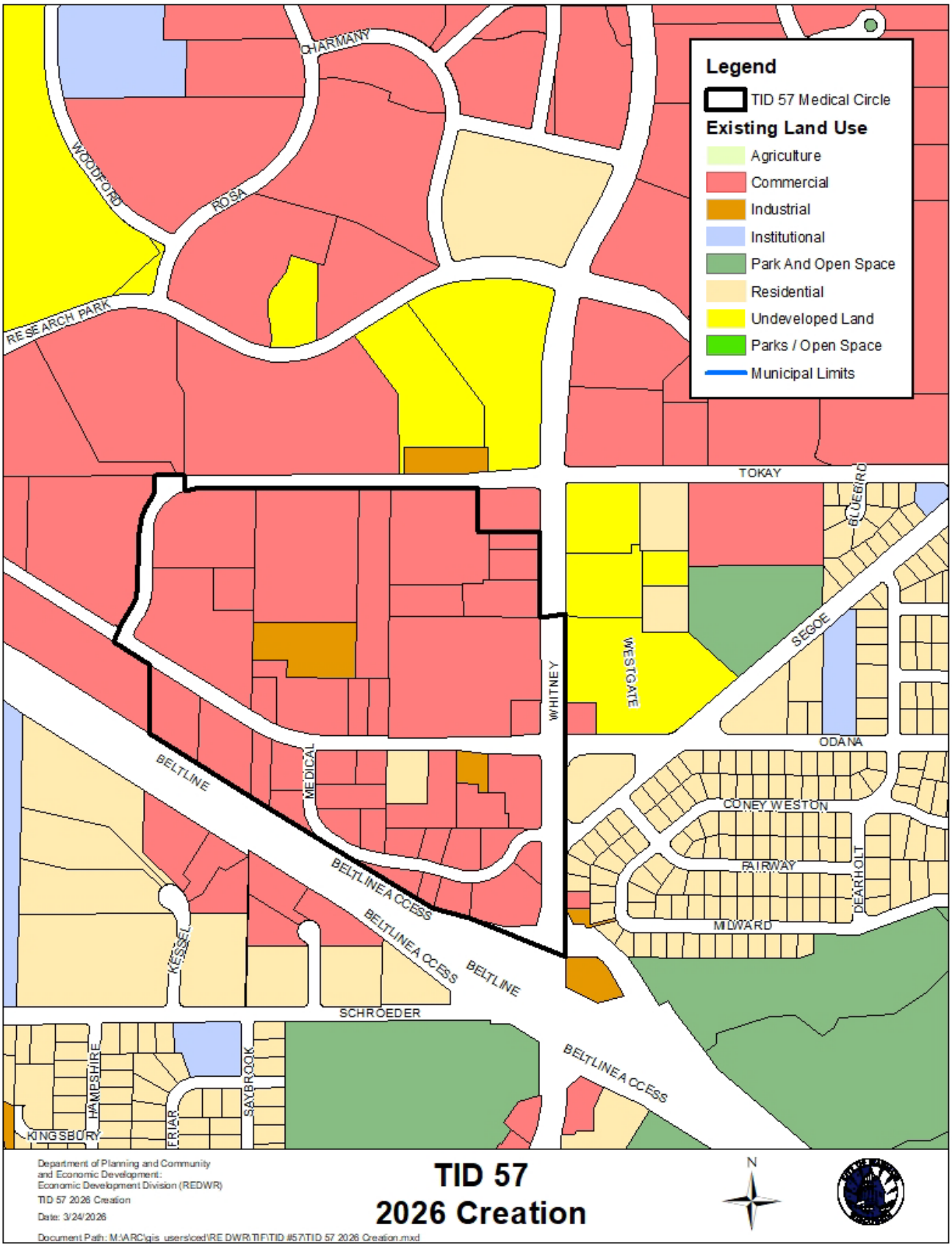
## Existing Zoning – 2026



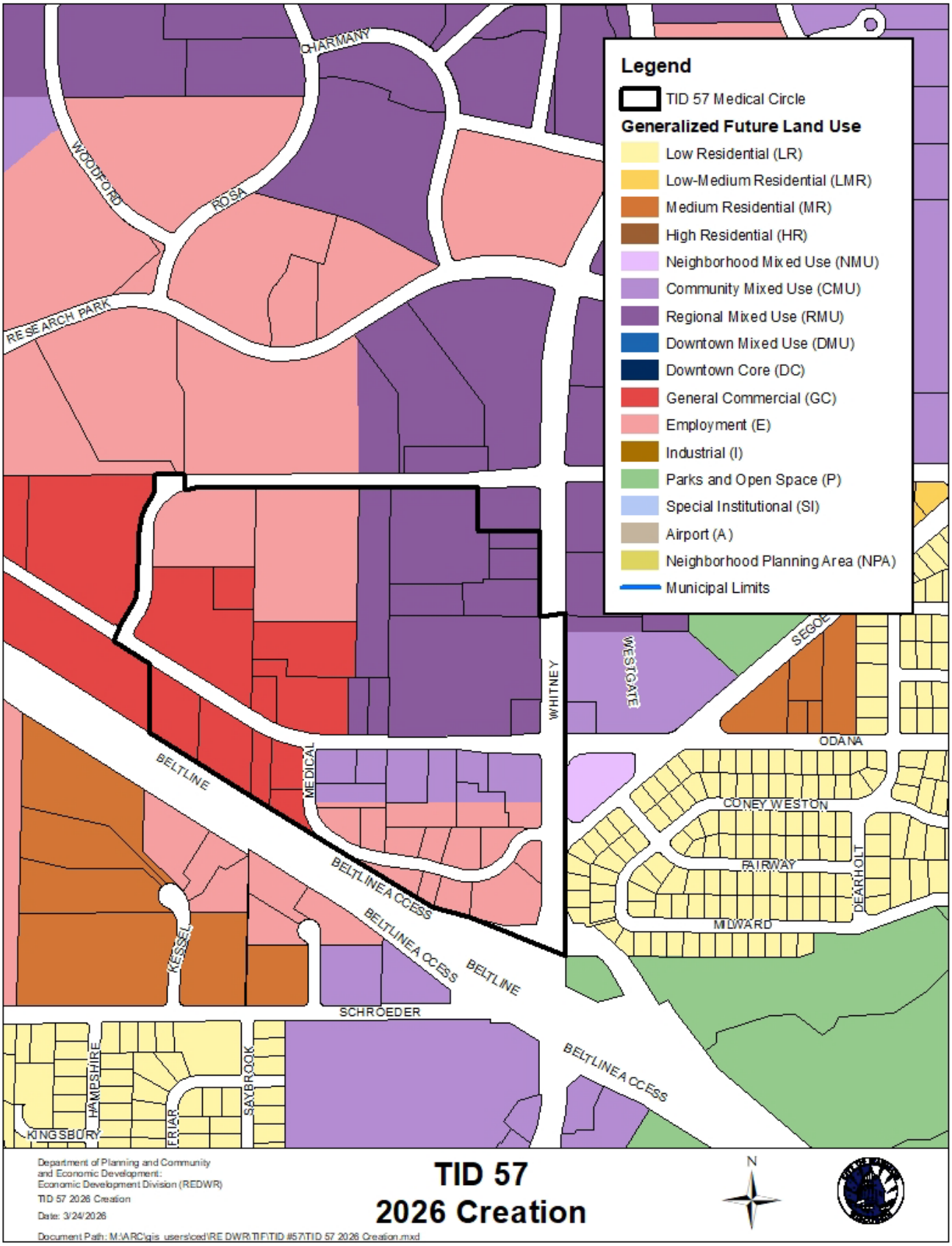
## Proposed Zoning – 2026



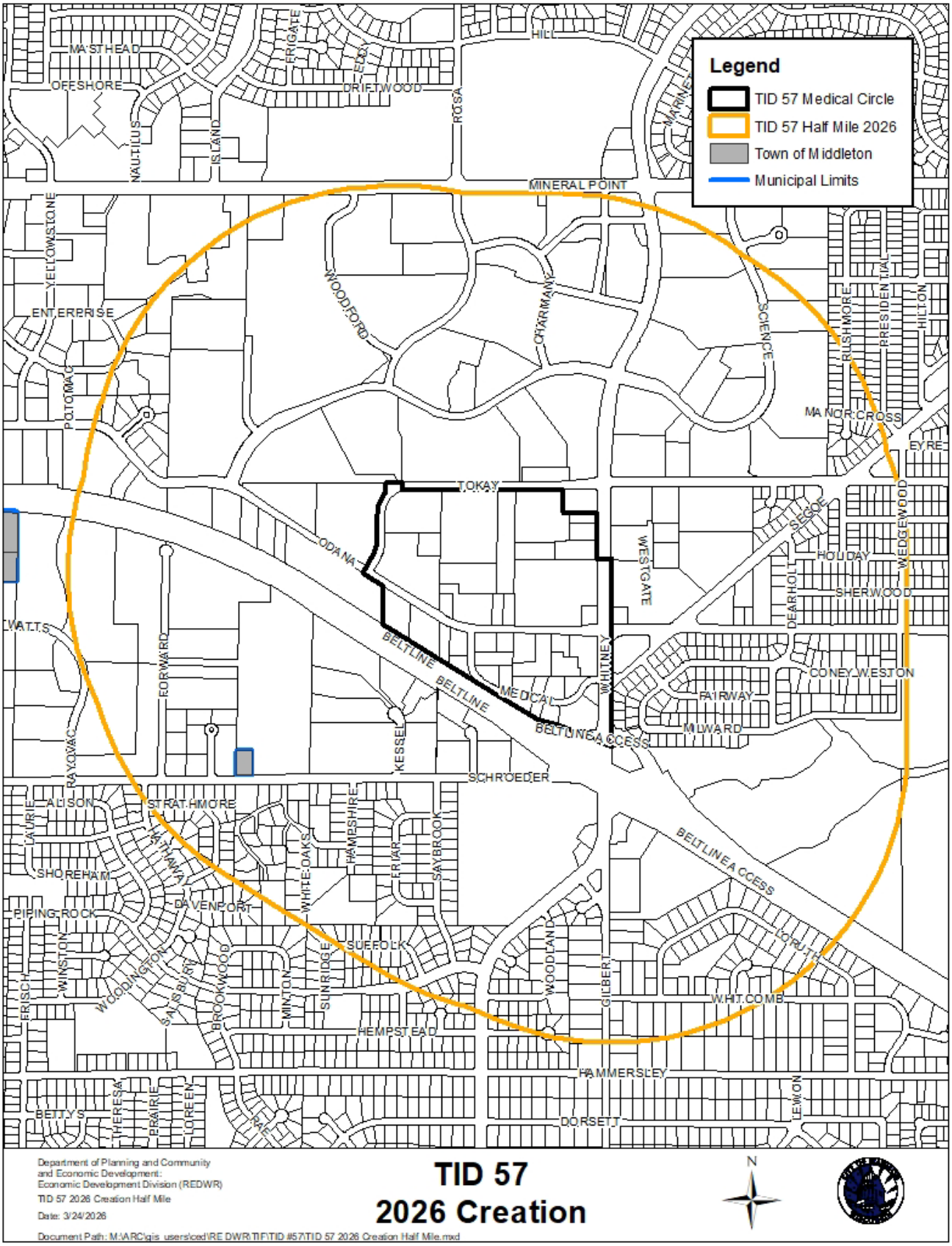
## Existing Land Use – 2026



## Proposed Land Use – 2026



## Half Mile Boundary – 2026



## City Attorney Opinion Letter

**Office of the City Attorney**

**Michael R. Haas, City Attorney** **Patricia A. Lauten, Deputy City Attorney**

ASSISTANT CITY ATTORNEYS

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attorney@cityofmadison.com

PARALEGAL
Ryan M. Riley

May 28, 2026

**TO:** Daniel Rolfs, Real Estate Development Manager
**FROM:** Matthew Robles, Assistant City Attorney
**SUBJECT:** Project Plan for TIF District No. 57 - City of Madison (Medical Circle)

Dear Mr. Rolfs:

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the proposed Project Plan for Tax Incremental Finance District No. 57, City of Madison, Wisconsin (Medical Circle). Based on this examination, I am of the opinion that the Project Plan is complete and complies with the provisions of Wis. Stat. § 66.1105(4)(f).

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

Matthew D. Robles
Assistant City Attorney

# TIF Run

## TIF Increment Projection
## TID#57 (2026 Creation)

| | TAX RATE PROJECTION | | | INCREMENT CALCULATION | | | | AVAILABLE FOR ASSISTANCE | |
|---|---|---|---|---|---|---|---|---|---|
| YEAR | CITYWIDE TAX BASE AS OF JAN 1 PRIOR YEAR | NET TAX LEVY | TAX RATE | DISTRICT VALUE AS OF JAN 1 | PROJECT VALUE ADDED | INCREMENTAL VALUE AS OF JAN 1 | INCREMENT REVENUE | INCREMENT AFTER COVERAGE | PRESENT VALUE |
| 2026 | 49,360,901,400 | 920,891,785 | 0.01866 | 105,437,600 | 0 | | | | |
| 2027 | 52,322,555,484 | 957,727,456 | 0.01830 | 107,546,352 | 2,851,000 | 2,108,752 | 0 | 0 | 0 |
| 2028 | 55,461,908,813 | 996,036,555 | 0.01796 | 112,548,279 | 12,829,500 | 7,110,679 | 38,599 | 19,300 | 16,857 |
| 2029 | 58,789,623,342 | 1,035,878,017 | 0.01762 | 127,628,745 | 12,829,500 | 22,191,145 | 127,700 | 63,850 | 52,121 |
| 2030 | 62,317,000,742 | 1,077,313,138 | 0.01729 | 143,010,820 | 0 | 37,573,220 | 391,010 | 195,505 | 149,150 |
| 2031 | 66,056,020,787 | 1,120,405,663 | 0.01696 | 145,871,036 | 0 | 40,433,436 | 649,552 | 324,776 | 231,561 |
| 2032 | 70,019,382,034 | 1,165,221,890 | 0.01664 | 148,788,457 | 0 | 43,350,857 | 685,810 | 342,905 | 228,492 |
| 2033 | 74,220,544,956 | 1,211,830,765 | 0.01633 | 151,764,226 | 0 | 46,326,626 | 721,420 | 360,710 | 224,632 |
| 2034 | 78,673,777,653 | 1,260,303,996 | 0.01602 | 154,799,510 | 0 | 49,361,910 | 756,395 | 378,197 | 220,114 |
| 2035 | 83,394,204,313 | 1,310,716,156 | 0.01572 | 157,895,500 | 0 | 52,457,900 | 790,746 | 395,373 | 215,057 |
| 2036 | 88,397,856,571 | 1,363,144,802 | 0.01542 | 161,053,410 | 0 | 55,615,810 | 824,487 | 412,243 | 209,564 |
| 2037 | 93,701,727,966 | 1,417,670,594 | 0.01513 | 164,274,479 | 0 | 58,836,879 | 857,627 | 428,814 | 203,726 |
| 2038 | 99,323,831,644 | 1,474,377,418 | 0.01484 | 167,559,968 | 0 | 62,122,368 | 890,179 | 445,090 | 197,625 |
| 2039 | 105,283,261,542 | 1,533,352,514 | 0.01456 | 170,911,168 | 0 | 65,473,568 | 922,153 | 461,077 | 191,330 |
| 2040 | 111,600,257,235 | 1,594,686,615 | 0.01429 | 174,329,391 | 0 | 68,891,791 | 953,561 | 476,781 | 184,904 |
| 2041 | 118,296,272,669 | 1,658,474,079 | 0.01402 | 177,815,979 | 0 | 72,378,379 | 984,414 | 492,207 | 178,398 |
| 2042 | 125,394,049,029 | 1,724,813,043 | 0.01376 | 181,372,298 | 0 | 75,934,698 | 1,014,721 | 507,360 | 171,860 |
| 2043 | 132,917,691,971 | 1,793,805,564 | 0.01350 | 184,999,744 | 0 | 79,562,144 | 1,044,493 | 522,246 | 165,330 |
| 2044 | 140,892,753,489 | 1,865,557,787 | 0.01324 | 188,699,739 | 0 | 83,262,139 | 1,073,740 | 536,870 | 158,840 |
| 2045 | 149,346,318,698 | 1,940,180,098 | 0.01299 | 192,473,734 | 0 | 87,036,134 | 1,102,472 | 551,236 | 152,421 |
| | | | | Incremental Value | 28,510,000 | | 13,829,078 | 6,914,539 | 2,840,721 |
| | | | | Add: Base Value | 0 | | 0 | | |
| | | | | **Total Est. Value** | 28,510,000 | **NPV=** | 5,681,442 | **2,840,721** | **at 50% of TIF** |

**ASSUMPTIONS:**

| | |
|---|---|
| Annual Increase in Citywide Tax Base | 6.00% |
| Annual Increase in Tax Levy | 4.00% |
| Annual Increase in Assessment after construction | 2.00% |
| Percent of Estimated Increment Available | 50.00% |
| Assumed Interest Rate (Discount Rate) | 7.00% |
| NPV Assumes Discounting to | 2026 |
| Est. Incremental Value | **$ 28,510,000** |

**TIF Request** **$ 13,000,000** **229%** **of TIF**

**Rolfs, Daniel:**
Estimated Closure based upon 13,000,000 of project costs

4/6/2026 13269 TID 57 Creation 2026 TIF Run.xlsx 2026 Template

| TID Year | 5555 Odana Rd & 5534 Medical Cir. | Project B | Project C | Project D | Project E | Project F | Project G | Annual Increment |
|---|---|---|---|---|---|---|---|---|
| 2026 | | | | | | | | |
| 2027 | $ 2,851,000 | $ - | $ - | $ - | $ - | $ - | $ - | $ 2,851,000 |
| 2028 | $ 12,829,500 | $ - | $ - | $ - | $ - | $ - | $ - | $ 12,829,500 |
| 2029 | $ 12,829,500 | $ - | $ - | $ - | $ - | $ - | $ - | $ 12,829,500 |
| 2030 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2031 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2032 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2033 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2034 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2035 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2036 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2037 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2038 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2039 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2040 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2041 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| TOTALS | $ 28,510,000 | $ - | $ - | $ - | $ - | $ - | $ - | **$ 28,510,000** |

| | | | | |
|---|---|---|---|---|
| | - | units | Estimated Value | $ 29,360,000 |
| $ | - | AV/Unit | Base Value | $ 850,000 |
| | - | Est Incr. Value | Incremental Val | $ 28,510,000 |

Hypothetical TID
Ten Year Debt Service - Level Principal

Principal = $ 13,000,000.00
Interest Rate = 0.05

| Year | Beginning Balance | Principal | Interest | Total Payments | Ending Balance |
|---|---|---|---|---|---|
| 1 | $ 13,000,000 | $ 1,300,000.00 | $ 650,000 | $ 1,950,000 | $ 11,700,000 |
| 2 | 11,700,000.00 | 1,300,000.00 | 585,000.00 | 1,885,000.00 | 10,400,000.00 |
| 3 | 10,400,000.00 | 1,300,000.00 | 520,000.00 | 1,820,000.00 | 9,100,000.00 |
| 4 | 9,100,000.00 | 1,300,000.00 | 455,000.00 | 1,755,000.00 | 7,800,000.00 |
| 5 | 7,800,000.00 | 1,300,000.00 | 390,000.00 | 1,690,000.00 | 6,500,000.00 |
| 6 | 6,500,000.00 | 1,300,000.00 | 325,000.00 | 1,625,000.00 | 5,200,000.00 |
| 7 | 5,200,000.00 | 1,300,000.00 | 260,000.00 | 1,560,000.00 | 3,900,000.00 |
| 8 | 3,900,000.00 | 1,300,000.00 | 195,000.00 | 1,495,000.00 | 2,600,000.00 |
| 9 | 2,600,000.00 | 1,300,000.00 | 130,000.00 | 1,430,000.00 | 1,300,000.00 |
| 10 | 1,300,000.00 | 1,300,000.00 | 65,000.00 | 1,365,000.00 | - |
| Totals | | $ 13,000,000.00 | $ 3,575,000.00 | $ 16,575,000.00 | |

## LEGAL DESCRIPTION

A parcel of land located in the Southeast ¼ of the Southwest ¼, the Northeast ¼ of the Southwest ¼, Southwest ¼ of the Southwest ¼, the Northwest ¼ of the Southwest ¼ , the Southwest ¼ of the Northwest ¼, the Southwest ¼ of the Southeast ¼, and the Northwest ¼ of the Southeast ¼ all in Section 30, Township 7 North, Range 9 East in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

**Commencing** at the South ¼ corner of said Section 30, Township 7 North, Range 9 East in the City of Madison; thence North 133.76 feet more or less along the West line of the Southeast ¼ of said Section 30; thence East at right angles to the previously described line 61.63 feet more or less to the intersection of the northeasterly right-of-way of the West Beltline Highway (USH 12 & 14) with the easterly right-of-way of S. Whitney Way; thence North 152.36 feet more or less along the said easterly right-of-way of S. Whitney Way to the intersection with the southerly right-of-way of the exit ramp of the said West Beltline Highway and the **Point of Beginning;**

Thence northerly 235 feet more or less across the said right-of-way of the exit ramp for the West Beltline Highway to a point on the easterly right-of-way of S. Whitney Way lying 2.87 feet south of the southwest corner of Lot 4 of the Golf Green Subdivision;

Thence northerly 232.57 feet more or less along the said easterly right-of-way of S. Whitney Way to a point of curvature along the westerly line of Lot 6 of the said Golf Green Subdivision for the southerly right-of-way of Segoe Road (now Odana Lane);

Thence northerly 233.67 feet more or less across the right-of-way of Segoe Road (a portion vacated and now Odana Lane) to a point of curvature of the intersection of the northerly right-of-way of Odana Lane and the said easterly right-of-way of S. Whitney Way and being on the westerly line of Outlot A of the said Golf Green Subdivision extended South;

Thence northerly 188.39 feet more or less along the said easterly right-of-way of S. Whitney Way and being the West line and said West line extended South of said Outlot A to a point of curvature for the southerly right-of-way of Odana Road;

Thence northerly 213.15 feet more or less across Odana Road to a point of curvature at the Southwest corner of Block 1 of the Westgate Plat and being on the easterly right-of-way of S. Whitney Way;

Thence northerly 574.54 feet more or less along the said easterly right-of-way of S. Whitney Way and being the West line of Block 1 of the Westgate Plat and Lot 1 of the Westgate Redevelopment Plat to the Northwest corner of said Lot 1 of the Westgate Redevelopment Plat;

Thence westerly 120.94 feet more or less across S. Whitney Way to the Southeast corner of Lot 3 of Tokay Place and being on the westerly right-of-way of S. Whitney Way;

Thence northerly 429.08 feet more or less along the said westerly right-of-way of S. Whitney Way and the east line of Lots 3 through 5 of said Tokay Place to the Northeast corner of said Lot 5 and the Southeast corner of Lot 6 of Tokay Place;

Thence westerly 305.00 feet more or less along the South line of said Lot 6 of Tokay Place to the Southwest corner of said Lot 6;

Thence northerly 215.00 feet more or less along the West line of said Lot 6 of Tokay Place to the Northwest corner of said Lot 6 and being on the southerly right-of-way of Tokay Boulevard;

Thence westerly 1377.32 feet more or less along the said southerly right-of-way of Tokay Boulevard and being on the north line of Lot 1 of said Tokay Plat, Lot 2 of CSM No. 442, and Lots 1 and 2 of CSM No. 11184 to a point of curvature along the North line of said Lot 1 of CSM No. 11184;

Thence westerly 56.70 feet more or less along the said southerly right-of-way of Tokay Boulevard being a curve to the left having a radius of 217.00 feet to the intersection of a line 33.05 feet easterly of and parallel with the East line of Lot 48 of the University Research Park University of Wisconsin-Madison Second Addition extended southerly;

Thence northerly 80.80 feet more or less across Tokay Boulevard to a point lying 32.92 feet more or less easterly of the Southeast corner of said Lot 48 being at the intersection of a line 33.05 feet easterly of and parallel with the East line of said Lot 48 and being along the South line of Lot 49 of the University Research Park University of Wisconsin-Madison Second Addition and being on the northerly right-of-way of Tokay Boulevard;

Thence westerly 32.92 feet more or less along the south line of said Lot 49 of the University Research Park University of Wisconsin-Madison Second Addition to the Southeast corner of said Lot 48 of the University Research Park University of Wisconsin-Madison Second Addition;

Thence southeasterly 4.51 feet more or less along the easterly line of Lot 1 of CSM 5551 to the Southeast corner of said Lot 1 of CSM 5551 and lying on the northerly right-of-way of Tokay Boulevard and the North line of the said Southwest ¼ of Section 30;

Thence westerly 113.28 feet more or less along the said North line of the Southwest ¼ of Section 30 and being the northerly right-of-way of Tokay Boulevard to a point lying easterly of the West ¼ corner of Section 30 618.72 feet more or less;

Thence southerly 89.80 feet more or less along the westerly right-of-way of Tokay Boulevard to a non-tangent point of curvature;

Thence southerly 204.82 feet more or less along the said westerly right-of-way of Tokay Boulevard being a curve to the left having a radius of 287.00 feet;

Thence southerly 261.94 feet more or less along the said westerly right-of-way of Tokay Boulevard to a point of curvature;

Thence southerly 117.61 feet more or less along the said westerly right-of-way of Tokay Boulevard being a curve to the right having a radius of 217.00 feet;

Thence southwesterly 87.07 feet more or less along the said westerly right-of-way of Tokay Boulevard to a point of curvature at the northwest intersection of Tokay Boulevard and Odana Road;

Thence continuing southwesterly 96.00 feet on the extension of the aforementioned line crossing Odana Road to a point on the southwesterly right-of-way of Odana Road and being on the northeasterly line of CSM No. 12059.

Thence southeasterly 228.90 feet more or less along the southwesterly right-of-way of Odana Road to the Northeast corner of Lot 1 of said CSM 12059.

Thence southerly 334.01 feet more or less along the East line of said Lot 1 of CSM 12059 to the Southeast corner of said Lot 1 and being on the Northeast right-of-way of the West Beltline Highway (USH 12 & 14);

Thence southeasterly 1638.74 feet more or less along the said Northeast right-of-way of the said West Beltline Highway being along the southwesterly line of Lots 1 and 2 of CSM 235, Lot 1 of CSM 644, plat of Odana Court, and Lots 6 and 7 of the plat of Medical Heights to the Southeast corner of said Lot 7 of Medical Heights;

Thence southeasterly 184.05 feet more or less along the Northeast right-of-way of the said West Beltline Highway being along the southwesterly line of Lots 8 and 9 of said Medical Heights to a point lying 84 feet southeast of the Southeast corner of said Lot 8;

Thence southeasterly 509.15 feet more or less to the **Point of Beginning**.

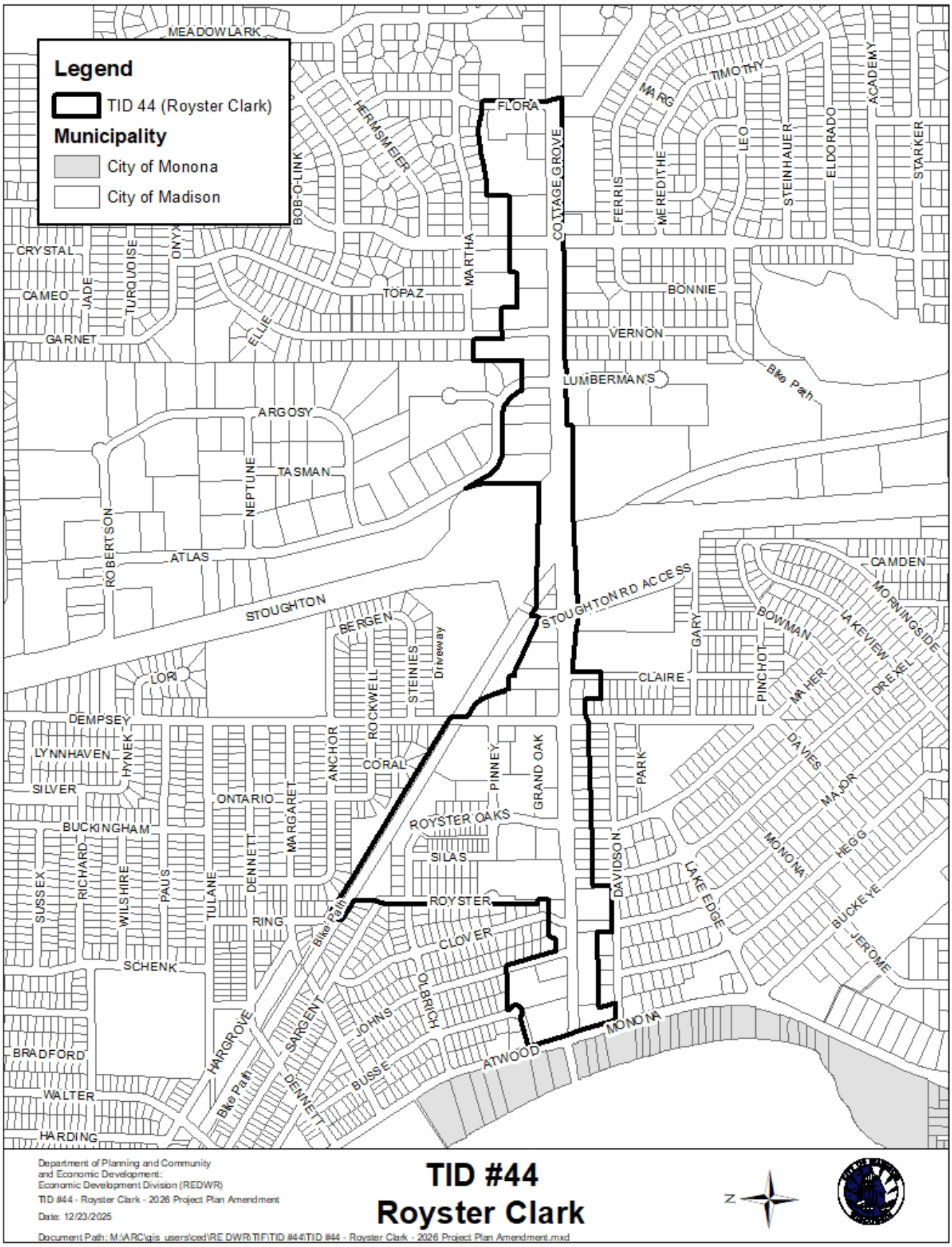
# TID Project Plan Amendments & Creations

## TIDs 44, 46, 50, 51, & 54 (Amendments)
## TIDs 56 & 57 (Creation)

Plan Commission meeting
June 15, 2026

# Plan Commission Role

- Per State of WI TIF Law, the Plan Commission's role in reviewing TID amendments and creations is:
  - That the plan conforms to, and is consistent with, the Comprehensive Plan of the City of Madison;
  - Not less than 50%, by area, of the TID is suitable and zoned for mixed-use or industrial use (as applicable by TID) or blighted (within the meaning of SS 66.1105(2) Wisconsin Statutes);
  - That the improvement of the area in the TID is likely to significantly enhance the value of substantially all the other real property in the TID, and;
  - The aggregate value of equalized taxable property in the TID, plus existing TIDs, does not exceed 12% of the total equalized assessed taxable property within the City of Madison.




Department of Planning and Community and Economic Development:
Economic Development Division (REDWR)
TID #44 - Royster Clark - 2026 Project Plan Amendment
Date: 12/23/2025
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# TID #44
# Royster Clark

N

TID 44

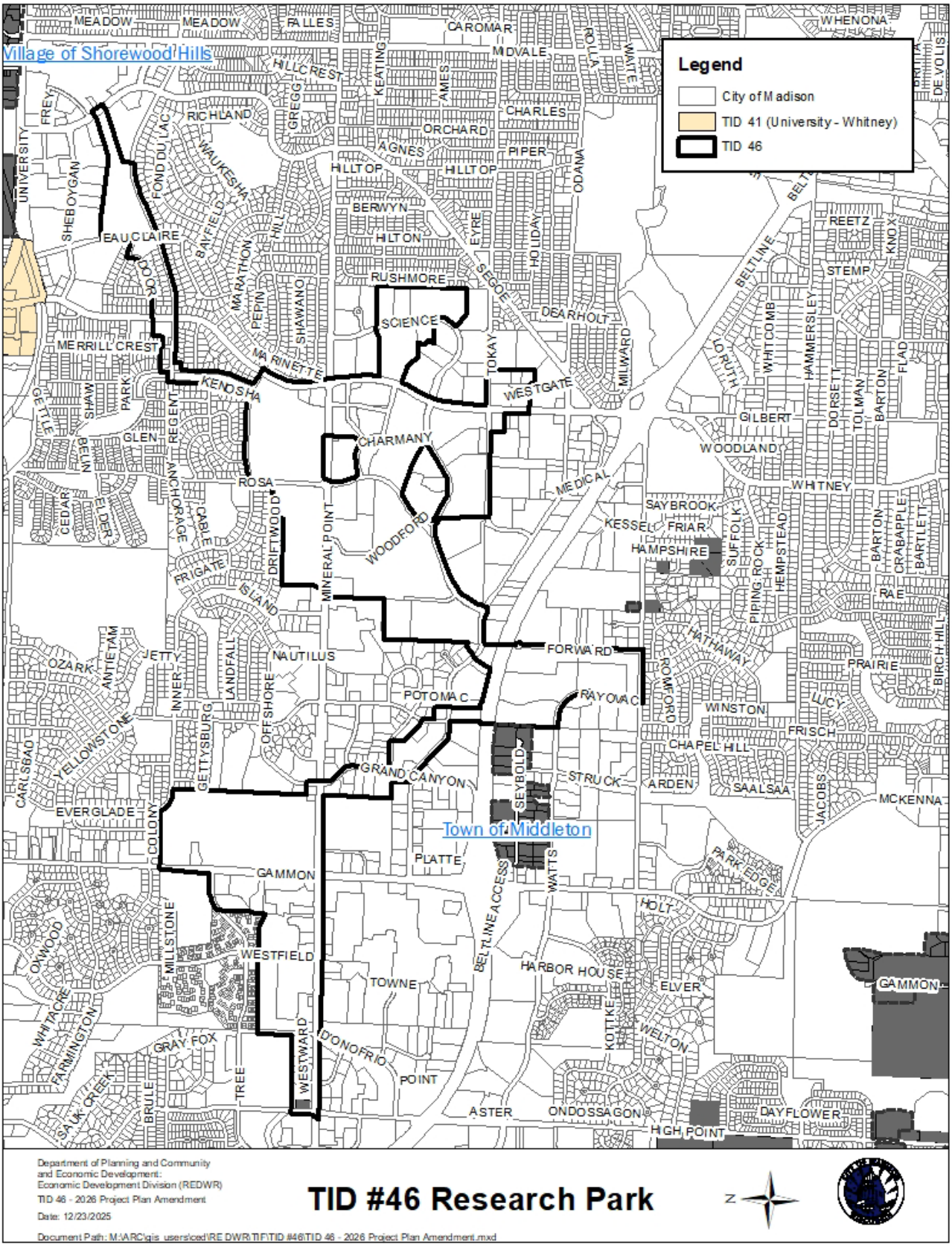
# TID 44 – Key Changes

- **$4,000,000 -** Land Acquisition (Royster Corners)
- **$2,000,000 –** Cottage Grove Road stormwater retention pond
- **$500,000 –** Small Business Assistance
- **Total Change 2026 - $6,500,000**

- **Total TIF Funded Project Costs - $15,369,700**

# TID 44 – Summary

- Projected to close: 2029*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $114 million


Legend
City of Madison
TID 41 (University - Whitney)
TID 46
Village of Shorewood Hills
Town of Middleton
MEADOW
FALLES
CAROMAR
MIDVALE
WHENONA
HILLCREST
KEATING
AMES
RICHLAND
CHARLES
ORCHARD
AGNES
PIPER
HILLTOP
BERWYN
HILTON
RUSHMORE
SCIENCE
DEARHOLT
MERRILL CREST
MARINETTE
KENDSHA
WESTGATE
TOKAY
CHARMANY
ROSA
MEDICAL
WOODFORD
MINERAL POINT
DRIFTWOOD
FRIGATE
ISLAND
SAYBROOK
FRIAR
KESSEL
HAMPSHIRE
WHITNEY
WOODLAND
GILBERT
REETZ
STEMP
BELTLINE
HATHAWAY
FORWARD
NAUTILUS
POTOMAC
RAYOVAC
PRAIRIE
WINSTON
CHAPEL HILL
FRISCH
GRAND CANYON
STRUCK
SEYBOLD
ARDEN
SAALSAA
MCKENNA
EVERGLADE
COLONY
GETTYSBURG
OFFSHORE
LANDFALL
INNER
JETTY
OZARK
YELLOWSTONE
CARLSBAD
PLATTE
GAMMON
WATTS
BELTLINE ACCESS
PARK EDGE
HOLT
WESTFIELD
MILLSTONE
TOWNE
HARBOR HOUSE
ELVER
WELTON
KOTTKE
WESTWARD
DONOFRIO
POINT
ASTER
ONDOSSAGON
DAYFLOWER
HIGH POINT
WHITACRE
FARMINGTON
GRAY FOX
TREE
SAUK CREEK
BRULE
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 46 - 2026 Project Plan Amendment
Date: 12/23/2025
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TID #46 Research Park
N

TID 46

# TID 46 – Key Changes

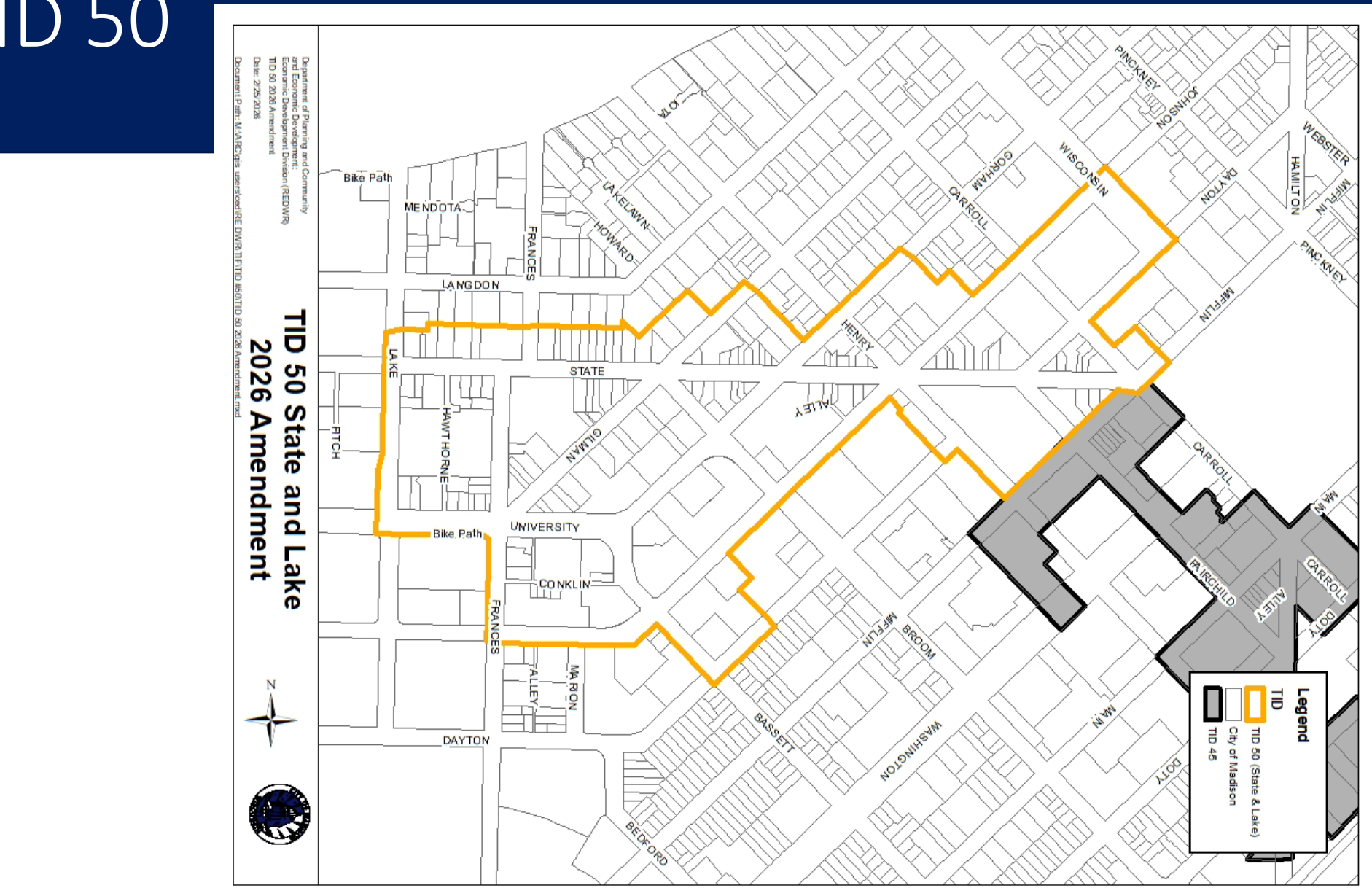
- **$1,000,000** – Yellowstone Drive sanitary sewer improvements
- **$3,000,000 –** West Towne area park improvements
- **$400,000 –** Research Park stormwater improvements
- **$1,000,000 –** Science Drive improvements
- **$1,000,000 –** Small Business Assistance
- **TOTAL CHANGE 2026 - $6,400,000**

- **Total TIF Funded Project Costs - $60,158,000**

# TID 46 – Summary

- Projected to close: 2028
- TID estimated incremental value at closure: $540 million

# TID 50


TID 50 State and Lake
2026 Amendment
Department of Planning and Community and Economic Development
Economic Development Division (REDWR)
TID 50 2026 Amendment
Date: 2/25/2026
Document Path: M:\ARCgis users\cloud\RE DWR\TIF\TID #50\TID 50 2026 Amendment.mxd
N
Legend
TID
TID 50 (State & Lake)
City of Madison
TID 45
Bike Path
MENDOTA
LANGDON
FRANCES
LAKELAWN
HOWARD
LAKE
FITCH
HAWTHORNE
STATE
GILMAN
HENRY
ALLEY
UNIVERSITY
CONKLIN
MARION
DAYTON
BASSETT
BROOM
WASHINGTON
BEDFORD
MIFFLIN
CARROLL
GORHAM
WISCONSIN
PINCKNEY
JOHNSON
DAYTON
HAMILTON
WEBSTER
MAIN
FAIRCHILD
DOTY

# TID 50

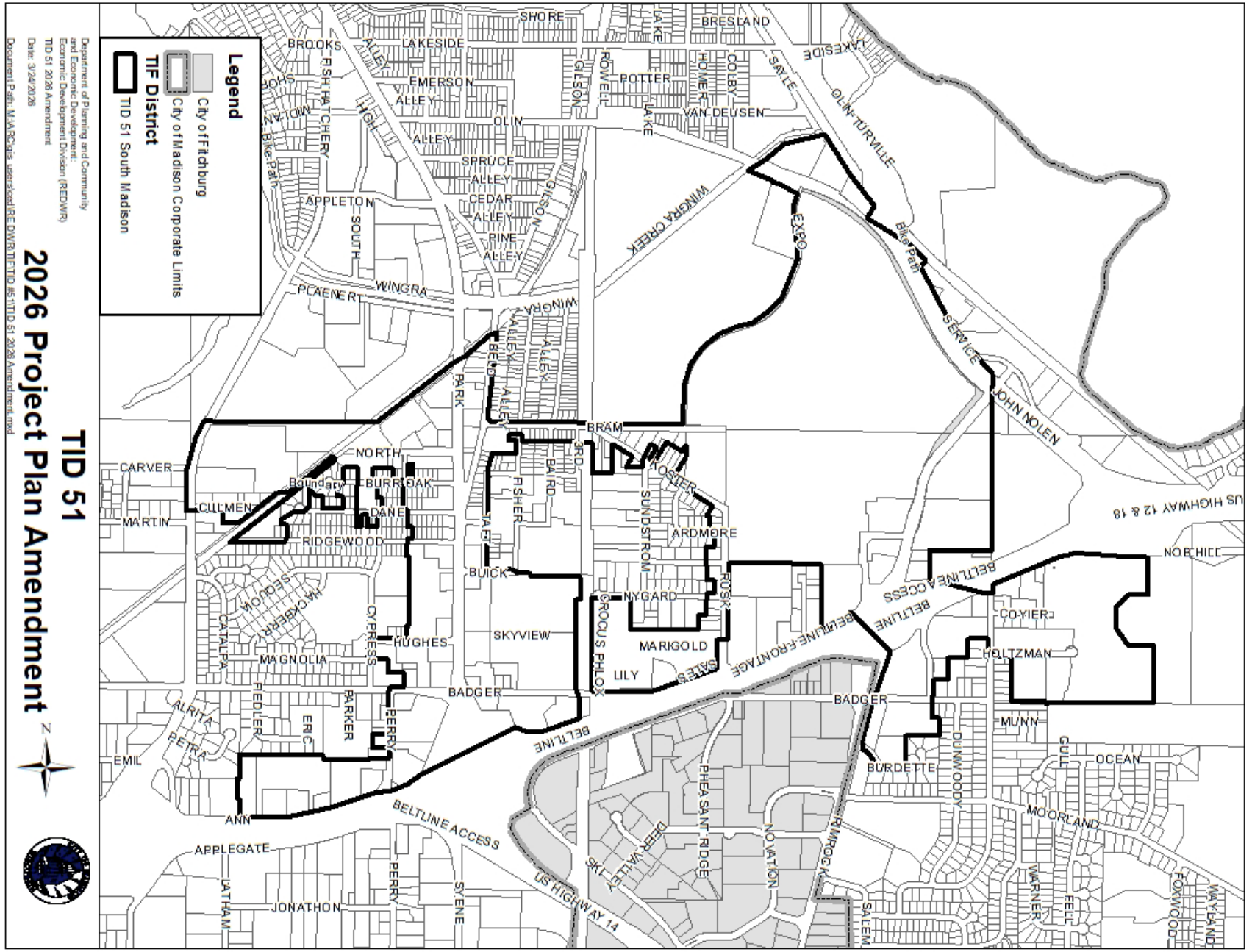
- **$285,000** – Dayton St Sanitary improvements
- **TOTAL CHANGE 2026 - $285,000**

- **Total TIF Funded Project Costs - $26,785,000**

# TID 50 – Summary

- Projected to close: 2029
- TID estimated incremental value at closure: $342 million

# TID 51


TID 51
2026 Project Plan Amendment
Legend
City of Fitchburg
City of Madison Corporate Limits
TIF District
TID 51 South Madison
Department of Planning and Community and Economic Development
Economic Development Division (REDWR)
TID 51 2026 Amendment
Date: 3/24/2026
Document Path: M:\ARC\gis_user\cloud\REDWR TIF\TID 45\1\TID 51 2026 Amendment.mxd
Boundary
BRAM
NORTH
CARVER
BURR OAK
DANE
CULLMEN
MARTIN
RIDGEWOOD
BUICK
SKYVIEW
HUGHES
MAGNOLIA
CATALPA
SEQUOIA
MAGABERRY
CYPRESS
BADGER
ALRITA
PETRA
EMIL
ANN
APPLEGATE
JONATHON
LATHAM
BERRY
REDLER
ERIC
PARKER
BELTLINE
BELTLINE ACCESS
US HIGHWAY 14
SKY VALLEY
DEER VALLEY
PHEASANT RIDGE
NOVATION
RIMROCK
SALEM
FOXWOOD
WAYLAND
WARNER
FELL
MOORLAND
GULL
OCEAN
MUNN
DUNWOODY
BURDETTE
HOLTZMAN
COYIER
NOEL HILL
US HIGHWAY 12 & 18
BELTLINE ACCESS
BELTLINE FRONTAGE
SALES
MARIGOLD
LILY
CROCUS PHLOX
NYGARD
RUSK
ARDMORE
SUNDSTROM
FOSTER
3RD
BAIRD
FISHER
TAFT
PARK
WINGRA
PLAENERT
SOUTH
APPLETON
SPRUCE
CEDAR
PINE
OLIN
ALLEY
EMERSON
LAKESIDE
BROOKS
FISH HATCHERY
HIGH
SHORE
GILSON
ROWELL
POTTER
COLBY
HOMER
VAN DEUSEN
BRESLAND
LAKE
SAXE
OLIN-TURVILLE
WINGRA CREEK
EXIT 20
Bike Path
SERVICE
JOHN NOLEN

# TID 51 – Key Reallocations & Changes

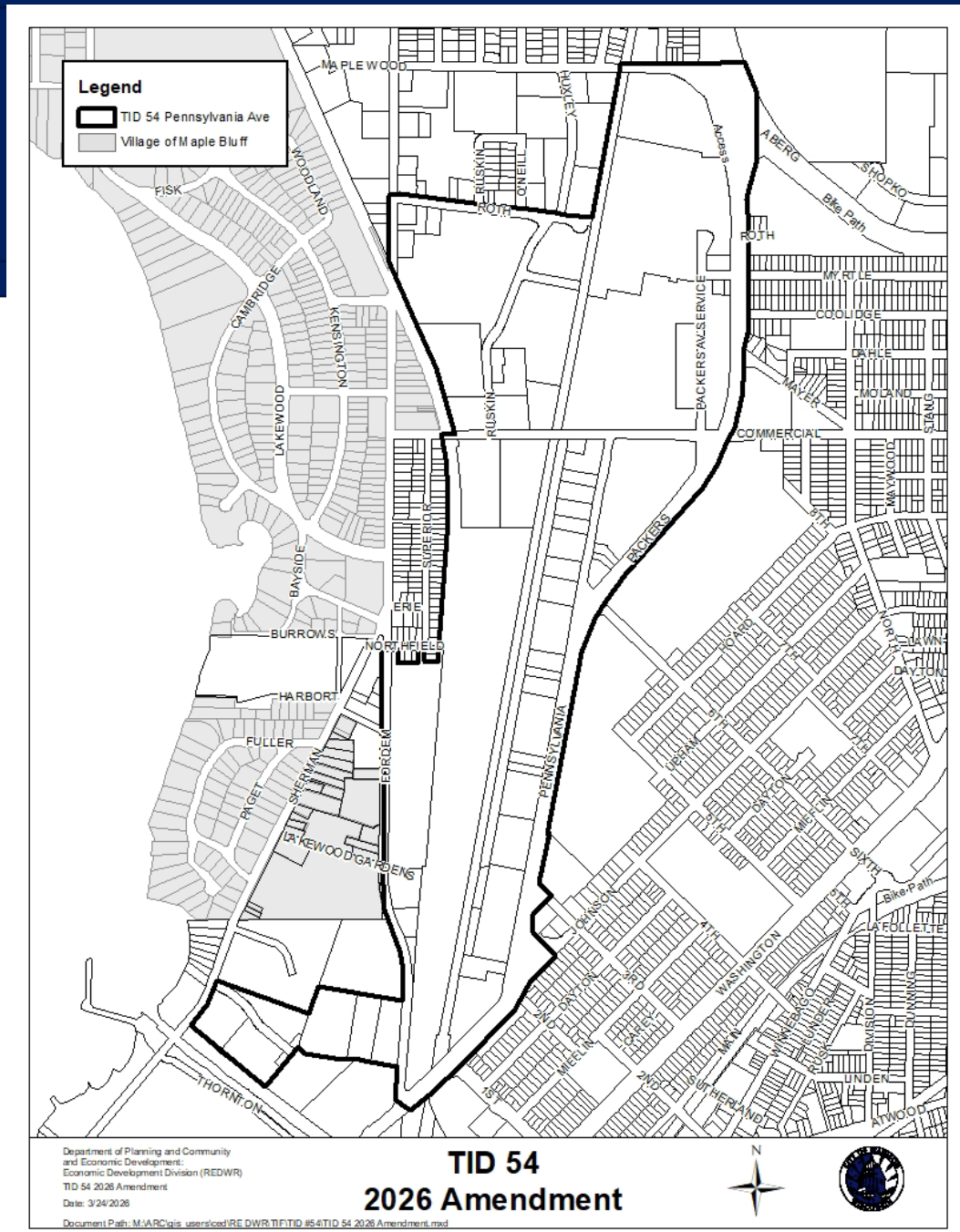
- **$25,000,000 – Housing Development in the South Park Street Corridor**
  - (This project category and cost are created in the 2026 project plan amendment, using re-allocated funds from previously approved projects);
- **(-$9,000,000) – Development Loans**
  - (South Transfer Point – This project cost and category are eliminated and the funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-$6,000,000) – Development Loans**
  - (Village on Park Improvements - This project cost and category are eliminated and the funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-$5,000,000) – Development Loans**
  - (Financial Assistance to Rental Housing - This project cost is reduced by $5,000,000 and those funds re-allocated to the “Housing Development in South Park Street Corridor” line item);
- **(-$5,000,000) – New Small Cap Homeownership Program / Development Loans (for owner occupied)**
  - This project cost is reduced by $5,000,000 and those funds re-allocated to the “Housing Development in South Park Street Corridor” line item);

- **TOTAL CHANGE 2026: $0** (There is no net change to the project plan as a result of the 2026 amendment)
- **Total TIF Funded Project Costs - $99,480,000**

# TID 51 – Summary

- Projected to close: 2037*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $290 million

# TID 54


Legend
TID 54 Pennsylvania Ave
Village of Maple Bluff
MAPLEWOOD
HUXLEY
ABERG
SHOPKO
Bike Path
FISK
WOODLAND
RUSKIN
O'NEILL
ROTH
CAMBRIDGE
KENSINGTON
LAKEWOOD
BAYSIDE
ERIE
SUPERIOR
BURROWS
NORTHFIELD
HARBORT
FULLER
SHERMAN
EDGEWOOD
PAGET
LAKEWOOD GARDENS
THORNTON
PACKERS AV-SERVICE
MYRTLE
COOLIDGE
DAHLE
MAYER
MOLAND
STANG
COMMERCIAL
MAYWOOD
PACKERS
PENNSYLVANIA
RICHARD
DAYTON
MIFFLIN
UPHAM
LAWN
HORTON
SIXTH
Bike Path
LAFOLLETTE
JOHNSON
WASHINGTON
DIVISION
DUNNING
UNDEN
ATWOOD
SUTHERLAND
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 54 2026 Amendment
Date: 3/24/2026
Document Path: M:\ARC\gis_users\cced\RE DWR\TIF\TID #54\TID 54 2026 Amendment.mxd
TID 54
2026 Amendment
N

# TID 54 – Costs

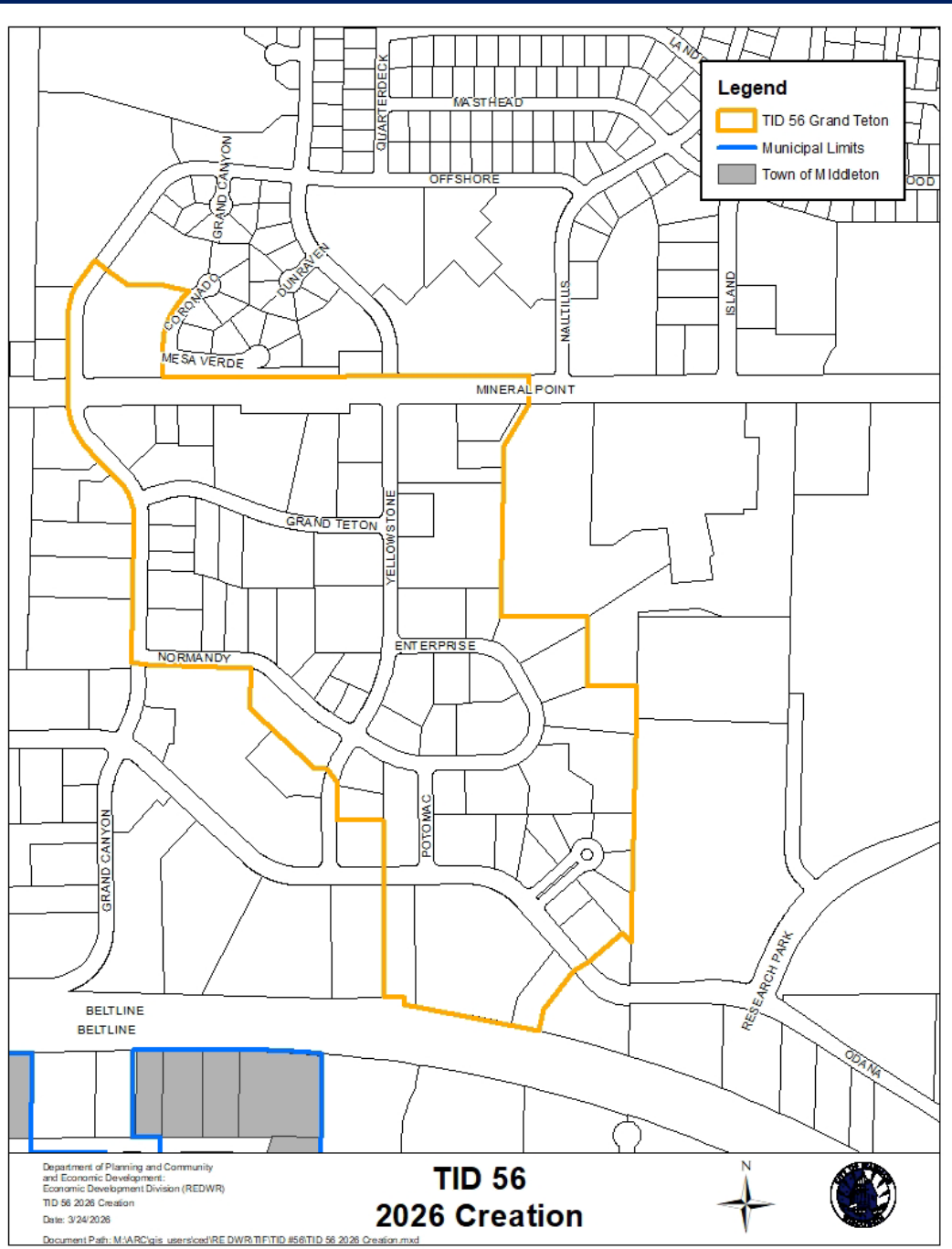
- **Development Loans (Realta Fusion Jobs TIF)** – $2,800,000

- **TOTAL CHANGE 2026: $2,800,000**
- **Total TIF Funded Project Costs - $21,747,000**

# TID 54 – Summary

- Projected to close: 2034*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $215 million

# TID 56


Legend
TID 56 Grand Teton
Municipal Limits
Town of Middleton
MASTHEAD
OFFSHORE
QUARTERDECK
GRAND CANYON
CORONADO
DUNRAVEN
MESA VERDE
NAUTILUS
ISLAND
MINERAL POINT
GRAND TETON
YELLOWSTONE
ENTERPRISE
NORMANDY
POTOMAC
GRAND CANYON
RESEARCH PARK
ODANA
BELTLINE
BELTLINE
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 56 2026 Creation
Date: 3/24/2026
Document Path: M:\ARC\gis users\cod\RE DWR\TIF\TID #56\TID 56 2026 Creation.mxd
TID 56
2026 Creation
N

# TID 56 – Costs

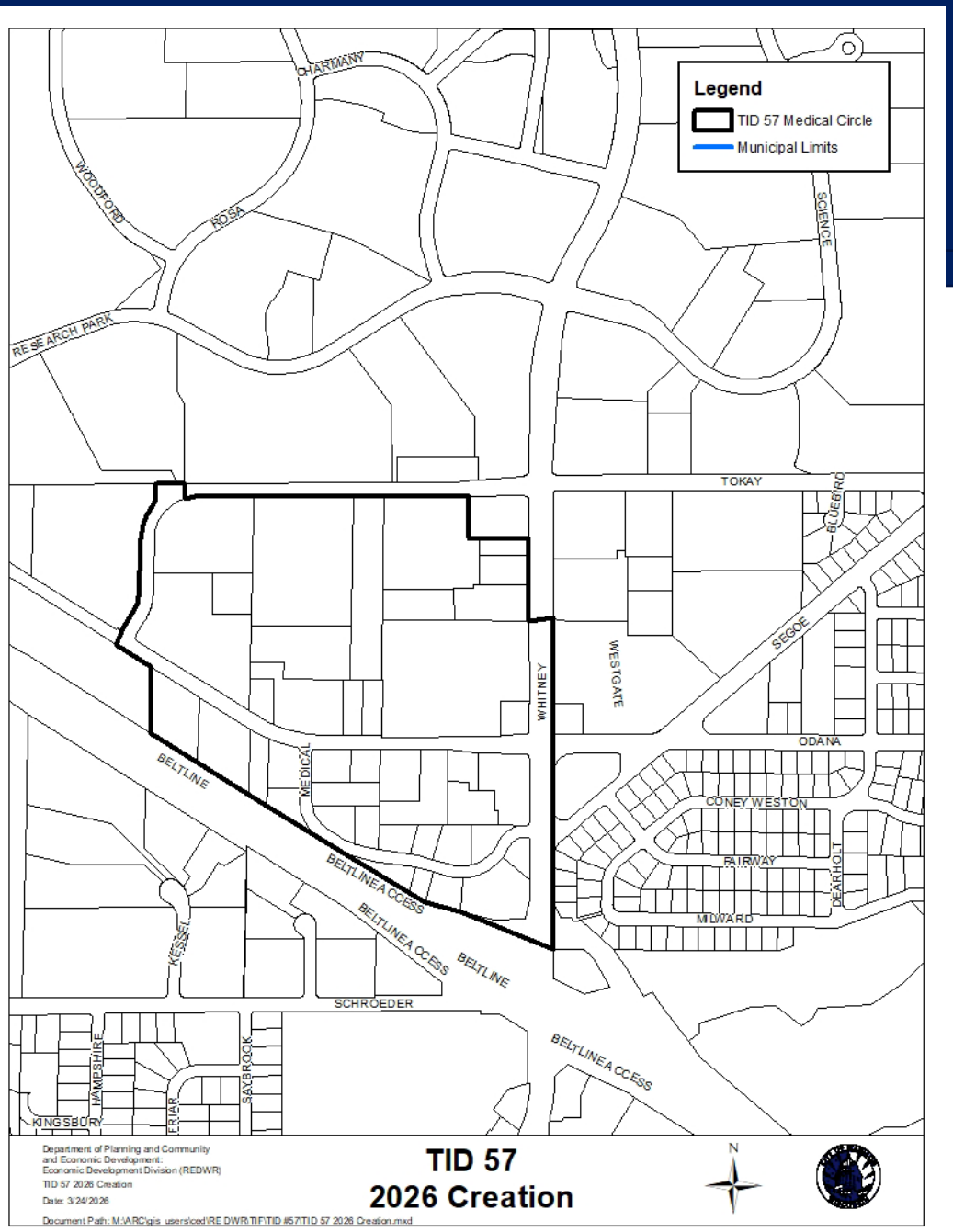
- **$10,100,000** – Public works / infrastructure projects in the Mineral Point Road, Grand Canyon Drive, Grand Teton Plaza, Yellowstone Drive, and Odana Road area;
- **$1,500,000** – Parks improvements in the West Towne area
- **$2,900,000** – Development Loans
- **$2,000,000** – Small Business Assistance, including grants
- **$500,000** – Administrative and professional costs.

- **TOTAL 2026: $17,000,000**
- **Total TIF Funded Project Costs - $17,000,000**

# TID 56 – Summary

- Projected to close: 2045*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $104 million

# TID 57


Legend
TID 57 Medical Circle
Municipal Limits
CHARMANY
WOODFORD
ROSA
RESEARCH PARK
SCIENCE
TOKAY
BLUEBIRD
SEGOE
WESTGATE
WHITNEY
ODANA
MEDICAL
BELTLINE
CONEY WESTON
FAIRWAY
DEARHOLT
MIDWARD
BELTLINE ACCESS
BELTLINE ACCESS
BELTLINE
KESSEL
SCHROEDER
BELTLINE ACCESS
HAMPSHIRE
SAYBROOK
FRIAR
KINGSBURY
Department of Planning and Community and Economic Development: Economic Development Division (REDWR)
TID 57 2026 Creation
Date: 3/24/2026
Document Path: M:\ARC\gis_users\cod\RE DWR\TIF\TID #57\TID 57 2026 Creation.mxd
TID 57
2026 Creation
N

# TID 57 – Costs

- **$8,500,000** – Public works / infrastructure projects in the Whitney Way, Odana Road, Tokay Blvd., and Medical Circle of the City of Madison
- **$2,000,000** – Development Loan to 5555 Odana Road / 5534 Medical Circle
- **$2,000,000** – Small Business Assistance, including grants
- **$500,000** – Administrative and professional costs.

- **Total TIF Funded Project Costs - $13,000,000**

# TID 57 – Summary

- Projected to close: 2045*
  - **Assuming no additional project plan amendments, significant economic changes, or changes to TIF Law*
- TID estimated incremental value at closure: $87 million

# Questions?

Dan Rolfs (Real Estate Development Manager)

drolfs@cityofmadison.com

# City of Madison

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

## Master

### File Number: 93614

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93614 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | FINANCE COMMITTEE |
| | | | | **File Created Date :** | 06/16/2026 |
| **File Name:** | 13355 EAP Lease E Olin Avenue | | | **Final Action:** | |

**Title:** Authorizing the City's execution of a 10-year lease, with one 5-year renewal option, between the City of Madison and Olin Avenue LLC, for the use of Suite 105 in the building located at 122 E Olin Ave, to be used as the office of the City's Employee Assistance Program (District 14).

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | Noah L. Lieberman | **Effective Date:** | |
| **Attachments:** | Attachment - Lease.pdf | **Enactment Number:** | |
| **Author:** | Andy Miller, EDD—Office of Real Estate Services | **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 | 06/16/2026 | Referred for Introduction | | | | |
| | **Action Text:** This Resolution was Referred for Introduction | | | | | | |
| | **Notes:** Finance Committee (6/29/26), Common Council (7/7/26) | | | | | | |
| 1 | COMMON COUNCIL | 06/23/2026 | Refer | FINANCE COMMITTEE | 06/29/2026 | | 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 | 06/29/2026 | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER | | | | Pass |
| | **Action Text:** A motion was made by Madison, seconded by Lankella, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other. | | | | | | |

### Text of Legislative File 93614

**Fiscal Note**

The proposed resolution authorizes a new lease to be used as the office of the City's Employee Assistance Program (EAP). The lease has an initial gross rent of $31,339 for the first lease year and increases thereafter at 3.0% annually for the 10-year initial term. The first monthly

rent payment is expected to be due in September, October, or November of 2026, depending on the completion date of work to be performed by the lessor. The new lease creates additional rent costs in 2026 of up to $10,000 and will be accommodated within the EAP's existing operating budget authority.
Additionally, the City will be responsible for the cost of installing Information Technology-related hardware and equipment at the premises. Costs associated with this work are estimated to be up to $110,000. EAP's 2026 operating budget does not include funding for this work as details/costs related to the relocation were not known at the time of budget development. The EAP and Finance Department will monitor the EAP operating budget through the budget projection process. If needed, funds may be transferred to the EAP through the mid-year appropriation resolution to ensure sufficient funding is available for the IT related costs.

**Title**
Authorizing the City's execution of a 10-year lease, with one 5-year renewal option, between the City of Madison and Olin Avenue LLC, for the use of Suite 105 in the building located at 122 E Olin Ave, to be used as the office of the City's Employee Assistance Program (District 14).
**Body**
WHEREAS, the City's Employee Assistance Program ("EAP") is seeking to relocate its office from its current location to a new long-term location that will allow it to best fulfill its mission serving City of Madison employees and their families; and

WHEREAS, EAP staff have worked with City Economic Development Division staff to identify a new office location and negotiate the lease attached to this resolution as Attachment - Lease ("Lease").

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Clerk are authorized to execute the Lease with Olin Avenue LLC, substantially, though not exclusively, on the terms and conditions detailed in the attached Lease.

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

# ATTACHMENT - LEASE

This Lease is entered into this _____ day of _____ 2026, by and between **Olin Avenue LLC**, a Wisconsin limited liability company ("Lessor"), and the **City of Madison**, a Wisconsin municipal corporation ("City"; together, Lessor and City shall be called the "Parties").

W I T N E S S E T H:

WHEREAS, the Lessor owns the commercial building known as Unit 1 ("Building") of Wingra Office Park Condominium ("Condominium"), located on the real property at 122 E. Olin Avenue, City of Madison, Dane County, Wisconsin ("Property"), with said Unit 1 legally described on the attached Exhibit A and depicted on attached Exhibit B; and

RETURN TO: City of Madison
Economic Development Division
Office of Real Estate Services
P.O. Box 2983
Madison, WI 53701-2983

Tax Parcel No.: 251-0709-252-0805-5

WHEREAS, the City desires to lease from the Lessor, Suite 105 within the Building, consisting of approximately 1,694 gross leasable square feet, as depicted on the attached Exhibit C ("Leased Premises").

NOW, THEREFORE, the Lessor and the City (together, the "Parties") mutually agree as follows:

1. Leased Premises. The Lessor hereby leases the Leased Premises to the City, together with the Leased Premises' undivided interest in the "Common Elements" and the exclusive use of the "Limited Common Elements" appurtenant to the Leased Premises, as those terms are defined below in Paragraph 13.

2. Term. The initial term of the Lease shall commence on the date upon which the Lease is fully executed by both Parties ("Effective Date"), and expire ten (10) years after the Delivery Date, defined in Paragraph 8 ("Initial Term").

3. Rent.

   a. The City shall pay to the Lessor monthly rent for the Leased Premises in the amount specified in the rent table in Subparagraph 3.b. ("Rent"). This is a gross Rent whereby the Lessor is responsible for all costs at the Building and Property, as further detailed in this Lease. Lease Year 1 shall commence on the Delivery Date.

   b.

| RENT TABLE | |
|---|---|
| **Initial Term** | **Monthly Rent** |
| Lease Year 1 | $ 2,611.58 |
| Lease Year 2 | $ 2,689.93 |

| | | |
|---|---|---|
| Lease Year 3 | $ | 2,770.63 |
| Lease Year 4 | $ | 2,853.74 |
| Lease Year 5 | $ | 2,939.36 |
| Lease Year 6 | $ | 3,027.54 |
| Lease Year 7 | $ | 3,118.36 |
| Lease Year 8 | $ | 3,211.91 |
| Lease Year 9 | $ | 3,308.27 |
| Lease Year 10 | $ | 3,407.52 |

c. Rent shall be payable in equal monthly installments on the first day of each calendar month. If the City occupies the Leased Premises for a partial month, Rent shall be prorated based on the total days for that month. All payments are to be made payable to the Lessor and sent or personally delivered to the Lessor.

4. Option to Renew. If, at the end of the Initial Term the City is not in default under the terms and conditions of the Lease, then the City shall have one (1) option to extend the Lease for an additional term of five (5) years ("Renewal Term"), under the same terms and conditions provided in the Initial Term of the Lease. Annual rent during each year of the Renewal Term shall increase by 3.0%, compounded annually. If the City desires to renew the Lease, the City must give notice in writing to the Lessor a minimum of fifteen (15) months prior to the expiration of the Initial Term by sending a written notice to the Lessor. The Lessor shall approve or deny the renewal request no later than one (1) year prior to the expiration of the Initial Term. Notwithstanding, either of the Parties shall have the right to terminate the Lease during the Renewal Term by providing one (1) year written notice to the other party. All notices under this paragraph shall be given as specified in Paragraph 23.

5. Use. The City will occupy and use the Leased Premises for the operation of its employee assistance program and all activities related thereto, and for no other purposes without the prior written consent of the Lessor, which consent shall not be unreasonably withheld, delayed or conditioned. The City shall have the right to access the Leased Premises twenty-four (24) hours per day, seven (7) days per week.

6. No Redevelopment of the Property. Lessor acknowledges that the Lessor, together with its affiliated entities, owns a majority of the units within the Condominium. Lessor warrants and represents that during the Initial Term of this Lease it will not act to dissolve the Condominium or redevelop the Building in which the Leased Premises is located. The provisions of this Paragraph 6 shall apply to the Lessor and its successors and assigns.

7. Lessor Improvement Work. Upon the execution of this Lease by the Parties, the Lessor shall make the modifications, improvements, and replacements shown in Exhibit D, at the Lessor's sole cost ("Lessor Work"), in a professional manner, and to the reasonable satisfaction of the City. The Lessor Work must be completed within one hundred twenty (120) days of the Effective Date. Lessor and City shall coordinate the Lessor Work and "City IT Work", defined in Paragraph 10, so all work is coordinated and completed as efficiently as possible.

8. Delivery of Leased Premises and Keys. Upon the completion of the Lessor Work, the Lessor shall provide the Leased Premises to the City in a thoroughly clean and orderly condition. Lessor

will provide the City, free of charge, five (5) key sets including keys the Building front and side doors, as well as keys for the Leased Premises. The date the Leased Premises and keys are turned over to the City shall be called the "Delivery Date".

9. City Improvements. The City may install, at its cost, any improvements and equipment within the Leased Premises as City deems necessary to conduct the City's use during the Term of the Lease. These improvements and equipment may require the installation of conduit in the Common Areas or Building's roof to operate. Without limiting the foregoing, the City acknowledges that Lessor shall have the right to review City's construction activities to ensure quality control and compliance with any approved plans and specifications.

10. City IT Work. The City shall be permitted to perform on the Property, in the Common Areas of the Building and in the Leased Premises at its cost, work to connect the Leased Premises to the City network. This work includes but is not limited to the following: (i) connection to the City network which could include trenching and boring on the property along with a pathway into the Building and related hardware and equipment; (ii) installing structured cabling and physical access control in the Leased Premises; and (iii) installing interior cabling and equipment, and a "Technology Closet", depicted on Exhibit C, to house network equipment with appropriate cooling and power supplies (i, ii, and iii collectively are the "City IT Work").

    Prior to starting the City IT Work, the City shall coordinate its work in cooperation with the Lessor Work. The City and/or its contractors will coordinate their schedule with the Lessor and inform Lessor in advance if there will be any estimated "Unreasonable Loud Noise" as a result of the City IT Work. Lessor will then inform its current tenants of the City IT Work schedule and any estimated time range periods whereby there may be any Unreasonable Loud Noise. City will limit noise as much as possible, but is permitted to complete such work during standard weekday business hours.

11. Real Estate Taxes and Assessments. The Lessor shall pay in a timely manner all real estate taxes and assessments, both general and special, which may be levied or assessed by the lawful taxing authorities against the Property. City shall be responsible for taxes assessed against City's personal property or leasehold improvements.

12. Utilities. The Lessor shall be solely responsible for, and promptly pay all charges for water, gas, heating, cooling, electricity, sewer, trash and recycling service, and any other utility used upon or furnished to the Leased Premises. The City shall pay for the installation, use and maintenance of all data, computer and telephone services and any other specialized equipment in the Leased Premises. The City shall have the right to control the heating and cooling settings in the Leased Premises per the standards in Exhibit E, subject to Lessor verification.

13. Common Elements and Limited Common Elements. The Lessor grants to the City and the City's employees, agents, customers, invitees, vendors, licensees, and contractors the right to use, in common with all others to whom the Lessor has or may hereafter grant rights to use the same, the "Common Areas" located on the Property and within the Building. The term "Common Areas" shall mean the parking lot area, sidewalks, driveways, grounds, hallways, bathrooms, break room, conference room; ceiling areas in hallways, and other areas or improvements provided by the Lessor for the common use of the occupants of the Property at no charge to the City.

The Lessor shall be responsible for snow removal, ice removal, cleaning, landscaping, managing, securing, lighting, insuring, maintaining, repairing and replacing any improvements in or serving the Common Areas at its cost. In addition, Lessor shall pay for all lighting, utility and sewer, storm, urban forestry and water charges serving the Common Areas.

14. Assignment or Subletting. The City shall not assign, mortgage, pledge, sell, or in any manner transfer the Lease or any estate or interest hereunder and shall not sublet the Leased Premises or any part or parts thereof, without the prior written approval of the Lessor. The City may assign the Lease or sublet the Leased Premises to another governmental agency or entity or to another similar service agency subject to the prior written consent of the Lessor, which consent shall not be unreasonably withheld, delayed or conditioned.

15. Lessor's Responsibilities. The Lessor at its cost shall at all times keep, including any required inspections, the following in or serving the Leased Premises and the Building, which includes but is not limited to the: foundations; roof, gutters and heat tape; interior and exterior lighting; electrical, plumbing and sewer systems and plumbing fixtures; fire protection system and monitoring; fire alarm system and devices and monitoring; all utility lines, appurtenances, meters and meter boxes; water softener; water heater; concrete floors; structural portions of the walls; exterior and interior walls; window frames and glass; exterior and interior-doors, door locks, door closers, and door operating devices; floor coverings; exterior door and frame; and all other structural members, both interior and exterior; the heating venting and air conditioning units/systems, controls, ventilating equipment; and exterior painting of Building, in good order, condition and repair, and shall make any repairs/replacements thereto. The term "repairs" shall include replacements or renewals when necessary and all such "repairs" shall be equal in quality and class to the original work. Notwithstanding the foregoing, the City shall be responsible for the cost and expenses of repairs/replacements required by reason of negligent acts or omissions of the City or the City's employees. The Lessor shall comply with the City's maintenance, repair and replacement standards, which are attached as Exhibit E.

The City shall give the Lessor written notice of the necessity for maintenance, repairs, or replacements coming to the attention of the City, following which the Lessor shall commence such maintenance/ repairs or replacements within a commercially reasonable time. If the Lessor does not complete maintenance/repairs or replacements within a commercially reasonable time following receipt of the City's notice, then the City shall have the right to complete the needed maintenance/repairs and shall be entitled to reimbursement by Lessor for reasonable out of pocket costs actually incurred. If maintenance/repairs by their nature take more than seven (7) days, then the Lessor shall have a reasonable time to complete the maintenance/repairs if written notice of such delay is given to the City within the seven (7) day to maintenance/repair timeframe.

If the replacement by its nature takes more than sixty (60) days to complete, then the Lessor shall have a reasonable time to complete the replacement if written notice of such delay is given to the City. The option to cure a default herein is intended for the City's protection and its existence shall not release the Lessor from the obligation to perform the terms and covenants herein provided to be performed by the Lessor or deprive the City of any legal rights which may arise by reason of any default.

If the Leased Premises is not able to be occupied after seventy-two (72) hours from the City's notice, then the City may deduct the Rent for the period thereafter until the space is habitable by the City.

a. Lessor shall provide the City with twenty-four (24) hours advanced written notice for any non-emergency maintenance, repair or other work that is to be completed within the Leased Premises.

b. Lessor shall use commercially reasonable efforts in performing any maintenance, making any repairs, alterations, improvements to the Leased Premises, Common Areas or the Building to keep the disruption of City's business to a minimum.

16. City's Responsibilities.

a. The City shall pay for the installation, use and maintenance of all data, computer and telephone services and any other specialized equipment in the Leased Premises.

b. The City shall contract and pay for any janitorial services it desires to serve the Lease Premises.

c. Except as may be covered by the Lessor's insurance policy for the Property, the City shall keep and maintain the interior of the Leased Premises in good order and condition and shall do such periodic maintenance of the Leased Premises, including such periodic painting, touch-up painting, lightbulb and ballast replacement, and decorating and cleaning of the interior of the Leased Premises as may be required. The City will not be responsible for any repairs caused by other tenants of the Property or related to negligence or damage by the Lessor, its employees, agents, contractors or other tenants of the Property.

d. City shall, at City's sole cost and expense, keep and maintain the Leased Premises in good order, condition, and repair, reasonable wear and tear and damage by casualty excepted. City's obligations shall include, without limitation, maintenance and repair of its equipment and personal property.

17. Indemnification. The Lessor shall be liable to and hereby agrees to indemnify, defend and hold harmless the City, and its officers, officials, agents, and employees, against all loss or expense (including liability costs and attorney's fees) by reason of any claim or suit, or of liability imposed by law upon the City or its officials, officers, agents or employees for damages because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons or on account of damages to property, including loss of use thereof, arising from, in connection with, caused by or resulting from the acts or omissions of the Lessor and/or its officials, officers, agents, employees, assigns, guests, invitees, lessees or subcontractors, in the performance of the Lease, whether caused by or contributed to by the negligent acts of the City, its officers, officials, agents, and employees. This paragraph shall survive the expiration or termination of the Lease.

18. Insurance by Lessor. The Lessor shall maintain throughout the Term of the Lease the following insurance coverages: A policy of comprehensive fire, extended coverage, vandalism, malicious mischief and other endorsements deemed advisable by the Lessor insuring the Property, including the Leased Premises and all appurtenances thereto (excluding the City's inventory, trade fixtures, furniture, furnishings, equipment and personal property) for the full insurable replacement value thereof, with such a deductible not to exceed $10,000 and a waiver of

subrogation in favor of the City. The City shall be solely responsible for carrying personal property insurance sufficient to cover the loss or damage to the City's personal property.

Additionally, the Lessor shall carry commercial general liability insurance, including but not limited to, bodily injury, death, property damage and personal injury products covering as insured the Lessor and naming the City, its officers, officials, agents and employees as additional insureds, with a minimum limit of $1,000,000 per occurrence. This policy shall also be endorsed for contractual liability in the same amount, apply on a primary and noncontributory basis.

The above-required insurance shall provide the City with thirty (30) days advance written notice of cancellation, non-renewal or material changes to the policy during the Term of the Lease and is to be placed with insurers who have an A.M. Best rating of no less than A- (A minus) and a Financial Category rating of no less than VII. As evidence of this insurance coverage, the Lessor shall furnish the City with a certificate of insurance on a form approved by the City, and, if requested by City's Risk Manager, the Lessor shall provide copies of additional insured endorsements or policy. If the coverage required above expires while the Lease is in effect, the Lessor shall provide a renewal certificate to the City for approval ten (10) business days before the expiration of the policy.

19. Termination.

a. Should the City be in default under the terms of the Lease, the City shall have thirty (30) days in which to cure the same after written notice by the Lessor to the City of such default. In the event the City fails to cure such default within thirty (30) days after said notice, the Lease shall, at the Lessor's written election, terminate. Notwithstanding the foregoing, if such default is not a health or safety violation and cannot, because of the nature of the default, be cured within said thirty (30) days, then the City shall be deemed to be complying with such notice if, promptly upon receipt of such notice, the City immediately takes steps to cure the default as soon as reasonably possible and proceeds thereafter continuously with due diligence to cure the default within a period of time which, under all prevailing circumstances, shall be reasonable.

b. Should the Lessor be in default under the terms of the Lease, the Lessor shall have thirty (30) days in which to cure the same after written notice by the City to the Lessor of such default. In the event the Lessor fails to cure such default within thirty (30) days after said notice, the Lease shall, at the City's written election, terminate. Notwithstanding the foregoing, if such default is not a health or safety violation and cannot, because of the nature of the default, be cured within said thirty (30) days, then the Lessor shall be deemed to be complying with such notice if, promptly upon receipt of such notice, the Lessor immediately takes steps to cure the default as soon as reasonably possible and proceeds thereafter continuously with due diligence to cure the default within a period of time which, under all prevailing circumstances, shall be reasonable.

c. In the event of any default under the terms of the Lease by either party, and in lieu of terminating the Lease as herein provided, the Lessor or the City may immediately or at any time thereafter, after having given the other party the requisite written notice to correct the same and the time for such correction having elapsed (or without notice in

case of an emergency or a hazardous condition or in case any fine, penalty, interest or cost may otherwise be imposed or incurred), cure such breach for the account and at the expense of the other party. If the Lessor or the City at any time, by reason of such default, is compelled to or elects to correct such default, the reasonable sum paid or incurred by such party to correct such default shall, if paid or incurred by the Lessor, be deemed to be additional rent hereunder and shall be due to the Lessor on the first day of the month following payment of such respective sum, and, if paid or incurred by the City, shall be deducted from the City's next payment(s) of Rent. The option herein given to the parties is intended for their protection and its existence shall not release the parties from the obligation to perform the terms and covenants herein provided to be performed by the respective parties or deprive either party of any legal rights, which may arise by reason of any default.

d. The Lease may be terminated by mutual written consent of the Lessor and the City.

20. Rights Upon Expiration or Termination. Upon the expiration or termination of this Lease for any cause outlined in Paragraph 19, the City's rights in the Leased Premises shall cease, and the City shall immediately surrender the Leased Premises, subject to the provisions of Paragraph 21.

21. Removal and Disposal of Personal Property. Upon the expiration or termination of this Lease, the City shall remove all personal property from the Leased Premises. If the City leaves any personal property in the Leased Premises, the Lessor shall have the right to dispose of said property, without liability, thirty (30) days after the City surrenders the Leased Premises.

22. Hold Over. In the event the City shall continue to occupy or use the Leased Premises after the expiration of the Lease or any extension thereof, Lessor may elect to deem such holding over a tenancy from month to month, upon the same terms and conditions as herein provided except that Rent equal to150% of the monthly amount of Rent payable prior to the expiration , and shall be paid monthly in advance, and in no event shall the tenancy be deemed to be year to year.

23. Notices. All notices to be given under the terms of this Lease shall be signed by the person sending the same, and shall be sent by certified mail, return receipt requested and postage prepaid, to the address of the Parties specified below. If electing to use electronic mail, said emails shall be sent to the email addresses provided below with an active read receipt and shall include a statement that the electronic mail constitutes notice under the terms of this Lease.

| | |
|---|---|
| For the City: | Office of Real Estate Services<br>Economic Development Division - City of Madison<br>P. O. Box 2983<br>215 Martin Luther King, Jr. Blvd., 3rd Floor<br>Madison, WI 53701-2983<br>Email: acmiller@cityofmadison.com and<br>ores@cityofmadison.com |
| For the Lessor: | Olin Avenue LLC<br>Attn:_____ |

_____

_____

Email: _____

Any party hereto may, by giving five (5) days written notice to the other party in the manner herein stated, designate any other address in substitution of the address shown above to which notices shall be given.

24. Non-Discrimination. In the performance of the services under the Lease, the Lessor agrees not to discriminate any employee or applicant because of race, religion, marital status, age, color, sex, handicap, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, gender identity, political beliefs or student status. The Lessor further agrees not to discriminate against any contractor, subcontractor or person who offers to contract or subcontract for services under the Lease because of race, religion, color, age, disability, sex, sexual orientation, gender identity or national origin.

25. Accessibility. The Leased Premises and Common Areas shall conform where applicable to Chapter SPS 361.05 of the Wisconsin Administrative Code, Madison General Ordinance Section 39.05, and the Americans with Disabilities Act, regarding accessibility. The Lessor shall be responsible for all costs of compliance for the Leased Premises, except to the extent compliance is triggered by City's specific use, alterations or improvements and the Common Areas.

26. Authorized Agent. The City's Economic Development Director or the Director's designee is hereby designated as the official representative of the City for the enforcement of all provisions of this Lease, with authority to administer this Lease lawfully on behalf of the City.

27. Damage and Destruction. In the event the Leased Premises is damaged by any peril covered by standard policies of fire and extended coverage insurance to an extent which is less than twenty-five percent (25%) of the cost of replacement of the Leased Premises, the damage shall, except as hereinafter provided, promptly be repaired by the Lessor, at the Lessor's expense, but in no event shall the Lessor be required to repair or replace the City's inventory, trade fixtures, furniture, furnishings, equipment or personal property. In the event: (a) the Leased Premises is damaged to the extent of twenty-five percent (25%) or more of the cost of replacement of the Leased Premises; or (b) the Building is damaged to the extent of fifty percent (50%) or more of the cost of replacement, the Lessor may elect either to repair or rebuild the Leased Premises, as the case may be, or to terminate the Lease upon giving notice of such election in writing to the City within ninety (90) days after the event causing the damage. If the casualty, repairing or rebuilding shall render the Leased Premises untenantable, in whole or in part, a proportionate abatement of Rent shall be allowed until the date the Lessor completes the repairs or rebuilding, and the Lease Term shall be extended for a period equal to the period of repair.

28. Lessor's Access. After receiving a minimum of 24 hours' prior notice thereof, the City shall allow the Lessor or its agents or employees access to the Leased Premises, at all times reasonable for the City, for the purpose of inspecting the Leased Premises or to make necessary repairs or alterations of the Leased Premises, or at any time in the event of an emergency.

Except in the case of an emergency, access to the Technology Closet will be limited to authorized staff of the City of Madison IT Department only.

29. Compliance. The Lessor shall observe and promptly and effectively comply with all applicable statutes, rules, orders, ordinances, requirements and regulations of the City, the County of Dane, the State of Wisconsin, the federal government and any other governmental authority having jurisdiction over the Leased Premises. Lessor may, if in good faith and on reasonable grounds, dispute the validity of any charge, complaint or action taken pursuant to or under color of any statute, rule, order, ordinance, requirement or regulation, defend against the same, and in good faith diligently conduct any necessary proceedings to prevent and avoid any adverse consequence of the same. The Lessor agrees that any such contest shall be prosecuted to a final conclusion as soon as possible and that it will hold the City harmless with respect to any actions taken by any lawful governmental authority with respect thereto.

30. Choice of Law. This Agreement shall be governed by and construed, interpreted and enforced in accordance with the laws of the State of Wisconsin. The parties agree, for any claim or suit or other dispute relating to this Lease that cannot be mutually resolved, the venue shall be a court of competent jurisdiction within the State of Wisconsin and the parties agree to submit themselves to the jurisdiction of said court, to the exclusion of any other judicial district that may have jurisdiction over such a dispute according to any law.

31. Severability. If any term or provision of this Lease or the application thereof to the City or the County or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such terms or provisions to the City or the County or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and be enforceable to the fullest extent permitted by law.

32. Leased Premises Acquired by Eminent Domain. In the event of any condemnation or inverse condemnation of the Property or any part thereof, the entire compensation award therefor, including, but not limited to, all damages and compensation for diminution of value of the leasehold, reversion and fee, shall belong to the Lessor without any deduction therefrom for any present or future estate of the City, and the City hereby assigns to the Lessor all of its right, title and interest to any such award. However, the City shall have the right to recover from the condemning authority such compensation as may be separately awarded to the City for moving and relocation expenses.

    In the event only a part of the Leased Premises and/or the Common Areas is taken or condemned and the City, in its sole discretion, determines that the part of the Leased Premises and/or Common Areas remaining is not suitable for the same purpose and with substantially the same utility to the City as immediately prior to such taking, the City may terminate this Lease by giving the Lessor written notice of termination a minimum of thirty (30) days prior to the delivery of possession of the Leased Premises to the condemning authority.

    In the event of a taking of any portion of the Leased Premises not resulting in a termination of this Lease, the Lessor shall use so much of the proceeds of the Lessor's award for the Leased Premises as is required therefor to restore the Leased Premises to a complete architectural unit,

and this Lease shall continue in effect with respect to the balance of the Leased Premises, with a reduction of Rent in proportion to the portion of the Leased Premises taken, if any.

33. Brokerage Costs. The City is not responsible for any brokerage costs in connection with the Lease.

34. Counterparts, Electronic Signature and Delivery. The Lease may be signed in counterparts, each of which shall be taken together as a whole to comprise a single document. Signatures on the Lease may be exchanged between the parties by facsimile, electronic scanned copy (.pdf) or similar technology and shall be as valid as original; and the Lease may be converted into electronic format and signed or given effect with one or more electronic signature(s) if the electronic signature(s) meets all requirements of Wis. Stat. ch. 137 or other applicable Wisconsin or Federal law. Executed copies or counterparts of the Lease may be delivered by facsimile or email and upon receipt will be deemed original and binding upon the parties hereto, whether or not a hard copy is also delivered. Copies of the Lease, fully executed, shall be as valid as an original.

35. Definition of Lessor and City. The terms "Lessor" and "City" when used herein shall mean either singular or plural, as the case may be, and the provisions of this Lease shall bind the parties mutually, their successors, and assigns.

36. No Waiver. Failure or delay on the part of either party to enforce any of the terms, covenants, conditions or agreements hereof shall not operate as a waiver thereof nor void or affect the right of the party to enforce the same upon any subsequent default or breach. Except as otherwise provided in this Lease, the rights and remedies herein granted are cumulative and are in addition to any given by statutes, rules of law or otherwise and the use of one remedy shall not be taken to exclude or waive the right to the use of another.

37. Entire Agreement. All terms and conditions with respect to this Lease are expressly contained herein, and the parties agree that neither the Lessor nor the City has made any representations or promises with respect to this Lease not expressly contained herein.

38. Quiet Enjoyment. The Lessor hereby covenants and agrees that if the City shall perform all of the covenants and agreements herein to be performed on the City's part, the City shall, at all times during the continuance hereof, have the peaceable and quiet enjoyment and possession of the Leased Premises without any manner of hindrance from the Lessor or any person lawfully claiming the Leased Premises.

39. Public Record. The Lease will be recorded at the office of the Dane County Register of Deeds after it is executed by the parties.

*Signatures begin on following page.*

IN WITNESS WHEREOF, the Parties have entered into this Lease as of the date first set forth above.

**OLIN AVENUE LLC**,
a Wisconsin limited liability company

By: _____

Name: _____

Title: _____

State of Wisconsin )
)ss.
County of Dane )

Personally came before me this ____ day of _____, 202__, the above named _____ (name), _____(title) of Olin Avenue LLC, a Wisconsin limited liability company, known to me to be the person who executed the above foregoing instrument, and acknowledged that they executed the foregoing instrument as the deed of said limited liability company, by its authority.

_____
Notary Public, State of Wisconsin

_____
Print or Type Name
My Commission expires:_____

*Signatures continue on following page.*

**CITY OF MADISON**

By: _____
Satya Rhodes-Conway, Mayor

By: _____
Lydia A. McComas, City Clerk

**AUTHENTICATION**

The signatures of Satya Rhodes-Conway, as Mayor, and Lydia A. McComas, as City Clerk, on behalf of the City of Madison, are authenticated on this ___ day of _____, 2026.

_____
Matthew Robles, Assistant City Attorney
Member of the Wisconsin Bar

Approved:

_____ _____
David Schmiedicke, Date
Finance Director

Approved:

_____ _____
Eric Veum, Date
Risk Manager

Approved as to form:

_____ _____
Michael Haas, Date
City Attorney

Execution of this Lease by the City of Madison is authorized by Resolution Enactment No. RES-26-00_____, File ID No. _____, adopted by the Common Council of the City of Madison on _____ ___, 2026.

Drafted by the City of Madison Office of Real Estate Services Project No. 13355

**EXHIBIT A**

Legal Description of Unit 1 and Leased Premises

Unit One (1), Wingra Office Park Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin, by a Declaration recorded in the Office of the Register of Deeds for Dane County, Wisconsin on October 12, 1988, as Document No. 2108748, as amended by First Amendment to Declaration of Wingra Office Park Condominium, recorded in the Office of the Register of Deeds for Dane County, Wisconsin on January 5, 1990, as Document No. 2179851, as amended by Second Amendment to Declaration of Wingra Office Park Condominium, recorded in the Office of the Register of Deeds for Dane County, Wisconsin on April 16, 2002, as Document No. 3476384, and as amended by Third Amendment to Declaration of Wingra Office Park Condominium, recorded in the Office of the Register of Deeds for Dane County, Wisconsin on April 9, 2020, as Document No. 5576684, said Condominium being located in the City of Madison, County of Dane, State of Wisconsin.

The Leased Premises is Suite 105 together with Suite 105's undivided interest in the Common Elements and the exclusive use of the Limited Common Elements appurtenant to Suite 105, located within the above-described Unit One (1).

**EXHIBIT B**

Depiction of Unit One (1) Building

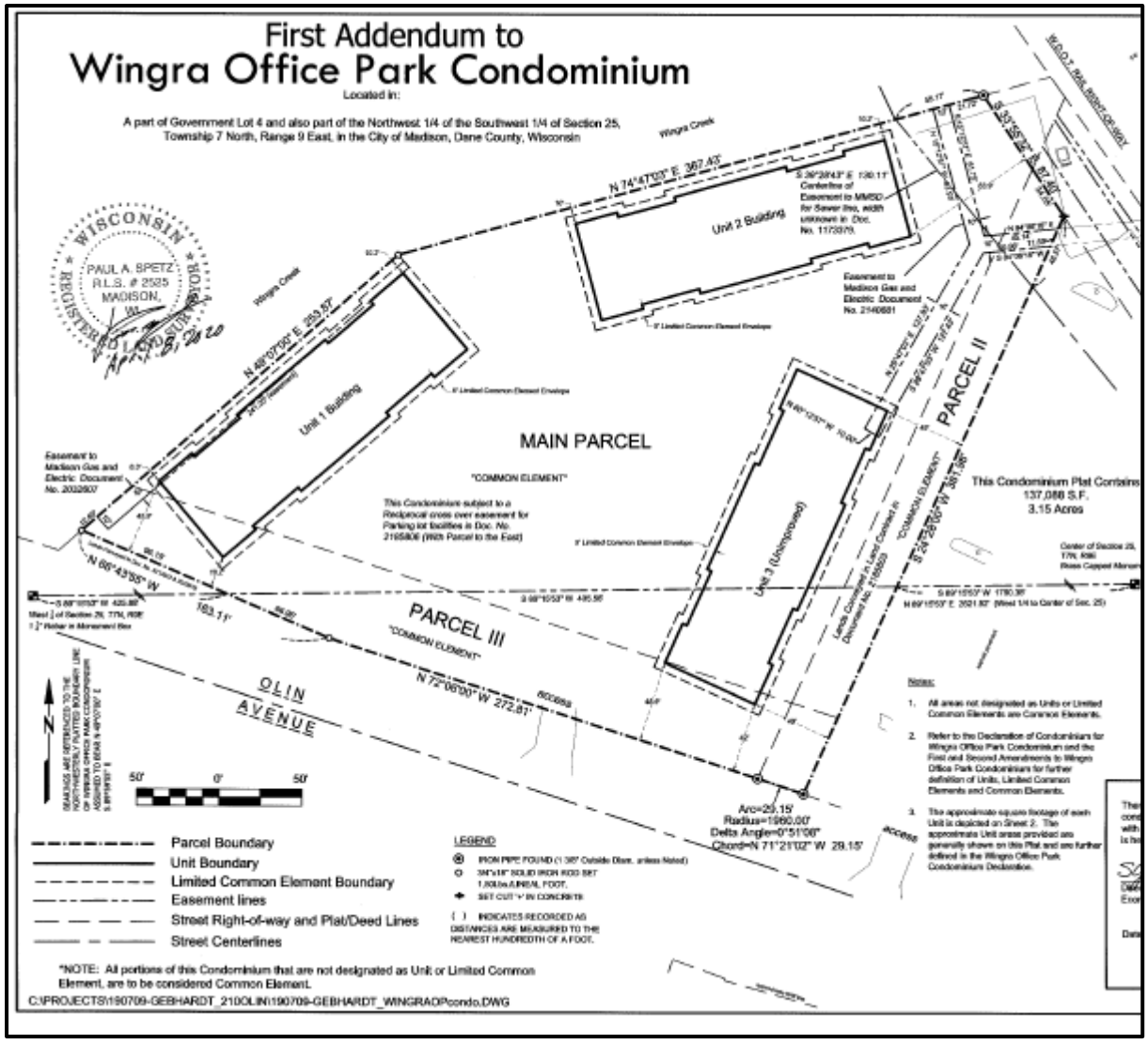
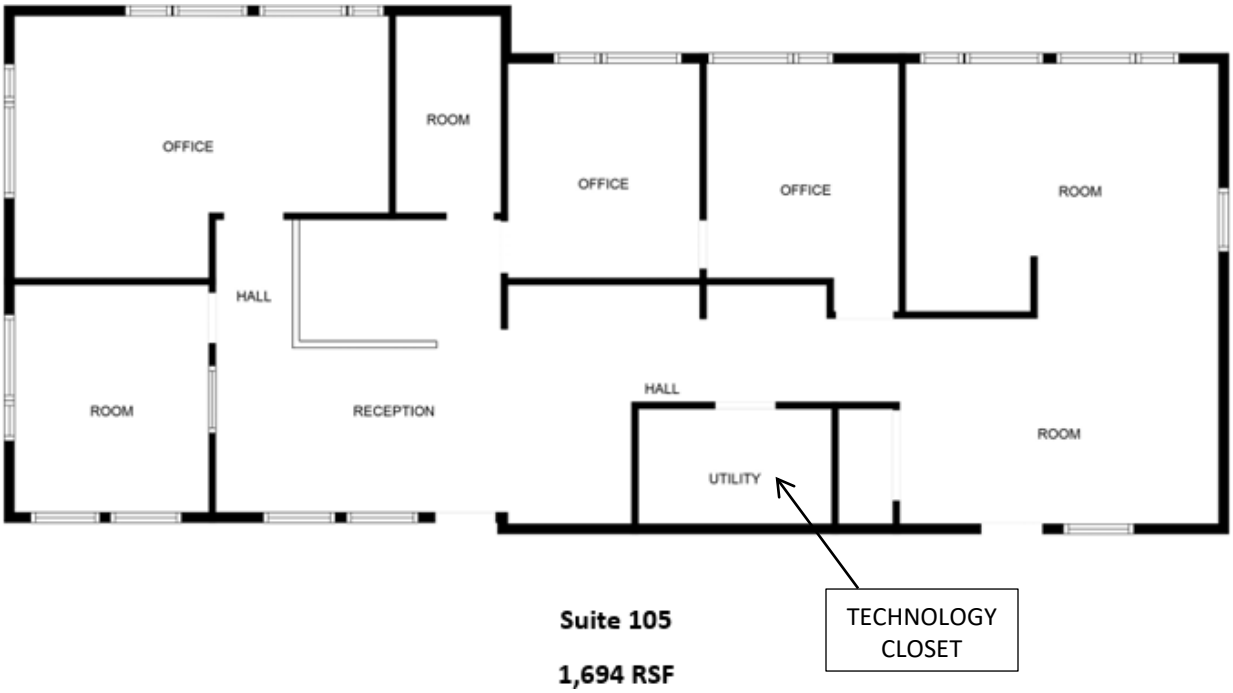


**EXHIBIT C**

Depiction of Leased Premises (as configured before Lessor Work)




**Suite 105**

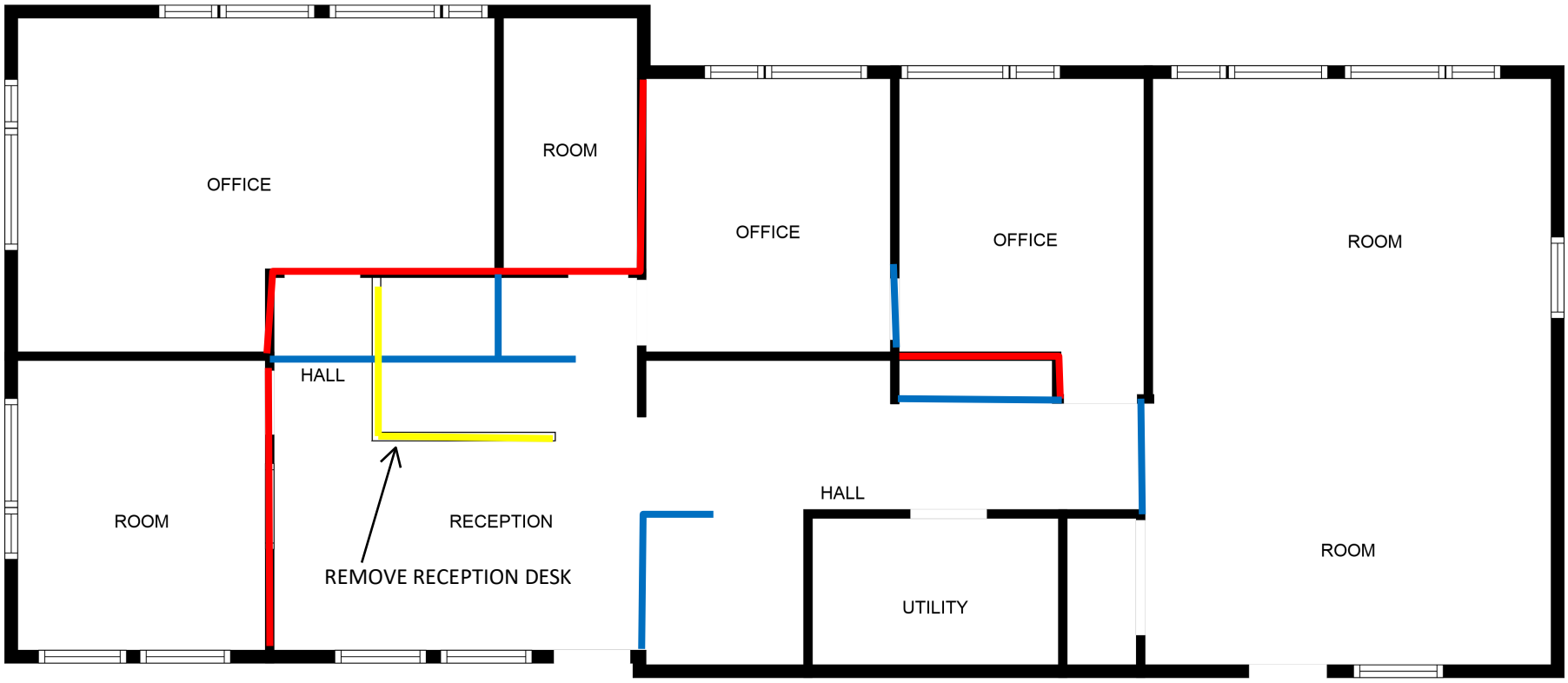
**1,694 RSF**

## **EXHIBIT D - LESSOR IMPROVEMENT WORK**



Within the Leased Premises, the Lessor shall complete the following work:

1. Patch/prime and paint all walls
2. Replace all carpet with laminate flooring, and reinstall base trim.
3. Reconfigure partition walls and interior doors as shown in the Floorplan in this Exhibit D, including the relocation and replacement of any electrical, HVAC, data, phone, or other utilities that may be impacted by wall relocation.
4. Install counter in Conference Room. Exact location to be determined.
5. Add signage directing visitors to City's Leased Premises in any Common Areas where signage occurs, including Building entry way.
6. Remove reception desk and all other detached furniture from the Leased Premises.


OFFICE
ROOM
OFFICE
OFFICE
ROOM
HALL
ROOM
RECEPTION
REMOVE RECEPTION DESK
HALL
UTILITY
ROOM
WALLS TO BE REMOVED
NEW WALLS

**<u>EXHIBIT D</u> - LESSOR IMPROVEMENT WORK**

Page 3 of 3 - After Lessor Work - Move-in Ready Configuration

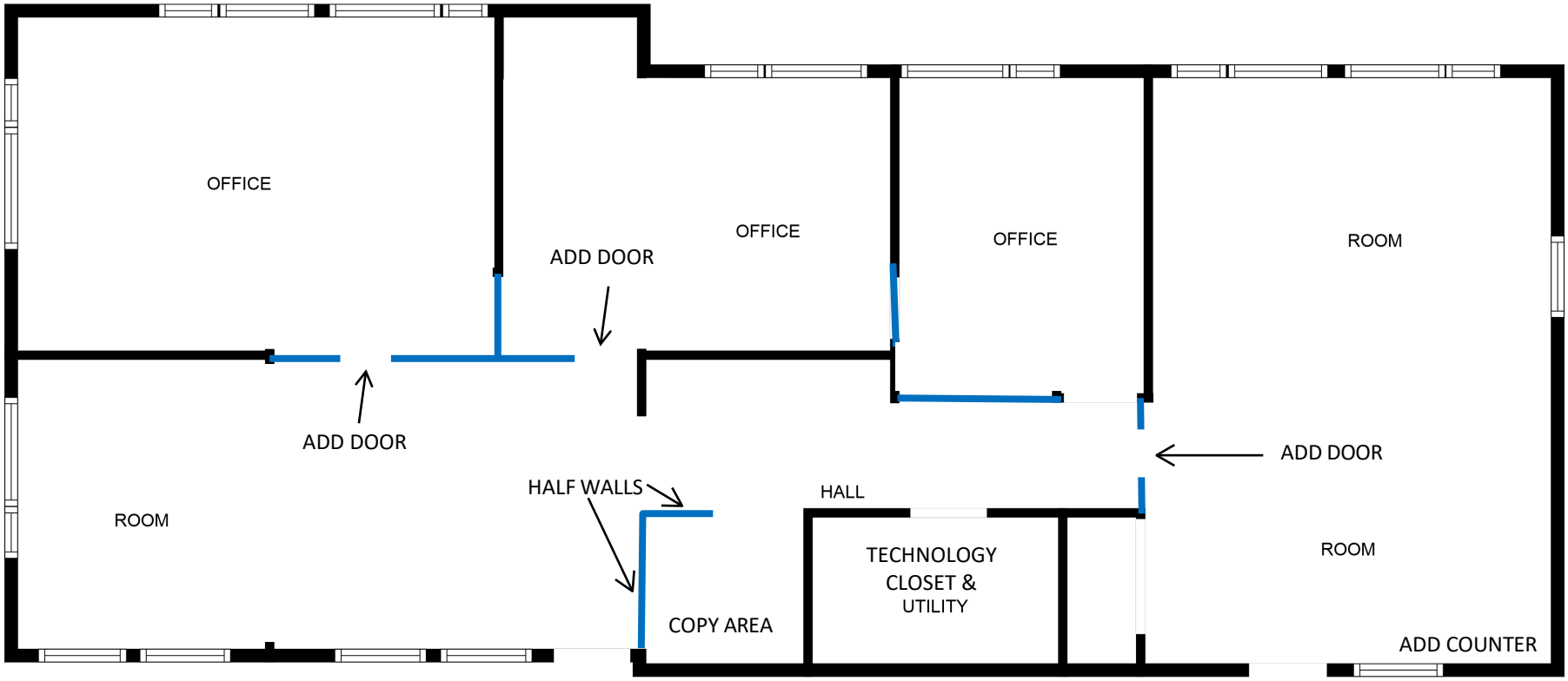


**EXHIBIT E**

Maintenance, Repair and Replacement Standards

1. **Building Painting and Cleaning:**

a) touch up paint as needed when damaged or graffiti.

b) Outside cleaning of Building: power wash and remove stains and bugs residue once a year.

c) Exterior window and door cleaning at least once a calendar year.

2. **HVAC Controls:**

All rooms shall have sufficient air movement to meet the Wisconsin code for air exchanges and CFM for office space and have adequate zoning to meet:

Seasonal set points shall be as follows: Summer: 70

Degrees (+/- 2 degrees)

Winter: 72 Degrees (+/- 2 degrees)

3. **Ventilating Equipment:**

a) Inspect belts and replace them annually. Check bearings and grease if needed.

b) Replace if necessary .

4. **Lighting:**

a) The exterior Building and Common Areas should be well lit for safety purposes.

# City of Madison

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

## Master

### File Number: 93615

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93615 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | FINANCE COMMITTEE |
| | | | | **File Created Date :** | 06/16/2026 |
| **File Name:** | Create the new classification of “Social Services Program Supervisor” in CG18, R7 in the salary schedule, and create a new 1.0 FTE position in the new classification, within the 2026 CDA Housing Operating Budget. | | | **Final Action:** | |

**Title:** Create the new classification of “Social Services Program Supervisor” in CG18, R7 in the salary schedule, and create a new 1.0 FTE position in the new classification, within the 2026 CDA Housing Operating Budget.

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | Director of Human Resources | **Effective Date:** | |
| **Attachments:** | PB Memo CDA Supportive Services Program Coordinator.pdf, CDA Supportive Services Program Manager PD.pdf | **Enactment Number:** | |
| **Author:** | Julie Trimbell, Human Resources Analyst | **Hearing Date:** | |
| **Entered by:** | JZuniga-Paiz@cityofmadison.com | **Published Date:** | |

### History of Legislative File

| Version: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Human Resources Department | 06/16/2026 | Referred for Introduction | | | | |
| | **Action Text:** This Resolution was Referred for Introduction | | | | | | |
| | **Notes:** Finance Committee (6/29/26), Personnel Board (6/24/26), Common Council (7/7/26) | | | | | | |
| 1 | COMMON COUNCIL | 06/23/2026 | Refer | FINANCE COMMITTEE | 06/29/2026 | | 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 Personnel Board. | | | | | | |
| 1 | FINANCE COMMITTEE | 06/23/2026 | Referred | PERSONNEL BOARD | 06/24/2026 | | |
| | **Action Text:** This Resolution was Referred to the PERSONNEL BOARD | | | | | | |
| 1 | PERSONNEL BOARD | 06/24/2026 | Return to Lead with the Recommendation for Approval | FINANCE COMMITTEE | 06/29/2026 | | Pass |

**Action Text:** A motion was made by Nash, seconded by Jackson, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

| | | | | |
|---|---|---|---|---|
| 1 | FINANCE COMMITTEE | 06/29/2026 | 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 93615

### Fiscal Note

The proposed resolution authorizes the creation of a Social Services Program Supervisor position in CDA Housing's 2026 Operating Budget. The position will be created in Comp Group 18, Range 7. The estimated cost of the position for the remainder of 2026 is $40,850 including benefits (est. start date of 8/2/26). The estimated annual cost is $97,840.

Funding for the position in 2026 will be funded by salary savings within the division. CDA Housing Operations is a self-funded division; there is no impact on the City's General Fund. Position authority and sufficient budget for the position will be included in future CDA Housing operating budgets. No additional appropriation required.

### Title

Create the new classification of “Social Services Program Supervisor” in CG18, R7 in the salary schedule, and create a new 1.0 FTE position in the new classification, within the 2026 CDA Housing Operating Budget.

### Body

Resolution creating the classification of “Social Services Program Supervisor” in CG18, R7 in the salary table, and creating a new 1.0 FTE position as a “Social Services Program Supervisor,” within permanent salary details of the 2026 Housing Operating Budget, thereof.

# CITY OF MADISON POSITION DESCRIPTION

1. Name of Employee (or "vacant"):

   Vacant

   Work Phone:

2. Class Title (i.e. payroll title):

3. Working Title (if any):

   Supportive Services Program Manager

4. Name & Class of First-Line Supervisor:

   Property Operations Manager 18/14

   Work Phone:

5. Department, Division & Section:

   DPCED, CDA Housing Operations

6. Work Address:

7. Hours/Week: 38.75

   Start time: 8:00 a.m. End time: 4:30 p.m.

8. Date of hire in this position:

9. From approximately what date has employee performed the work currently assigned:

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10. Position Purpose: (How this position fits into the overall mission, vision, and goals of your agency and work unit.)

    The Supportive Services Program Manager supports CDA's mission to develop and provide inclusive and safe places through quality affordable housing, services, and community resources in the City of Madison by ensuring residents have access to services that support housing stability, safety, and well-being. The position strengthens inclusive communities by coordinating resident services, fostering partnerships with local organizations, and collaborating with property management to address barriers to successful tenancy. Through this work, the Supportive Services Program Manager helps ensure that affordable housing is sustainable, supportive, and connected to the broader community.

11. Position Summary:

    The Supportive Services Program Manager oversees and coordinates the delivery of resident service programs across the Community Development Authority's portfolio, including programs under the Resident Opportunities and Self-Sufficiency (ROSS), Family Self-Sufficiency (FSS) and Multifamily Service

Coordination (MFSC) initiatives. This position ensures that service programs align with HUD regulations, CDA goals, and community needs to promote resident stability, self-sufficiency, and quality of life. The Manager provides leadership, supervision, and strategic direction to all supportive services staff and is responsible for program development, performance management, and cross-sector partnerships that enhance resident outcomes.

This position plays a key role in advancing resident stability, economic mobility, and quality of life, while aligning supportive service efforts with CDA's mission and HUD regulatory requirements.

12. Functions and Worker Activities: (Do NOT include duties done on an "Out-of-Class" basis.)

30% A. **Program Oversight & Compliance**

1. Oversee the administration of all supportive services programs (e.g. ROSS, Jobs Plus, FSS, MFSC, etc.) to ensure compliance with HUD and other funding source requirements.
3. Develop, implement and maintain procedures, service delivery standards, and performance metrics consistent with CDA goals and HUD regulations.
4. Conduct regular audits of case files, program data, and resident outcomes to ensure accuracy and compliance.

25% B. **Staff Supervision & Leadership**

1. Provide direct supervision, training, and performance evaluation for service coordinators and supportive services staff.
2. Establish clear expectations, measurable objectives, and accountability systems for staff performance.
3. Foster collaboration across programs and between departments to support resident success.
4. Promote professional development, teamwork, and collaboration among staff.
5. Support staff in case management best practices, resident engagement, and documentation standards.
6. Provide direct supportive services to residents on a limited basis to address urgent, complex, or coverage-related needs.

20% C. **Program Development & Coordination**

1. Identify emerging resident and community needs and develop targeted service initiatives to address them.
2. Lead efforts to integrate supportive services within housing management operations to enhance resident outcomes and tenancy success.
3. Identify and implement evidence-based practices and innovative service delivery models.
4. Support resident organizing efforts including the promotion of the Resident Advisory Board
5. Support the publication and distribution of resident communication material—including the CDA Community Connect listserve and other communication materials.

10% D. **Partnership Development**

1. Establish and maintain partnerships with local agencies, workforce programs, educational institutions, and supportive service providers.
2. Negotiate and manage Memoranda of Understanding (MOUs) and collaborative agreements and maintain partnership documentation that supports grant compliance, program expansion and expands resident access to supportive services.
3. Establish and maintain a network of service coordinators across the city of Madison to leverage best practices and share resources with other affordable housing providers in the city.

10% E. **Data Evaluation & Reporting**

1. Collect and analyze program data to measure outcomes, identify trends, and support continuous improvement.
2. Prepare reports for HUD, the Board of Commissioners, and other stakeholders on program impact and performance.
3. Ensure timely and accurate submission of all required documentation and reports.
4. Perform quality assurance evaluations

5% F. **Budget & Grant Management**

1. Assist in preparing and managing program budgets and grant applications.
2. Monitor expenditures to ensure alignment with grant requirements and agency fiscal policies.
3. Seek new funding opportunities to expand or enhance supportive service offerings.
4. Other duties as assigned

13. Primary knowledge, skills and abilities required:

- Comprehensive knowledge of HUD regulations related to ROSS, FSS, MFSC, and service coordination programs.
- Strong leadership and team management skills with experience supervising multidisciplinary staff with the ability to motivate and develop staff.
- Understanding of case management principles, trauma-informed practices and approaches, and community resource networks.
- Knowledge of social service systems, community resources, and resident engagement strategies.
- Excellent organizational, written and verbal communication, and problem-solving skills.
- Proficiency with data management, outcome tracking, and reporting tools. – or - Ability to collect, analyze, and report outcome data effectively.
- Ability to build collaborative partnerships and represent the CDA in community settings.
- Ability to attend meetings and other events outside of normal working hours. Occasional evening or weekend hours are required for resident meetings, agency meetings, training, or community events.
- Ability to meet the minimum training requirements for HUD Service Coordinators (36 hours within 12 months of hiring and 12 hours of continuing education annually thereafter).

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14. Special tools and equipment required:

Proficient user of modern office equipment.

15. Required licenses and/or registration:

- Must possess a valid driver's license and reliable transportation for off-site meetings and site visits.
- Ability to obtain Professional Service Coordinator Certification within twelve months of hire.

16. Physical requirements:

- Work is performed primarily on-site at housing developments, with regular interactions with residents and staff.
- Ability to perform work in apartments of various conditions including, but not limited to, units with active pest infestations, unsanitary conditions, hoarding conditions, and exposure to second-hand smoke.
- Ability to climb stairs

17. Supervision received (level and type):

General supervision to be provided by the CDA Property Operations Manager (18/14).

18. Leadership Responsibilities:

This position: ☒ is responsible for supervisory activities (Supervisory Analysis Form attached).
☐ has no leadership responsibility.
☐ provides general leadership (please provide detail under Function Statement).

19. Employee Acknowledgment:

- ☐ I prepared this form and believe that it accurately describes my position.
- ☐ I have been provided with this description of my assignment by my supervisor.
- ☐ Other comments (see attached).

EMPLOYEE _____ DATE _____

20. Supervisor Statement:

- ☐ I have prepared this form and believe that it accurately describes this position.
- ☐ I have reviewed this form, as prepared by the employee, and believe that it accurately describes this position.
- ☐ I have reviewed this form, as prepared by the employee, and find that it differs from my assessment of the position. I have discussed these concerns with the employee and provided them with my written comments (which are attached).
- ☐ I do not believe that the document should be used as the official description of this position (i.e., for purposes of official decisions).
- ☐ Other comments (see attached).

SUPERVISOR _____ DATE _____

Instructions and additional forms are available from the Human Resources Dept., Room 261, Madison Municipal Bldg., calling 266-4615 or visiting cityofmadison.com/employeenet/policies-procedures/position-descriptions.

# CITY OF MADISON POSITION DESCRIPTION

1. Name of Employee (or "vacant"):

   Vacant

   Work Phone:

2. Class Title (i.e. payroll title):

3. Working Title (if any):

   Supportive Services Program Manager

4. Name & Class of First-Line Supervisor:

   Property Operations Manager 18/14

   Work Phone:

5. Department, Division & Section:

   DPCED, CDA Housing Operations

6. Work Address:

7. Hours/Week: 38.75

   Start time: 8:00 a.m. End time: 4:30 p.m.

8. Date of hire in this position:

9. From approximately what date has employee performed the work currently assigned:

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10. Position Purpose: (How this position fits into the overall mission, vision, and goals of your agency and work unit.)

    The Supportive Services Program Manager supports CDA's mission to develop and provide inclusive and safe places through quality affordable housing, services, and community resources in the City of Madison by ensuring residents have access to services that support housing stability, safety, and well-being. The position strengthens inclusive communities by coordinating resident services, fostering partnerships with local organizations, and collaborating with property management to address barriers to successful tenancy. Through this work, the Supportive Services Program Manager helps ensure that affordable housing is sustainable, supportive, and connected to the broader community.

11. Position Summary:

    The Supportive Services Program Manager oversees and coordinates the delivery of resident service programs across the Community Development Authority's portfolio, including programs under the Resident Opportunities and Self-Sufficiency (ROSS), Family Self-Sufficiency (FSS) and Multifamily Service

Coordination (MFSC) initiatives. This position ensures that service programs align with HUD regulations, CDA goals, and community needs to promote resident stability, self-sufficiency, and quality of life. The Manager provides leadership, supervision, and strategic direction to all supportive services staff and is responsible for program development, performance management, and cross-sector partnerships that enhance resident outcomes.

This position plays a key role in advancing resident stability, economic mobility, and quality of life, while aligning supportive service efforts with CDA's mission and HUD regulatory requirements.

12. Functions and Worker Activities: (Do NOT include duties done on an "Out-of-Class" basis.)

30% A. **Program Oversight & Compliance**

1. Oversee the administration of all supportive services programs (e.g. ROSS, Jobs Plus, FSS, MFSC, etc.) to ensure compliance with HUD and other funding source requirements.
3. Develop, implement and maintain procedures, service delivery standards, and performance metrics consistent with CDA goals and HUD regulations.
4. Conduct regular audits of case files, program data, and resident outcomes to ensure accuracy and compliance.

25% B. **Staff Supervision & Leadership**

1. Provide direct supervision, training, and performance evaluation for service coordinators and supportive services staff.
2. Establish clear expectations, measurable objectives, and accountability systems for staff performance.
3. Foster collaboration across programs and between departments to support resident success.
4. Promote professional development, teamwork, and collaboration among staff.
5. Support staff in case management best practices, resident engagement, and documentation standards.
6. Provide direct supportive services to residents on a limited basis to address urgent, complex, or coverage-related needs.

20% C. **Program Development & Coordination**

1. Identify emerging resident and community needs and develop targeted service initiatives to address them.
2. Lead efforts to integrate supportive services within housing management operations to enhance resident outcomes and tenancy success.
3. Identify and implement evidence-based practices and innovative service delivery models.
4. Support resident organizing efforts including the promotion of the Resident Advisory Board
5. Support the publication and distribution of resident communication material—including the CDA Community Connect listserve and other communication materials.

10% D. **Partnership Development**

1. Establish and maintain partnerships with local agencies, workforce programs, educational institutions, and supportive service providers.
2. Negotiate and manage Memoranda of Understanding (MOUs) and collaborative agreements and maintain partnership documentation that supports grant compliance, program expansion and expands resident access to supportive services.
3. Establish and maintain a network of service coordinators across the city of Madison to leverage best practices and share resources with other affordable housing providers in the city.

10% E. **Data Evaluation & Reporting**

1. Collect and analyze program data to measure outcomes, identify trends, and support continuous improvement.
2. Prepare reports for HUD, the Board of Commissioners, and other stakeholders on program impact and performance.
3. Ensure timely and accurate submission of all required documentation and reports.
4. Perform quality assurance evaluations

5% F. **Budget & Grant Management**

1. Assist in preparing and managing program budgets and grant applications.
2. Monitor expenditures to ensure alignment with grant requirements and agency fiscal policies.
3. Seek new funding opportunities to expand or enhance supportive service offerings.
4. Other duties as assigned

13. Primary knowledge, skills and abilities required:

- Comprehensive knowledge of HUD regulations related to ROSS, FSS, MFSC, and service coordination programs.
- Strong leadership and team management skills with experience supervising multidisciplinary staff with the ability to motivate and develop staff.
- Understanding of case management principles, trauma-informed practices and approaches, and community resource networks.
- Knowledge of social service systems, community resources, and resident engagement strategies.
- Excellent organizational, written and verbal communication, and problem-solving skills.
- Proficiency with data management, outcome tracking, and reporting tools. – or - Ability to collect, analyze, and report outcome data effectively.
- Ability to build collaborative partnerships and represent the CDA in community settings.
- Ability to attend meetings and other events outside of normal working hours. Occasional evening or weekend hours are required for resident meetings, agency meetings, training, or community events.
- Ability to meet the minimum training requirements for HUD Service Coordinators (36 hours within 12 months of hiring and 12 hours of continuing education annually thereafter).

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14. Special tools and equipment required:

Proficient user of modern office equipment.

15. Required licenses and/or registration:

- Must possess a valid driver's license and reliable transportation for off-site meetings and site visits.
- Ability to obtain Professional Service Coordinator Certification within twelve months of hire.

16. Physical requirements:

- Work is performed primarily on-site at housing developments, with regular interactions with residents and staff.
- Ability to perform work in apartments of various conditions including, but not limited to, units with active pest infestations, unsanitary conditions, hoarding conditions, and exposure to second-hand smoke.
- Ability to climb stairs

17. Supervision received (level and type):

General supervision to be provided by the CDA Property Operations Manager (18/14).

18. Leadership Responsibilities:

This position: ☒ is responsible for supervisory activities (Supervisory Analysis Form attached).
☐ has no leadership responsibility.
☐ provides general leadership (please provide detail under Function Statement).

19. Employee Acknowledgment:

- ☐ I prepared this form and believe that it accurately describes my position.
- ☐ I have been provided with this description of my assignment by my supervisor.
- ☐ Other comments (see attached).

EMPLOYEE _____ DATE _____

20. Supervisor Statement:

- ☐ I have prepared this form and believe that it accurately describes this position.
- ☐ I have reviewed this form, as prepared by the employee, and believe that it accurately describes this position.
- ☐ I have reviewed this form, as prepared by the employee, and find that it differs from my assessment of the position. I have discussed these concerns with the employee and provided them with my written comments (which are attached).
- ☐ I do not believe that the document should be used as the official description of this position (i.e., for purposes of official decisions).
- ☐ Other comments (see attached).

SUPERVISOR _____ DATE _____

Instructions and additional forms are available from the Human Resources Dept., Room 261, Madison Municipal Bldg., calling 266-4615 or visiting cityofmadison.com/employeenet/policies-procedures/position-descriptions.

# City of Madison

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

## Master

### File Number: 93619

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93619 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | FINANCE COMMITTEE |
| | | | | **File Created Date :** | 06/16/2026 |
| **File Name:** | Authorizing Metro Transit to use ABC Companies (dba Muncie Reclamation and Supply) as a non-competitively selected provider for bus parts that are necessary for the full lifecycle of a bus. | | | **Final Action:** | |

**Title:** Authorizing Metro Transit to use ABC Companies (dba Muncie Reclamation and Supply) as a non-competitively selected provider for bus parts that are necessary for the full lifecycle of a bus.

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | Sabrina V. Madison And Sean O'Brien | **Effective Date:** | |
| **Attachments:** | Non-Competitive Selection Request - ABC Companies.pdf | **Enactment Number:** | |
| **Author:** | | **Hearing Date:** | |
| **Entered by:** | sharnish@cityofmadison.com | **Published Date:** | |

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Metro Transit | 06/16/2026 | Referred for Introduction | | | | |
| | **Action Text:** | This Resolution was Referred for Introduction | | | | | |
| | **Notes:** | Finance Committee (6/29/26), Common Council (7/7/26) | | | | | |
| 1 | COMMON COUNCIL | 06/23/2026 | Refer | FINANCE COMMITTEE | 06/29/2026 | | 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 | 06/29/2026 | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER | | | | Pass |
| | **Action Text:** | A motion was made by Madison, seconded by Lankella, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other. | | | | | |

### Text of Legislative File 93619

**Fiscal Note**

The proposed resolution authorizes ABC Companies as a non-competitively selected provider

of parts for buses within Metro Transit's fleet. These expenditures are estimated to be $200,000 in 2026 and will be funded by existing appropriations within Metro Transit's budget. The resolution authorizes the sole source agreement for purchases for the remainder of 2026.

**Title**

Authorizing Metro Transit to use ABC Companies (dba Muncie Reclamation and Supply) as a non-competitively selected provider for bus parts that are necessary for the full lifecycle of a bus.

**Body**

WHEREAS Metro Transit has a need to purchase a variety of bus parts for busses not under warranty; and

WHEREAS Metro Transit currently has an existing relationship with ABC Companies, and is currently using parts purchased from ABC Companies in its fleet, affording efficient repair turnaround and ensuring successful continued operation of its revenue-generating busses; and

WHEREAS, to purchase parts compatible with current equipment at the most competitive cost, with the highest degree of consistent part availability, Metro Transit needs to continue to purchase parts from ABC Companies.

WHEREAS, ABC Companies provides consistently available, cost-effective parts for equipment already in Metro Transit's fleet, but does not currently possess a business contract with the City of Madison, therefore, Common Council approval is required for an exception to the competitive selection process normally required for purchases over $75,000 as allowed by MGO 4.26(4) (a) 2;

NOW, THEREFORE, BE IT RESOLVED that Metro Transit may purchase parts from ABC Companies during fiscal year 2026 for revenue-generating fleet vehicles.

**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
2150 METRO TRANSIT

Major
53*** Supplies/Goods

Agency
Metro Transit

Total Purchase Amount
$ 200,000.00

Vendor Name
ABC Companies

Product/Service Description
Bus parts, primarily brakes

Exception Criteria
1. Public exigency (emergency) will not permit the delay incident to advertising or other competitive processes.

Reason For Request
To ensure proper public fund stewardship, Metro Transit regularly compares pricing for necessary bus parts from multiple first and third party part vendors, to ensure purchases are made at the most affordable price available at the time of exigence and are received in a timely manner. ABC Companies (dba Muncie) is one such third party vendor, and Metro maintains a positive relationship with them. Muncie is Metro's primary source of brake parts, which are a critical resource needed to complete timely maintenance and ensure transportation safety. Metro is requesting a non-competitive agreement to extend the value of its 2026 PO with Muncie to cover projected part expenses through the remainder of 2026. A Common Council resolution is forthcoming.

Requestor

Valov, Jacob J

Comments
The City of Madison has paid a total of $912,028 to Muncie Transit Supply since 2015. Of that total, $283,322 was from non-competitively selected purchases. The remaining $628,706 was many small purchases, each under the threshold requiring competitive selection.

# City of Madison

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

## Master

### File Number: 93627

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93627 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | FINANCE COMMITTEE |
| | | | | **File Created Date :** | 06/16/2026 |
| **File Name:** | Recreate the 1.0 FTE position #2579 of Administrative Assistant (CG20, R14) as an IT Specialist 1(CG18, R6) within the Police Department operating budget. | | | **Final Action:** | |

**Title:** Recreate the 1.0 FTE position #2579 of Administrative Assistant (CG20, R14) as an IT Specialist 1(CG18, R6) within the Police Department operating budget.

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | Director of Human Resources | **Effective Date:** | |
| **Attachments:** | PB MEMO MPD Administrative Assistant 6-2026.pdf, PosDesc - Payroll and Telestaff IT Specialist (TeleStaff Payroll Administrator).pdf | **Enactment Number:** | |
| **Author:** | Brooke Gillitzer, Human Resources Analyst | **Hearing Date:** | |
| **Entered by:** | JZuniga-Paiz@cityofmadison.com | **Published Date:** | |

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Human Resources Department | 06/16/2026 | Referred for Introduction | | | | |
| | **Action Text:** This Resolution was Referred for Introduction | | | | | | |
| | **Notes:** Finance Committee (6/29/26), Personnel Board (6/24/26), Common Council (7/7/26) | | | | | | |
| 1 | COMMON COUNCIL | 06/23/2026 | 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 Personnel Board. | | | | | | |
| 1 | FINANCE COMMITTEE | 06/23/2026 | Referred | PERSONNEL BOARD | 06/24/2026 | | |
| | **Action Text:** This Resolution was Referred to the PERSONNEL BOARD | | | | | | |
| 1 | PERSONNEL BOARD | 06/24/2026 | Return to Lead with the Following Recommendation(s) | | | | Pass |
| | **Action Text:** A motion was made by Nash, seconded by Jackson, to Return to Lead with the Following Recommendation(s) to the FINANCE COMMITTEE. Table until Human Resources and AFSCME Local 6000 Union representatives (L6000) meet and confer. The motion passed by voice vote/other. | | | | | | |
| | **Notes:** Re-refer to Personnel Board (8/5/26), Finance Committee (8/31/26), Common Council (9/8/26) | | | | | | |

| | | | | |
|---|---|---|---|---|
| 1 | FINANCE COMMITTEE | 06/29/2026 | RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER | Pass |

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

**Notes:** Personnel Board (8/5/26), Finance Committee (8/31/26), Common Council (9/8/26)

## Text of Legislative File 93627

### Fiscal Note

The proposed resolution recreates PCN #2579 in the position of Administrative Assistant in Compensation Group 20, Range 14 as an IT Specialist 1 in Compensation Group 18, Range 6 and reallocates the incumbent, B. Rudolph to the position. The estimated annual cost of the recreation is $15,000 including benefits. Funding for the recreation is available in the Madison Police Department's 2026 Adopted Operating Budget. No additional appropriation is required.

### Title

Recreate the 1.0 FTE position #2579 of Administrative Assistant (CG20, R14) as an IT Specialist 1(CG18, R6) within the Police Department operating budget.

### Body

Resolution to recreate position #2598 of Administrative Assistant (CG 20, Range 14) as an IT Specialist 1 (CG 18, Range 6) within the Police Department operating budget, thereof.

TO: Personnel Board

FROM: Brooke Gillitzer, Human Resources

DATE: June 4, 2026

SUBJECT: Administrative Assistant, Madison Police Department

The Human Resources Department received a request from Madison Police Department Assistant Chief Paige Valenta on May 19, 2026 requesting to study the 1.0 FTE position #2579 of Administrative Assistant (CG20, Range 14). Based on a review of the position classification worksheet, updated position description, and after several interviews I recommend amending the Police Department's 2026 operating budget to recreate the 1.0 FTE position #2579 of Administrative Assistant (CG20, R14) as an IT Specialist 1(CG18, R6).

First a review of the Administrative Assistant classification describes the work as follows:

> … **responsible paraprofessional** staff support work relative to the development and implementation of divisional and/or departmental **administrative programs and functions**. Work is characterized by responsibility for a wide variety of **administrative services** (such as the development and implementation of budgetary documentation and fiscal controls, personnel, purchasing, payroll, and the supervision of office clerical activities); and/or **direct responsibility for a comprehensive administrative program** requiring the development and integration of **diverse and complex operational data** inherent to unit operations. This work is performed with a high degree of independence and discretion. Under the general supervision of a department or division head, work is normally assigned in terms of program objectives and directives; and employees are responsible for establishing the necessary administrative procedures, methods and controls… [emphasis added].

Within MPD, there were two Administrative Assistant positions within MPD that serve as counterparts to each other. With recent changes to software and support expectations, one position was recreated to serve as the Telestaff Scheduling Administrator. Now the current position is expected to serve as the Telestaff Payroll Administrator and co-lead the department's Telestaff Team and all associated workflows and responsibilities. Since this position was last studied in 2023, there has been a continual increase in both the complexity and technical expertise required to maintain the department's link between its payroll processing and scheduling software. This includes but is not limited to:

1) Writing, testing and implementing application code for payroll functions within Telestaff,
2) Frequent updating of coding between Telestaff as a payroll export and MUNIS as the financial system of the City,
3) Processing BIRT reports, internal Telestaff data analysis function, and external SQL report writing, and
4) Preparing documentation for users.

This is advanced-level professional work in the support of automated management Information systems, with a particular emphasis on intersection of the department's payroll and scheduling functions. As a counterpart to the MPD Telestaff Scheduling Administrator, this position requires supporting a 3rd party application and assists in the development, testing and documentation of custom programming. This position is also responsible for technical work such as basic

computer programming such as creating and programming TeleStaff Work Codes and Dynamic Groups for both scheduling and payroll functions, and other time-sensitive work configuring, maintaining, and monitoring the Police Department's scheduling system using law enforcement and payroll industry software programs (UKG Telestaff), Tyler MUNIS, and other inter-related software platforms under limited direct supervision.

These responsibilities are more consistent with the duties the IT Specialist series, which describes the work as performing specialized work relative to the City's management information systems and are assigned to perform either: 1) Applications Development or 2) Technical Support activities. In terms of the appropriate level, IT Specialist 3 and 4 are levels with professional work in leading, developing, or supporting advanced-level automated management information systems, including the development and implementation of automated systems and major system components, or the development and implementation of support systems and programs and may involve some leadership responsibility on specific projects. The IT Specialist 2 classification describes objective level IT work in the development or support of automated management information systems; and lastly, the IT Specialist 1 is described as:

> … entry-level **professional work** in the development or support of automated management **information systems**. This work is characterized by more routine and/or **focused assignments where there is limited direct responsibility** for the **development of automated systems** or the independent provision of customer support. This work is normally performed under the close to limited supervision of a Principal IT Specialist or other supervisor/manager and/or in a trainee capacity…[emphasis added].

This level aligns most appropriately with the responsibilities currently expected to be performed in this position, which includes entry-level professional IT work. Based on this analysis, I recommend recreating position #2579 as an IT Specialist 1 in CG18, Range 6 within the Police Department's 2026 operating budget.

The necessary resolution to implement this recommendation has been drafted.

Editor's Note:

| Compensation Group/Range | 2026 Annual Minimum (Step 1) | 2026 Annual Maximum (Step 5) | 2026 Annual Maximum +12% longevity |
|---|---|---|---|
| 20/14 | $ 65,418 | $ 72,561 | $ 81,268 |
| 18/06 | $ 73,026 | $ 85,983 | $ 96,301 |

CC: John Patterson – Police Chief
Paige Valenta – Assistant Police Chief
Erin Hillson – HR Director
Rick Marx – Local 6000
Ben Ratliffe – Local 6000

# CITY OF MADISON POSITION DESCRIPTION

1. Name of Employee (or "vacant"):

   Brendan Rudolph

   Work Phone: 266-4024

2. Class Title (i.e. payroll title):

   IT Specialist 1

3. Working Title (if any):

   Payroll Specialist & Telestaff Administrator

4. Name & Class of First-Line Supervisor:

   Police Administrative Services Manager (Finance Unit Manager)

   Work Phone: 266-4477

5. Department, Division & Section:

   Madison Police Department, Administrative Support, Finance Unit

6. Work Address:

   211 S. Carroll St., GR-21

7. Hours/Week: 38.75

   Start time: 8:45am End time: 4:30pm

8. Date of hire in this position:

   November 7, 2013

9. From approximately what date has employee performed the work currently assigned:

   Since this position was last studied in 2023, there has been a continual increase in both the complexity and technical expertise required to maintain the link between its payroll processing and scheduling software.

10. Position Summary:

    The Police Department Payroll Specialist & Telestaff Administrator is responsible for advanced-level programmatic work in payroll, human resources, and technical Telestaff support within the Police Department. This position requires the utilization of considerable independent judgment, discretion, and initiative in the interpretation and application of policies, procedures, and processes related to payroll, human resources and Telestaff administration. This position is also responsible for technical work such as basic computer programming, and often time-sensitive work configuring, maintaining, and monitoring the Police Department's scheduling system using law enforcement and payroll industry software programs (UKG Telestaff), Tyler MUNIS, and other inter-related software platforms under limited direct supervision. This position is responsible for building payroll functionality within Telestaff, to include work codes, detail codes, dynamic issues, premiums, the Freemarker payroll translation file; managing the integration of payroll allocations; building custom BIRT Reports; and determining solutions for SQL data analysis. This position also assists with identifying and fixing potential payroll errors before the closing of payroll. In depth knowledge and technical skills are required in processing payroll through TeleStaff (the Madison Police Department scheduling software); interfacing with the MUNIS financial and human resources software;

analyzing, correcting, or reporting programmatic issues with TeleStaff, MUNIS, and the interface; preparing reports through TeleStaff and MUNIS; developing, implementing, testing, and maintaining new functions and processes in TeleStaff; training employees in TeleStaff and MUNIS; developing operating systems and procedures for TeleStaff and payroll functions; and auditing employee payroll, accrued leave, and work history. This position coordinates directly with the Scheduling Telestaff Administrator for all Telestaff configuration, support and maintenance. This position is the co-lead of the PD Telestaff Team with the Scheduling Specialist & Telestaff Administrator.

11. Functions and Worker Activities: (Do NOT include duties done on an "Out-of-Class" basis.)

20% A. Process and Audit Payroll

1. On a biweekly basis, review download of TeleStaff information into the MUNIS payroll system. Verify accuracy of all payments related to payroll – including overtime, premium pay, holiday pay and any special adjustments. Update or correct information in either MUNIS or TeleStaff as needed. This process includes a review of the special reports provided by IT related to expanded overtime and work codes from TeleStaff that did not upload to the payroll system.
2. Create csv spreadsheets for any work codes not programmed to download from TeleStaff through the middleware software and import them into MUNIS.
3. Perform manual calculations of various payroll processes as needed to verify accuracy of payments for overtime, premium pay, etc. Utilize spreadsheets to perform automated calculations for various payroll processes.
4. Maintain a detailed knowledge of the various bargaining agreements and employee handbooks governing payments for MPD employees and explain information as requested by an employee or supervisor.
5. Process Payroll Adjustment Forms to correct any errors in any aspect of payroll or scheduling. Ensure appropriate paperwork is provided for Central Payroll and appropriate adjustments made in TeleStaff.
6. Create detailed, accurate error reports to reflect issues related to employees, supervisors, or the payroll system.
7. Maintain effective filing system for various paperwork related to payroll – including e-mail requests for adjustments, etc. Ensure follow through with employees and/or supervisors in addressing any payroll issues that may arise.
8. Run TeleStaff reports prior to payroll closing to determine any scheduling or system issues and correct/report these to the Scheduling Specialist & Telestaff Administrator and TeleStaff Team members for review.

50% B. Telestaff Configuration and Support

1. Configure TeleStaff functions, primarily related to biweekly payroll and human resource processing, to ensure compatibility and data transfer with MUNIS as the City's financial system through TeleStaff setup administration, Freemarker template programming, BIRT report programming, and external SQL report programming.
2. Create and program TeleStaff Work Codes and Dynamic Groups for both scheduling and payroll functions, Dynamic Issues for end user entry control and information, Rules for automation workflow, Freemarker template for MUNIS payroll import, internal BIRT reports for end users and management data analysis, external SQL reports for payroll and management data analysis.
3. Update and maintain TeleStaff functions on an ongoing basis.
4. Coordinate with Central Payroll when new pay or accrual codes need to be added for integration with TeleStaff.
5. Create and maintain TeleStaff instructional documentation posted on the Police Employeenet.
6. Assist with updated department Standard Operating Procedures and process documents to reflect evolving contractional provisions and their implementation in TeleStaff.

7. Provide as-needed training on TeleStaff fundamentals, retraining, and provide other departmental training topics as requested as part of command projects, professional development, district in-services, Sergeant check-ins, or individualized training requests.
8. Provide end user support for TeleStaff login issues, roster creation, and employee filters.
9. Troubleshoot any issues that arise within TeleStaff or the Freemarker template, attempt corrections, and document and report higher level errors to the PD TeleStaff Team and assist with further steps to rectify (working with City IT, reporting issue to UKG support).
10. Monitor TeleStaff system updates, release notes, patch upgrades, and configuration updates.
11. Test all new functions available in TeleStaff upgrades affecting current scheduling, payroll interface, and employee profile management functions as well as new functions that could potentially be added to current processes.
12. Coordinate TeleStaff upgrade and patch testing with PD TeleStaff Team, Payroll Clerks, and other end users. Identify new TeleStaff functions as they relate to payroll. Ensure upgrades and patches do not break existing payroll processes.
13. Identify features to be requested for future updates.
14. Co-lead the PD TeleStaff Team with the Scheduling Specialist & TeleStaff Administrator. Set agendas, determine team priorities, testing projects and other internal upgrades needed to improve the functionality of TeleStaff. Provide functional expertise in TeleStaff Team meetings and provide input on payroll, scheduling and reporting functions of TeleStaff. Review new TeleStaff features and interpret the feasibility of their use in relation to payroll processes. Identify emerging priorities, programming needs, and other payroll-related TeleStaff changes needed and determine project management plan with TeleStaff Team.
15. Maintain a highly specialized expertise in TeleStaff's programming and functions. Represent the department as a member of UKG's Insider Program, provide service feedback, participate in testing sessions, and collaborate with other UKG users to share best practices. Attend UKG TeleStaff trainings and conferences to learn about upcoming changes in functions, modules and reporting capabilities. Implement needed improvements to Police's TeleStaff and train employees on topics such as dynamic issues, automation rules and bidding/auction setups.
16. Provide TeleStaff expertise in specialized projects and report generation. Serve on Police Staffing Analysis Group to calculate and analyze patrol numbers, leave usage, shift relief factor numbers, out-of-patrol assignments, patrol and non-patrol overtime.
17. Assist command staff in determining TeleStaff solutions for operational issues, such as modifying dynamic values and rules in TeleStaff to more clearly represent parameters for overtime assignments and restricted leave entries. Create documentation to help employees understand TeleStaff changes. Present to and train commanders as needed.
18. Collaborate with City agencies that use TeleStaff (Madison Fire, etc.).
19. Collaborate with City IT on migration of TeleStaff to Google Cloud and management of TeleStaff within the cloud environment.

10% C. Provide Human Resources Services

1. Process Family Leave requests. Ensure that employee, supervisor, and/or Police Human Resources Coordinator are aware of any issues with paperwork submissions. Ensure Scheduling Specialist & TeleStaff Administrator is aware of Family Leave requests affecting the following year's schedule. Ensure that scheduling is updated on a timely basis. Ensure effective communication with all parties involved. Maintain an accurate updated list with the status of family leave requests.
2. Process Military Leave requests. Ensure Scheduling Specialist & TeleStaff Administrator is aware of Military Leave requests. Ensure that employee, supervisor, and/or Police Human Resources Coordinator are aware of any issues with paperwork submissions.

Ensure that scheduling is updated on a timely basis. Ensure effective communication with all parties involved. Maintain an accurate updated list with the status of Military Leave requests.

3. Ensure that all MPD payroll employees are updated as to changes in work shifts related to restricted duty, worker's compensation, administrative leave, etc.
4. Ensure effective communication of information to Police Human Resources Coordinator to ensure that management staff are aware of the status of all employees as it relates to family leave, worker's compensation, military leave, restricted duty, etc.
5. Process personnel changes as needed. These include name and address changes, changes in insurance info, changes in deductions, etc.
6. Provide assistance to Payroll Program Assistant and/or Payroll Administrative Clerk with the following processes as needed:
   - Process hiring requests in NeoGov. Ensure MPD compliance with all hiring procedures required by City HR in relation to the hiring process.
   - Process Worker's Compensation requests. Ensure that employee, supervisor, and/or Police Human Resources Coordinator are aware of any issues with paperwork submissions. Ensure that scheduling is updated on a timely basis. Ensure effective communication with all parties involved. Maintain an accurate updated list with the status of worker's compensation.
   - Process restricted duty requests. Ensure that employee, supervisor, and/or Police Human Resources Coordinator are aware of any issues with paperwork submissions. Ensure that scheduling is updated on a timely basis. Ensure effective communication with all parties involved. Maintain an accurate updated list with the status of restricted duty.
   - Work with PS&IA regarding employees on disciplinary leave. This includes ensuring accurate scheduling.
   - Process employee resignation or retirements.
   - Process court overtime payments to former MPD commissioned employees.
   - Process employment verifications.

10% D. TeleStaff and MUNIS data analysis

1. On a biweekly basis, coordinate the completion of premium pay reports for the Finance Unit Manager. Review for accurate posting to the correct accounts and note any errors to the Finance Unit Manager and City Payroll.
2. On a biweekly basis, analyze vacation, sick, and compensatory leave balances and process any needed corrections.
3. On a monthly basis, run reports for RDO and Earned Time balances and identify negative leave balances or balances exceeding contract maximums.
4. Develop and create reports in Report Writer and BIRT for data general analysis.
5. Develop and analyze TeleStaff reports for the Police Human Resources Coordinator – including restricted duty, family leave, military leave, potential disability leave, etc.
6. On request, analyze TeleStaff work history and posted MUNIS account balances for the Finance Unit Manager to reconcile balances.
7. Review MUNIS employee profiles for accurate information including assigned job salary codes and allocations.
8. Maintain spreadsheet of employees with assigned allocations.
9. Coordinate with the Grant Manager and Accountant to ensure employees paid through grants have properly assigned allocations.
10. Coordinate with Central Payroll to configure TeleStaff and generate data to comply with OBBBA reporting requirements.
11. Create and test functional BIRT reports to assist with staffing and patrol scheduling.

10% F. Miscellaneous

1. Work in support of cloud migration and maintenance
2. Work in support of all payroll processing functions
3. Work in support of payroll error reduction
4. Other work as directed
5. Communicate with other City agencies to allow Finance Unit personnel access to various computer programs.

6. Provide back up support to other members of the Finance Unit.
7. Attend meetings as needed to provide input as it relates to payroll, personnel, TeleStaff, MUNIS, etc.
8. Provide training and leadership to new payroll employees.
9. Review City policy, contract, MOU, and handbook changes to recommend and implement updates to current procedures or note any conflicts with TeleStaff or MUNIS functionality.
10. Assist in reviewing and/or analyzing new MOUs for MPPOA and AMPS members. Work with Union members and Executive staff to ensure feasibility with TeleStaff programming.
11. File all appropriate paperwork in the Employee's Personnel or Medical file.

12. Primary knowledge, skills, and abilities required:

Knowledge of general financial and clerical methods and procedures. Knowledge of Madison General Ordinance, Administrative Procedure Memoranda, Union Contracts, and Employee Handbooks as they relate to payroll, benefits, personnel, and scheduling. Proficiency with Excel, Word, and other software applicable to the duties of the position. In depth knowledge of TeleStaff programming including employee profile management and assignment creation, work code implementation and interface with payroll and scheduling, and report functions. In depth knowledge of the financial and personnel functions of MUNIS. In depth knowledge of MUNIS and TeleStaff interaction and report generation. Ability to create reports for the Finance Unit Manager, Management Team, and the Police Human Resources Coordinator regarding payroll, Worker's Compensation, restricted duty, FMLA. Ability to communicate effectively both orally and in writing. Ability to develop and maintain effective working relationships with internal staff and staff of other agencies. Ability to exercise judgment and discretion in completing assigned tasks. Ability to maintain confidentiality of employee's personal information. Ability to maintain adequate attendance.

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13. Special tools and equipment required:

Proficiency with Excel and Word. Ability to develop expertise in job specific software including the City's financial system and the MPD scheduling system. Ability to use a calculator.

14. Required licenses and/or registration:

15. Physical requirements:

Work in this position is primarily sedentary, requiring the ability to sit/stand at a desk, work on a computer and use a monitor for extended periods of time under varied and occasionally stressful situations.

16. Supervision received (level and type):

Work is performed under the general supervision of the Police Finance Unit Manager. In addition, coordinate with the Police Human Resources Coordinator and Scheduling Specialist & TeleStaff Administrator.

17. Leadership Responsibilities:

This position:
- ☐ is responsible for supervisory activities (Supervisory Analysis Form attached).
- ☐ has no leadership responsibility.
- ☒ provides general leadership (please provide detail under Function Statement).

18. Employee Acknowledgment:

☐ I prepared this form and believe that it accurately describes my position.
☐ I have been provided with this description of my assignment by my supervisor.
☐ Other comments (see attached).

EMPLOYEE _____ DATE _____

19. Supervisor Statement:

☐ I have prepared this form and believe that it accurately describes this position.
☐ I have reviewed this form, as prepared by the employee, and believe that it accurately describes this position.
☐ I have reviewed this form, as prepared by the employee, and find that it differs from my assessment of the position. I have discussed these concerns with the employee and provided them with my written comments (which are attached).
☐ I do not believe that the document should be used as the official description of this position (i.e., for purposes of official decisions).
☐ Other comments (see attached).

SUPERVISOR _____ DATE _____

Note: Instructions and additional forms are available from the Human Resources Dept., Room 501, City-County Bldg. or by calling 266-4615.

# City of Madison

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

## Master

### File Number: 93634

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93634 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | FINANCE COMMITTEE |
| | | | | **File Created Date :** | 06/16/2026 |
| **File Name:** | Delete the Parking Enforcement Leadworker classification in CG 16, Range13; delete the Parking Revenue Leadworker classifcation in CG 16, Range 11; create the classification series of Field Leadworker 1 and 2 in CG 16, Ranges 14 and 15 respectively in the | | | **Final Action:** | |

**Title:** Delete the Parking Enforcement Leadworker classification in CG 16, Range13; delete the Parking Revenue Leadworker classifcation in CG 16, Range 11; create the classification series of Field Leadworker 1 and 2 in CG 16, Ranges 14 and 15 respectively in the salary schedule; and create four (4) new 1.0 FTE positions in the 2026 Parking Division operating budget; and reallocate employees into the new classification.

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | Director of Human Resources | **Effective Date:** | |
| **Attachments:** | Final Bus Terminal Coordinator Memo June 2026.pdf, Field Leadworker 1-2 2026 DRAFT.pdf | **Enactment Number:** | |
| **Author:** | Brittney Hayes, Human Resources Analyst | **Hearing Date:** | |
| **Entered by:** | JZuniga-Paiz@cityofmadison.com | **Published Date:** | |

## History of Legislative File

| Version: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Human Resources Department | 06/16/2026 | Referred for Introduction | | | | |
| | **Action Text:** This Resolution was Referred for Introduction | | | | | | |
| | **Notes:** Finance Committee (6/29/26), Personnel Board (6/24/26), Common Council (7/7/26) | | | | | | |
| 1 | COMMON COUNCIL | 06/23/2026 | Refer | FINANCE COMMITTEE | 06/29/2026 | | 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:** Additonal referral to Personnel Board. | | | | | | |
| 1 | FINANCE COMMITTEE | 06/23/2026 | Referred | PERSONNEL BOARD | 06/24/2026 | | |
| | **Action Text:** This Resolution was Referred to the PERSONNEL BOARD | | | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1 | PERSONNEL BOARD | 06/24/2026 | Return to Lead with the Recommendation for Approval | FINANCE COMMITTEE | 06/29/2026 | Pass |

**Action Text:** A motion was made by Jackson, seconded by Nash, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE. The motion passed by voice vote/other.

| | | | | | | |
|---|---|---|---|---|---|---|
| 1 | FINANCE COMMITTEE | 06/29/2026 | 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 93634

### Fiscal Note

The proposed resolution updates position classifications within the Parking Division, reallocates staff into the new classifications, and creates 4.0 FTE positions. The annualized cost increase from these changes is $380,000. Additional costs in 2026 will be accommodated within Parking's existing operating budget appropriations. The new positions will support the Intercity Bus Terminal that was approved in Parking's 2023 capital budget as part of the State Street Campus Garage reconstruction. Future contracts with bus operators at the terminal are expected to offset the cost of the new positions.

### Title

Delete the Parking Enforcement Leadworker classification in CG 16, Range13; delete the Parking Revenue Leadworker classifcation in CG 16, Range 11; create the classification series of Field Leadworker 1 and 2 in CG 16, Ranges 14 and 15 respectively in the salary schedule; and create four (4) new 1.0 FTE positions in the 2026 Parking Division operating budget; and reallocate employees into the new classification.

### Body

Resolution deleting the Parking Enforcement Leadworker classification in CG 16, Range13; deleting the Parking Revenue Leadworker classifcation in CG 16, Range 11 once the employees using this classification as an underfill in their trainee programs advance to the next level in their training; creating a new classification series of Field Leadworker 1 and 2 be created in CG16, Ranges 14 and 15, respectively and four (4) 1.0 FTE positions created within the permanent salary details of the 2026 Parking Division Operating Budget. Reallocate the employees: D. Alahmed (PCN #1309) to Field Leadworker 2 (as an underfill) ; B. Charlesworth (PCN#5055) to Field Leadworker 1; T. Metz (PCN#4128) to Field Leadworker 2; J. McMconnell (PCN#4776) to Field Leadworker 2; K. Peterson (PCN#3878) to Field Leadworker 2 (as an underfill); M. Rosales Franco (PCN#2540) to Field Leadworker 1; Peter Stulgaitis (PCN#3883) to Field Leadworker 1 (as an underfill); K. Zakariasen (PCN 1271) to Field Leadworker 2; recreate vacant position PCN#1302 to Field Leadworker 1.

TO: Personnel Board

FROM: Brittney Hayes, Human Resources

DATE: June 8, 2026

SUBJECT: Bus Terminal Coordinator (New position), Parking Division

On April 6, 2026, Stefanie Cox, Parking Division Director, submitted a request to Human Resources for the creation of a position dedicated to coordinating the operations of Madison's first intercity bus terminal, which is projected to open this fall. The Operating Budget for the Parking Division does not indicate a compensation group or range for the new position. The Position Classification Worksheet submitted by the Parking Division to Human Resources proposed that the new position be placed in CG16/R14. Based on the Position Description submitted (attached), a review of comparable positions in the City's classification plan, and discussions with Department of Transportation Director, Christof Spieler, Parking Division Director, Stefanie Cox and Parking Operations Manager, Glenn Hall, it is recommended that a new classification series of Field Leadworker 1-2 be established, and a position with the working title of Bus Terminal Coordinator be created in the classification of Field Leadworker 1 in CG 16/R14 of the Parking Division operating budget.

The Position Summary included in the submitted Position Description for the Bus Terminal Coordinator states:

> …**responsible for the day-to-day operation of the intercity bus terminal connected to the Lake Street Parking Garage**. This position **coordinates bus arrivals and departures, assigns bus bays, supports passengers and drivers with wayfinding and customer service, maintains terminal cleanliness, and ensures safe, orderly terminal operations**. The role **serves as the primary on-site point of contact during assigned shifts and works closely with intercity bus carriers**, Parking Division staff, security personnel, and City partners.
>
> Functions include **coordinating with carriers and passengers** on unscheduled or delayed bus arrivals and departures, **assigning and reassigning bus bays**, tracking service delays, **monitoring terminal activity** to prevent conflicts between buses, pedestrians, and vehicles; **responding to customer complaints**, **managing crowd flow** during peak travel times, supporting ADA accessibility needs, performing light maintenance and housekeeping tasks, **enforcing terminal rules and policies**, and completing shift logs and incident reports. Work is performed under the general direction of the Parking Field Supervisors and Parking Operations Manager. [emphasis added]

In the Parking Division, it is estimated that in order for someone to possess the knowledge, skills and abilities required to perform the work, they would need at least two years of responsible experience supporting the daily operation, coordination, or service delivery of a parking or transportation facility, comparable to the duties of a Parking Division field operations or customer service employee including at least one year of leadwork experience coordinating people, monitoring day-to-day activities, and assisting with training or operational decision-making; or at least two years of work experience that involved facility management, program coordination, or

service delivery in a public facing environment; and basic recordkeeping practices, including inventory and maintenance documentation. This position should be familiar with transportation facility operations, and/or related maintenance practices, and computer software applicable to the duties of the position.

I compared the Bus Terminal Coordinator to the existing Transit Dispatcher Supervisor position (CG44/R05), which performs a related operational coordination function but is assigned a higher level of responsibility and authority. The Position Description for the Transit Dispatcher Supervisor states:

> ...responsible for **scheduling work to drivers in person and via the radio system**. It is also responsible for **communication between Metro operations** and the shop as it relates to bus assignments for drivers. This position **coordinates the assignments of Bus Operators/Drivers and revenue vehicles for both scheduled and unscheduled operations**. Communicates schedule and operating information to Full-Time and Part-Time Bus Operators/Drivers in a courteous and professional manner. This position **manages operating the dispatch window** in accordance with the rules, policies and Labor Agreement. [emphasis added]

Both the Bus Terminal Coordinator and the Transit Dispatcher Supervisor provide responsible coordination of operations for a transportation facility, the Transit Dispatch Supervisor performs work at a higher level due to the responsibility for workforce deployment, labor agreement compliance, and operational staffing decisions. The Dispatch Supervisor is responsible for assigning operators to routes, vacant runs, overtime, special events, and emergency response situations, ensuring adequate service coverage and compliance with collective bargaining agreement provisions. The position also manages operator work hours, overtime distribution, and timekeeping processes, directly impacting staffing levels, payroll accuracy, and service delivery. In contrast, this position is not responsible for leading staff but will focus on leading the day-to-day coordination and operations of the bus terminal, coordinating bus movements within the terminal, assigning bus bays, addressing schedule disruptions, and providing customer service to passengers and carriers. While the Bus Terminal Coordinator manages the flow of buses and passengers, the position does not exercise the same level of authority or accountability over personnel assignments, labor compliance, or workforce management that is required of the Transit Dispatch Supervisor. Therefore, placement in the comparable CG16/R16 salary table would not be appropriate, given that the position is not responsible for higher-level functions like the Transit Dispatch Supervisor.

Based on the level of independent judgment required, responsibility for coordinating daily operations of a public transportation facility, and the leadwork nature of the position, Human Resources concluded that the Bus Terminal Coordinator is appropriately placed within Compensation Group 16. Although the position does not have formal supervisory authority or responsibility for workforce deployment, it serves as the primary on-site operational resource during assigned shifts and is responsible for making real-time decisions affecting terminal operations, customer service, safety, accessibility, and coordination with multiple external stakeholders. These responsibilities are consistent with other leadworker-level positions within the City in other Public Works agencies, which supports placement in CG16/R14.

The review of the Bus Terminal Coordinator position also highlighted a broader classification issue within the Parking Division. Human Resources determined that no existing classification adequately described the duties and responsibilities of the new position. Further review found that several existing Parking Division Leadworker positions are currently allocated to classifications originally developed for operational environments outside of Parking and do not accurately reflect the nature of the work performed by the Parking Division Leadworkers. The duties of these positions are more closely aligned with the operational coordination, leadwork responsibilities, and independent judgment exercised by the proposed Bus Terminal Coordinator. As a result, the creation of the Field Leadworker 1-2 classification series provides an appropriate classification for the new position, and also establishes a classification structure that more accurately reflects the work performed by comparable leadworker positions within the Parking Division. Historical classifications such as the Parking Enforcement Leadworker in CG 16, Range 13 and the Parking Revenue Leadworker in CG 16, Range 11, will no longer be utilized for new allocations, and future leadworker positions will be assigned within the Field Leadworker 1-2 series as appropriate. This approach improves internal consistency and ensures that positions are allocated to classifications that are representative of their actual duties and responsibilities.

To provide appropriate flexibility for current and future operational needs within the Parking Division, Human Resources recommends establishing a broader and more general classification series of Field Leadworker 1 and 2 . While both classifications are characterized by leadwork responsibilities and operational coordination, the Field Leadworker 2 classification is intended for positions assigned more complex operational duties, greater independent decision-making authority, or broader responsibility for programmatic management and coordinating division activities. The Field Leadworker 1 and Field Leadworker 2 classifications are not intended to function as an automatic progression series; rather this will be determined by agency based on the operational needs. Within the Parking Division, they intend to fill the Field Leadworker 2 only through a promotional selection process, ensuring that higher-level assignments are recognized and filled through a competitive process.

The classification specification for the Field Leadworker 1-2 (CG16/R14 & R15) states:

> ...responsible **leadwork supporting the effective daily operation, maintenance and service** of city agency **programs and facilities**. Positions in this classification provide first-line **leadership to a variety of field, customer service, enforcement, maintenance and/or operations staff**; **coordinate and monitor day-to-day activities**; **make routine operational decisions**; and ensure **consistent, high-quality service** to the public and partner agencies. Work includes assisting with **staffing assignments, training employees, supporting policy and procedure development**, and **performing programmatic, maintenance or field duties** as needed to **maintain safe, accessible, and well-managed operational environments.** Employees in this class help **maintain orderly, reliable maintenance and operations** across multiple environments, and **serve as an initial point of support for field staff** during varied and multishift operations. Work is performed within established guidelines under the general supervision of program, field or operation supervisors or managers, and may involve night, weekend, and special event assignments. [emphasis added]

For reasons outlined in this memo, I recommend the deletion of the Parking Enforcement Leadworker classification in CG 16, Range13; deletion of the Parking Revenue Leadworker classifcation in CG 16, Range 11 once the employees using this classification as an underfill in their trainee programs advance to the next level in their training; creation of a new classification series of Field Leadworker 1 and 2 be created in CG16, Ranges 14 and 15, and four (4) FTE positions created into the new classification of Field Leadworker 1, with a working title of Bus Terminal Coordinator. I also recommend that the following employees are reallocated to the corresponding new classifications, within the 2026 Parking Division operating budget.

| **Position** | **Employee** | **Position** |
|---|---|---|
| 4128 | T. Metz | Field Leadworker 2 |
| 2540 | M. Rosales Franco | Field Leadworker 1 |
| 5055 | B. Charlesworth | Field Leadworker 1 |
| 4776 | J. McConnell | Field Leadworker 2 |
| 1309 | D. Alahmed | Field Leadworker 1 |
| 3878 | K. Peterson | Field Leadworker 1 |
| 1271 | K. Zakariasen | Field Leadworker 2 |
| 3883 | P. Stulgaitis | Field Leadworker 1 |
| 1302 | Vacant | Field Leadworker 1 |

The necessary resolution has been prepared to implement this recommendation.

Editor's Note:

| Compensation Group/Range | 2026 Annual Minimum (Step 1) | 2026 Annual Maximum (Step 5) | 2026 Annual Maximum +12% longevity |
|---|---|---|---|
| 16/14 | $69,252.82 | $77,951.90 | $87,306.18 |
| 16/15 | $70,951.40 | $80,277.86 | $89,911.12 |

Cc: Stefanie Cox, Parking Division Director
Glenn Hall, Parking Operations Manager
Anne Slezak, Parking Finance Manager
Erin Hillson, HR Director
Emaan Abdel-Halim, Deputy HR Director - Recruitment

# FIELD LEADWORKER 1-2

CLASS DESCRIPTION

General Responsibilities:

This is responsible leadwork supporting the effective daily operation, maintenance and service of City of Madison agency programs and facilities. Positions in this classification provide first-line leadership to a variety of field, customer service, enforcement, maintenance and/or operations staff; coordinate and monitor day-to-day activities; make routine operational decisions; and ensure consistent, high-quality service to the public and partner agencies. Work includes assisting with staffing assignments, training employees, supporting policy and procedure development, and performing programmatic, maintenance or field duties as needed to maintain safe, accessible, and well-managed operational, field settings and related customer services. Employees in this class help maintain orderly, reliable maintenance and operations across multiple field settings, and serve as an initial point of support for field staff during varied and multi-shift operations. Work is performed within established guidelines under the general supervision of the foreperson, or higher-level supervisor or manager, and may involve night, weekend, and special event assignments.

This series is not intended for automatic progression to the Leadworker 2 level, rather advancement will be determined by each agency based on their needs and will be generally filled through a position study or competitive process.

Examples of Duties and Responsibilities:

Field Leadworker 1

Lead and coordinate day-to-day operations across assigned functional areas, ensuring services are delivered efficiently and in alignment with established procedures.

Provide leadership and work direction to hourly and permanent staff, contractors, and security personnel, including assigning and prioritizing work, monitoring performance, clarifying procedures, and ensuring adherence to operational standards and expectations.

Monitor facilities, field locations, and service areas to ensure safe, orderly, and efficient operations and address service conflicts or disruptions.

Coordinate clear communication to staff and the public related to facility and field activities

Respond to operational issues, service disruptions, and public concerns, including assisting customers, addressing complaints, and providing information on agency regulations, services, and policies.

Support staffing and operational coverage, including adjusting assignments, redeploying resources, assisting with scheduling, and responding to unexpected absences, peak demands, or emergency situations.

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Oversee and support maintenance and equipment operations, including monitoring facility conditions, coordinating repairs, assisting with preventive maintenance activities, and ensuring cleanliness, safety, and functionality of agency assets and equipment.

Promote and ensure safe work practices and site conditions, including monitoring staff and contractors for proper procedures and PPE use, identifying hazards, and ensuring appropriate follow-up on safety, environmental, and life protection system concerns.

Assist with training and onboarding of staff, providing guidance on work procedures, equipment use, customer service expectations, and operational protocols across functional areas.

Perform related work as required.

Field Leadworker 2

Perform all work consistent with the class of Field Leadworker 1, but with a higher level of skill, discretion, autonomy, and independent decision-making generally achieved after two years.

QUALIFICATIONS

**Training and Experience**:

Field Leadworker 1

Generally, positions in this classification will require:

Three years of responsible experience supporting the daily operation, maintenance, or field functions of an agency, including at least one year of leadwork experience coordinating people, monitoring day-to-day activities, and assisting with training or operational decision-making.

For Parking Division positions*:*

One year (1) year of formal trade work is required for the Leadworker in the maintenance section.

Two years of responsible parking enforcement experience comparable to that gained as a Parking Enforcement Officer with the City of Madison is required for the Leadworker in Parking Enforcement.

Other combinations of training and/or experience which can be demonstrated to result in the possession of the knowledge, skills and abilities necessary to perform the duties of this position will also be considered.

Field Leadworker 2

Fours years of responsible experience supporting the daily operation, maintenance, or field functions, including at least one year of leadwork experience coordinating staff, monitoring day-to-day activities, and assisting with training or operational decision-making.



DRAFT

For Parking Division positions:
One (1) year of formal trade work is required for the Leadworker in the maintenance section.

Three years of responsible parking enforcement experience comparable to that gained as a Parking Enforcement Officer with the City of Madison is required for the Leadworker in Parking Enforcement.

Other combinations of training and/or experience which can be demonstrated to result in the possession of the knowledge, skills and abilities necessary to perform the duties of this position will also be considered.

Specific training and experience requirements will be established at the time of recruitment.

**Knowledge, Skills and Abilities**:

Parking Field Leadworker 1

Working knowledge of materials, tools, equipment and techniques used in operations, facility maintenance, repair, and/or construction related field activities. Working knowledge of and ability to use computer software applicable to the duties of the position. Working knowledge of basic recordkeeping practices, including inventory and maintenance documentation. Working knowledge of applicable safety practices and equipment. Ability to provide effective leadwork, including training staff, assigning tasks, and monitoring performance. Ability to understand and carry out oral and written instructions. Ability to work independently and make decisions in emergency or unusual situations. Ability to calmly and effectively coordinate within stressful and/or confusing situations. Ability to exercise discretion in applying rules, policies, and procedures. Ability to enforce rules respectfully and consistently. Ability to perform preventive maintenance and routine mechanical repairs on equipment. Ability to work effectively with multicultural populations. Ability to establish and maintain effective working relationships with coworkers, supervisors, and the public. Ability to deal tactfully and firmly with potentially hostile individuals. Ability to perform basic mathematical calculations accurately and efficiently. Ability to communicate effectively with individuals from diverse cultural and ethnic backgrounds. Ability to use communication tools (e.g., two-way radio, cell phone). Ability to operate a motor vehicle safely in varied conditions. Ability to maintain reliable attendance.

Parking Field Leadworker 2

Thorough knowledge of materials, tools, equipment and techniques used in operations, facility maintenance, repair, and construction related to field activities. Thorough knowledge of computer software and applications used in facility operations, maintenance, and field support. Working knowledge of basic recordkeeping practices, including inventory and maintenance documentation. Working knowledge of applicable safety practices and equipment. Working knowledge of specialized

equipment, facility operations, and related maintenance practices, as determined by the agency. Ability to provide effective leadwork, including training staff, assigning tasks, and monitoring performance. Ability to understand and carry out oral and written instructions. Ability to work independently and make decisions in emergency or unusual situations. Ability to calmly and effectively coordinate within stressful and/or confusing situations. Ability to enforce rules respectfully and consistently. Ability to perform preventive maintenance and routine mechanical repairs on equipment. Ability to work effectively with multicultural populations. Ability to establish and maintain effective working relationships with coworkers, supervisors, and the public. Ability to exercise discretion in applying rules, policies, and procedures. Ability to deal tactfully and firmly with potentially hostile individuals. Ability to perform basic mathematical calculations accurately and efficiently. Ability to communicate effectively with individuals from diverse cultural and ethnic backgrounds. Ability to use communication tools (e.g., two-way radio, cell phone). Ability to operate a motor vehicle safely in varied conditions. Ability to maintain reliable attendance.

Necessary Special Qualifications:

Possession of a valid driver's license.

Employees will also be expected to work a variety of hours, including days, nights, weekends, and special events.

**Physical Requirements**:

Ability to walk over uneven terrain and must be able to bend, squat, and access field sites. Ability to stand, walk, bend, kneel, stoop, and perform repetitive movements for extended periods, including walking long distances (up to 10 miles per shift). This position may require a high percentage of work outdoors in all types of weather at various times of day and night while driving, walking, standing, and performing repetitive arm movements. Ability to lift, carry, push, and pull materials (typically up to 50 pounds, occasionally up to 100 pounds with assistance from others). Ability to work at various heights and in small or confined workspaces. Ability to perform physical tasks such as opening/repairing equipment and assisting patrons. Exposure to varying weather conditions, temperature extremes, noise, heavy traffic, and high customer volumes.

| Department/Division | Comp. Group | Range |
|---|---|---|
| Field Leadworker 1 | 16 | 14 |
| Field Leadworker 2 | 16 | 15 |

Approved: _____

Erin Hillson Date
Human Resources Director

DRAFT

# City of Madison

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

## Master

### File Number: 93600

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93600 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Planning Division |
| | | | | **File Created Date :** | 06/14/2026 |
| **File Name:** | Partial Setback Release - 5 Hodgson Ct | | | **Final Action:** | |

**Title:** Authorizing the execution of a partial release of a platted “Building Construction Envelope” on Lot 29 of the Stonefield Ridge subdivision located at 5 Hodgson Court (District 19).

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | John P. Guequierre | **Effective Date:** | |
| **Attachments:** | Locator Map.pdf, Stonefield Ridge_Recorded Plat (2094051).pdf, Preliminary Plat Approval Info_03-04-88.pdf, Final Plat Approval Info_05-18-88.pdf, 5 Hodgson Ct_2024 Aerial Photo.pdf, Property Owner Request.pdf, Exhibit.pdf, Staff Memo.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 | 06/14/2026 | Referred for Introduction | | | | |
| | **Action Text:** | This Resolution was Referred for Introduction | | | | | |
| | **Notes:** | Plan Commission (6/29/26), Common Council (7/7/26) | | | | | |
| 1 | COMMON COUNCIL | 06/23/2026 | Refer | PLAN COMMISSION | 06/29/2026 | | 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 | 06/29/2026 | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER | | | | Pass |
| | **Action Text:** | A motion was made by Guequierre, seconded by Figueroa Cole, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other. | | | | | |
| | **Notes:** | On a motion by Ald. Guequierre, seconded by Ald. Figueroa Cole the Plan Commission found the standards met and recommended that the Common Council authorize the partial release of a platted “Building Construction Envelope” on Lot 29 of the Stonefield Ridge subdivision located at 5 Hodgson Court. The motion passed by voice vote/other. | | | | | |

### Text of Legislative File 93600

Fiscal Note
No City appropriation required.

Title
Authorizing the execution of a partial release of a platted “Building Construction Envelope” on Lot 29 of the Stonefield Ridge subdivision located at 5 Hodgson Court (District 19).

Body

PREAMBLE

The parcel at 5 Hodgson Court is developed with a two-story single-family residence located on Lot 29 of Stonefield Ridge, a subdivision plat recorded on July 20, 1988 that created 68 lots for single-family residences.

As part of the platting of Stonefield Ridge, a number of conditions were imposed by the Plan Commission and Common Council to limit the subdivision’s impact on the existing mature trees located along portions of the northern and eastern edges of the 31.2-acre development parcel. Those conditions included the creation of “Building Construction Envelopes” on Lots 28 and 29, which were identified as the areas on those lots in which residences could be built. Land disturbance outside of those envelopes is prohibited per a note on the final plat.

Upon recording of the final plat of Stonefield Ridge with the building envelopes, setback lines, and tree management zone required by the City as conditions of subdivision approval, those elements became restrictions for public benefit. Restrictions for public benefit are governed by Section 236.293 of Wisconsin Statutes, which states: *“Any restriction placed on platted land by covenant, grant of easement or in any other manner, which was required by a public body or which names a public body or public utility as grantee, promisee or beneficiary, vests in the public body or public utility the right to enforce the restriction at law or in equity against anyone who has or acquires an interest in the land subject to the restriction.”* Such a restriction may be released or waived in writing by the public body or public utility having the right of enforcement.

The current owners of 5 Hodgson Court, David C. and Robin R. Jelinek, are requesting to amend the building construction envelope on Lot 29 to allow construction of a 16-foot wide and 26-foot deep addition to the east side of their residence. The proposed addition would extend beyond the platted building construction envelope. The owners propose to the modify envelope to move the line approximately 33.5 feet from the northern line of Lot 29 (about 20 feet north of the existing north wall of the residence) and approximately 44.15 feet from the westernmost point from the side lot line (15 feet west of the western wall) as shown on an exhibit attached to this resolution.

The proposed resolution will allow the existing envelope to be enlarged to accommodate the owner’s proposed addition while ensuring that the significant trees present generally north and west of the residence are not impacted. There are no trees located in the expanded building construction envelope.

******

WHEREAS the final plat of Stonefield Ridge was recorded at the Dane County Register of Deeds on July 20, 1988, said plat creating 68 lots intended for development with single-family dwellings, and

WHEREAS the preliminary plat of the Stonefield Ridge development was approved by the City

of Madison Common Council on March 1, 1988 by Resolution 44,346 (ID 2617) following approval by the Plan Commission on February 2, 1988. The preliminary plat was approved subject to the conditions contained in a letter to the applicant and property owner dated March 4, 1988, and

WHEREAS the final plat of Stonefield Ridge was approved by the Common Council on May 17, 1988 by Resolution 44,677 (ID 3273) on June 21, 1988 subject to conditions, and

WHEREAS the Stonefield Ridge subdivision was approved subject to Plan Commission and Common Council conditions that included the establishment of a 40-foot rear yard building setback line parallel to the eastern line of the subdivision, a tree management zone in the northeastern corner of the plat, and building construction envelopes on Lots 28 and 29 of the final plat, all of which were intended to preserve existing mature trees present on the site at the time of development and to limit the impact of the subdivision on those trees, and

WHEREAS the 40-foot rear yard building setback line, tree management zone, and building construction envelopes required as a condition of the City's approval of the subdivision are shown on the recorded final plat, and are therefore restrictions for public benefit as regulated by Section 236.293 of Wisconsin Statutes, and

WHEREAS Section 236.293 states that a restriction for public benefit may be released or waived in writing by the public body or public utility having the right of enforcement, and

WHEREAS the owners of Lot 29 of Stonefield Ridge (5 Hodgson Court) are requesting to expand the building construction envelope on their lot to allow an addition to be constructed,

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 236.293 of Wisconsin Statutes, the Mayor and the City Clerk are hereby authorized to execute a partial release of the Building Construction Envelope established on Lot 29 of the final plat of Stonefield Ridge as shown on the attached exhibit. The recordable release document shall be in a format reviewed and approved by the City of Madison Attorney's Office and Planning Division prior to final execution and recording with the Dane County Register of Deeds.

BE IT FURTHER RESOLVED that the tree management zone established on the final plat of Stonefield Ridge that also affects Lot 29 shall remain and that no development shall be allowed in that zone or outside the modified construction envelope consistent with the conditions of the original subdivision approvals.

# City of Madison

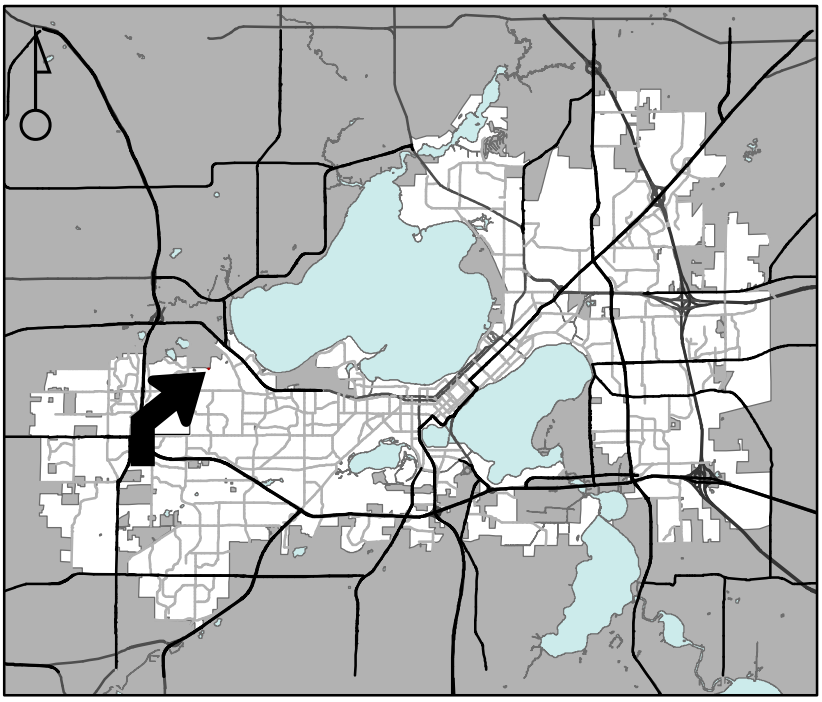
## New Business

Legislative ID

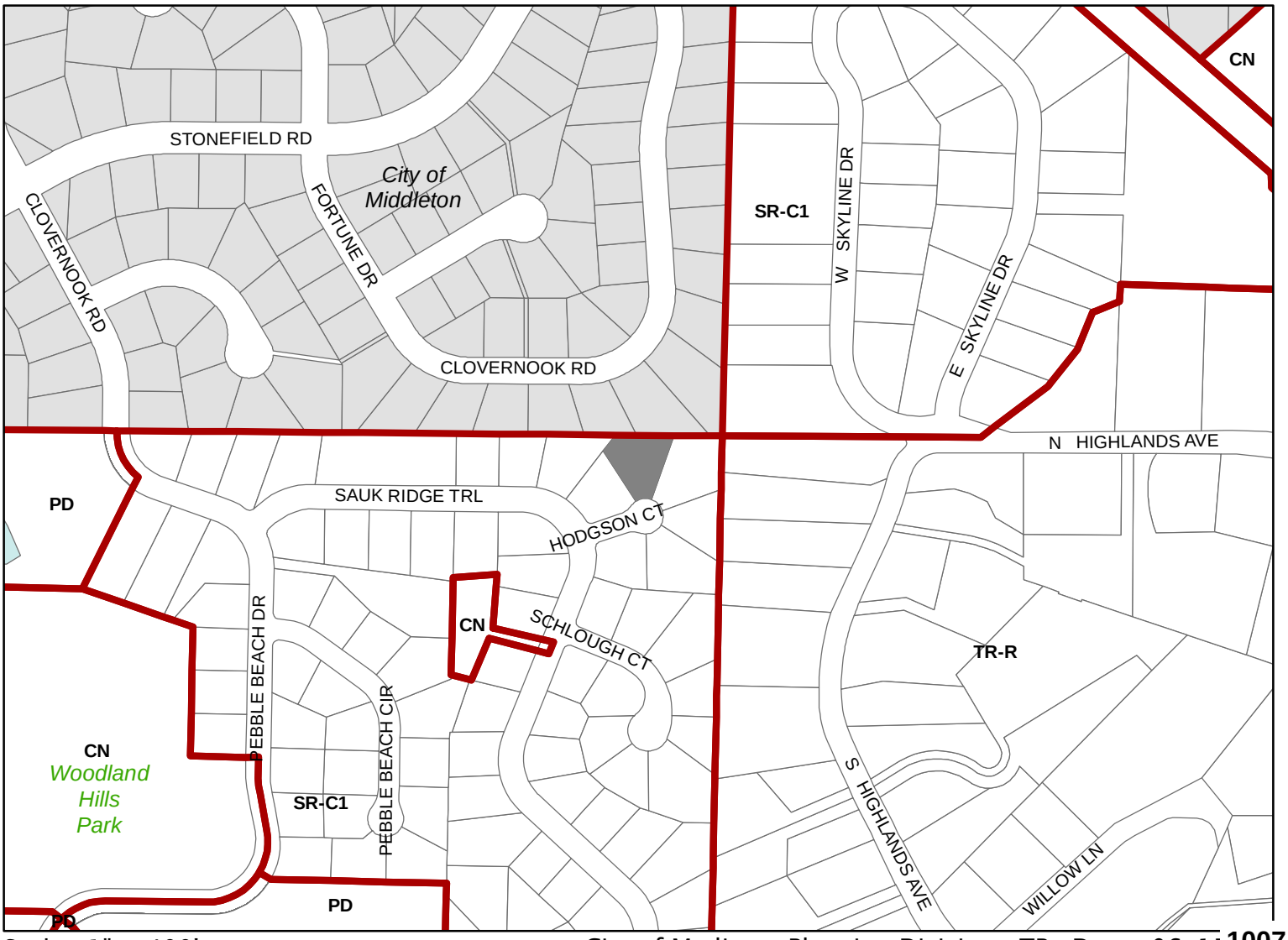
93600

Request

Authorizing the execution of a partial release of a platted “Building Construction Envelope” on Lot 29 of the Stonefield Ridge subdivision located at 5 Hodgson Court (District 19).



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

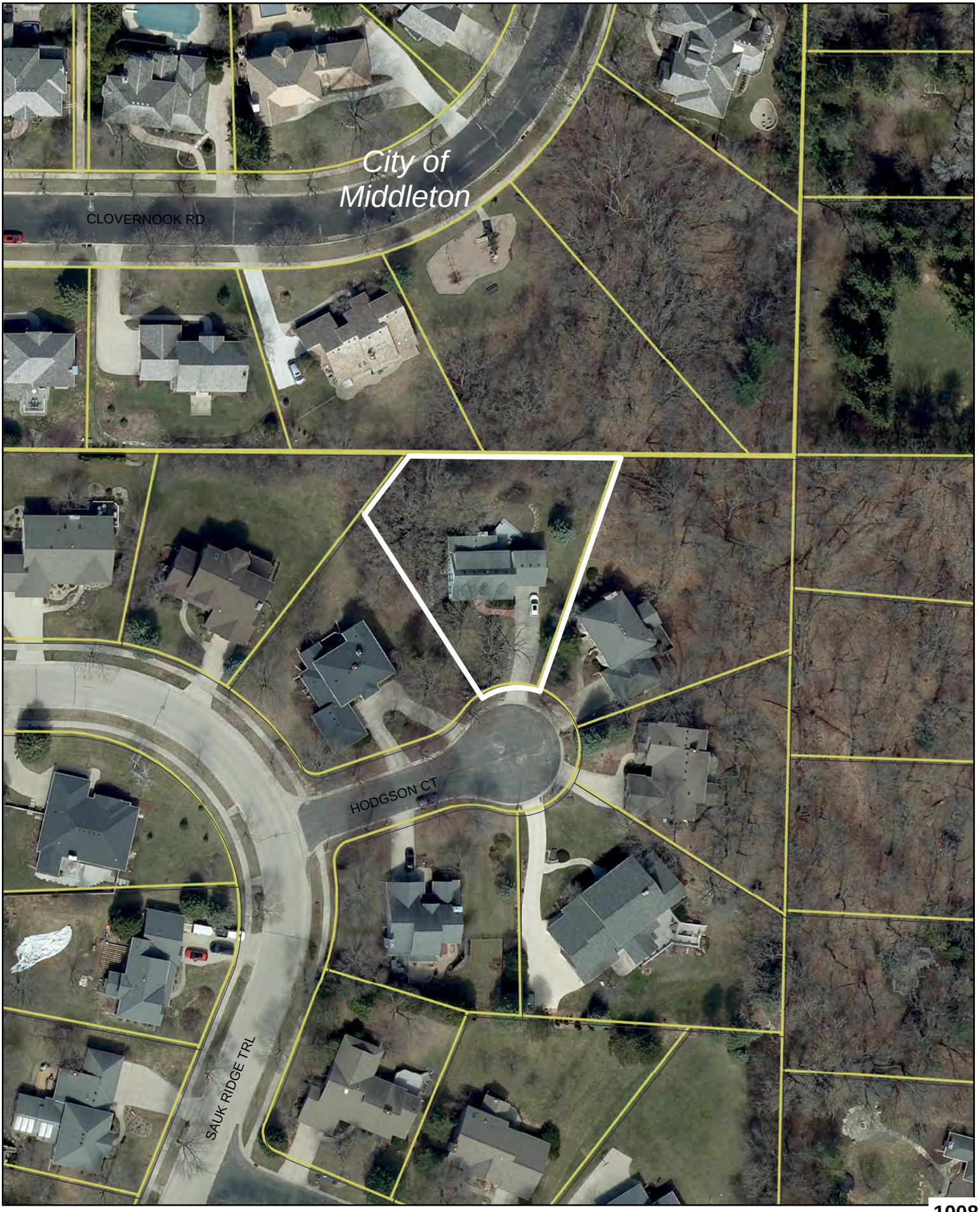



Scale : 1" = 400'

City of Madison, Planning Division : TP : Date : 06-15

# City of Madison

## Resolution ID 93600




Date of Aerial Photography : Spring

VOL 56-50A PLATS PAGE 140

# STONEFIELD RIDGE

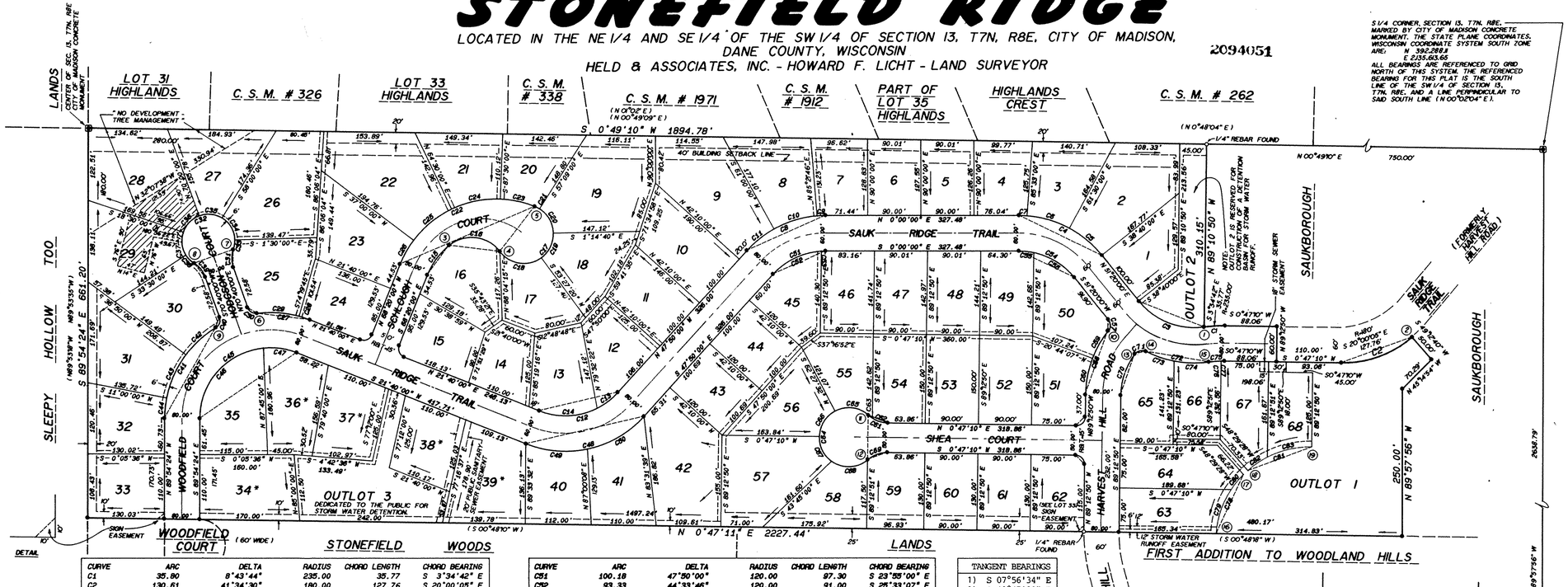
LOCATED IN THE NE 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 13, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

HELD & ASSOCIATES, INC. - HOWARD F. LICHT - LAND SURVEYOR

2094051

S 1/4 CORNER, SECTION 13, T7N, R8E. MARKED BY CITY OF MADISON CONCRETE MONUMENT. THE STATE PLANE COORDINATES, WISCONSIN COORDINATE SYSTEM SOUTH ZONE ARE; N 390,269.8 E 2,135,163.65

ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THIS SYSTEM. THE REFERENCED BEARING FOR THIS PLAT IS THE SOUTH LINE OF THE SW 1/4 OF SECTION 13, T7N, R8E, AND A LINE PERPENDICULAR TO SAID SOUTH LINE (N 00°02'04" E).



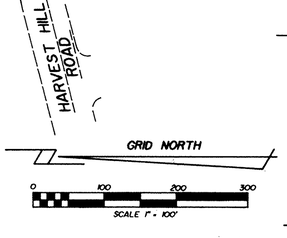

| CURVE | ARC | DELTA | RADIUS | CHORD LENGTH | CHORD BEARING |
|---|---|---|---|---|---|
| C1 | 35.80 | 8°43'44" | 235.00 | 35.77 | S 3°34'42" E |
| C2 | 130.61 | 41°34'30" | 180.00 | 127.76 | S 20°00'05" E |
| C3 | 124.15 | 59°16'34" | 120.00 | 118.69 | N 21°41'43" E |
| C4 | 161.27 | 51°20'00" | 180.00 | 155.93 | N 25°40'00" E |
| C5 | 71.73 | 22°50'00" | 180.00 | 71.26 | N 39°55'00" E |
| C6 | 75.56 | 24°03'00" | 180.00 | 75.00 | N 16°28'00" E |
| C7 | 13.98 | 4°27'00" | 180.00 | 13.98 | N 2°13'30" E |
| C8 | 150.27 | 47°50'00" | 180.00 | 145.95 | N 23°55'00" W |
| C9 | 14.57 | 4°38'14" | 180.00 | 14.56 | N 2°19'07" W |
| C10 | 76.54 | 24°21'46" | 180.00 | 75.96 | N 16°49'07" W |
| C11 | 59.17 | 18°50'00" | 180.00 | 58.90 | N 30°25'00" W |
| C12 | 145.56 | 69°30'00" | 120.00 | 136.80 | N 13°05'00" W |
| C13 | 44.30 | 21°09'10" | 120.00 | 44.05 | N 37°15'25" W |
| C14 | 101.26 | 48°20'50" | 120.00 | 98.28 | N 2°30'25" W |
| C15 | 63.11 | 28°55'46" | 125.00 | 62.45 | S 53°52'07" E |
| C16 | 97.19 | 92°48'20" | 60.00 | 86.90 | S 6°59'56" W |
| C17 | 184.38 | 211°17'26" | 50.00 | 96.29 | S 52°14'07" E |
| C18 | 78.49 | 89°56'46" | 50.00 | 70.68 | S 8°25'43" W |
| C19 | 47.73 | 54°42'00" | 50.00 | 45.94 | S 63°53'40" E |
| C20 | 48.79 | 55°54'20" | 50.00 | 46.87 | N 60°48'10" E |
| C21 | 9.37 | 10°44'20" | 50.00 | 9.36 | N 27°28'50" E |
| C22 | 276.28 | 90°26'40" | 175.00 | 248.45 | N 23°06'40" W |
| C23 | 59.90 | 19°36'40" | 175.00 | 59.61 | N 12°18'20" E |
| C24 | 85.52 | 28°00'00" | 175.00 | 84.67 | N 11°30'00" W |
| C25 | 83.99 | 27°30'00" | 175.00 | 83.19 | N 39°15'00" W |
| C26 | 46.83 | 15°20'00" | 175.00 | 46.69 | N 60°40'00" W |
| C27 | 91.62 | 29°09'46" | 180.00 | 90.63 | N 7°05'07" E |
| C28 | 18.85 | 6°00'00" | 180.00 | 18.84 | N 18°40'00" E |
| C29 | 72.77 | 23°09'46" | 180.00 | 72.27 | N 4°05'07" E |
| C30 | 20.46 | 78°09'46" | 15.00 | 18.91 | N 31°35'07" E |
| C31 | 30.59 | 39°56'34" | 45.00 | 30.00 | S 88°51'43" E |
| C32 | 202.54 | 257°53'08" | 45.00 | 70.00 | N 19°20'00" W |
| C33 | 16.59 | 21°06'34" | 45.00 | 16.49 | S 80°56'43" E |
| C34 | 44.37 | 56°30'00" | 45.00 | 42.60 | N 60°15'00" E |
| C35 | 40.84 | 52°00'00" | 45.00 | 39.45 | N 6°00'00" E |
| C36 | 40.45 | 51°30'00" | 45.00 | 39.10 | N 45°45'00" W |
| C37 | 40.84 | 52°00'00" | 45.00 | 39.45 | S 82°30'00" W |
| C38 | 19.46 | 24°46'34" | 45.00 | 19.31 | S 44°06'43" W |
| C39 | 30.59 | 38°56'34" | 45.00 | 30.00 | S 51°11'43" W |
| C40 | 20.46 | 78°09'46" | 15.00 | 18.91 | N 70°15'07" W |
| C41 | 184.52 | 58°44'10" | 180.00 | 176.55 | N 60°32'19" W |
| C42 | 69.10 | 21°59'46" | 180.00 | 68.68 | N 42°10'07" W |
| C43 | 81.16 | 25°50'00" | 180.00 | 80.47 | N 68°05'00" W |
| C44 | 34.26 | 10°54'24" | 180.00 | 34.21 | N 84°27'12" W |
| C45 | 233.68 | 111°34'24" | 120.00 | 198.47 | S 34°07'12" E |
| C46 | 176.07 | 84°04'10" | 120.00 | 160.70 | S 47°52'19" E |
| C47 | 57.60 | 27°30'14" | 120.00 | 57.05 | S 7°54'53" W |
| C48 | 218.34 | 69°30'00" | 180.00 | 205.20 | S 13°05'00" E |
| C49 | 106.08 | 33°46'00" | 180.00 | 104.55 | S 4°47'00" W |
| C50 | 112.26 | 35°44'00" | 180.00 | 110.45 | S 29°58'00" E |

| CURVE | ARC | DELTA | RADIUS | CHORD LENGTH | CHORD BEARING |
|---|---|---|---|---|---|
| C51 | 100.18 | 47°50'00" | 120.00 | 97.30 | S 23°55'00" E |
| C52 | 93.33 | 44°33'46" | 120.00 | 91.00 | S 25°33'07" E |
| C53 | 6.85 | 3°16'14" | 120.00 | 6.85 | S 1°38'07" E |
| C54 | 107.51 | 51°20'00" | 120.00 | 103.95 | S 25°40'00" W |
| C55 | 26.88 | 12°21'16" | 120.00 | 26.83 | S 6°10'38" W |
| C56 | 81.64 | 38°58'44" | 120.00 | 80.07 | S 31°50'38" W |
| C57 | 20.16 | 77°00'28" | 15.00 | 18.68 | S 89°50'14" W |
| C58 | 117.98 | 37°33'18" | 180.00 | 115.88 | N 70°26'11" W |
| C59 | 55.31 | 17°36'22" | 180.00 | 55.09 | N 60°27'43" W |
| C60 | 62.67 | 19°56'56" | 180.00 | 62.36 | N 79°14'22" W |
| C61 | 36.14 | 41°24'34" | 50.00 | 35.36 | N 21°27'21" E |
| C62 | 27.51 | 31°31'28" | 50.00 | 27.16 | N 16°32'54" E |
| C63 | 8.63 | 9°53'06" | 50.00 | 8.62 | N 37°15'11" E |
| C64 | 229.35 | 262°49'08" | 50.00 | 75.00 | N 89°12'50" W |
| C65 | 60.86 | 69°44'12" | 50.00 | 57.17 | N 7°19'38" E |
| C66 | 53.82 | 61°40'22" | 50.00 | 51.26 | N 58°22'38" W |
| C67 | 49.24 | 56°28'26" | 50.00 | 47.27 | S 62°34'27" W |
| C68 | 65.44 | 74°59'08" | 50.00 | 60.87 | S 3°07'50" E |
| C69 | 36.14 | 41°24'34" | 50.00 | 35.36 | S 19°55'07" E |
| C70 | 76.21 | 36°54'42" | 120.00 | 73.99 | S 71°15'29" E |
| C71 | 21.03 | 80°18'44" | 15.00 | 19.35 | S 13°08'46" E |
| C72 | 109.81 | 34°57'10" | 180.00 | 108.11 | S 9°32'01" W |
| C73 | 51.10 | 16°16'00" | 180.00 | 50.93 | S 18°52'36" W |
| C74 | 58.70 | 18°41'10" | 180.00 | 58.44 | S 1°24'01" W |
| C75 | 26.66 | 8°43'44" | 175.00 | 26.64 | S 3°34'42" E |
| C76 | 21.66 | 7°05'30" | 175.00 | 21.65 | S 4°23'49" E |
| C77 | 5.00 | 1°38'14" | 175.00 | 5.00 | S 1°01'57" E |
| C78 | 112.83 | 40°24'18" | 160.00 | 110.51 | S 68°17'41" E |
| C79 | 79.67 | 28°31'50" | 160.00 | 78.85 | S 71°13'55" E |
| C80 | 33.16 | 11°52'28" | 160.00 | 33.10 | S 51°01'46" E |
| C81 | 118.11 | 42°17'42" | 160.00 | 115.45 | S 20°21'41" E |
| C82 | 40.05 | 14°20'32" | 160.00 | 39.95 | S 34°20'16" E |
| C83 | 78.06 | 27°57'10" | 160.00 | 77.29 | S 13°11'25" E |

| TANGENT BEARINGS | |
|---|---|
| 1) | S 07°56'34" E |
| 2) | S 40°47'20" E |
| 3) | S 39°24'14" E |
| 4) | S 53°24'06" W |
| 5) | N 22°06'40" E |
| 6) | N 07°29'46" W |
| 7) | S 70°23'26" E |
| 8) | S 31°43'26" W |
| 9) | N 31°10'14" W |
| 10) | N 51°39'32" W |
| 11) | N 42°11'44" E |
| 12) | S 40°37'24" E |
| 13) | S 53°18'08" E |
| 14) | S 27°00'36" W |
| 15) | S 07°56'34" E |
| 16) | S 85°29'50" E |
| 17) | S 45°05'32" E |
| 18) | S 41°30'32" E |
| 19) | S 00°47'10" W |

## LOT AREAS

| | | |
|---|---|---|
| Lot 1 = 12,658 sq. ft. | Lot 25 = 15,432 sq. ft. | Lot 49 = 13,010 sq. ft. |
| Lot 2 = 21,345 sq. ft. | Lot 26 = 23,121 sq. ft. | Lot 50 = 14,729 sq. ft. |
| Lot 3 = 14,668 sq. ft. | Lot 27 = 16,434 sq. ft. | Lot 51 = 12,221 sq. ft. |
| Lot 4 = 11,920 sq. ft. | Lot 28 = 24,193 sq. ft. | Lot 52 = 13,500 sq. ft. |
| Lot 5 = 11,421 sq. ft. | Lot 29 = 18,252 sq. ft. | Lot 53 = 13,500 sq. ft. |
| Lot 6 = 11,537 sq. ft. | Lot 30 = 15,926 sq. ft. | Lot 54 = 13,438 sq. ft. |
| Lot 7 = 11,828 sq. ft. | Lot 31 = 19,308 sq. ft. | Lot 55 = 12,331 sq. ft. |
| Lot 8 = 16,036 sq. ft. | Lot 32 = 14,072 sq. ft. | Lot 56 = 14,755 sq. ft. |
| Lot 9 = 24,087 sq. ft. | Lot 33 = 14,200 sq. ft. | Lot 57 = 21,676 sq. ft. |
| Lot 10 = 16,800 sq. ft. | Lot 34 = 18,314 sq. ft. | Lot 58 = 13,108 sq. ft. |
| Lot 11 = 13,550 sq. ft. | Lot 35 = 17,106 sq. ft. | Lot 59 = 12,470 sq. ft. |
| Lot 12 = 13,327 sq. ft. | Lot 36 = 16,212 sq. ft. | Lot 60 = 11,700 sq. ft. |
| Lot 13 = 14,108 sq. ft. | Lot 37 = 14,816 sq. ft. | Lot 61 = 11,700 sq. ft. |
| Lot 14 = 11,098 sq. ft. | Lot 38 = 13,596 sq. ft. | Lot 62 = 11,652 sq. ft. |
| Lot 15 = 12,949 sq. ft. | Lot 39 = 19,157 sq. ft. | Lot 63 = 13,053 sq. ft. |
| Lot 16 = 15,563 sq. ft. | Lot 40 = 13,768 sq. ft. | Lot 64 = 14,384 sq. ft. |
| Lot 17 = 12,763 sq. ft. | Lot 41 = 15,906 sq. ft. | Lot 65 = 13,073 sq. ft. |
| Lot 18 = 14,070 sq. ft. | Lot 42 = 24,399 sq. ft. | Lot 66 = 10,399 sq. ft. |
| Lot 19 = 25,458 sq. ft. | Lot 43 = 12,083 sq. ft. | Lot 67 = 13,132 sq. ft. |
| Lot 20 = 12,510 sq. ft. | Lot 44 = 12,000 sq. ft. | Lot 68 = 10,370 sq. ft. |
| Lot 21 = 13,798 sq. ft. | Lot 45 = 12,422 sq. ft. | O.L. 1 = 69,010 sq. ft. |
| Lot 22 = 24,928 sq. ft. | Lot 46 = 12,700 sq. ft. | O.L. 2 = 17,447 sq. ft. |
| Lot 23 = 18,178 sq. ft. | Lot 47 = 12,812 sq. ft. | O.L. 3 = 27,329 sq. ft. |
| Lot 24 = 13,033 sq. ft. | Lot 48 = 12,923 sq. ft. | |




## LEGEND

- ● 1 1/4" X 30" SOLID ROUND IRON STAKE 4.17 LBS/FT.
  ALL OTHER LOT CORNERS ARE MARKED WITH A 3/4" x 24" SOLID ROUND IRON STAKE 1.50 LBS/FT.
- ALL DISTANCES, LENGTHS, AND WIDTHS ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- DISTANCES SHOWN ALONG A CURVE ARE CHORD LENGTHS.
- ——→ ARROWS INDICATE THE DIRECTION OF DRAINAGE SWALE CONSTRUCTION DURING GRADING. DRAINAGE SWALES SHALL BE MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH APPROVAL OF THE CITY ENGINEER.
- 6' 6' / 6' / 12' UTILITY EASEMENT
- ○ IRON STAKE FOUND
- BUILDING CONSTRUCTION ENVELOPE NO LAND DISTRUBANCE OUTSIDE THIS AREA. (LOTS 28 & 29)
- * MINIMUM BUILDING EXIT ELEVATION FOR LOTS 34, 36, 37, 38, AND 39 SHALL BE 137.0 CITY OF MADISON DATUM.

WISCONSIN
HOWARD F. LICHT
S-1136
MADISON, WI
LAND SURVEYOR

Howard F. Licht
5/12/98
Revised July 24th 1998
June 1998

SW CORNER SECTION 13, T7N, R8E
CITY OF MADISON CONCRETE MONUMENT

SHEET 1 OF 2

1009

VOL 56-50A PLATS PAGE 141

# STONEFIELD RIDGE

LOCATED IN THE NE 1/4 AND SE 1/4 OF THE SW 1/4 OF SECTION 13, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

HELD & ASSOCIATES, INC. - HOWARD F. LICHT - LAND SURVEYOR

## LAND SURVEYOR'S CERTIFICATE

I, Howard F. Licht, registered land surveyor, hereby certify that in full compliance with the provisions of Chapter 236, Wisconson Statutes, and the subdivision regulations of the City of Madison and according to the instructions and descriptions furnished to me by the Owner listed hereon, I have surveyed the plat of Stonefield Ridge, and that such plat correctly represents all exterior boundaries and subdivision of the land surveyed and is a parcel of land located in the NE 1/4 and SE 1/4 of the SW 1/4 of Section 13, T7N, R8E, City of Madison, Dane County, Wisconsin, to-wit:

Commencing at the South 1/4 of said Section 13; thence N 0° 49'10" E along the North-South 1/4 line of said Section 13, 750.00 feet to the northeast corner of the plat of Saukborough, said point being the point of beginning; thence N 89°10'50" W along the north line of said plat, 310.15 feet to a point of curve; thence along a west line of said plat, southeasterly on the arc of a curve to the right which has a radius of 235.00 feet and a chord which bears S 03°34'42" E, 35.77 feet to the point of tangency; thence S 0°47'10" W along a west line of said plat, 88.06 feet; thence N 89° 12'50" W along a north line of said plat, 60.00 feet; thence S 0°47'10" W along a west line of said plat, 110.00 feet to a point of curve; thence southeasterly along a west line of said plat on the arc of a curve to the left which has a radius of 180.00 feet and a chord which bears S 20°00'05" E, 127.76 feet; thence S 49°12'40" W along a north line of said plat, 50.00 feet; thence N 45°14'54" W along a east line of said plat, 70.29 feet; thence N 89°57'56" W along a north line of said plat, 250.00 feet to the northwest corner of Lot 19 of said Saukborough; thence N 0°47'11" E, 2227.44 feet to the East-West 1/4 line of said Section 13 and south line of the plat of Sleepy Hollow Too; thence S 89°54'24" E 661.20 feet to the center of said Section 13 as monumented by a city of Madison concrete monument; thence S 0°49'10" W along the north-south 1/4 line of said Section 13, 1894.78 feet to the northeast corner of the plat of Saukborough, said point being the point of beginning. Excepting therefrom any areas previously dedicated to the public. This parcel contains 31.19 Acres more or less.

Dated this 1st day of May, 1988.

Howard F. Licht

Howard F. Licht, Registered Land Surveyor, No. S-1136

REVISED THIS 31ST DAY OF JUNE, 1988.

WISCONSIN HOWARD F. LICHT S-1136 MADISON, WI LAND SURVEYOR

## OWNER'S CERTIFICATE

As Owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. We also 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 Development
Common Council, City of Madison
Dane County Agriculture, Environment and Land Records Committee

Witness the hand and seal of said Owners this 6 day of June, 1988.

Charles J. Schlough
Stephen D. Schlough
Stuart E. Schlough

STATE OF WISCONSIN)
COUNTY OF DANE ) SS

Personally came before me this 6th day of June, 1988, the above named Owners to me known to be the persons who executed the foregoing instrument and acknowledge the same.

My Commission Expires 6-20-90

Notary Public, Madison, Wisconsin

## CORPORATE MORTGAGEE CERTIFICATE

Valley Bank of Middleton, A corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of said owners.

In witness whereof, the said Valley Bank of Middleton has caused these presents to be signed and countersigned by its officers listed below at Middleton, Wisconsin, and it's corporate seal to be hereunto affixed this 6th day of June, 1988.

VALLEY BANK OF MIDDLETON

Joseph R. Zaffino, Vice-President

Keith Pollek, Senior Lending Officer, Vice-President

STATE OF WISCONSIN)
COUNTY OF DANE ) SS

Personally came before me the above named officers of Valley Bank of Middleton to me known to be the person's who executed the foregoing instrument, and to me known to be such officers of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by it's authority.

My Commission expires 6-20-90.

Notary Public, Dane County, Wi.

STATE OF WISCONSIN BARBARA JOB PACKHAM NOTARY PUBLIC

## TREASURERS CERTIFICATE

STATE OF WISCONSIN)
) S.S.
COUNTY OF DANE )

As the duly appointed/elected City Treasurer of the City of Madison, and County Treasurer of the County of Dane, we hereby certify that the records in our offices show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of "Stonefield Ridge".

Elizabeth E. Salmon, County Treasurer — Date 7-19-88

Andre Blum, City Treasurer — Date 7/20/88

COUNTY TREASURER DANE COUNTY, WISCONSIN

## COMMON COUNCIL RESOLUTION

I hereby certify that this plat was approved by the Common Council of the City of Madison, Dane County, Wisconsin by Resolution No. 44617, adopted on the 21 day of June, 1988, and Ord. No. 3273 and furthermore certify that the conditions of said approval were fulfilled on the 20 day of July, 1988.

Andre Blum, Clerk, City of Madison

I, Norbert Scribner, as authorized agent for the Dane County Agriculture, Environment and Land Records Committee, hereby certify that the Committee certifies this plat of "Stonefield Ridge" as nonobjectionable. I also certify that copies were forwarded as required on May 5, 1988, and that no objections to the plat have been filed, or if filed, have been met. Pursuant to s.236.12(2)(b) Wisconsin Statutes.

Date July 19, 1988

Norbert Scribner

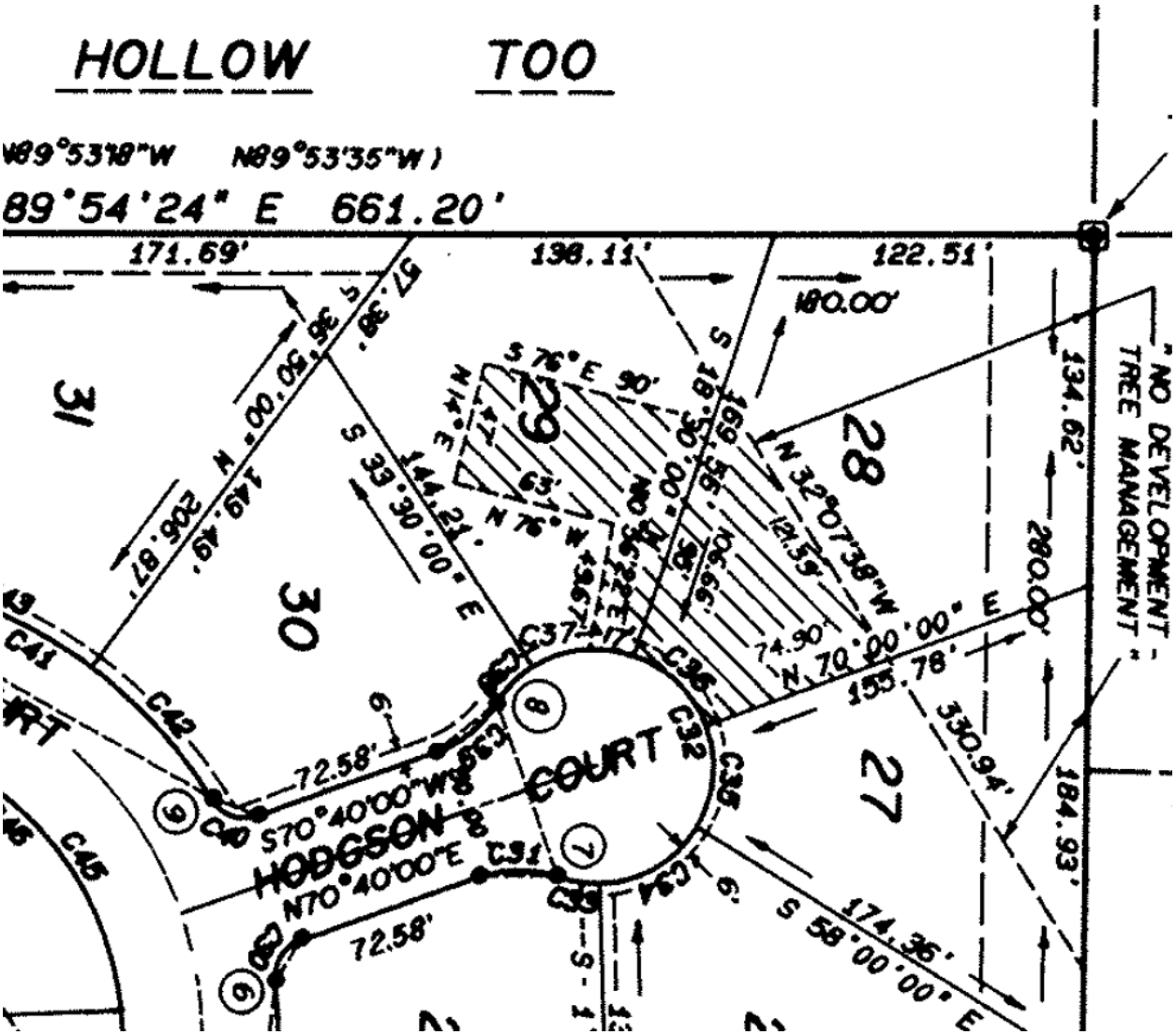
## CERTIFICATE OF COUNTY REGISTER OF DEEDS

Received for Record this 20 day of July, 1988, at 3:24 O'Clock, P.M., and recorded in Volume 56-50A of Plats on Pages 140-141.

Carol R. Mahnke, Dane County Register of Deeds
by: Darlene M. Duckert, Deputy

This instrument was drafted by Richard L. Meinert of Held & Associates, Inc.

**Lot 29 Close-Up (from plat)**



1012

# CITY OF MADISON

## Proposed Plat + Proposed Rezoning

**NAME:** STONEFIELD RIDGE

**LOCATION:** 6506 OLD SAUK RD

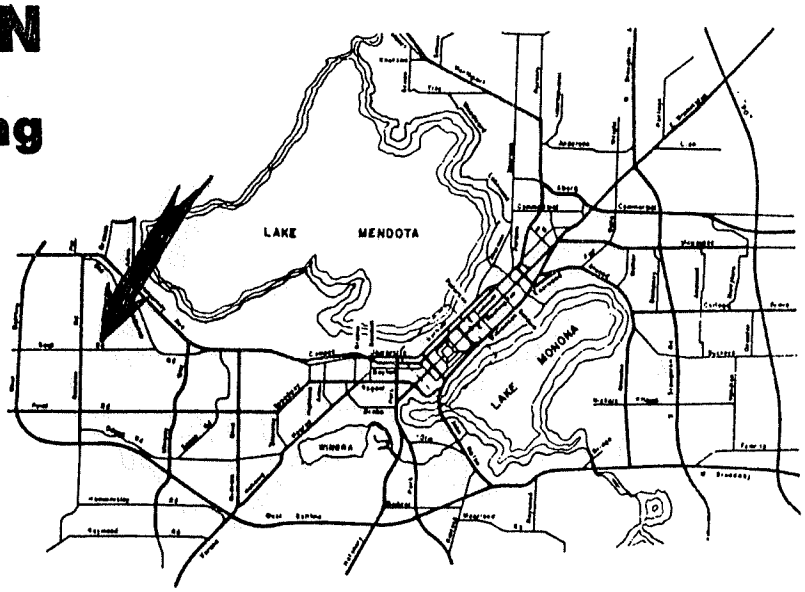
REZONE FROM PCD-SIP & PCD-GDP to R1

☑ **PRELIMINARY**

☐ **FINAL**

☐ **WITHIN CITY**

☐ **OUTSIDE CITY**




**LOCATOR MAP**

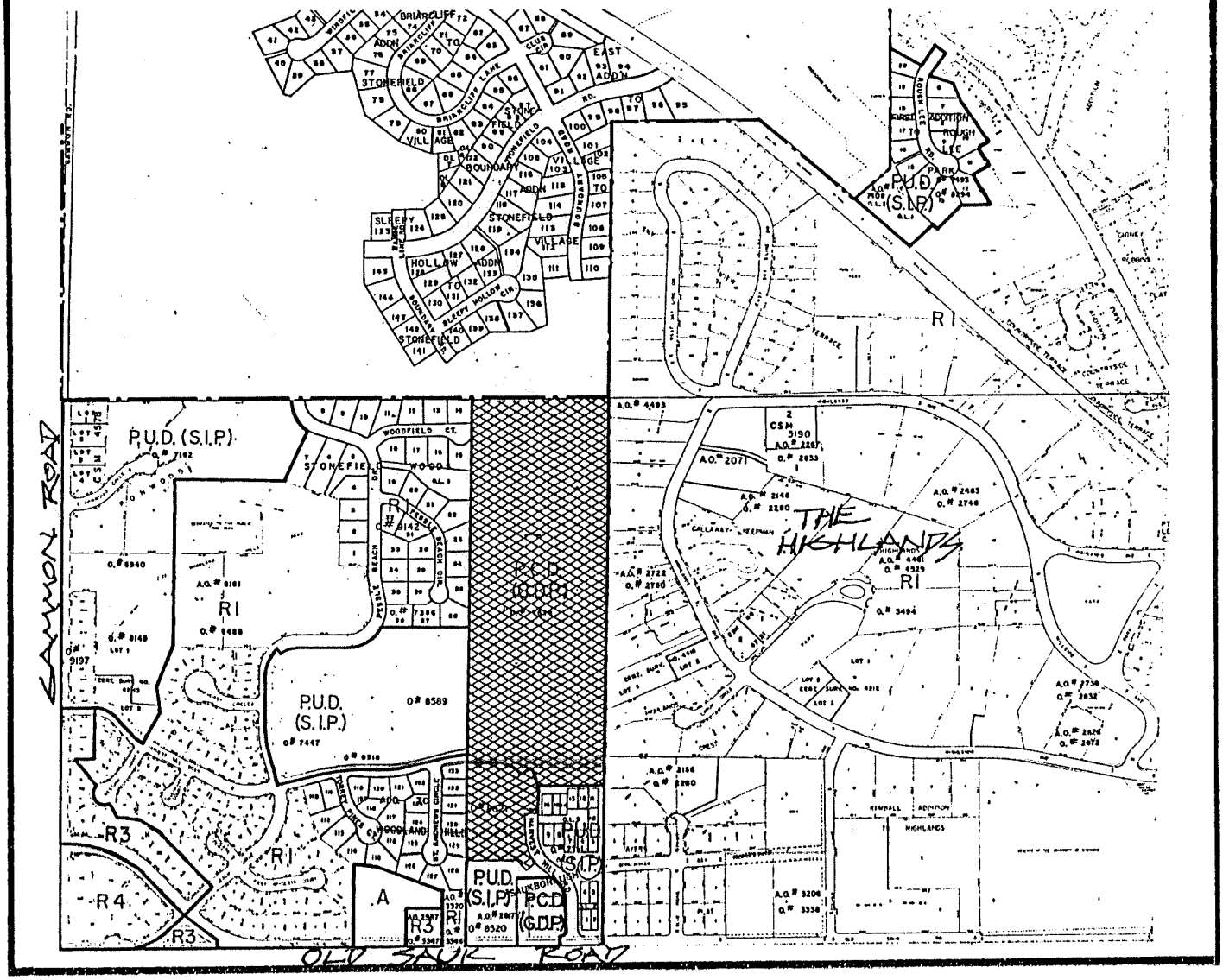
**PUBLIC HEARING DATES:**

Plan Commission 1-20-88

Common Council 2-2-88

**Applicant:** STEVE SCHLOUGH

**Scale** 1"=800' **Area** 32.3 ACRES




VII. A.3.

1013

DATE: 12/14/87

APPLICATION FOR THE APPROVAL OF _____
(Plat) (Land Division)

TO: Secretary, Plan Commission
City of Madison, 215 Martin Luther King, Jr. Boulevard
Madison Municipal Building, Lower Level
Madison, WI 53710

Dear Sir:

Herewith submitted is the STONEFIELD RIDGE
(Plat) (Land Division)
of the SCHLOUGH property located at 6506 OLD SAUK ROAD
MADISON, WIS. ; SE 1/4 OF SECTION 13 T7N, R8E
(Address) (1/4 Section or Subdivision)

For purpose of identification and reference, I submit the following information:
Owner & Address STEPHEN D. SCHLOUGH, STUART E. SCHLOUGH AND
CHARLES T. SCHLOUGH and SAUKBOROUGH, INC. 836-3252 → 246-6834

Proposed Land Use by Lot Number LOTS # 1 THROUGH #70 - R-1
SINGLE FAMILY LOTS.

Development Schedule
The proposed development contains 70 lots and 32.3 acres. The existing zoning is (PCD-SIP) (~~RDCP~~) in the ___ (~~Town~~, City). The proposed zoning, if different, is R-1 in the (~~Town~~, City). The lands, if not in any city (are) (are not) proposed for annexation.

All the data required by Section 16.23(3)(7), (8) and (9) of the Subdivision Ordinance (has) (has not) been provided. Section 16.23(3)(a)6. requires all applications outside the city to include information evaluating and demonstrating that adequate public facilities and public services are available including transportation, sanitary and storm sewer, water service, fire protection, police service, parks, open space, recreation and school facilities.

The proposed development (was also) (will be) submitted to _____

_____ on _____
(Date)

for their consideration.

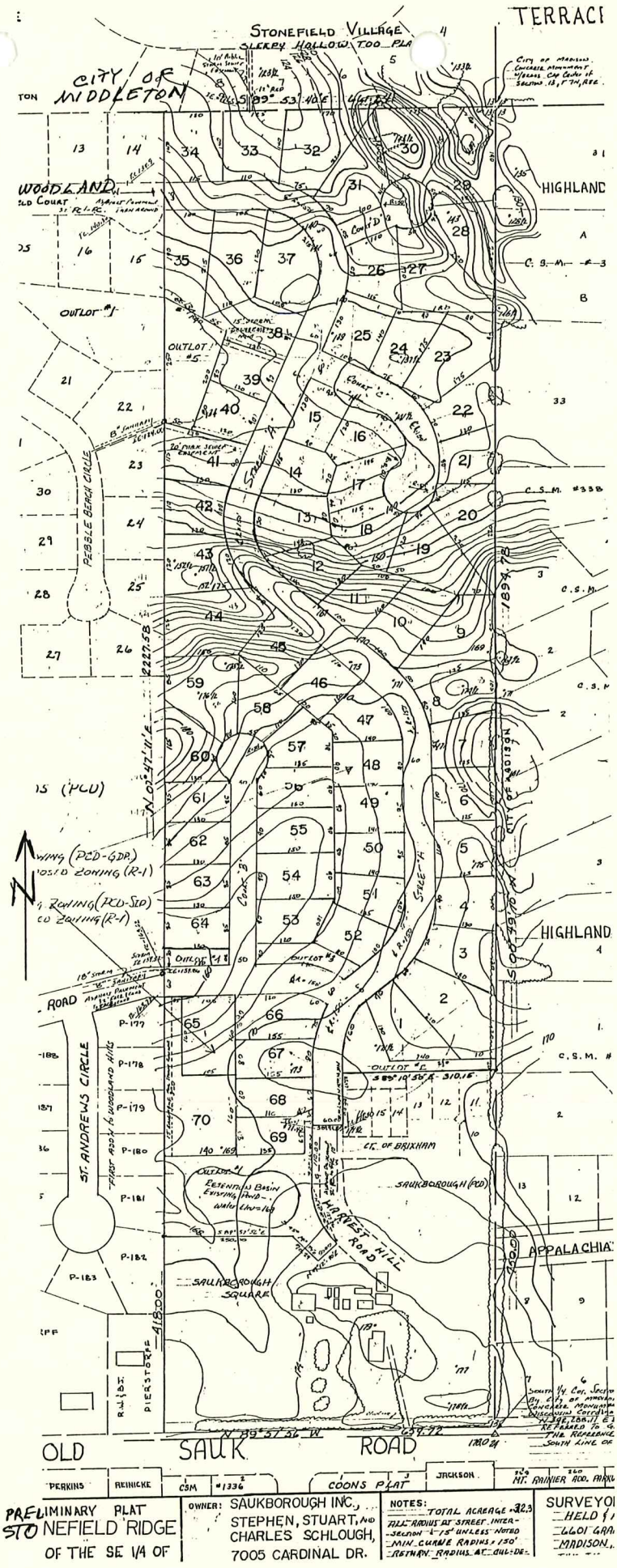
(Applicant) Signed: Stephen D. Schlough

(Applicant's interest in the property) OWNER

(Address) 7005 CORONAL DRIVE

(Telephone Number) 608-831-5470 (DOS) (266-3878)

* * * *


STONEFIELD VILLAGE
SLEEPY HOLLOW TOO PLA
CITY OF MIDDLETON
TERRACE
HIGHLAND
WOODLAND
OUTLOT #1
OUTLOT #5
PEBBLE BEACH CIRCLE
SAULE
HIGHLAND
ST. ANDREWS CIRCLE
SAUKBOROUGH (PCD)
HARVEST HILL ROAD
SAUKBOROUGH SQUARE
APPALACHIA
OLD SAUK ROAD
PERKINS
REINICKE
CSM #1336
COONS PLAT
JACKSON
MT. RAINIER ROAD
PRELIMINARY PLAT
STONEFIELD RIDGE
OF THE SE 1/4 OF
OWNER: SAUKBOROUGH INC., STEPHEN, STUART, AND CHARLES SCHLOUGH, 7005 CARDINAL DR.
NOTES:
SURVEYOR

III.A.3

STAFF REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT - PLANNING UNIT
December 22, 1987

SUBDIVISION & REZONING

Preliminary Plat and rezoning of Stonefield Ridge, 70 single family lots, North of Old Sauk Road on Harvest Hill Road extended to Woodfield Court. (Rezone from PCD-SIP and GDP to R-1 Residential).

GENERAL INFORMATION:

1. Applicant (Subdivider): Saukborough, Inc., The Schloughs, 7005 Cardinal Drive, Middleton, Wisconsin, 53562.

2. Status of Applicant: Owner

3. Requested Action: Approval of preliminary plat.

4. Date of Plat Submittal: December 14, 1987.. The Plan Commission must submit its recommendations on the plat to the Common Council within 40 days of the submittal date. To comply with this requirement, the Plan Commission must take action on the plat at its meeting of January 20, 1988. The Common Council must approve, approve conditionally, or reject the plat within 90 days of the submittal date or no later than its meeting of March 1, 1988, unless the time is extended by agreement with the subdivider.

5. Plat Location: On Harvest Hill Road extended North of Old Sauk Road to Woodfield Court.

6. Plat Size: 32 acres.

7. Existing Zoning: Part PCD-SIP and part PCD-GDP.

8. Existing Land Use: Vacant

9. Proposed Land Use: 70 single family lots.

10. Adopted Land Use Plan: Residential low density single family.

11. Plat Development Schedule: 1988-1989.

PUBLIC UTILITY AND PUBLIC SERVICE INFORMATION:

This property is now served with the full range of urban services or they can be extended by the subdivider from existing street ends.

VII.A.3

ANALYSIS:

This use is consistent with the Land Use Map. A small portion of this area was previously zoned PCD-SIP for 10 lots and is now proposed for 6 single family lots. The balance was zoned PCD-GDP for about 85 lots and a multi-family area for 44 units. Some of the lots would have had attached units (duplex). The GDP area is now proposed for 64 single family lots.

The proposed rezoning is to R-1 Residential. The City of Middleton's Stonefield Village is to the North.

RECOMMENDATIONS:

Subject to the input at the public hearing, reviewing agency comments and all code requirements staff recommends approval of the Rezoning to R-1 Residential and the preliminary plat. A park fee will be due and payable at the time of the final plats. At this time the park fee would be based on the minimum of $170 per single family.

CRD:mab/46.1

WL.A3

1017

CITY OF MADISON

# INTER-DEPARTMENTAL CORRESPONDENCE

**Date:** January 8, 1988

**To:** Bill Roberts, Planning Department

**From:** Daniel R. Stapay, Superintendent of Parks

**Subject:** Review Comments - Stonefield Ridge Plat

The proposed plat does not adequately preserve the wooded kettle hole in the northeast corner of the plat. The previously approved General Development Plan preserved this wooded area as a private conservation area. It should also be noted that the City of Middleton preserved lots 4 and 5 of the adjacent Stonefield Village Plat to protect their half of the wooded kettle hole.

Larger lots with a large no-development zone in the back would better protect the woods and steep topography and would be more compatible with the way similar land has been treated in the adjacent Highlands and City of Middleton developments.

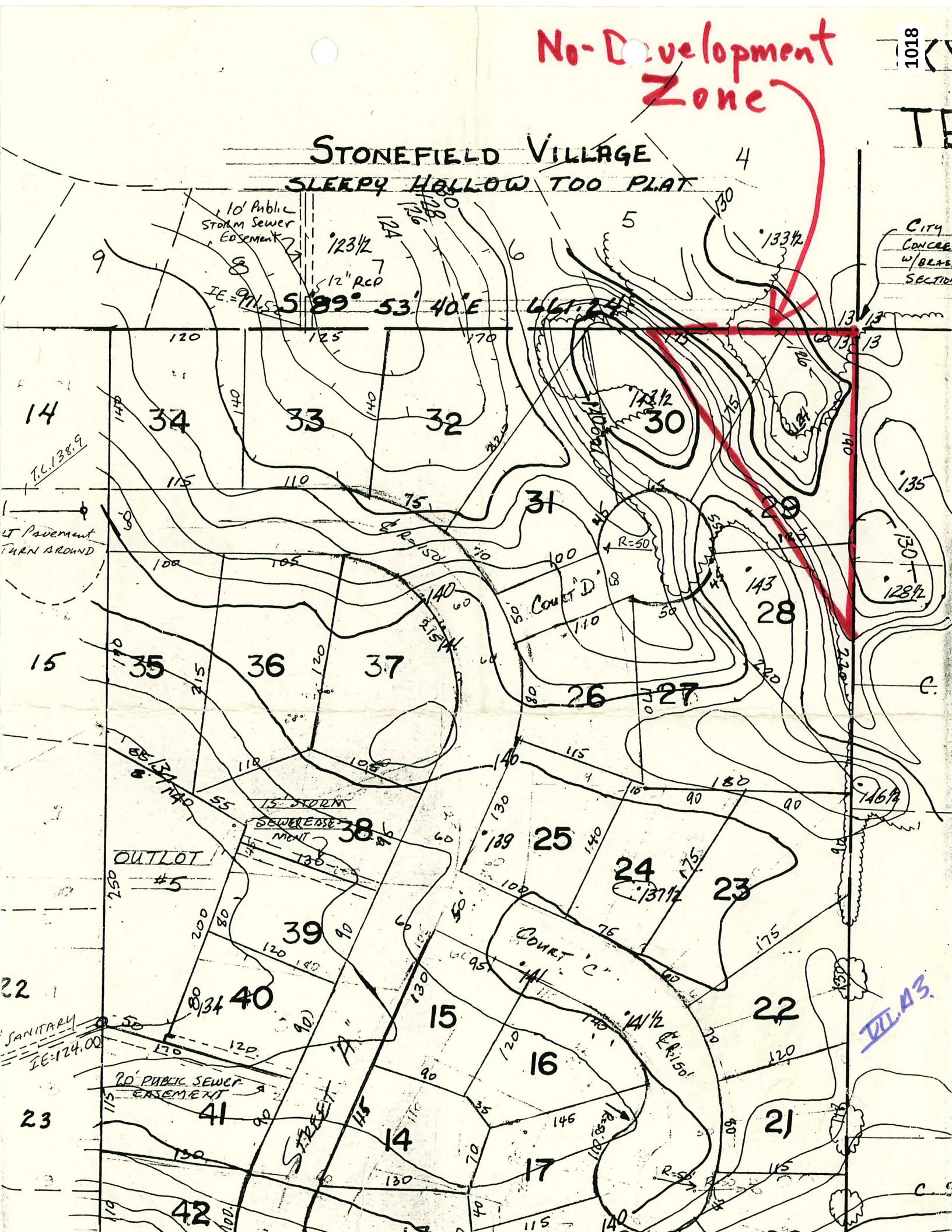
Therefore we recommend that: Court D shall be replatted to provide larger lots with a no-building zone to protect the kettle hole and the 20 - 30% northeast slopes below elevation 140 (see attached sketch).

Daniel R. Stapay
Superintendent of Parks

DRS:rae

10.03.

No-Development Zone



1019

CITY OF MADISON

# INTER-DEPARTMENTAL CORRESPONDENCE

**Date:** February 12, 1988

**To:** Bill Roberts, Planning Department

**From:** Daniel R. Stapay, Park Superintendent

**Subject:** Revised Comments: Stonefield Ridge Plat

The revised plat of Stonefield Ridge is acceptable with the following conditions of approval:

1. A triangular area in the northeast corner shall be designated a no-building zone. From the property corner, this zone runs 180 feet along the north property line and 280 feet along the east property line (see sketch).
2. The final plat shall include "building envelopes" for the wooded lots on the cul-de-sac in the northeast corner of the plat. The developer shall work with City staff to design the building envelopes to preserve as many large oak trees as possible.

Daniel R. Stapay
Park Superintendent

DRS:trl

Attachment

I.A.1.

1020

CITY OF MADISON

# INTER-DEPARTMENTAL CORRESPONDENCE

**Date:** February 25, 1988

**To:** City of Madison Plan Commission

**From:** Simon Widstrand, Parks Conservation Specialist

**Subject:** Oak Trees on Proposed Stonefield Ridge Plat

I have conducted a more detailed field inspection and plat review of the northeast corner of the Stonefield Ridge plat. I have visited the site with Paul Pingrey, DNR Area Forester, and Steve Schlough, and, on another occasion, with Mike Martinelli, City Forestry Inspector. I have noted the approximate tree locations of the oak trees over 12" diameter in the area which might be affected by construction on the proposed plat. Locations may not be exact, but I believe they are accurate enough for preliminary plat purposes, with the understanding that some plan revisions can be made before adoption of the final plat with more exact locations.

The history of this site is probably similar to many small woodlots in the Madison area. Most of the trees probably date to the middle 1800's when European settlers came to Madison and stopped the prairie fires. This allowed the fire-suppressed oaks to sprout and grow rapidly. While adjacent land was kept clear for farming, the steep knob and kettle hole were allowed to grow up to woods. Most of the trees would be 100-150 years old, although the 40" bur oak is probably over 200 years old. The woodlot was grazed periodically until 30-40 years ago, causing some soil compaction and damage to the oak trees. When grazing ceased, brush and weed trees; e.g., buckthorn and box elder, invaded beneath the large oaks and any open land which was not farmed. However, many oaks also reinvaded the open parts of the site, including the back kettle. Today these are healthy young oaks, 4-12" in diameter (approximately 40 of them in the back triangle).

As young trees and shrubs grew underneath the older oaks, they shaded out the lower branches of the oaks and competed for the limited soil nutrients, making them somewhat more vulnerable to insects and disease. The large black oaks on the site are near the end of their 150 year lifespan. The bur and white oaks are the same age, but can live to be 300-400 years old under good conditions. One large bur oak has died recently and others seem to have some dieback. This is probably due to the two-lined chestnut borer, an insect common to Madison woodlots. Chestnut borers rarely kill trees in good condition but may kill trees which are declining due to age, storm damage, other insects or disease. The chestnut borer can be combatted by good tree care and fertilization.

V C

The proposed plat, includes fourteen bur oaks 12" to 40" in diameter, plus one 36" dead bur oak, one 24" diameter white oak and thirteen 16"-36" diameter black oaks. (Red and black oaks hybridize and are difficult to differentiate without acorns. These are most likely black oaks.)

A general recommendation for management under private development in an urban setting would be to select the trees which can be maintained in good health for 50 years or more, and maintain them. Specifically, for Stonefield Ridge, I would recommend:

1. The 40" bur oak should be preserved under any development plan. I measured it at 10'9" in circumference, making it about the 75th largest bur oak in the Madison area (the largest is approximately 15 feet in circumference). It is very likely over 200 years old.
2. Other large, healthy bur oaks and white oaks on the site are likely to live another 100 years with proper care. As many of those as possible should be preserved.
3. Most of the eleven black oaks are nearing the end of their life.They have dieback on lower branches and are more susceptible to storm damage, insects and disease than the white and bur oaks. I do not believe that it is essential to preserve those trees. Any which will be damaged or pose a danger in a residential setting should be removed prior to construction. Do not crowd the good trees in futile attempts to save the poorer ones.
4. The young oaks, less than 12" diameter, will make excellent trees, if competing vegetation is removed and they receive proper care.
5. All of the trees which are to be preserved should be properly trimmed and fertilized as appropriate for the timing of construction activity, to improve their vigor. There should be very little disturbance of the crown and a root zone equal to the crown spread of the trees. This means no grade changes, no utility trenches, and no compaction from construction equipment and materials in the root zone. Careful work with light equipment can accomplish the limited brush removal and preparation work necessary for lawn areas.
6. The final plat should designate building envelopes and no-construction zones for each lot. The final plat should also include specifics pertaining to erosion control and lot drainage, location of underground utilities, location of driveway accesses, and a generalized grading plan.

IC

The developer has proposed the construction zones shown on the attached map. I have indicated which trees I believe will die or need to be removed based on this plan. The 40" bur oak and the 30" bur oak will be preserved. Overall, 6 of the 15 bur and white oaks will be removed, several of them smaller, deformed or with some dieback. Only two of the 13 large black oaks will need to be removed. I estimate that approximately 40 of 60 younger trees can be preserved, mainly in the back triangle. A list of the trees to be removed includes:

--A 13" bur oak which would crowd the 40" bur oak, if allowed to grow.
--A 15" bur oak deformed by the dieback of its top.
--A 18" + 10" bur oak, branched close to the ground, which is not one of the most attractive trees on the site.
--A 28" black oak and a 30" black oak on the crest of the hill. These are not bad trees, but have some dead branches and are nearing the end of their normal lifespan.
--A 24" bur oak, an 18" bur oak and a 12" bur oak. These are attractive trees with some dieback. If it was not necessary to remove or disturb them for construction, they could probably be preserved with proper care.
--A 30" + 30" double-trunked bur oak which has an untreatable canker disease in one trunk and some dieback on the branches of the other trunk. It would be strictly a judgment call as to whether this tree would be safe near a residence.

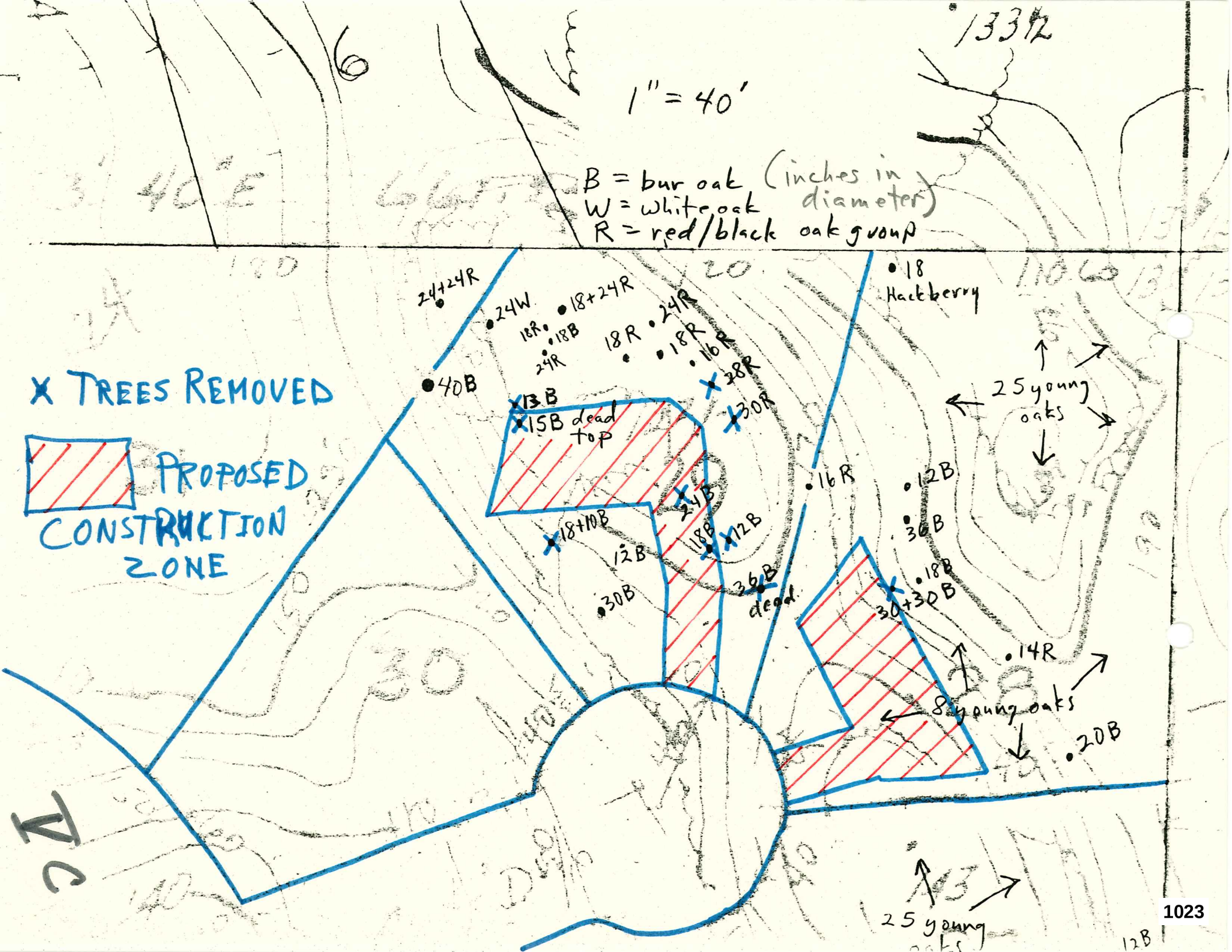
Overall, this proposed plat would save the best trees, saving approximately two-thirds of the large trees and two-thirds of the younger trees. It is comparable to the percentage of oaks which have been saved in similar plats. Some other plats have done a much worse job of preserving trees. I have discussed other platting configurations which might save a couple more trees, but they are not acceptable to the landowner.

Si Widstrand

Simon Widstrand
Conservation Specialist

SW:br
attachment

IC


1"=40'
B = bur oak (inches in diameter)
W = white oak
R = red/black oak group
X TREES REMOVED
PROPOSED CONSTRUCTION ZONE
24+24R
24W
18+24R
18R
18B
24R
18R
24R
18R
16R
38R
30R
40B
13B
15B dead top
18+10B
12B
30B
24B
18B
12B
36B dead
16R
18 Hackberry
25 young oaks
12B
30B
18B
30+30B
14R
8 young oaks
20B
25 young
12B
1332
1023

file copy.

REQUEST TO THE CITY OF MADISON PLAN COMMISSION,

RELATIVE TO STONEFIELD RIDGE (SCHLOUGH) REZONING PROPOSAL

(MEETING OF 2/29/88)

We hereby request that the re-zoning and re-platting be made contingent on the following conditions, which have the verbal approval of Alderman Trachtenberg:

1. That the Memos to the Plan Commission of 1/8/88 from D.R. Stapay, and of 2/25/88 by S. Widstrand (both of the Parks Department) be incorporated into the minutes of the Meeting of 2/29/88, as binding conditions on the final plat.

2. That the "construction zones" referred to on p. 3 of the Widstrand Memo, and as to be shown on the final plat, restrict all soil disturbance, fill deposition and traffic by excavation and building vehicles entirely within these zones, in order to protect all trees outside the zones, and to prevent erosion outside the zones; this will require removal of excavated soil from the lots by truck, and will presumably necessitate excavation by backhoe rather than by bulldozer within these zones.

3. That the final location of the cul-de-sac concerned be chosen so as to protect the two specimen oaks on lot 29, identified in the Widstrand Memo as 40B and 30B, from all soil compaction or disturbance within their drip lines.

4. That previous to construction, the construction zone boundaries be marked by snow fences or the equivalent, and that at the time of excavation and building a City official be assigned to the site to ensure that the above restrictions are observed.

Neighbors of the development in Skyview Terrace:

K. W. McVoy

Highlands Community Association

by

Keith M. Yelinek, President

Helen A. McVoy

Karl Davidson

V C

PLAN COMMISSION

ADDITIONAL CONDITIONS:

STONEFIELD RIDGE PRELIMINARY PLAT

1. Condition contained in letter signed by McVoys and people adjacent.

2. Forty foot building setback line along east line of the plat.

3. A deed restriction being prepared and filed with the City for review at the same time as the Final Plat, including:

   A. Restricting outbuildings and accessory buildings from the 40 foot setback.

   B. Architectural guidelines for the whole subdivision and specifically for lots 63-68.

4. Final Plat address the north line of the open space north of the Court of Brixbam.

5. Final Plat shall address whether the pond is to be maintained as a dry or a wet pond and who will be responsible for maintenance of the pond and adjacent area and to establishment of a "maintenance fund."

6. The amount of additional open area around the pond be further defined on the final plat.

7. The Developers to look at lots 63-68 to determine whether it is advisable to plat 5 lots instead of 6 lots with somewhat larger lots.

WGR:pah/64

Department of Planning and Development
Planning/Inspection/Community & Economic Development/Assisted Housing

City of Madison

George E. Austin, Director

Madison Municipal Building
215 Martin Luther King Jr. Boulevard
Madison, Wisconsin 53710
608 266 4635

March 4, 1988

Mr. Stephen D. Schlough
7005 Cardinal Drive
Middleton, WI 53592

Dear Mr. Schlough:

This is to inform you that the Plan Commission at its meeting of February 2, 1988 recommended conditional approval of the preliminary plat of Stonefield Ridge, Formerly known as Saukborough, 68 lots on Harvest Hill Road extended north, now zoned R-1.

The conditions of approval are:

1. Park dedication or fee in lieu of dedication will be required per 16.23(8)(f).

2. Execute and return the attached Declaration of Conditions and Covenants.

3. Additional utility easements are required between Lots 1-OL2, 4-5, 7-8, 11-12, 13-14, 16-17, 26-27, 33-34, 38-39, 52-53, 55-56 and 65-66.

4. Cul-de-sacs shall be increased 60' width in accordance with 16.23(8)(a)8 of the platting regulations.

5. That the Developer shall enter into a contract with the City of Madison and furnish a surety bond or irrevocable letter of credit of the amount of the estimate of the City Engineer for the following improvements:

   a. Sanitary sewer facilities to serve all lots included in the plat.

   b. Water main and water service laterals to serve all lots included in the plat.

   c. City of Madison standard street improvements including sidewalk on all streets in the plat except the cul-de-sacs.

d. Erosion control, stormwater runoff control, and miscellaneous site grading.

e. Other public improvements as required by the Plan Commission as a condition of approval of the Subdivision.

6. The Developer shall pay all sanitary sewer area charges which are due prior to construction of any sanitary sewer to serve the plat.

7. The Developer shall submit plans and profiles of all streets, intrablock sidewalks, and public storm and sanitary sewer easements to the City Engineering Division and that the preliminary centerline grade for those streets shall be approved prior to recording the final plat.

8. The stormwater detention basin indicated on outlot 5 should extend in order to provide maintenance and access, and to provide stormwater overflow from the street and low point at the "C" court, "A" street intersection.

9. The Developer is advised that the stormwater detention basins shown on outlots 3 and 4 are not of the size as to be acceptable to be dedicated to the public. The required storage basin, the storm sewer extension and the ownership of the outlots shall be resolved prior to preparing the final plat. The Developer is advised that the possibility of a single stormwater detention basin is viewed by the City Engineering Division as a preferable design.

10. A review of the proposed street grades will require the rebuilding of the existing curb and gutter, pavement and sidewalk along lot 14 on Woodfield Court in the Stonefield Woods Plat to a higher elevation. In order to provide drainage to the low point in the vicinity of street "A" and "C" court. The cost of this construction shall be at the Developer's expense. The Developer is advised to have the grades for street "A" established prior to any further work on this plan.

11. The City Engineering Division shall sponsor legislation to change the name of Harvest Hill Road immediately north of Old Sauk Road due to the change in geometrics of that street as a result of this development. The Engineering Division offers to the Developer the name of "Saukborough Drive" between Old Sauk Road and Woodfield Court. Lots 32 through 36 shall have addresses off of Woodfield Court.

12. That the "construction zones" referred to on p. 3 of the Widstrand Memo of February 25, 1988 and as to be shown on the final plat, restrict all soil disturbance, fill deposition and traffic by excavation and building vehicles entirely within these zones, in order to protect all trees outside the zones, and to prevent erosion outside the zones; this will require removal of excavated soil from the lots by truck, and will presumably necessitate excavation by backhoe rather than by bulldozer within these zones.

13. That the final location of the cul-de-sac concerned be chosen so as to protect the two specimen oaks on lot 29, identified in the Widstrand Memo as 40B and 30B, from all soil compaction or disturbance within their drip lines.

14. That previous to construction, the construction zone boundaries be marked by snow fences or the equivalent, and that at the time of excavation and building Parks staff be notified to monitor the site to ensure that the above restrictions are observed.

15. Forty foot buildings setback line along east line of the plat.

16. A deed restriction being prepared and files with the City for review at the same time as the Final Plan, including:

    a. Restriction outbuildings and accessory buildings from the 40 foot setback.

    b. Architectural guidelines for the whole subdivision and specifically for lots 63-68.

17. Final Plat address the north line of the open space north of the court of Brixbam.

18. Final Plat shall address whether the pond is to be maintained as a dry or a wet pond and who will be responsible for maintenance of the pond and adjacent area and to establishment of a "maintenance fund."

19. The amount of additional open areas around the pond be further defined on the final plat.

20. The Developers to look at lots 63-68 to determine whether it is advisable to plat 5 lots instead of 6 lots with somewhat larger lots.

21. That a triangular "No Development - Tree Management Zone" be shown on the Final Plat in the Northeast Corner 180 feet on the north and 280 feet on the east "to preserve the wooded

kettle hole and steep topography in this area as a private conservation zone."

22. That the Final Plat/Deed Restrictions include management practices acceptable to Parks staff for the private wooded area to maintain healthy trees for the long term including:

    a. The 40' bur oak should be preserved under any development plan. It measures 10'9" in circumference, making it about the 75th largest bur oak in the Madison area (the largest is approximately 15 feet in circumference). It is very likely over 200 years old.

    b. Other large, healthy bur oaks and white oaks on the site are likely to live another 100 years with proper care. As many of those as possible should be preserved.

    c. Most of the eleven black oaks are nearing the end of their life. They have dieback on lower branches and are more susceptible to storm damage, insects and disease than the white and bur oaks. It is not essential to preserve those trees. Any which will be damaged or pose a danger in a residential setting should be removed prior to construction. Do not crowd the good trees in futile attempts to save the poorer ones.

    d. The young oaks, less than 12" diameter, will make excellent trees, if competing vegetation is removed and they receive proper care.

    e. All of the trees which are to be preserved should be properly trimmed and fertilized as appropriate for the timing of construction activity, to improve their vigor. There should be very little disturbance of the crown and a root zone equal to the crown spread of the trees. This means no grade changes, no utility trenches, and no compaction from construction equipment and materials in the root zone. Careful work with light equipment can accomplish the limited brush removal and preparation work necessary for lawn areas.

    f. The final plat should designate building envelopes and no-construction zones for each lot. The final plat should also include specifics pertaining to erosion control and lot drainage, location of underground utilities, location of driveway accesses, and a generalized grading plan.

23. Water mains and services shall be installed by Private Contract.

24. In any City agency required a dedication, there shall be included a certificate of consent by the mortgagee and/or vendee, if any, following the owner(s)' certificate.

25. Signature blocks will be required to allow for the consent of Mortgagees.

26. The reference in the title banner of this plant "Part of the SE 1/4 of Section 13" should be corrected to read the SW 1/4.

27. Signature blocks will be required for all owners.

If the entire area is not platted at one time, the preliminary plat shall be revised to show these changes and conditions and eight prints shall be resubmitted to this office. We will note the Plan Commission approval on these prints and return one to you and one to your surveyor, as well as submitting prints to other City departments for their files.

Any appeal from the action of the Common Council, including the conditions of approval, must be filed with the Circuit Court within thirty days from the date of this letter.

The Common Council approved this matter on March 1, 1988..

Sincerely,

George E. Austin, Secretary
Madison Plan Commission

GEA:pah/55

cc: City Engineering
Traffic Engineering
Zoning Administrator
Parks
Ald. Ronald Trachtenberg, District 21
Held & Assoc.

Enclosure

Sent to Accounting_____
Sent to Mayor's Office_____
Sent to City Clerk_____
Copy Mailed
to Aldermen_____

**AGENDA ITEM** _____

City of Madison, Wisconsin

A RESOLUTION
Approving the Preliminary Plat of "Stonefield Ridge" located North of Old Sauk Road, Harvest Hill Road extended. This plat contains 68 lots and is currently zoned R1 (located in the 21st Aldermanic District).

Presented March 1, 1988
Referred_____
Rereferred_____
Reported Back_____
Adopted ✓ POF_____
Rules Susp. ✓ Tabled_____
Public Hearing_____

Drafted by: Bill Roberts, Planner III

Date: March 1, 1988

Fiscal Note: No funds are required to grant approval of this preliminary plat.

APPROVAL OF FISCAL NOTE IS NEEDED
BY THE COMPTROLLER'S OFFICE
Approved By

Comptroller's Office

INTRODUCED BY THE MAYOR AT THE REQUEST OF
SPONSORS: THE PLAN COMMISSION

RESOLUTION NO. 44,346
I.D. NUMBER 2617

RESOLVED that a Preliminary Plat known as "Stonefield Ridge" of the Schlough property, located North of Old Sauk Road, Harvest Hill Road extended, Dane County, Wisconsin, which has been duly filed for approval of the Plan Commission and Common Council, be and the same is hereby approved as required by Section 16.23 of the Ordinances of the City of Madison subject to the conditions noted in the Plan Commission files.

This preliminary plat contains 68 lots and is presently zoned R1.

BR:jlj/55

1032

DATE: MAY 2, 1988

APPLICATION FOR THE APPROVAL OF STONEFIELD RIDGE
(Plat) ~~(Land Division)~~

TO: Secretary, Plan Commission
City of Madison, 215 Martin Luther King, Jr. Boulevard
Madison Municipal Building, Lower Level
Madison, WI 53710

Dear Sir:

Herewith submitted is the STONEFIELD RIDGE
(Plat) ~~(Land Division)~~

of the SCHLOUGH property located at HARVEST HILL RD EXTENDED N OF OLD SAUK RD. TO WOODFIELD COURT, SW1/4, SECTION 13, T7N, R8E, CITY OF MADISON
(Address) (1/4 Section or Subdivision)

For purpose of identification and reference, I submit the following information:
Owner & Address SAUKBOROUGH INC.

7005 CARDINAL DR. MIDDLETON WI. 53562

STEPHEN, STUART & CHARLES SCHLOUGH
Proposed Land Use by Lot Number

LOTS 1-68 RESIDENTIAL

Development Schedule 1988-1989
The proposed development contains 71 lots and 31.2 acres. The existing zoning is R-1 in the City (~~Town~~, City). The proposed zoning, if different, is in the (Town, City). The lands, if not in any city (are) (are not) proposed for annexation.

All the data required by Section 16.23(3)(7), (8) and (9) of the Subdivision Ordinance (has) (has not) been provided. Section 16.23(3)(a)6. requires all applications outside the city to include information evaluating and demonstrating that adequate public facilities and public services are available including transportation, sanitary and storm sewer, water service, fire protection, police service, parks, open space, recreation and school facilities.

The proposed development (was also) (will be) submitted to DEPARTMENT OF DEVELOPMENT on MAY 4, 1988
(Date)
for their consideration.

(Applicant) Signed: _____

(Applicant's interest in the property) LAND SURVEYOR
HELD & ASSOCIATES
(Address) 6601 GRAND TETON PLAZA
MADISON WI. 53719
(Telephone Number) 833-7373

* * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * *

A. Any preliminary or final plat submitted for Plan Commission and Common Council review shall be accompanied by a fee of One Hundred Dollars ($100), plus Twenty Dollars ($20) per lot or outlot contained therein to contribute to the costs of such review. Checks shall be made payable to the City Treasurer
B. Any certified survey map or land division submitted for approval by the Secretary of the Plan Commission shall be accompanied by a fee of One Hundred Dollars ($100) plus One Hundred Dollars ($100) per lot or outlot contained therein to contribute to the costs of such review.
C. Certified Surveys and Plats submitted that are within the limits of the City of Madison shall include: A Report of Title satisfactory to the Real Estate Division. In addition, those surveys and plats that include Residential shall include a certified copy of the accepted option or offer including all terms of the purchase and other information as may be requested by the Real Estate Development staff to assist them in determining Fair Market Value for the purpose of establishing park fees.

1033

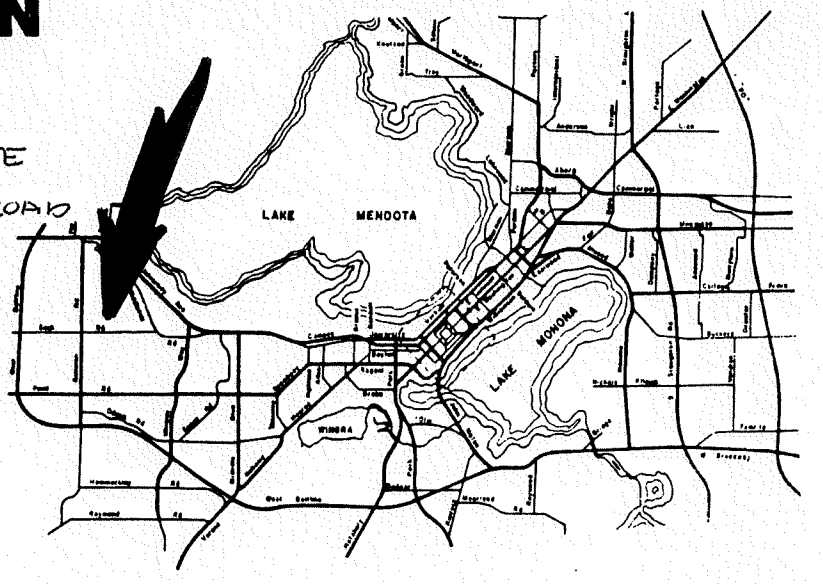
# CITY OF MADISON
## Proposed Plat

**NAME:** STONEFIELD RIDGE

**LOCATION:** NORTH OF OLD SAUK ROAD

☐ PRELIMINARY
☑ FINAL
☐ WITHIN CITY
☐ OUTSIDE CITY

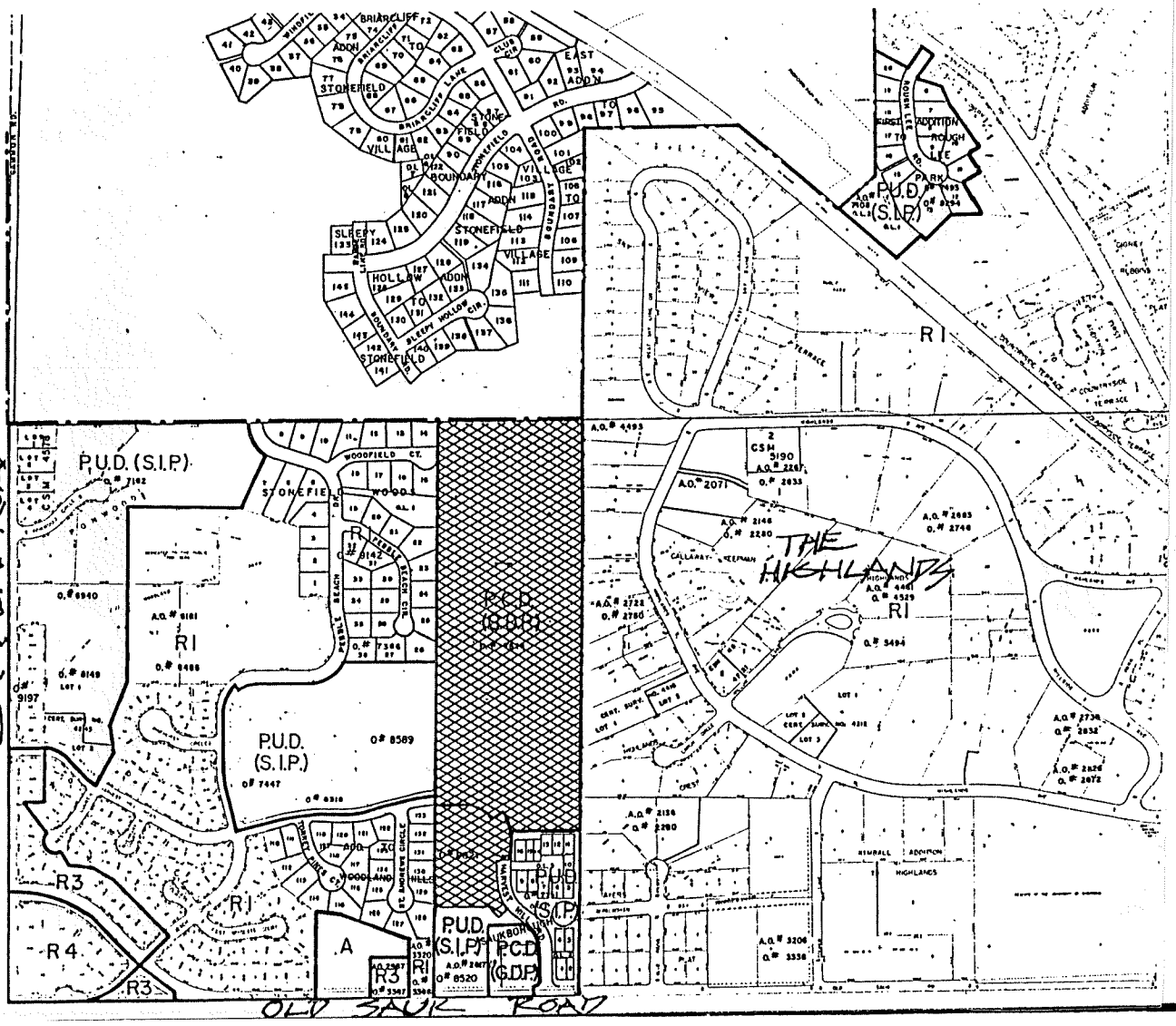
**PUBLIC HEARING DATES:**
Plan Commission MAY 16, 88
Common Council JUNE 7, 88




LOCATOR MAP

**Applicant:**

Scale 1"=800' Area 32.3 ACRES




2.

STAFF REPORT
DEPARTMENT OF PLANNING AND DEVELOPMENT - PLANNING UNIT
May 9, 1988

SUBDIVISION

Final Plat of Stonefield Ridge, 68 lots zoned R1, Harvest Hill Road, North of Old Sauk Road.

GENERAL INFORMATION:

1. Applicant (Subdivider): Steven Schlough, 7005 Cardinal Drive, Middleton, WI 53592.

2. Status of Applicant: Owner

3. Requested Action: Approval of Final Plat.

4. Date of Plat Submittal: May 2, 1988. The Plan Commission must submit its recommendations on the final plat to the Common Council within 30 days of the submittal date. To comply with this requirement, the Plan Commission must take action on the plat at its meeting of May 16, 1988. The Common Council must approve or reject the final plat within 60 days of the submittal date or no later than its meeting of June 21, 1988, unless the time is extended by agreement with the Subdivider.

5. Plat Location: North of Old Sauk Road, Harvest Hill Road.

6. Plat Size: 31 acres

7. Existing Zoning: R1 Residential

8. Existing Land Use: Vacant

9. Proposed Land Use: 68 single-family lots

10. Adopted Land Use Plan: Residential Low Density Single-Family

11. Plat Development Schedule: 1988-1989

PUBLIC UTILITY AND PUBLIC SERVICE INFORMATION:

This property is now served with the full range of urban services or they will be extended by the subdivider as part of the required subdivision improvements.

ANALYSIS:

The preliminary plat of this area was approved by the Commission in February, 1988, after considerable discussion and with 27 conditions. The area was rezoned to R1 Residential at that same time.

VII. e.2.

The final plat generally conforms to the preliminary plat layout. The plat, deed restrictions and related are being reviewed by the appropriate City agencies and they will comment.

A park fee in lieu of dedication will be required for the 68 lots per 16.23(8)(f).

The final plat includes a 40-foot building setback line on the east, a no-development tree management zone in the Northeast corner, building envelopes for lots in the wooded area, 3 outlots one of which is dedicated for detention.

RECOMMENDATIONS:

Subject to the input at the meeting, reviewing agency comments, code requirements and the following, staff recommends approval:

1. Payment of a park fee for 68 lots.

CRD:jlj/64.1

VII.C.2.

1036

**Department of Planning and Development**
Planning/Inspection/Community & Economic Development/Assisted Housing

City of Madison

George E. Austin, Director

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2985
Madison, Wisconsin 53701-2985
608 266 4635

May 18, 1988

Mr. Steve Schlough
7005 Cardinal Drive
Middleton, WI 53592

Dear Mr. Schlough:

This is to inform you that the Plan Commission, at its meeting of May 16, 1988, recommended conditional approval of the final plat of Stonefield Ridge, 68 lots, Harvest Hill Road, North of Old Sauk Road.

The conditions of approval are:

1. Execute and return the attached Declaration of Conditions and Covenants.

2. Additional utility easement is required between Lots 21-22.

3. Payment of a park fee for 68 lots. (68 × 1100 = 74,800. ϕ X .30 = $22,440.

4. This plat is subject to the provisions of Chapter 37 of the Madison General Ordinances regarding erosion and stormwater runoff control. The erosion control plan and stormwater detention requirements shall be reviewed and approved by the City Engineering Division prior to recording the final plat. Lots 34 through 39 shall be restricted to a minimum lot and building exit elevation. That elevation and note shall be submitted and approved by the City Engineer prior to recording the final plat and shall also be an aspect of runoff control. The runoff control of the south 1/2 of the plat is still unresolved. Outlot 2 shall remain in private ownership, irrespective of its use for detention. The resolution of this issue and compliance with Chapter 37 shall be a condition of approval of the plat. Outlot 1 shall be used only for detention storage as approved by the City Engineer and shall remain in private ownership and who will be responsible for maintenance shall be resolved with the City Engineer.

5. A detailed surface water drainage plan shall be submitted to the City Engineering Division for review. After receiving approval of the drainage plan, arrows shall be added to the final plat indicating the direction of drainage for each property line not fronting on a public street, and the following note shall be added to the final plat:

"Arrows indicate the direction of drainage during grading. Drainage patterns shall be maintained by the lot owner unless modified with the approval of the City Engineer."

6. A soil boring report by the professional engineer shall be submitted to the City Engineering Division indicating a groundwater table and rock conditions in the area. If the report indicates either a groundwater table or rock condition less than nine (9') feet below proposed street grades, a restriction shall be added to the final plat as determined necessary the City Engineer.

7. Prior to recording the final plat, the Developer shall enter into a contract with the City of Madison and furnish surety in the amount of the estimate of the City Engineer for the following public improvements:

   a. Sanitary sewer facilities, water mains and water service laterals to serve all lots included in the final plat.

   b. City of Madison standard street improvements, including sidewalk on all streets included in the final plat except no sidewalk will be required on the cul-de-sacs.

   c. Erosion control, stormwater runoff control and miscellaneous grading.

   d. Reconstruction of the existing curb and gutter, sidewalk and pavement abutting Lot 14, 15, and 16 of the Stonefield Woods Plat immediately west of this plat.

8. The Developer shall pay all sanitary sewer area charges which are due prior to construction of sanitary sewer to serve the final plat.

9. The Developer shall submit plans and profiles of all streets and public easements to the City Engineering Division prior to recording the final plat.

10. The City Engineering Division shall sponsor legislation to change the name of Harvest Hill Road to Saukborough Drive immediately north of Old Sauk Road due to the change in geometrics of that street as a result of this plat.

11. Revised utility easements as previously given to you be on the final plat as requested.

12. That previous to construction, the construction zone boundaries be marked by snow fences or the equivalent, and that at the time of excavation and building Parks staff be notified to monitor the site to ensure that the above restrictions are observed.

13. That the final plat/deed restrictions include management practices acceptable to Parks staff for the private wooded area to maintain healthy trees for the long-term including:

    a. The 40' burr oak should be preserved under any development plan. It measures 10'9" in circumference, making it about the 75th largest burr oak in the Madison area (the largest is approximately 15 feet in circumference). It is very likely over 200 years old.

    b. Other large, healthy burr oaks and white oaks on the site are likely to live another 100 years with proper care. As many of those as possible should be preserved.

    c. Most of the eleven black oaks are nearing the end of their life. They have dieback on lower branches and are more susceptible to storm damage, insects, and disease than the white and burr oaks. It is not essential to preserve those trees. Any which will be damaged or pose a danger in a residential setting should be removed prior to construction. Do not crowd the good trees in futile attempts to save the poorer ones.

    d. The young oaks, less than 12" diameter, will make excellent trees, if competing vegetation is removed and they receive proper care.

    e. All of the trees which are to be preserved should be properly trimmed and fertilized as appropriate for the timing of construction activity, to improve their vigor. There should be very little disturbance of the crown and a root zone equal to the crown spread of the trees. This means no grade changes, no utility trenches, and no compaction from construction equipment and materials in the root zone. Careful work with light equipment can accomplish the limited brush removal and preparation work necessary for lawn areas.

The plat shall be approved by the State Department of Development.

Any appeal from the action of the Common Council, including the conditions of approval, must be filed with the Circuit Court within thirty days from the date of this letter.

Mr. Steve Schlough
May 18, 1988

The Common Council conditionally approved this final plat on May 17, 1988.

Sincerely,

Charles R. Durrei
for

George E. Austin, Secretary
Madison Plan Commission

GEA:jlj/64

cc: City Engineering
Traffic Engineering
Water Utility
Parks Department
Held and Associates, Inc., 6601 Grand Teton Plaza-53719
Chet Gerlach, 131 W. Wilson Street, Madison, WI 53703

Enclosure

# 5 Hodgson Ct - 2024 Aerial Photo

6/18/2026, 5:16:03 AM

Parcels

ColorOrtho3Inch2024Web

Red: Red

Green: Green

Blue: Blue

1:368

0 15 30 60 ft

0 5 10 20 m

Dane County Land Information Office (LIO), Fly Dane Partnership, Ayres Associates, Wisconsin Regional Orthoimagery Consortium (WROC)

# PETITION FOR MODIFICATION OF BUILDING ENVELOPE
# 5 Hodgson Court – Lot 29, Stonefield Ridge

**Submitted to: City of Madison Committees and Common Council**
Applicant: Dave Jelinek
Property Address: 5 Hodgson Court, Madison, Wisconsin

## Executive Summary

This petition requests a limited modification of the 1988 building envelope affecting Lot 29. The original purpose of the restriction was preservation of mature trees. Conditions on the property have changed substantially over the last 38 years. The proposed garage addition is located in an open lawn area, does not require removal of mature trees, and has been reviewed by an independent arborist who found no measurable impact to remaining trees or root systems.

## Timeline of Events

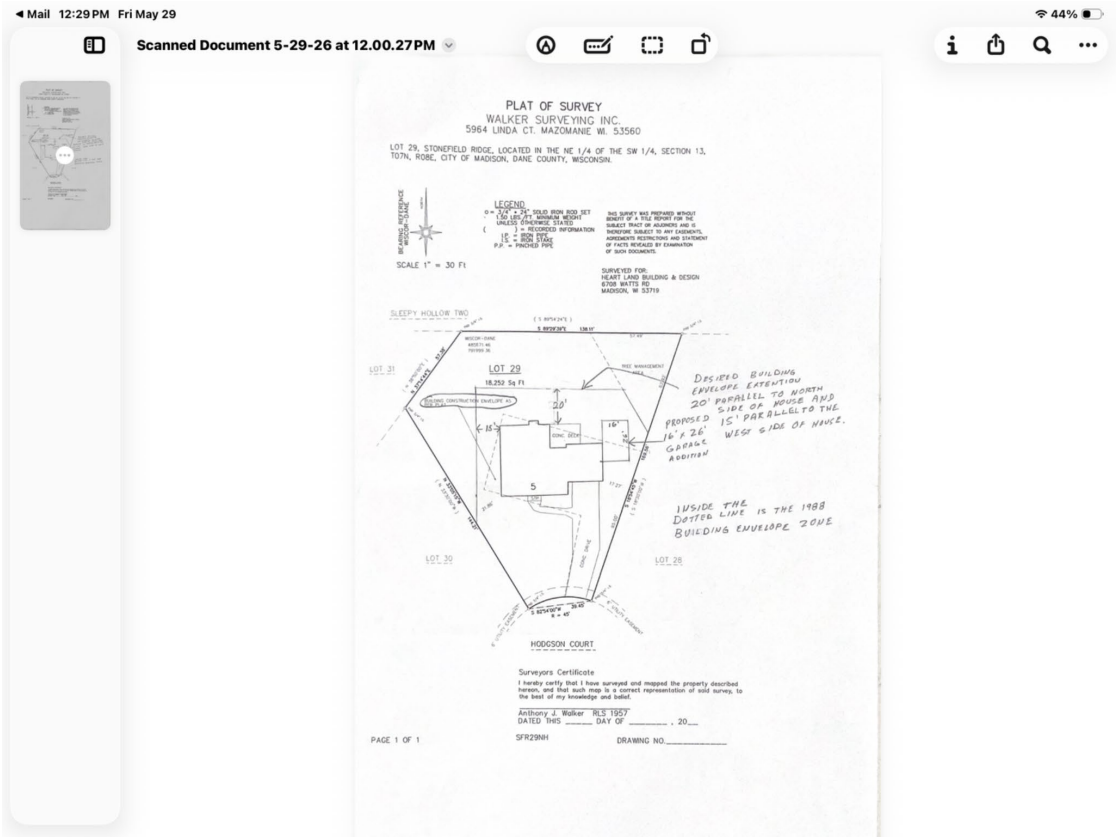
• August 2025 – Property purchased after inquiries regarding ability to add garage/workshop.
• Fall 2025 – Follow-up discussions regarding property lines and garage placement.
• 2025–2026 – Design, surveying, planning and contractor work completed.
• May 2026 – Building envelope restriction identified during permit review.
• May 2026 – Site meetings held with City staff and Alder.
• May 28, 2026 – Independent arborist site review completed.
• Present – Request for limited building envelope modification.

## Findings of Fact

1. The building envelope restriction was adopted as part of the 1988 subdivision approval process.
2. City records indicate preservation of trees was a principal reason for the restriction.
3. Several of the trees that originally occupied the affected area no longer exist.
4. The proposed construction area is currently maintained lawn.
5. The proposal does not require removal of mature trees.
6. The remaining wooded area would remain substantially unchanged.

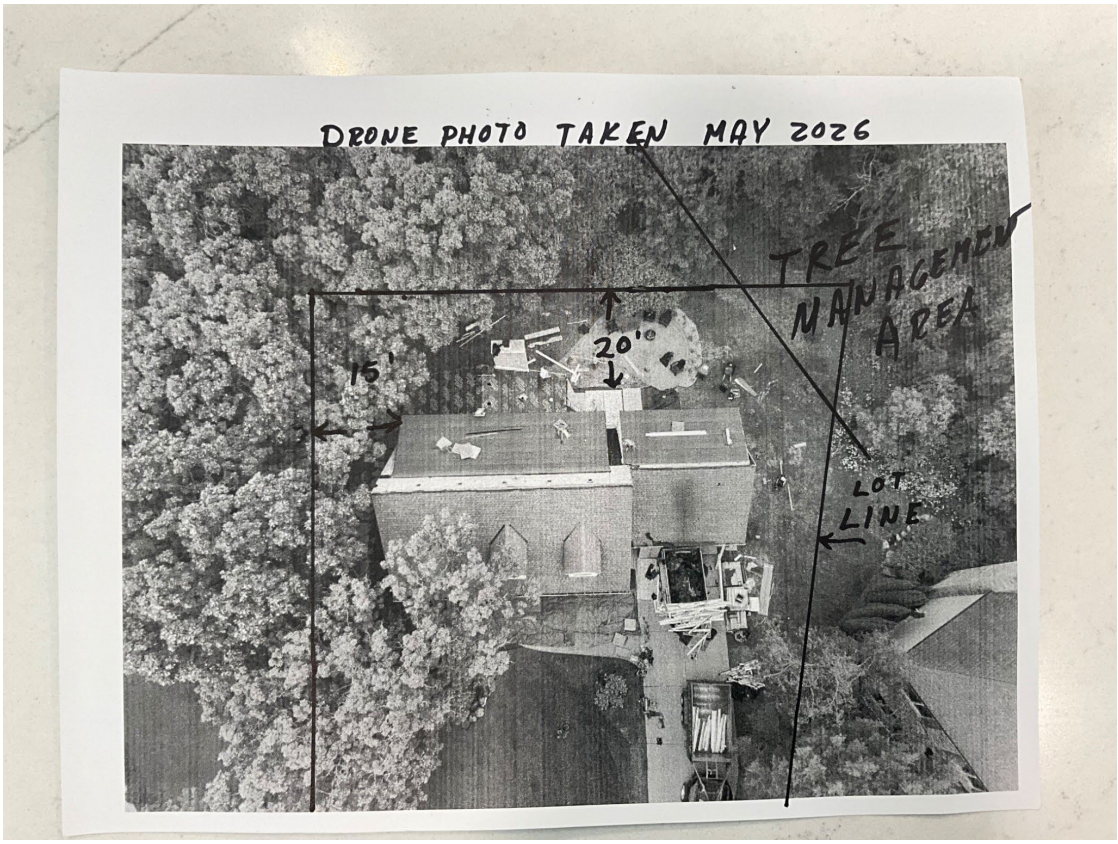
7. An independent arborist concluded construction near the proposed envelope would not cause measurable stress to remaining trees.

## Exhibit A – Survey and Proposed Envelope Modification




Walker Surveying plat showing the existing building envelope and the proposed extension requested by the applicant.

## Exhibit B – Current Site Conditions (Drone Photograph)

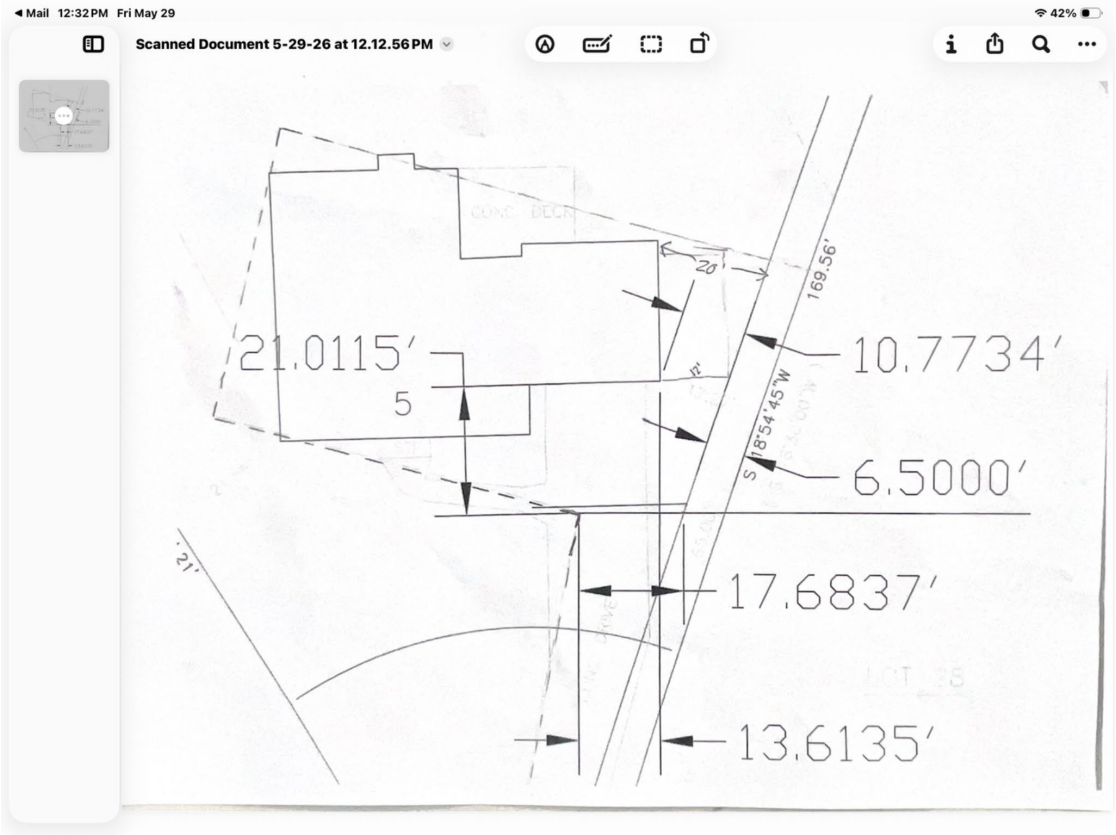



Current aerial photograph showing the proposed garage area, tree management area, and existing conditions. The requested expansion area is open and outside the wooded resource area.

## Exhibit C – Historical Aerial Evidence

Historical aerial imagery demonstrates that site conditions have changed significantly since the subdivision was approved.

## Exhibit D – Existing House and Envelope Relationship




Survey detail illustrating the relationship between the existing home and the original envelope.

Open lawn area where the requested envelope extension would occur.

Edge of preserved wooded area adjacent to proposed construction.

Existing separation between lawn area and wooded area.

## Arborist Opinion

Bill Haessig, H&H Accurate Arborists, reported: "Based on the new envelope, the closest trees in the wild area will be approximately 15 feet away. The trees and their root systems will not be at risk of measurable stress if any future construction approached the new envelope."

## Public Interest Considerations

Approval advances the original conservation goals while recognizing present-day conditions. The proposal preserves remaining trees, avoids disturbance of the wooded area, and allows a reasonable residential improvement. The request is narrowly tailored and does not seek wholesale removal of protections.

## Requested Action

The applicant respectfully requests approval of a modification to the building envelope consisting of:

• A line approximately 20 feet north of and parallel to the existing house extending toward the tree management boundary; and
• A 15-foot parallel line on the west side as shown on the Walker Surveying exhibit.

This modification is the minimum necessary to accommodate a practical attached garage addition.

## Proposed Motion Language

Move to approve the requested modification of the building envelope affecting Lot 29, 5 Hodgson Court, finding that the proposal preserves the intent of the original tree-protection measures, reflects changed site conditions, does not adversely affect remaining tree resources, and serves the public interest.

# PLAT OF SURVEY

## WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE WI. 53560

LOT 29, STONEFIELD RIDGE, LOCATED IN THE NE 1/4 OF THE SW 1/4, SECTION 13, T07N, R08E, CITY OF MADISON, DANE COUNTY, WISCONSIN.

BEARING REFERENCE WISCOR–DANE

NORTH

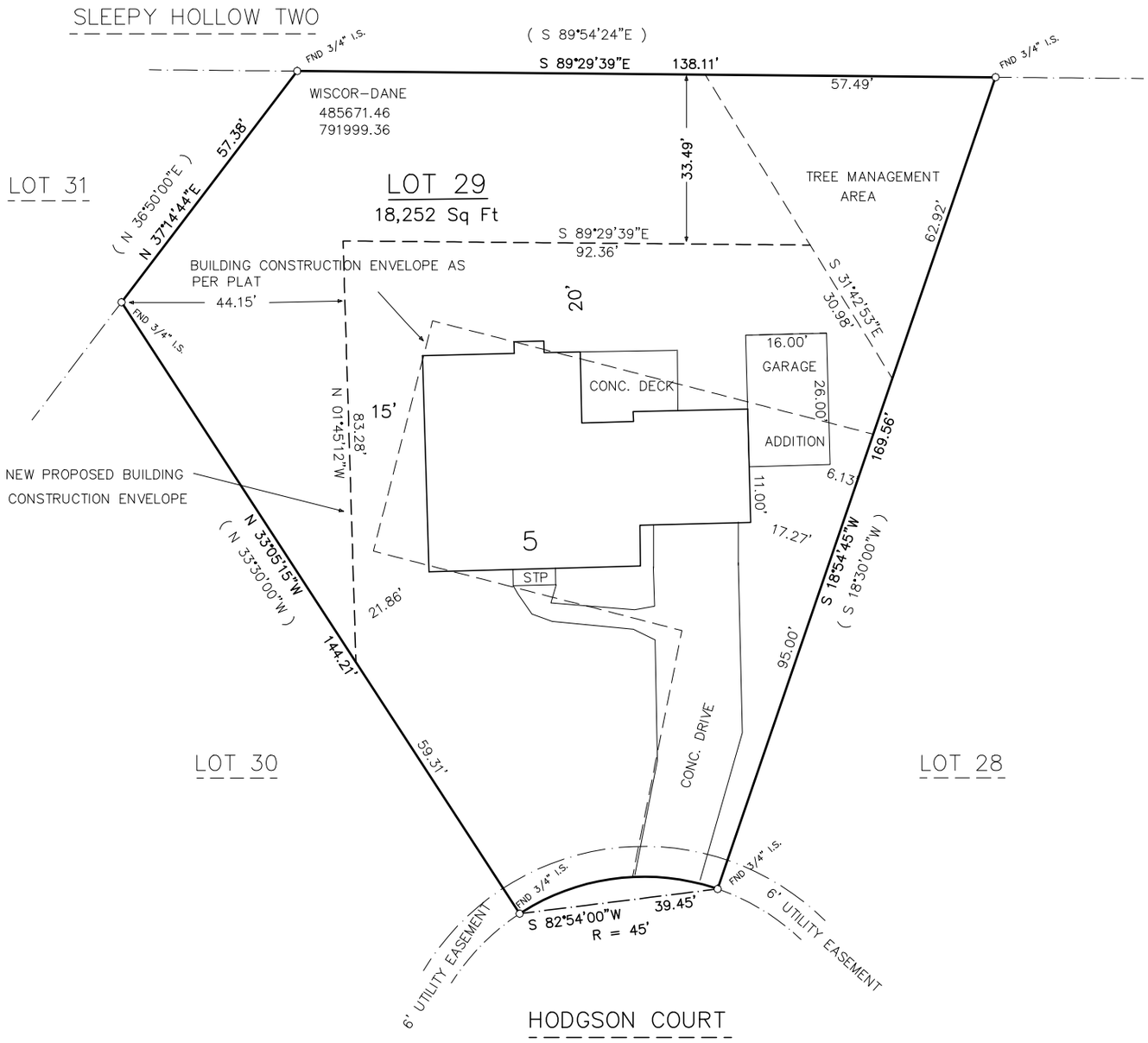
SCALE 1" = 30 Ft

LEGEND

o = 3/4" * 24" SOLID IRON ROD SET
1.50 LBS./FT. MINIMUM WEIGHT
UNLESS OTHERWISE STATED
( ) = RECORDED INFORMATION
I.P. = IRON PIPE
I.S. = IRON STAKE
P.P. = PINCHED PIPE

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJOINERS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.

SURVEYED FOR:
HEART LAND BUILDING & DESIGN
6708 WATTS RD
MADISON, WI 53719




### Surveyors Certificate

I hereby certfy that I have surveyed and mapped the property described hereon, and that such map is a correct representation of said survey, to the best of my knowledge and belief.

_____
Anthony J. Walker RLS 1957
DATED THIS _____ DAY OF _____ , 20__



SFR29NH

DRAWING NO._____

Department of Planning & Community & Economic Development
**Planning Division**
Meagan E. Tuttle, Director
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
Phone: (608) 266-4635
planning@cityofmadison.com

**Date:** June 29, 2026

**To:** Plan Commission

**From:** Timothy M. Parks, Planning Division

**Re:** Resolution ID 93600 – Authorizing the execution of a partial release of a platted "Building Construction Envelope" on Lot 29 of the Stonefield Ridge subdivision located at 5 Hodgson Court (District 19).

---

The parcel at 5 Hodgson Court is Lot 29 of the plat of Stonefield Ridge, which was recorded at the Dane County Register of Deeds on July 20, 1988 to create 68 single-family residential lots from approximately 31.2 acres of land located on the north side of Old Sauk Road on both sides of present-day Sauk Ridge Trail. The final plat was approved by the Common Council on June 21, 1988 by Resolution 44,677 (ID 3273) following review by the Plan Commission on May 16, 1988.

The approval of the Stonefield Ridge subdivision was subject to a number of conditions intended to preserve existing trees located along the northern and eastern edges of the subdivision. Tree preservation was a significant concern raised during the review and approval of the preliminary plat of Stonefield Ridge that preceded the final plat approval and recording. The preliminary plat was approved by the Common Council on March 1, 1988 by Resolution 44,346 (ID 2617) following by the Plan Commission on February 2, 1988.

The conditions of approval on the preliminary plat were compiled into a March 4, 1988 letter from George E. Austin, Director of the Department of Planning and Development (as it was then known) to Stephen D. Schlough, owner of the land and proposed subdivider. The conditions related to tree preservation for the Stonefield Ridge development in the letter included:

- The need to establish a 40-foot rear yard building setback line along the entire eastern edge of the subdivision to preserve the tree line present along that boundary. The 40-foot setback line is more restrictive than the rear yard setback required, which is 30 feet now and was 35 feet at the time that the plat was approved;
- The need to establish a triangular "Tree Management Zone" restricted against development in the northeastern corner of the subdivision, which was intended to preserve a large, heavily wooded kettle (depression) located in that corner. The Tree Management Zone established with the final plat measures approximately 180 feet in length along the northern boundary of the plat and 280 feet along the eastern boundary to "preserve the wooded kettle hole and steep topography in this area as a private conservation zone" according to language in the March 4 preliminary plat approval letter. The Tree Management Zone impacts portions of Lots 27, 28, and 29 of the final plat; and

- Creation of "Building Construction Envelopes" on Lots 28 and 29, which were identified as the areas on those lots where residences could be built. It is implied in the preliminary plat materials for Stonefield Ridge that construction outside those envelopes was not allowed to limit impacts on the mature trees present on those lots.

All of the tree-related conditions were established following an extensive investigation of the site by staff from the Parks Division, who walked the site with the then-property owners and measured and assessed the conditions of the trees to be protected. The March 4, 1988 approval letter and some of the materials provided by Parks staff to substantiate the tree protection measures on the plat are attached to this legislative file for reference. The conditions of the preliminary plat approval were satisfied on the final plat approved by the Council on July 20, 1988.

The current owners of Lot 29 at 5 Hodgson Court, David C. and Robin R. Jelinek, are hoping to relax the building construction envelope on their lot to allow construction of an addition to the east side of their residence. A written request from the owners that includes photos of the property where the addition would be built is attached to the legislative file. The owners are requesting for the envelope to moved to be 20 feet from the northern wall of the residence and 15 feet from the western wall. The resulting envelope would be 33.5 feet south of and parallel to the northern lot line and 44.15 feet from the western side lot line at its furthest point. An exhibit provided by the owners shows that the proposed building construction envelope is also attached.

Upon recording of the final plat of Stonefield Ridge with the setback lines, tree management zone, and building construction envelopes required to satisfy the conditions of the preliminary plat approval, those elements became restrictions for public benefit, which are governed by Section 236.293 of Wisconsin Statutes. A restriction for public benefit may be released or waived in writing by the public body or public utility having the right of enforcement. If approved, the proposed resolution will allow the existing envelope to be enlarged to accommodate the owner's proposed addition. No changes are proposed to the tree management zone that also affects Lot 29.

As part of the due diligence for this request, Ald. John Guequierre, in whose district the subject site is located, and Planning staff joined Dave Jelinek on site to observe the current conditions on the property. During the visit, the owner acknowledged that a tree had been removed from the area where the addition would be built within the last few years. Otherwise, staff observed that the enlarged envelope was otherwise devoid of mature trees. Meanwhile, a substantial amount of trees and vegetation remained in the rest of the side and rear yards of the property, including in the triangular tree management zone in the northeastern corner of the site, as well as a significant oak tree near the northwestern corner of the house.

In closing, the tree-related conditions placed on the Stonefield Ridge subdivision were designed to preserve and protect significant mature tree cover present along the northern and eastern edges of that development. The Planning Division does not object to the owner's request to relax the building construction envelope on Lot 29 to allow an addition to the existing residence to be constructed. While the partial release will allow more construction to occur on the property than was envisioned in 1988 when the subdivision was approved, the additional development on Lot 29 should not significantly impact the remaining mature trees present on the property. In staff's opinion, the partial release requested by the property owners represents the evolution of the tree protection conditions applied nearly 40 years ago to reflect the maturation of the subdivision. Staff believes that the

conditions will continue to perform as originally intended despite applying to slightly less area on Lot 29 than they currently do.

If approved, a partial release document and exhibit(s) shall be drafted in a format reviewed and approved by the City Attorney's Office and Planning Division prior to final execution and recording with the Dane County Register of Deeds.

# City of Madison

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

## Master

### File Number: 92190

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 92190 | **File Type:** | Claim | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Risk Manager |
| | | | | **File Created Date :** | 03/03/2026 |
| **File Name:** | CLAIM: The Saddlery Lofts Hotel - Property Damage - $162,983.21 | | | **Final Action:** | |

**Title:** The Saddlery Lofts Hotel - Property Damage - $162,983.21

**Notes:** EVL007449

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

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | COMMON COUNCIL | 03/10/2026 | Referred | Risk Manager | | 06/30/2026 | |
| | **Action Text:** | This Claim was Referred to the Risk Manager | | | | | |
| 1 | Risk Manager | 06/30/2026 | 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 92190

**Title**

The Saddlery Lofts Hotel - Property Damage - $162,983.21

**Body**

Claim received 2/27/2026.

# City of Madison

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

## Master

### File Number: 93020

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93020 | **File Type:** | Claim | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Risk Manager |
| | | | | **File Created Date :** | 05/05/2026 |
| **File Name:** | CLAIM: K. O'Heron - Personal Injury - $50,000.00 | | | **Final Action:** | |
| **Title:** | K. O'Heron - Personal Injury - $50,000.00 | | | | |
| **Notes:** | EVL007633 | | | | |
| **Sponsors:** | | | | **Effective Date:** | |
| **Attachments:** | | | | **Enactment Number:** | |
| **Author:** | | | | **Hearing Date:** | |
| **Entered by:** | jfletcher@cityofmadison.com | | | **Published Date:** | |

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | COMMON COUNCIL | 05/19/2026 | Referred | Risk Manager | | 06/30/2026 | |
| | **Action Text:** | This Claim was Referred to the Risk Manager | | | | | |
| 1 | Risk Manager | 06/30/2026 | 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 93020

**Title**

K. O'Heron - Personal Injury - $50,000.00

**Body**

Claim received 4/27/2026.

# City of Madison

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

## Master

### File Number: 93250

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93250 | **File Type:** | Claim | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Risk Manager |
| | | | | **File Created Date :** | 05/19/2026 |
| **File Name:** | CLAIM: T. Ward - Property Damage - $575.00 | | | **Final Action:** | |
| **Title:** | T. Ward - Property Damage - $575.00 | | | | |
| **Notes:** | EVL007684 | | | | |
| **Sponsors:** | | | | **Effective Date:** | |
| **Attachments:** | | | | **Enactment Number:** | |
| **Author:** | | | | **Hearing Date:** | |
| **Entered by:** | jfletcher@cityofmadison.com | | | **Published Date:** | |

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | COMMON COUNCIL | 06/09/2026 | Referred | Risk Manager | | 06/30/2026 | |
| | **Action Text:** | This Claim was Referred to the Risk Manager | | | | | |
| 1 | Risk Manager | 06/30/2026 | 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 93250

**Title**

T. Ward - Property Damage - $575.00

**Body**

Claim received 3/15/2026.

# City of Madison

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

## Master

### File Number: 93498

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93498 | **File Type:** | Claim | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Risk Manager |
| | | | | **File Created Date :** | 06/05/2026 |
| **File Name:** | CLAIM: Sentry - Property Damage - $97,722.10 | | | **Final Action:** | |
| **Title:** | Sentry - Property Damage - $97,722.10 | | | | |
| **Notes:** | EVL007449 | | | | |
| **Sponsors:** | | | | **Effective Date:** | |
| **Attachments:** | | | | **Enactment Number:** | |
| **Author:** | | | | **Hearing Date:** | |
| **Entered by:** | jfletcher@cityofmadison.com | | | **Published Date:** | |

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | COMMON COUNCIL | 06/23/2026 | Referred | Risk Manager | | 06/30/2026 | |
| | **Action Text:** | This Claim was Referred to the Risk Manager | | | | | |
| 1 | Risk Manager | 06/30/2026 | 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 93498

**Title**

Sentry - Property Damage - $97,722.10

**Body**

Claim received 5/28/2026.

# City of Madison

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

## Master

### File Number: 93501

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93501 | **File Type:** | Claim | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Risk Manager |
| | | | | **File Created Date :** | 06/05/2026 |
| **File Name:** | CLAIM: Prime Urban Properties - Property Damage - $500.00 | | | **Final Action:** | |

**Title:** Prime Urban Properties - Property Damage - $500.00

**Notes:** EVL007727

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

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | COMMON COUNCIL | 06/23/2026 | Referred | Risk Manager | | 06/30/2026 | |
| | **Action Text:** | This Claim was Referred to the Risk Manager | | | | | |
| 1 | Risk Manager | 06/30/2026 | 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 93501

**Title**

Prime Urban Properties - Property Damage - $500.00

**Body**

Claim received 5/28/2026.

# City of Madison

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

## Master

### File Number: 93534

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93534 | **File Type:** | Claim | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Risk Manager |
| | | | | **File Created Date :** | 06/09/2026 |
| **File Name:** | CLAIM: J. Dougherty - Property Damage - $1,152.50 | | | **Final Action:** | |
| **Title:** | J. Dougherty - Property Damage - $1,152.50 | | | | |
| **Notes:** | EVL007738 | | | | |
| **Sponsors:** | | | | **Effective Date:** | |
| **Attachments:** | | | | **Enactment Number:** | |
| **Author:** | | | | **Hearing Date:** | |
| **Entered by:** | jfletcher@cityofmadison.com | | | **Published Date:** | |

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | COMMON COUNCIL | 06/23/2026 | Referred | Risk Manager | | 06/30/2026 | |
| | **Action Text:** | This Claim was Referred to the Risk Manager | | | | | |
| 1 | Risk Manager | 06/30/2026 | 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 93534

**Title**

J. Dougherty - Property Damage - $1,152.50

**Body**

Claim received 6/1/2026.

# City of Madison

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

## Master

### File Number: 93540

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93540 | **File Type:** | Claim | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Risk Manager |
| | | | | **File Created Date :** | 06/09/2026 |
| **File Name:** | CLAIM: P Georges from Phillip S Georges PLLC for R. Phillips - Personal Injury - $50,000.00 | | | **Final Action:** | |

**Title:** P Georges from Phillip S Georges PLLC for R. Phillips - Personal Injury - $50,000.00

**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: |
|---|---|---|---|---|---|---|---|
| 1 | COMMON COUNCIL | 06/23/2026 | Referred | Risk Manager | | 06/30/2026 | |
| | **Action Text:** This Claim was Referred to the Risk Manager | | | | | | |
| 1 | Risk Manager | 06/30/2026 | 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 93540

**Title**

P Georges from Phillip S Georges PLLC for R. Phillips - Personal Injury - $50,000.00

**Body**

Claim received 6/5/2026.

# City of Madison

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

## Master

### File Number: 93773

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93773 | **File Type:** | Resolution | **Status:** | Report of Officer |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Water Utility |
| | | | | **File Created Date :** | 06/30/2026 |
| **File Name:** | Authorizing a non-competitive contract amendment with Maguire Iron, Inc. for services related to the maintenance of Reservoir 20 (2829 Prairie Road) (District 20) | | | **Final Action:** | |

**Title:** Authorizing a non-competitive contract amendment with Maguire Iron, Inc. for services related to the maintenance of Reservoir 20 (2829 Prairie Road) (District 20)

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | Regina M. Vidaver | **Effective Date:** | |
| **Attachments:** | Memo - Non-Competitive Contract Amendment.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 | 06/30/2026 | RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 | | | | |

**Action Text:** This Resolution was RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055

### Text of Legislative File 93773

#### Fiscal Note

The proposed resolution authorizes an amendment to a competitive contract with Maguire Iron, Inc. for services related to the maintenance of Reservoir 20. Maguire Iron, Inc. was selected via a competitive Request for Bid in the estimated amount of $1,300,000. The proposed amendment authorizes Maguire Iron, Inc. to restore the structural integrity of the reservoir and ensure no future areas of corrosion will occur at an estimated cost of $500,000. The total service contract, including amendments is estimated to be $1,800,000. Funding for the contract and proposed amendment is available in the Water Utility's 2026 Adopted Operating Budget. No additional appropriation is required.

#### Title

Authorizing a non-competitive contract amendment with Maguire Iron, Inc. for services related to the maintenance of Reservoir 20 (2829 Prairie Road) (District 20)

**Body**

WHEREAS, Madison Water Utility's (MWU) Reservoir 20, located at 2829 Prairie Road, is a 4.2-million-gallon steel reservoir that was constructed in 1973, and beginning in 2026 was due for long-term maintenance that includes a full interior and exterior re-coating as well as structural condition assessments; and

WHEREAS, these repair and maintenance services were competitively bid at the end of 2025 with Request for Bids No. 14083-0-2025-BG, and through that competitive process Maguire Iron, Inc. (Maguire) was selected as the contractor to perform the necessary work, including providing for a structural condition assessment to determine if structural repairs will be needed; and

WHEREAS, a service contract was executed between the City of Madison (City) and Maguire in the spring of 2026, with work beginning in May 2026; and

WHEREAS, during their structural condition assessments, Maguire noted considerable corrosion of Reservoir 20's interior roof rafters that, through the additional opinion of an independent structural engineer, have compromised the intended structural integrity of the reservoir; and

WHEREAS, consistent with the language of the original contract, Maguire has put forward a proposal that will restore the structural integrity of the reservoir and ensure that no future areas of corrosion will occur based on the required welding to complete their work, at a cost of $501,200; and

WHEREAS, MWU has reviewed Maguire's proposal alongside their own consulting engineer and agrees that the work is necessary, and that it is in the best interest of the City to allow Maguire to proceed expeditiously with this additional work while the reservoir is empty and offline, and Maguire has agreed to perform the work with a 30 days extension of time to complete this additional work; and

WHEREAS, the original contract with Maguire includes an investigative scope of work that contemplated the possibility of future amendments if the need for this repair work is discovered during the investigative phase, and would require a contract amendment or change order; and

WHEREAS, while the RFB and contract contemplated the possibility of additional repairs, the cost of the necessary repairs exceeds $75,000 and MGO 4.26 requires Common Council approval for noncompetitive purchase of services over $75,000; and

WHEREAS, this amendment meets exceptions to noncompetitive selection in MGO 4.26(4)(a)7. because Maguire is already performing work on this water reservoir and it is therefore economical for the City on the basis of time and money to continue to use Maguire for this additional work; and

WHEREAS, the scope and timing of this additional work is critical to ensure that Reservoir 20's structural integrity is restored as quickly as possible so that MWU systems can return

to ideal operating conditions.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Finance Director or designee is authorized to execute a contract amendment with Maguire Iron, Inc. at the price indicated above, for the additional services and equipment required to maintain Madison Water Utility's Reservoir 20 as described above, and amending the schedule to extend completion and related due dates by 30 days; and

BE IT FURTHER RESOLVED, that if needed, future contract amendments that do not exceed Madison Water Utility's approved budget or the intended scope of the original contract, as amended with this amendment, may be executed by the City Finance Director or designee, and the Water Utility General Manager, in a form approved by the City Attorney.

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

**MEMORANDUM**

Date: July 7, 2026

To: Mayor Satya Rhodes-Conway
City of Madison Common Council

From: Pete Holmgren, PE – Chief Engineer
January Vang – Interim General Manager

Subject: Authorizing a non-competitive contract amendment with Maguire Iron, Inc. for services related to the maintenance of Reservoir 20 (2829 Prairie Road) (District 20)

**RECOMMENDATION:**

Staff recommend authorizing a non-competitive contract amendment with Maguire Iron, Inc. for services related to the maintenance of Reservoir 20 (2829 Prairie Road).

**BACKGROUND:**

Madison Water Utility's (MWU) Reservoir 20, located at 2829 Prairie Road, is a 4.2-million-gallon steel reservoir that was constructed in 1973, and beginning in 2026 was due for long-term maintenance that includes a full interior and exterior re-coating as well as structural condition assessments. These repair and maintenance services were competitively bid at the end of 2025 with Request for Bids (RFB) No. 14083-0-2025-BG, and through that competitive process Maguire Iron, Inc. (Maguire) was selected as the contractor to perform the necessary work, including providing for a structural condition assessment to determine if structural repairs will be needed.

A service contract was executed between the City of Madison (City) and Maguire in the spring of 2026, with work beginning in May 2026. During their structural condition assessments, Maguire noted considerable corrosion of Reservoir 20's interior roof rafters that, through the additional opinion of an independent structural engineer, have compromised the intended structural integrity of the reservoir. Consistent with the language of the original contract, Maguire has put forward a proposal that will restore the structural integrity of the reservoir and ensure that no future areas of corrosion will occur based on the required welding to complete their work, at a cost of $501,200.

MWU has reviewed Maguire's proposal alongside their own consulting engineer and agrees that the work is necessary, and that it is in the best interest of the City to allow Maguire to proceed expeditiously with this additional work while the reservoir is empty and offline. Maguire has agreed to perform the work with a 30 days extension of time to complete this additional work.

While the RFB and contract contemplated the possibility of additional repairs, the cost of the necessary repairs exceeds $75,000 and MGO 4.26 requires Common Council approval for noncompetitive purchase of services over $75,000. This amendment meets exceptions to noncompetitive selection in MGO 4.26(4)(a)7., because Maguire is already performing work on this water reservoir and it is therefore economical for the City on the basis of time and money to continue to use Maguire for this additional work. Furthermore, the scope and timing of this additional work is critical to ensure that Reservoir 20's structural integrity is restored as quickly as possible so that MWU systems can return to ideal operating conditions.

**FISCAL IMPACTS:**

Total contract price will be revised from $1,300,000 (bid price plus original contingency) to $1,800,000.

This work has been budgeted for as part of the Water Utility's 2026 Operating Budget; funding is available.

**LEGISTLATIVE PATH:**

7/7/2026 Common Council*

*Introduction and adoption under suspension of rules of Madison General Ordinance 2.055(1).

**ATTACHMENTS:**

1. Memo (this document)

# City of Madison

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

## Master

### File Number: 93243

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93243 | **File Type:** | Ordinance | **Status:** | Unfinished Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | COMMON COUNCIL |
| | | | | **File Created Date :** | 05/19/2026 |
| **File Name:** | Massage Establishments | | | **Final Action:** | |

**Title:** Repealing and recreating Section 9.33 of the Madison General Ordinances related to Regulation of Massage Establishments.

**Notes:** 7032MassageEstablishments

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | 93243 Body, 061526_CC_public_comment.pdf | **Enactment Number:** | |
| **Author:** | Jennifer Zilavy | **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 | 05/19/2026 | Referred for Introduction | | | | |
| | **Action Text:** | This Ordinance was Referred for Introduction | | | | | |
| | **Notes:** | Common Council (6/23/26) | | | | | |
| 1 | COMMON COUNCIL | 06/09/2026 | 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 (6/23/26) | | | | | |
| 1 | COMMON COUNCIL | 06/23/2026 | Re-refer | BOARD OF HEALTH FOR MADISON AND DANE COUNTY | | | Pass |
| | **Action Text:** | A motion was made by Madison, seconded by Glenn, to Re-refer to the BOARD OF HEALTH FOR MADISON AND DANE COUNTY. The motion passed by voice vote/other. | | | | | |

### Text of Legislative File 93243

**Fiscal Note**

No City appropriation required.

**Title**

Repealing and recreating Section 9.33 of the Madison General Ordinances related to Regulation of Massage Establishments.

## Body

DRAFTER'S ANALYSIS: The State of Wisconsin licenses massage therapists but does not regulate massage establishments. The City's previous ordinance combined licensing of massage establishments and massage technicians and managers which was contrary to state statute. This ordinance creates a license and operational requirements for massage establishments only. This ordinance provides an essential enforcement mechanism for those massage establishments that are operating without licensed massage therapists.

**********

**Please see Legistar File No. 93243 Body in Attachments.**

**Legistar File No. 93243 Body**

DRAFTER'S ANALYSIS: The State of Wisconsin licenses massage therapists but does not regulate massage establishments. The City's previous ordinance combined licensing of massage establishments and massage technicians and managers which was contrary to state statute. This ordinance creates a license and operational requirements for massage establishments only. This ordinance provides an essential enforcement mechanism for those massage establishments that are operating without licensed massage therapists.

**********

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

1. Section 9.33 entitled "Regulation of Massage Establishments, Massage Technicians, and Employees" of the Madison General Ordinances is repealed and recreated as follows:

"**9.33 REGULATION OF MASSAGE ESTABLISHMENTS.**

(1) Purpose. State of Wisconsin licensed massage therapists and bodywork therapists and businesses offering massage therapy services perform an important service in addressing the health and wellbeing of our citizens. Unfortunately, there are businesses that advertise they provide massage therapy and/or other therapeutic services, but they are engaged in various illegal activities which may include prostitution and/or human trafficking. This ordinance IS NOT intended to discourage a legitimately licensed massage therapist or bodywork therapist or massage therapy business from providing their services in the City of Madison. The purpose of this ordinance is to identify and address businesses that engage in the practice of massage therapy without a license and/or are involved in illegal activities which may include prostitution and/or human trafficking. Businesses providing massage therapy yet conducting various types of illegal activity are harmful to the City and the image of the massage therapy profession. The implementation of this ordinance will better enable the City to proactively screen, monitor, and remove businesses that are engaged in illegal activity.

(2) License Required. No person may operate a message establishment in the City of Madison without a valid license issued under this section for each place of business.

(3) Definitions. For the purposes of this section:

(a) *Building Inspection Division* shall mean the City of Madison Building Inspection Division Director or their designee.

(b) *Chief* means the Chief of the City of Madison Police Department or their designee.

(c) *City Attorney* means the Madison City Attorney or their designee.

(d) *Common Council* means the Common Council of the City of Madison.

(e) *Director of Public Health Madison and Dane County* means the Director or their designee.

(f) *Establishment or massage establishment* means a place of business having a permanent location wherein private massage therapy or bodywork therapy is practiced, used, or made available.

(g) *Licensee* means a person, partnership, corporation, or other legal entity possessing a massage establishment license under this section.

(h) *Manager* means the operator of a massage establishment licensed by the City of Madison under this section.

(i) *Massage room* means the area in the licensed establishment where massage is performed.

(j) *Massage therapy or bodywork therapy* means the science and healing art that uses manual actions and adjunctive therapies to palpate and manipulate the soft tissue of the human body in order to improve circulation, reduce tension, relieve soft tissue pain, or increase flexibility. “Massage therapy or bodywork therapy” includes determining whether a referral to another health care practitioner is appropriate. “Massage therapy or bodywork therapy” does not include making a medical, physical therapy, or chiropractic diagnosis.

(k) *Massage therapist or bodywork therapist* means a person licensed by the State of Wisconsin pursuant to Wis. Stats. Ch. 460, as it may be amended, and related statutes or rules, who practices, administers, uses, or offers to practice, administer, or use massage therapy or bodywork therapy for a consideration.

(l) *Operator* means any person, association, firm, partnership, or corporation licensed by the City of Madison to operate a massage establishment.

(m) *Patron* means any person who receives massage therapy or bodywork therapy under such circumstances that it is reasonably expected that they will pay money or give any consideration therefore.

(n) *Waiting area* means an area adjacent to the main entrance that is separate from any area where massage therapy or bodywork therapy takes place.

(o) *Zoning Administrator* shall mean the City of Madison Zoning Administrator or their designee.

(4) Massage Establishment License.

(a) No person, corporation, or other legal entity shall cause, or permit the conduct of a massage establishment without having first obtained a license from the City of Madison in accordance with this section. A separate license shall be acquired for each such establishment.

(b) Massage. No person shall administer massage therapy or bodywork therapy within the City of Madison without holding a valid certification as a massage therapist or bodywork therapist from the State of Wisconsin pursuant to § 460.02 of the Wisconsin Statutes, as it may be amended from time to time, which is hereby adopted and incorporated as though fully set forth herein.

(c) Employment. No person, corporation or other legal entity shall employ or contract for the services of an individual to provide massage therapy or bodywork therapy who is required to be licensed under § 460.02 of the Wisconsin Statutes, unless the individual is licensed under Chapter 460 of the Wisconsin Statutes.

(d) Applicants for a massage establishment license must be 18 years of age or over. No license shall be issued to any person or agent of a corporation or limited liability company who is not 18 years of age or older.

(e) No license shall be granted for any establishment that is part of, or internally accessible to, a residence, whether by common hallway or otherwise, nor for any room or rooms in any hotel or motel.

(f) No license shall be transferred between locations or persons, and no massage establishment license shall be sold or be subject to transfer of corporate assets or change of corporate officers or directors.

(g) No license shall be granted for any establishment, the main entrance to which is within seventy-five (75) feet of the common entry hall to residences, nor for any room or rooms in any hotel or motel, except on approval by the Common

Council, predates the establishment occupancy predates the creation of this section.

(h) A licensed massage or bodywork therapist may perform massage therapy or bodywork therapy at a massage establishment licensed pursuant to this section, appropriately zoned for the business and possessing a valid certificate of occupancy from the City Zoning Administrator, or at the place of residence or business of a client receiving massage therapy or bodywork therapy.

(i) Massage Establishment licenses issued by the City shall be prominently displayed on the premises during all hours of operation.

(5) Exemptions. This section does not apply to the following classes of individuals while engaged in the duties of their respective professions:

(a) Physicians, surgeons, psychologists, psychiatrists, chiropractors, osteopaths, masseurs, or physical therapists licensed or registered to practice their respective professions under the laws of the State of Wisconsin, acting under their direction and control.

(b) Barbers and cosmetologists licensed under the laws of the State of Wisconsin, provided that such massage practice is limited to the head and scalp.

(c) Accredited high schools and colleges and coaches and trainers therein while acting within the scope of their employment.

(d) Trainers of any amateur, semi-professional athlete or athletic team and accredited high school and college coaches and trainers while acting within the scope of their employment by a high school or college.

(6) Application for License.

(a) Every applicant for a license to maintain, operate, or conduct a massage business shall file an application with the Madison City Clerk. No application shall be considered if it is not complete and does not contain all required information. Where the applicant is a corporation, the application shall be made by an agent, registered as such, who has been a resident of the City of Madison for at least ninety (90) days preceding the application.

(b) All applications shall include:

1. A non-refundable application fee of three hundred dollars ($300.00).

2. The location, mailing address, and zoning classification of the proposed establishment.

3. For an individual, or for each member of a partnership or joint venture, or an agent of a corporation, the following shall be provided:

a. Full name and present address; two most previous addresses, and dates of residence at each.

b. Height, weight, color of hair and eyes, written proof of date of birth, and submission of a copy of their government-issued ID.

c. Business or occupation history for the two (2) years immediately preceding the application.

d. Disclosure of the revocation or suspension of any previous or similar licenses, the reasons for such revocation or suspension, and the name and address of the authority which issued and revoked or suspended the license.

e. Disclosure of any convictions for crimes or ordinance violations, other than non-criminal traffic offenses, within the three (3) years

immediately preceding the application together with the name and address of the court or courts where such convictions occurred.

4. If the applicant is a corporation, the name and addresses of each officer, director and stockholder of the corporation together with a disclosure of ownership interests of each and of whether or not each such officer, director or stockholder has any interest in, holds office in, or owns stock in any other corporation conducting any similar business in the State of Wisconsin. Any application submitted on behalf of a corporation shall be made by an agent registered as such who shall have been a resident of the State of Wisconsin for at least ninety (90) days prior to the date of application.
5. All phone numbers of the proposed establishment including any unlisted and unpublished numbers.
6. The current street and mailing address and current telephone numbers of the corporation, limited liability company, or partnership.
7. The names, addresses, telephone numbers, a copy of a government issued ID, and State of Wisconsin Department of Safety and Professional Services credential numbers of all persons employed by the applicant to perform massages or bodywork at the proposed establishment at the time of application.
8. The name, address, state massage license number, phone number(s), and a copy of one (1) form of government issued ID of each massage therapist or bodywork therapist other than those employed by the applicant, who may, by virtue of any arrangement with the applicant, practice administer, or offer to practice or administer massage therapy or bodywork therapy at the licensed premises.
9. The current name, current street and mailing address, and current telephone number of the landlord or property owner of the property from which the massage business will be conducted.
10. A floor plan of the establishment which details with particularity the rooms in which massage therapy or bodywork therapy will be practiced, the reception area, restrooms, and any other areas accessible to patrons, and entrances and exits including a description of how patrons will enter and leave the premises.
    a. The planned hours of operation.
    b. The number of customers expected on a daily basis.
    c. The legal occupancy limit of the premises.
    d. The number of off-street parking spaces available at the premises.
11. A policy of malpractice insurance written by an insurance company licensed to do business in the State of Wisconsin and verified by a certificate of insurance in an amount of no less than one million dollars ($1,000,000.00) in coverage for each employee.
12. The applicant’s tax identification number.
13. Such other reasonable and pertinent information the common council may from time to time require.
14. Written declaration by the applicant or its authorized agent that the information contained in the application is true and correct, said declaration being duly dated and signed.

(7) Granting of Licenses.

(a) Administrative Approval. No massage establishment license shall be granted unless the application has been reviewed by the Building Inspection Division Director, the Zoning Administrator, the Chief of Police, the City Attorney, the Fire Inspector, and the Director of Public Health Madison and Dane County, or their designees. Within 10 (ten) days from the filing of an application, the City Clerk shall refer copies of the application to these departments for their review, and where appropriate, inspection.

1. Prior to Common Council approval, the Chief shall certify that the application has successfully completed a background check and shall make a recommendation to the Common Council as to whether the application should be approved and a license issued.

2. Prior to Common Council approval, the City Attorney shall certify that the application and applicant meet the requirements set forth in this ordinance.

3. Prior to Common Council approval, the Director of Building Inspection, the Zoning Administrator, Fire Inspector, and Director of Public Health Madison and Dane County, or their designees, shall certify that the premises complies with all applicable laws and regulations, including applicable building and fire code requirements.

(b) Common Council Approval. Public Hearing. License applications complying with the provisions of this section shall be forwarded to the Common Council for a public hearing. The Common Council shall review the application, the applicant's qualifications, and all other relevant factors, and determine whether to grant or deny the license application.

(c) License Fee. Upon approval by the Common Council, the applicant must pay the yearly license fee of three hundred dollars ($300.00) in full prior to the issuance of the license.

(d) Reasons for Denial. The Common Council may deny an application for a message establishment license upon determination that the applicant does not meet the qualifications for possessing such license. A denial determination may be based on any relevant factors, including, but not limited to, those listed in this subsection. Within ten (10) days of a denial, the applicant shall receive written notification setting forth the specific reasons for the denial. Non-exclusive circumstances supporting denial:

1. The operation of the massage establishment as proposed by the applicant, if permitted, would not comply with all applicable federal, state or local ordinances, rules or regulations, including, but not limited to, the building, fire or zoning code of the City of Madison; or

2. The applicant, including any partner, officer, director, or shareholder, or any other person who will be directly or indirectly engaged in the management and operation of the massage establishment has been convicted of:

a. A felony or misdemeanor conviction for bodily harm; or any offense involving sexual misconduct including, but not limited to, prostitution, soliciting for a prostitute, keeping a place of prostitution or other offenses involving moral turpitude, provided that such conviction substantially relates to the licensed activity.

b. A misdemeanor or ordinance violation based upon conduct or involvement in the massage business or similar or related

business activity within the City or any other City, Village, or Town, or had a massage business license denied, revoked or suspended by the City, or any other jurisdiction.

3. The information required on the application is incomplete or the applicant has knowingly, or with intent to deceive, made a false, misleading, or fraudulent statement of fact in the application or in any other document required by the City in conjunction therewith.

4. The applicant has not resided in Wisconsin for at least ninety (90) days prior to the date of application.

(e) Appeals of Application Denials. Any applicant whose application for a massage establishment license has been denied by the Common Council may appeal such determination, in writing, pursuant to Madison General Ordinance §9.49.

(8) Operation of Massage Establishments.

(a) Each massage establishment shall at all times maintain and comply with the following operational regulations.

1. The licensee shall comply with all Madison General Ordinances.

2. The licensee and establishment shall permit inspections on the premises at any time during business hours as referenced in subsection eight (8).

3. There shall be on the licensed premises at all times a massage therapist properly licensed pursuant to Wisconsin Statutes. The licensee of the establishment shall personally supervise the conduct of the business thereon and shall not violate or permit any technician or employee in his or her employ to violate any provision of this chapter. A violation of any provision of this chapter by an officer, employee or technician shall constitute a violation by the licensee of the establishment.

4. There shall only be one (1) sign posted at the main entrance. The sign shall be non-flashing.

5. No licensed premises shall be open for business except between the hours of 7:00 a.m. and 10:00 p.m.

6. All massage therapists or bodywork therapists shall be validly licensed pursuant to Wis. Stats. Ch. 460 as a condition of employment by the establishment as a massage therapist or bodywork therapist.

7. A licensed massage therapist or bodywork therapist shall be present on the establishment premises at all times during hours of operation, shall administer all massage therapy or bodywork therapy at the licensed premises.

8. No person under the age of eighteen (18) years shall be permitted on the establishment premises unless accompanied by their parent, guardian, or spouse, or upon written authorization executed by the underage person’s parent, guardian, or spouse.

9. No intoxicating beverages or substance included in Wis. Stat. Ch. 961, sub. II, except those possessed pursuant to a valid prescription from a licensed professional, shall be permitted in the licensed establishment.

10. The establishment shall provide a waiting area for patrons separate from any area wherein massages are given. There shall be direct access to this area from the main entrance or from the hallway connected only to the main entrance.

11. The licensee shall keep current records of the name, address, and proof of state licensure of each massage and bodywork therapist, and at least one (1) copy of a form of government-issued ID of each of its massage therapists and bodywork therapists, as well as the names and addresses of its agents, managers, and employees. These records shall include the dates of employment and termination date if applicable. Such records shall be open to inspection by any of the personnel listed in the above section.
12. The establishment shall report any change of fact required on the application form and all personnel changes to the City Clerk within 10 days after such change.
13. The licensee shall have and maintain in full force and effect during the license term a policy of malpractice insurance written by an insurance company licensed to do business in the State of Wisconsin and verified by a certificate of insurance in an amount of no less than one million dollars ($1,000,000.00) in coverage per person.
14. Rooms in which massage therapy or bodywork therapy is practiced or administered shall have at least seventy (70) square feet of clear floor space.
15. The doors to the business and to the individual massage therapy rooms shall not be locked or blocked or obstructed from either side during business hours.
16. Massage therapy or bodywork therapy tables shall have a surface which is impervious to liquids and shall be furnished with linen, either disposable or washable and which are changed for each patron.
17. It shall be unlawful for any person, corporation, or other legal entity to hinder, delay, prevent, or refuse to permit any lawful inspection of a licensed massage establishment pursuant to subsection 8.
18. The City-issued establishment license shall be conspicuously displayed on the premises during all hours of operation.

(9) Inspection of Premises. For the purpose of ascertaining compliance with this section and conducting routine inspections, police officers, health inspectors, fire inspectors, and building inspectors shall have the right of entry onto the premises of any massage establishment during business hours Application for and acceptance of a license under this section constitutes consent to such inspection. Any inspection shall include areas leased, subleased, or subject to any other business of the licensed premises.

(10) Public Nuisance. Operating a massage establishment in the City of Madison without first obtaining a Massage Establishment License, and/or allowing massage or bodywork therapy by an unlicensed therapist is a public nuisance and may be enjoined by the City.

(11) Suspension, Revocation, and Nonrenewal of License.

(a) Grounds. Any license issued under this section may be suspended or revoked for cause by the common council after notice to the licensee and a hearing. Cause includes, but is not limited to any of the following:

1. The licensee has made or recorded any statement required by this section knowing it to be false, fraudulent, or intentionally deceptive.
2. The licensee has violated any provision of this section.
3. The licensee has violated any provision of the Madison General Ordinances.

4. A conviction of an offense under Wis. Stats. Ch. 944 by any massage therapist, bodywork therapist, licensee, or other employee of the establishment.

5. A conviction of an offense against the person or property of a patron by any massage therapist, bodywork therapist, licensee or other employee of the establishment.

6. Any massage therapist, bodywork therapist, licensee or other employee who has been fined under Wis. Stats. § 460.15, or whose license has been the subject of discipline by the applicable credentialing board or the Wisconsin Department of Safety and Professional Services.

(b) Procedure on Suspension and Revocation. Before suspending or revoking any license, licensee shall be given written notice stating the grounds for suspension or revocation. The notice may be served via personal service or certified mail. The notice shall be served upon the licensee at least 15 (fifteen) days prior to the date of the hearing and shall state the time and place thereof. If the licensee fails to appear at the hearing, the allegations in the notice shall be deemed true and the Council shall revoke the license. If the licensee appears for the hearing, the licensee shall be entitled to be heard, to be represented by counsel, to cross-examine opposing witnesses and to present their own witnesses. The Common Council shall decide the matter and shall prepare a written decision which shall be filed with the City Clerk and a copy thereof mailed to the licensee within twenty (20) days after the hearing.

(c) Nonrenewal. A massage establishment license may be nonrenewed based on any of the grounds identified in this section. Each year, the Chief of Police shall identify any license for nonrenewal and provide that recommendation to the Common Council for determination on renewal. If the Common Council determines it will not renew, a notice shall be sent to the licensee stating with specificity the grounds for nonrenewal and informing the licensee of the right to a hearing. The licensee shall have ten (10) days to submit a written request for a hearing. The hearing shall be held in accordance with the provisions of this subsection governing hearings on revocations and suspensions.

(d) Notice and Appeal. The City Clerk shall notify the licensee in writing of the Common Council's decision within twenty (20) days after the Council makes its determination. Any appeal of the Common Council's decision shall be by writ of certiorari to Dane County Circuit Court and must be commenced within twenty (20) days of the date of the notice or be forever barred.

(12) Penalty. Any person violating any provision of this section shall be subject to a forfeiture of not less than one hundred dollars ($100) nor more than five hundred dollars ($500.00). Each violation and each day on which a violation occurs or continues shall constitute a separate offense.

2. 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 |
|---|---|
| Fire Chief, their designated Chief Officers and Officers assigned to Fire Prevention and Investigation Divisions. | Section 3.20, Emergency Management; Section 9.33, Regulation of Massage Establishments; |

| | |
|---|---|
| | Chapter 34, Fire Prevention Code; Section 38.07(21), Exceeding Lawful Occupancy Capacity. |
| Director of Public Health Madison and Dane County or their designee and Police Department. | Chapter 7, Public Health; Section 9.05, Adult Entertainment Establishments; Section 9.33, Regulation of Massage Establishments; Section 23.05, Smoking Prohibited in Certain Public Areas; Section 23.12, Transient Hotels and Motels Regulated; Section 23.202, Age Restrictions on Hemp-Derived THC Products; Section 23.38, Possession of Tobacco Products by Children; Section 23.385, Sale of Tobacco Products to Children Forbidden; Section 23.44, Consumers to Be Offered Selection of Containers; Section 23.61, Internet Solicitation of Unlicensed Regulated Businesses; Section 23.65, Pet Sales Prohibited; Section 23.66, Prohibiting Declawing Procedures. |
| Director of the Building Inspection Division of the Department of Planning and Community and Economic Development or designee. | Section 7.55, Outdoor Wood Boilers Prohibited; Section 8.15, Regulating Private Use of Greenways and Park Lands, and the Southwest Bike Path; Section 9.13, Street Vending Licenses; Section 9.135, Sidewalk Cafe and Roadway Cafe Expansion Licenses; Section 9.136, Street Vending on the State Street Mall/Capitol Concourse; Section 9.25, Licensing of Landlords of Chronic Nuisance Properties; Section 9.33, Regulation of Massage Establishments; Section 9.54, Equipment Placement on Sidewalks and Terraces, Permits for Information Tables and Expressive Street Vending; Section 12.128(14), Off-Driveway Parking; Section 12.145(1)(d), No Street Vending from Parking Meter; Chapter 22, Consumer Protection and Weights and Measures; Section 23.29, Noxious Weed Control; Section 24.04(7), Noise Disturbances, Refuse Collection Vehicles; Section 24.08, Noise Control Regulation; Chapters 10, 18, 19, 27, 28, 29, 30, 31, 37; Section 33.24 (Urban Design Commission,) and Chapter 41 (Historic Preservation). |

**EDITOR'S NOTE:**
Section 9.33 entitled "Regulation of Massage Establishments, Massage Technicians, and Employees" of the Madison General Ordinances currently reads as follows:

"**9.33 REGULATION OF MASSAGE ESTABLISHMENTS, MASSAGE TECHNICIANS AND EMPLOYEES.**

(1) It shall be unlawful for any person, corporation or other legal entity to suffer, cause or permit the operation of a massage establishment or for a person to operate as a massage technician, agent, manager or employee, except in strict compliance with this section.

(2) Definitions. For the purposes of this section:

(a) Massage means any process or procedure consisting of rubbing, stroking, kneading or tapping, by physical or mechanical means, upon the external parts or tissues of the body of another for a consideration.

(b) Sexual or genital parts shall include the genitals, pubic area, buttocks, anus, or perineum of any person, or the vulva or breasts of a female.

(c) Massage establishment means a place of business wherein private massage is practiced, used or made available as a principal use of the premises.

(d) Massage technician means a person who practices, administers or uses or offers to practice, administer or use massage for a consideration.

(e) Patron means any person who receives a massage under such circumstances that it is reasonably expected that they will pay money or give any consideration therefore.

(f) Operator means any person, association, firm, partnership or corporation licensed by the City to operate a massage establishment.

(g) Manager means the operator or an agent licensed under this section who shall not be licensed as a massage technician.

(h) Waiting area means an area adjacent to the main entrance that is separate from any area where massages are given.

(i) Massage room means the area where private massage is performed.

(3) Massage Establishment License.

(a) No person, corporation, or other legal entity shall suffer, cause or permit the conduct of a massage establishment without having first obtained a license therefore from the Common Council. A separate license shall be acquired for each such establishment.

(b) No license shall be granted for any establishment, the main entrance to which is within seventy-five (75) feet of the main entrance to a residence or of the common entry hall to residences, nor for any room or rooms in any hotel or motel.

(c) Applications shall be made in writing on forms supplied by the City Clerk. If application is made for a location not previously licensed, the City Clerk shall, by regular mail, notify all property owners and registered electors within two hundred fifty (250) feet of the proposed location at least ten (10) days before the hearing on the granting of such license.

(d) All applications shall include:

1. A nonrefundable fee of three hundred two dollars and fifty cents ($302.50);
2. The location and mailing address of the proposed establishment;

3. For an individual or for each person of a partnership or joint venture or agent of a corporation:
   a. Name and present address;
   b. The two immediately previous addresses, and dates of residence at each;
   c. Height, weight, color of hair and eyes, Social Security number, written proof of age, full set of fingerprints and two (2) photographs not less than thirty (30) days old, and at least 2" x 2";
   d. The business or occupation for the two (2) years immediately preceding the date of application;
   e. Whether a similar license had been revoked or suspended and, if so, the reason therefore and the location thereof;
   f. Whether convicted of any crime or ordinance violation other than traffic offenses within the past three (3) years and, if so, a listing of the same and the locations thereof;
4. If the applicant is a corporation, the names and addresses of each officer and director and of the stockholders of such corporation, together with the extent of the ownership of each, and a statement whether such officer, director or stockholder holds office or stock in any other corporation conducting a similar business in the State of Wisconsin. Such application shall be made by an agent registered as such who shall have been a resident of the City of Madison for at least ninety (90) days;
5. All phone numbers of the proposed establishment;
6. The names, addresses and phone numbers of all persons employed by the applicant at the proposed establishment at the time of application;
7. Certification of compliance of the proposed premises with the Building Code and Fire Code, or in the alternative, applicant shall file a bond assuring that any work required to be done to bring the premises into compliance therewith shall be accomplished prior to the opening of business. Compliance with such Codes shall be conditions precedent to the opening of business.
8. The application shall contain a statement signed by the applicant and each individual of a partnership or joint venture that all information contained therein is true and correct;

(e) The issuance of this license shall allow for the licensing of up to three (3) additional managers for each establishment.

(4) Massage Technician's and Manager's License.

(a) No person shall act or operate for a consideration as a massage technician or manager without having first obtained a permit to do so.

(b) No person shall be granted a license to administer massages unless such person is:

1. A graduate of a recognized massage or therapy school. A recognized massage or therapy school is any school or institution which has for its primary purpose the teaching of the theory, method, and/or profession of massage and which requires work of not less than 70 hours to be given in not less than three (3) calendar months before the student is entitled to a diploma or certificate of graduation.
2. A member in good standing of the American Massage and Therapy Association or other recognized professional massage organization.
3. Free of all communicable diseases as required by the license application.
4. Eighteen (18) years of age or over.

(c) Applications for permits shall be in writing on forms supplied by the City Clerk and shall include:

1. A nonrefundable fee of sixty-two dollars and fifty cents ($62.50);
2. Applicant's full name and present address, Social Security number, written proof of age in excess of eighteen (18) years, height, weight, color of hair and eyes, full set of fingerprints and two (2) photographs not less than thirty (30) days old and at least 2" x 2";
3. For technicians only, name and address of the recognized school attended by such person with a copy of the diploma or certificate of graduation as required by Section (4)(b)1. above;
4. Applicant's two (2) previous addresses and dates of residence at each;
5. The applicant's business, occupation or employment during the two (2) years immediately preceding date of application;
6. Whether the applicant has had a similar permit revoked or suspended and, if so, the reason therefore and the location thereof;
7. Whether the applicant has been convicted of any crime or ordinance violation other than traffic offenses within the past three (3) years and, if so, a listing of the same and the locations thereof;
8. For technicians only, a certificate from a licensed physician that the applicant has been examined and found to be free of communicable diseases and showing that such examination occurred less than thirty (30) days prior to the date of application;
9. The name and address of the licensed massage establishment by which the applicant is employed;
10. A statement signed by the applicant that all information contained therein is true and correct.

(5) Granting of Licenses.

(a) Licenses may be granted by the Common Council after a hearing at which the applicant may be heard at applicant's option. At least ten (10) days' notice of such hearing shall be given to the applicant.

(b) The Common Council shall grant a license within thirty (30) days of application unless it is shown, for a massage establishment license, that the operation as proposed by the applicant does not comply with all applicable State Laws and City Ordinances, and for all licenses that the applicant or any partner or any officer, director or stockholder of a corporate applicant has been convicted in a court of competent jurisdiction of an offense under Wis. Stat. ch. 944, or involving substances included in Wis. Stat. ch. 161, sub. II, or of an offense against the person or property of another within the past three (3) years, that the information required on the application is incomplete or that any applicant has knowingly or with the intent to deceive made any false, misleading or fraudulent statement of fact in the application or any other document required by the City in conjunction therewith, or that the applicant has not resided in the City for at least ninety (90) days prior to date of application.

(c) In the event of denial, the applicant shall receive written notification thereof setting forth the reasons for the denial within ten (10) days after such denial.

(d) All licenses and permits granted by the Council shall expire on the thirtieth (30th) day of June following their issuance. Reapplication therefore shall be not less than sixty (60) days prior to such expiration date and shall be the sole responsibility of the applicant.

(e) No license shall be transferred between locations or persons and no massage establishment license shall be sold or be subject to transfer of corporate assets or change of corporate officers or directors.

(f) The massage technician's license does not entitle the holder to operate or manage a massage establishment unless the technician is the sole proprietor of the establishment and employs no other person in the business.

(6) Regulations of Operations and Licenses.

(a) Each establishment shall at all times maintain and comply with the following regulations:

1. General Regulations:
   a. The establishment shall comply with all City Codes;
   b. Only one (1) nonflashing business sign clearly identifying the establishment as a massage establishment shall be posted at the main entrance. No description of services shall be permitted on such sign;
   c. No establishment shall be open for business between the hours of 10:00 p.m. and 8:00 a.m.;
   d. Only massage technicians licensed pursuant to this section shall be employed as massage technicians by the establishment;
   e. The practice of all massage technicians employed by the establishment shall be limited to the licensed premises;
   f. No person under the age of eighteen (18) years shall be permitted on the premises;
   g. No intoxicating beverages or substance included in Wis. Stat. ch. 161, sub. II, shall be permitted in the licensed establishment. Food shall be permitted only when there is no charge therefor and when a food preparation area, including sink with hot and cold running water, is a part of the establishment;
   h. The establishment shall provide a waiting area for patrons separate from any area wherein massages are given. There shall be direct access to this area from the main entrance or from the hallway connected only to the main entrance;
   i. The operator or a licensed manager shall be present on the premises at all times during hours of operation and shall be responsible for the operation of the establishment;
   j. The establishment shall permit inspections of the premises at any time during business hours by Building Inspectors, Fire Inspectors, Health Inspectors, or personnel of any law enforcement agency;
   k. The establishment shall keep current records of the names and addresses of its massage technicians, agents, managers and employees and the date of employment and termination of each. Such records shall be open to inspection by any of the personnel listed in Subparagraph j. above;
   l. The establishment shall report any change of fact required on the application form and all personnel changes to the City Clerk within ten (10) days after such change.

(b) Each technician shall at all times comply with the following regulations:

1. The technician shall practice only on the premises of a licensed massage establishment;

2. The technician shall massage only patrons over the age of eighteen (18) years;
3. No technician shall administer a massage:
   a. If said technician believes, knows, or should know that they are not free of any contagious or communicable disease or infection;
   b. To any massage patron exhibiting any skin fungus, skin infection, skin inflammation or skin eruption;
4. The technician shall report any change of fact required in the application form to the City Clerk within ten (10) days after such change.
5. a. It shall be unlawful for any person, in a massage establishment, to place his or her hand or hands upon, to touch with any part of his or her body, to fondle in any manner, or to massage, a sexual or genital part of any other person.
   b. It shall be unlawful for any person, in a massage establishment, to expose his or her sexual or genital parts, or any portion thereof, to any other person. It shall also be unlawful for any person in a massage establishment, to expose the sexual or genital parts, or any portion thereof, of any other person.
   c. It shall be unlawful for any person, while in the presence of any other person in a massage establishment, to fail to conceal with a fully opaque covering, the sexual or genital parts of his or her body.
   d. It shall be unlawful for any person owning, operating or managing a massage establishment, knowingly to cause, allow or permit in or about such massage establishment, any agent, employee, or any other person under her/his control or supervision to perform such acts prohibited in Subparagraphs a., b. or c. of this section.
   e. It shall be unlawful for any person in a massage establishment, for a consideration, to offer to perform or to make available, permit or in any way participate in the performance of any act prohibited by Subparagraphs a., b. or c. hereof.

(7) Revocation or Suspension of License.

(a) Grounds. The license granted herein may be revoked or suspended for up to six (6) months by the Common Council.

1. If the applicant has made or recorded any statement required by this section knowing it to be false or fraudulent or intentionally deceptive;
2. For the violation of any provision of this section, except for establishment license matters involving violations of City Codes, in which case the license shall be revoked after the second conviction thereof in any license year;
3. If a technician's or manager's license, after one (1) conviction of any offense under Wis. Stat. ch. 944, or of an offense involving substances included in Wis. Stat. ch. 161, sub. II, or of an offense against the person or property of a patron, whether such occurred on or off the premises of the establishment;
4. If an establishment license, after one (1) conviction of any establishment personnel of an offense under Wis. Stat. ch. 944, or of an offense against the person or property of a patron or of an offense involving substances in Wis. Stat. ch. 161, sub. II, where there is shown the participation or knowledge of any other establishment personnel or of any individual within the business structure of the applicant.

(b) Notice and Hearing. No license shall be revoked or suspended by the Common Council except upon due notice and a hearing to determine whether grounds for such action exist. The notice shall be in writing and shall state the grounds of the complaint against the licensee. The notice shall be served upon the licensee at least fifteen (15) days prior to the date of the hearing and shall state the time and place thereof. The licensee shall be entitled to be heard, to be represented, to cross-examine opposing witnesses, and to present witnesses in his or her own behalf under the subpoena of the Common Council, if such is required. The hearing shall be stenographically recorded and a copy of the transcript shall be available to the licensee at the expense of the licensee. The Common Council shall decide the matter and shall prepare a written decision which shall be filed with the City Clerk and a copy thereof mailed to the licensee within twenty (20) days after the hearing.

(8) Exceptions. This section shall not apply to the following classes of individuals while engaged in the duties of their respective professions:

(a) Physicians, surgeons, chiropractors, osteopaths, masseurs, or physical therapists licensed or registered to practice their respective professions under the laws of the State of Wisconsin, or nurses registered under the laws of the State of Wisconsin, acting under their direction and control.

(b) Barber shops and beauty parlors, barbers and beauticians licensed under the laws of the State of Wisconsin, provided that such massage as is practiced is limited to the head and scalp.

(c) Accredited high schools and colleges and coaches and trainers therein while acting within the scope of their employment.

(9) Operation Without a License a Public Nuisance. The operation of a massage establishment without a license or the activity of an individual as a massage technician without a license is deemed a public nuisance and may be enjoined by the City.

(10) Penalty. Any person violating any provision of this section shall be subject to a forfeiture of not less than one hundred dollars ($100) nor more than five hundred dollars ($500). Each day of violation of operating without required licenses or permits and each violation of any provision hereof shall constitute a separate offense.

(11) Severability. The provisions of any part of this Ordinance are severable. If any provision or subsection hereof or the application thereof to any person or circumstances, is held invalid, the other provisions, subsections and applications of such ordinance to other persons or circumstances shall not be affected thereby. It is declared to be the intent of this Ordinance that the same would have been adopted had such invalid provisions, if any, not been included herein.

(12) Effective Date. This ordinance shall be effective upon publication except that establishments in full operation on such date shall comply with its provisions not later than April 15, 1975.

**From:** Michael Horowitz
**To:** All Alders
**Subject:** Proposed Ordinance #93243
**Date:** Monday, June 15, 2026 11:04:48 AM

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[Some people who received this message don't often get email from mhorowitzpac@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]

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

Dear Alderpersons,

I am writing as a constituent to express my strong opposition to the proposed ordinance that would require massage establishments to employ licensed massage therapists. While I appreciate the Council's intent to address unlicensed operations, I believe this proposal is misguided in its approach and would cause significant harm to our community. I urge you to vote against it.

It targets skilled practitioners whose expertise falls outside the Western licensing framework. Many bodywork practitioners operating in Madison are highly trained in traditional Eastern modalities, such as Thai massage, Tui Na, Ayurvedic bodywork, shiatsu, and others. These practices have been refined over centuries and are not reflected in Wisconsin's massage therapy curriculum or licensure exam. Requiring a Wisconsin massage therapist license as the standard of legitimacy dismisses these traditions and the communities that practice them. This disproportionately affects immigrant-owned small businesses and practitioners from cultural backgrounds where these techniques are a living tradition, not a credential to be earned from a Western licensing board.

It eliminates affordable options for working-class residents. Licensure requirements drive up costs. Establishments that currently offer accessible, low-cost bodywork are often the only option for middle- and lower-income residents seeking relief from chronic pain, physical labor strain, or stress. This ordinance would force them to close or raise prices dramatically to cover compliance costs. The result is that therapeutic bodywork becomes a luxury available only to those who can afford licensed spa rates. Council should be expanding access to wellness, not restricting it.

It represents government overreach that will cost jobs. This ordinance would shutter operating businesses and eliminate jobs, many of which are held by workers with limited alternative employment options. The drafter's own analysis acknowledges that Wisconsin does not regulate massage establishments at the state level. The City would be going further than the state sees fit, imposing a local licensing regime that the Legislature has not deemed necessary. That should give us pause.

The stated goal can be achieved through less restrictive means. If the Council's genuine concern is public safety, there are targeted, narrowly tailored tools to address those harms directly. Unsanitary conditions, exploitation, and trafficking can be addressed through zoning regulations, health and safety inspections, coordination with law enforcement on trafficking investigations, and complaint-driven enforcement. Requiring licensed massage therapists does not meaningfully address any of those concerns and instead sweeps up legitimate, safe, and valuable businesses in the process.

Licensure is not a reliable proxy for quality or safety. A Wisconsin massage therapy license indicates that someone passed a particular exam and completed a particular curriculum. It does not guarantee competence, and its absence does not indicate danger. Many of the most effective and sought-after bodywork practitioners in our city would be unable or unwilling to pursue a credential that does not reflect their training tradition. We should not conflate regulation with safety.

I urge you to oppose this ordinance and instead work with stakeholders, including immigrant business owners, bodywork practitioners, and public health experts. Working together, I hope that you craft a narrowly targeted approach that addresses legitimate safety concerns without eliminating a diverse, affordable, and valued sector of our community's wellness economy.

Thank you for your time and service to our district.

Respectfully,
Michael Horowitz

# City of Madison

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

## Master

### File Number: 93260

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93260 | **File Type:** | Ordinance | **Status:** | Council New Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | COMMON COUNCIL |
| | | | | **File Created Date :** | 05/19/2026 |
| **File Name:** | Commercial Avenue Setback | | | **Final Action:** | |

**Title:** Amending Section 16.26(1)(f) of the Madison General Ordinances related to Oscar Avenue Setbacks to remove part of a setback line. (District 12)

**Notes:** 7027CommercialAveSetback

| | | | |
|---|---|---|---|
| **Sponsors:** | Derek Field, Yannette Figueroa Cole And John P. Guequierre | **Effective Date:** | |
| **Attachments:** | 2026-03-13_Setback Release Exhibit-2150 Commercial Ave.pdf, 93260-2026-03-13_Setback Release Exhibit-2150 Commercial Ave.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 | 05/19/2026 | Referred for Introduction | | | | |

**Action Text:** This Ordinance was Referred for Introduction
**Notes:** Plan Commission Public Hearing (7/27/26), Common Council (8/4/26)

### Text of Legislative File 93260

**Fiscal Note**

No City appropriation required.

**Title**

Amending Section 16.26(1)(f) of the Madison General Ordinances related to Oscar Avenue Setbacks to remove part of a setback line. (District 12)

**Body**

DRAFTER'S ANALYSIS: This proposed ordinance amends MGO Sec. 16.26(1)(f) to remove the setback line on 2150 Commercial Avenue and on a portion of 910 Oscar Avenue where Oscar Drive was previously vacated.

**********

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

1. Subdivision (f) of Subsection (1) entitled “Establishment” of Section 16.26 entitled “Setback Lines Established” of the Madison General Ordinances is amended as follows:

“(f) The setback line on the east side of ~~Packers~~ Oscar Avenue between ~~Commercial Avenue and the center line of Aberg Avenue~~ the South line of Myrtle Street as dedicated in the plat of Woodland recorded on March 31st , 1927 in Volume 6 of Plats of Dane County on Page 12 as Document No. 72658 and the South Line of Discontinued Roth Street per resolution adopted by the Common Council of the City of Madison on July 27, 1971 as Resolution No. 22,334 File No. 4600-108, Recorded as Document No. 1299257 projected easterly shall be 77 feet from the center line of said ~~Packers~~ Oscar Avenue measured at right angles thereto.”

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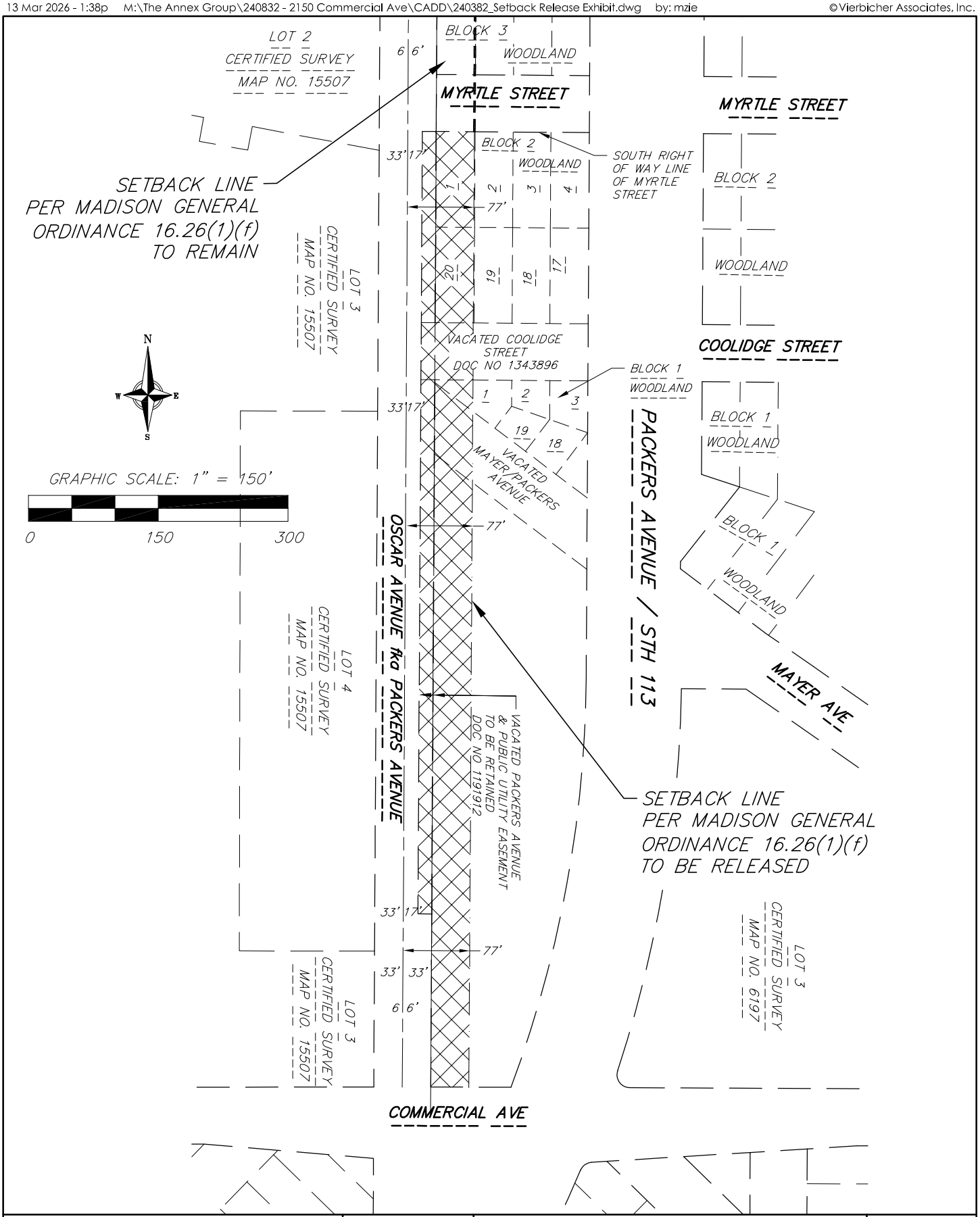


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|---|---|
| Job #.: 240382 | |
| Date: 01/14/2026 | |
| Rev: 03/13/2026 | |
| Drafted By: MZIE | |
| Checked By: JLIL | |

# EXHIBIT

LOCATED IN THE NW1/4 & SW1/4 OF THE SE1/4 OF SECTION 31, T8N, R10E, CITY OF MADISON, DANE COUNTY, WI

SHEET 1 OF 2

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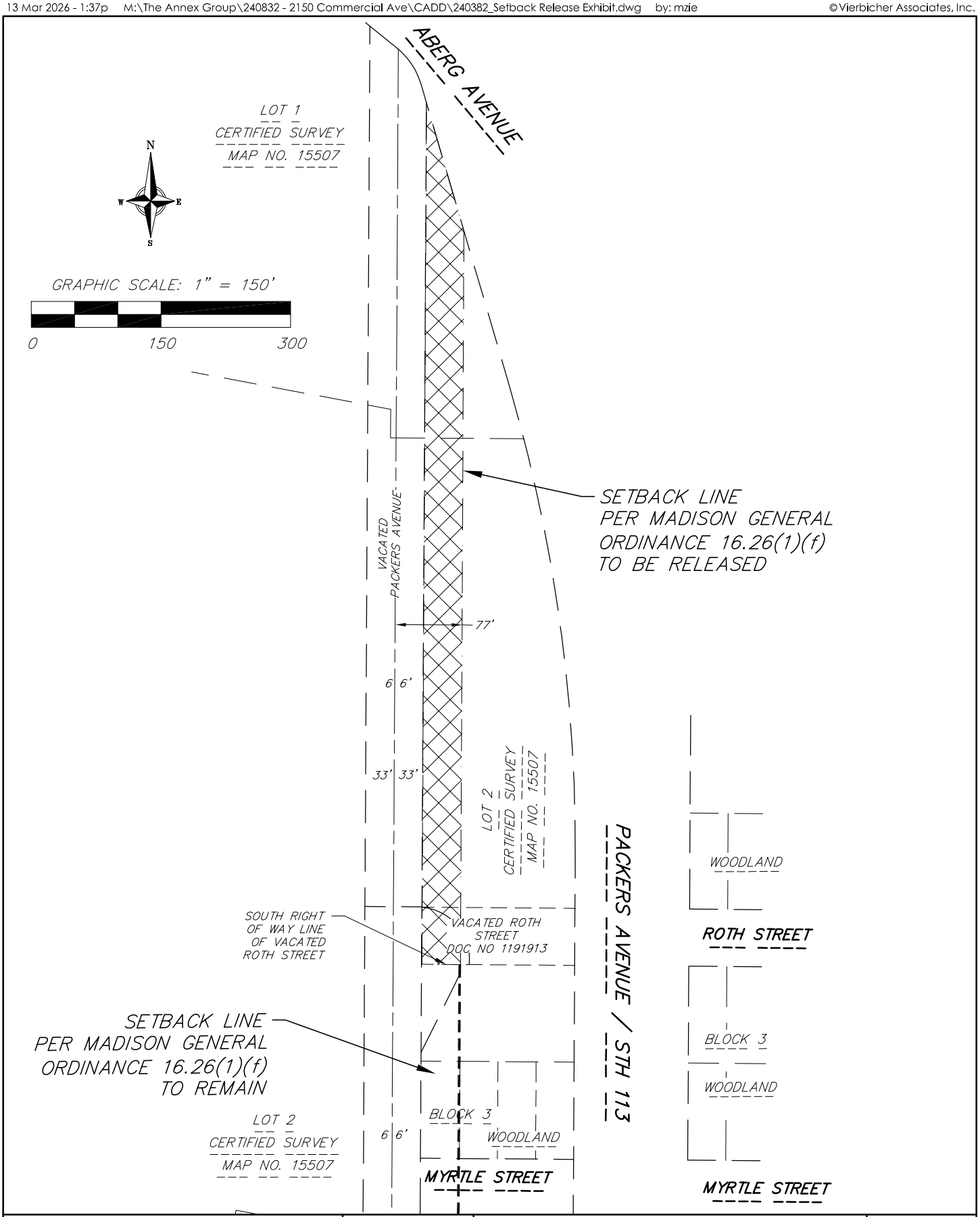


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Job #.: 240382
Date: 01/14/2026
Rev: 03/13/2026
Drafted By: MZIE
Checked By: JLIL

EXHIBIT

LOCATED IN THE NW1/4 & SW1/4 OF THE SE1/4 OF SECTION 31, T8N, R10E, CITY OF MADISON, DANE COUNTY, WI

SHEET 2 OF 2

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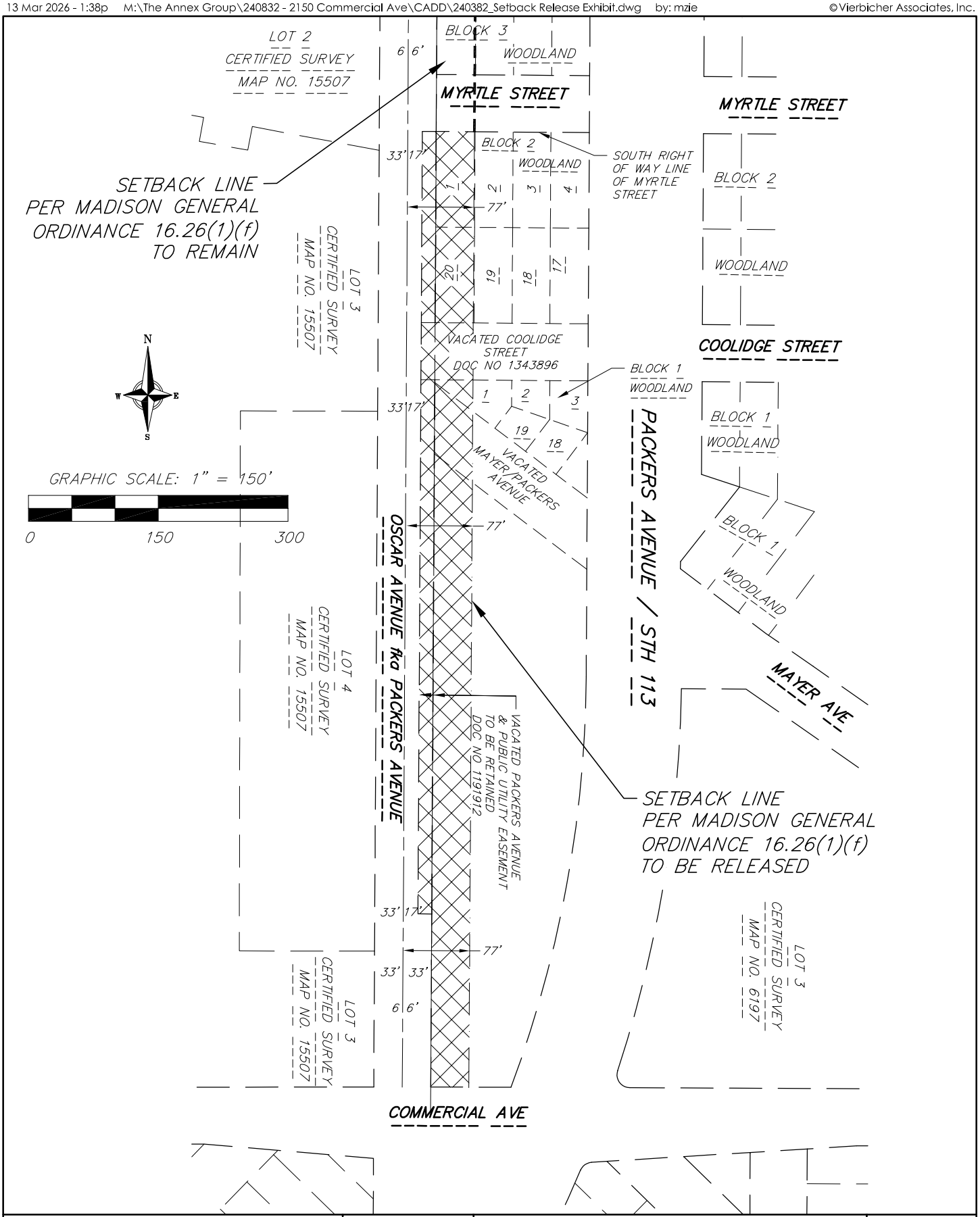


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|---|---|
| Job #.: 240382 | |
| Date: 01/14/2026 | |
| Rev: 03/13/2026 | |
| Drafted By: MZIE | |
| Checked By: JLIL | |

# EXHIBIT

LOCATED IN THE NW1/4 & SW1/4 OF THE SE1/4 OF SECTION 31, T8N, R10E, CITY OF MADISON, DANE COUNTY, WI

SHEET 1 OF 2

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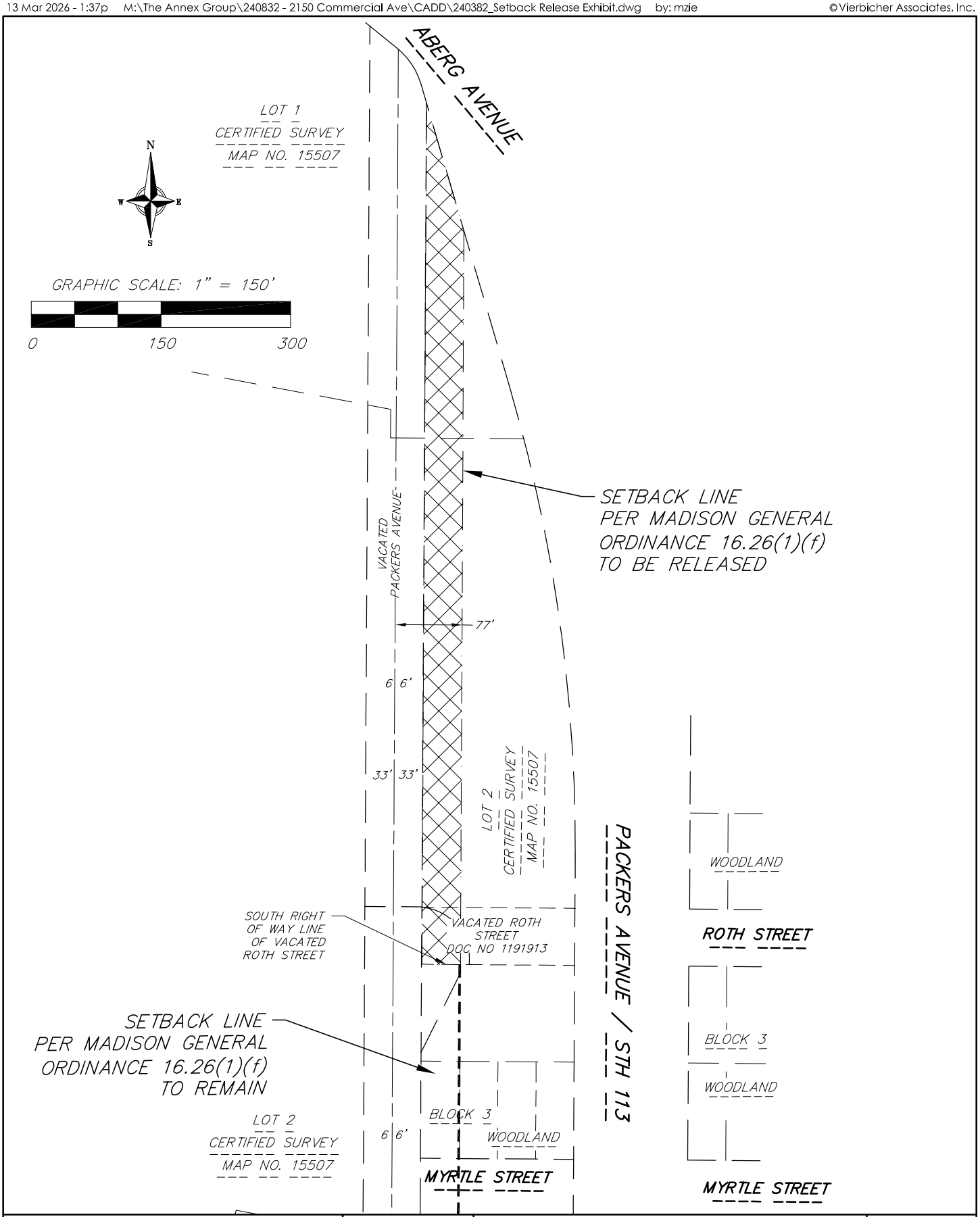


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Job #.: 240382
Date: 01/14/2026
Rev: 03/13/2026
Drafted By: MZIE
Checked By: JLIL

EXHIBIT

LOCATED IN THE NW1/4 & SW1/4 OF THE SE1/4 OF SECTION 31, T8N, R10E, CITY OF MADISON, DANE COUNTY, WI

SHEET 2 OF 2

# City of Madison

City of Madison
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## Master

### File Number: 93787

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93787 | **File Type:** | Ordinance | **Status:** | Council New Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | COMMON COUNCIL |
| | | | | **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)

### 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.

**********

**Please see Legistar File No. 93787 Body in Attachments.**

**Legistar File No. 93787 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:

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- Section 1.08(3)(c) is amended to update the court cost amount imposed by Wisconsin State Statute.
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- 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.
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- Section 33.32(1) is modified to correct the number of voting and non-voting members of the Joint Campus Area Committee.

**********

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<br>$20.05-50.00, $55<br>$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<br>$50.05 or more, $105 |
| Causing damage at municipal parking facility while exiting without paying. | 8.14(2)(c)4. | $100, 1st<br>$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<br>$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<br>$100, 2nd<br>$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<br>~~(Mandatory Appearance)~~ | $0<br>(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<br>$300, 2nd |
| Maintaining or permitting a public nuisance within the City. | 27.05(3)(a)<br>~~27.08(7)(a)~~ 27.085(2) | $200<br>$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."

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."

# 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

| 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 | | | 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. | | | | | |

### 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

| 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), 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
www.cityofmadison.com

## Master

### File Number: 93643

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93643 | **File Type:** | Resolution | **Status:** | Council New Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | COMMON COUNCIL |
| | | | | **File Created Date :** | 06/17/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Authorization to Enter a Sole Source Intergovernmental Agreement with the University of Wisconsin Population Health Service Fellows Program (2026 C RES-001)

**Notes:** 2026-2028 UW Pop Health Fellow Agreement

| | | | |
|---|---|---|---|
| **Sponsors:** | Joann Pritchett | **Effective Date:** | |
| **Attachments:** | 93643__Approved Non-Competitive Selection Request | **Enactment Number:** | |
| **Author:** | Adrianne Bonow & Sarah Dobbins | **Hearing Date:** | |
| **Entered by:** | PHBOHSupport@cityofmadison.com | **Published Date:** | |

### History of Legislative File

| Version: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Health Department | 06/17/2026 | Referred for Introduction | | | | |

**Action Text:** This Resolution was Referred for Introduction
**Notes:** Finance Committee (7/26/26), Board of Health Madison and Dane County (7/8/26), Common Council (8/4/26)

### Text of Legislative File 93643

#### Fiscal Note

The proposed resolution authorizes an agreement with the University of Wisconsin Population Health Institute to fund a Population Health Service Fellow within Public Health Madison & Dane County (PHMDC). The total cost to PHMDC is $80,000 over the period July 1, 2026 to June 30, 2028. It is anticipated that costs associated with the fellow in 2026 will be accommodated within PHMDC's existing budget authority. Costs occurring in 2027 to 2028 will be included in future budget requests. Up to $60,000 of the total cost will be supported by grant funds with the remainder being a joint cost between the City and County. PHMDC joint costs are shared by the City of Madison and Dane County according to equalized value as defined within the Public Health Intragovernmental Agreement.

#### Title

Authorization to Enter a Sole Source Intergovernmental Agreement with the University of Wisconsin Population Health Service Fellows Program (2026 C RES-001)

**Body**

WHEREAS, Public Health Madison & Dane County (Public Health) seeks authorization to enter a sole source intergovernmental agreement with the Board of Regents of the University of Wisconsin System on behalf of the Population Health Institute at the University of Wisconsin-Madison School of Medicine and Public Health and engage a Population Health Service Fellow to support the continued development of the public health workforce and advance departmental priorities. A Population Health Service Fellow is an individual who has completed a post-graduate degree and is prepared to provide high-level service to the department while pursuing additional skill development within public health. This is a two-year postgraduate appointment administered through the University of Wisconsin. Hosting a fellow aligns with Public Health's educational mission and accreditation requirements to develop the future public health workforce. Public Health has hosted Population Health Service Fellows in prior biennia and has found the experience to be beneficial both for the department and for the fellows; and

WHEREAS, External funding for Population Health Service Fellows is limited. However, Public Health has budgeted capacity to support one full-time Fellow for the period of July 1, 2026 through June 30, 2028. To continue hosting a fellow, Public Health would reimburse the UW Population Health Institute for the associated expenses (salary and fringe benefits) at a total cost of $80,000 for the two (2) year agreement. The total cost to the department from July 1, 2026 through June 30, 2027 will be $50,000 which is available within the contracted services budget, including funds designated to support the development and implementation of the Community Health Improvement Plan. The total cost for the department from July 1, 2027 through June 30, 2028 will be $30,000. Public Health will continue to budget for this role in the 2027 and 2028 budget cycle(s). Population Health Service Fellows do not replace any existing staff activities or personnel; and

WHEREAS, The Board of Health for Madison and Dane County is authorized to approve new intergovernmental agreements for program services per Board of Health for Madison and Dane County Resolution #2008-03.

NOW, THEREFORE BE IT RESOLVED, that the Board of Health for Madison and Dane County, on behalf of Public Health Madison & Dane County, authorizes the Director of Public Health, or their designee, to enter into and sign an agreement with The Board of Regents of the University of Wisconsin System, on behalf of the University of Wisconsin-Madison, UW Population Health Institute, for the period of July 1, 2026 through June 30, 2028 to fund one (1.0 FTE) Population Health Service Fellow at a total cost of $80,000 ($50,000 from 2026-2027, plus $30,000 from 2027-2028).

**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
6100 PUBLIC HEALTH MADISON DANE

Major
546** Consulting/Professional Services

Agency
Public Health Madison & Dane County

Total Purchase Amount
$ 80,000.00

Vendor Name
University of Wisconsin-Madison - UW Population Health Institure (Sciences Department)

Product/Service Description
The University of Wisconsin Population Health Institute Service Fellowships is a two-year service and training program designed for early-career public health professionals. Fellows are placed across Wisconsins where they work on pressing public health challenges while gaining hands on experience in public health practice. PHMDC is a placement site for the fellowship. The fellow is placed on the Maternal Child Health team and works on projects and initiatives to advance maternal and child health in Dane County.

Exception Criteria
2. The services or goods required are available from only one person or firm (i.e., true sole source).

Reason For Request
A competitive selection process is not feasible for this service because the Population Health Services Fellowship is a highly specialized and established program that uniquely combines workforce development, population health training, academic mentorship, and embedded public health practice. The fellowship is administered through the University of Wisconsin Population Health Institute and is specifically designed to place trained fellows within governmental organizations to advance health initiatives while simultaneously developing the next generation of public health leaders.

UW is the only feasible provider because it is the sole administrator and operator of the Population Health Services Fellowship program. The university has the institutional capacity, faculty expertise, accreditation, and established statewide partnerships necessary to recruit, train, supervise, and support fellows working in complex public health systems. In addition, the fellowship model is intentionally tied to the university's academic and population health infrastructure, including access to research-informed methodologies, evaluation support, and interdisciplinary collaboration opportunities.

Requestor
Bonow, Adrianne Dobbins, Sarah

Comments
The City of Madison has paid the University of Wisconsin millions of dollars since 2015. There isn't a good way to filter the thousands of invoices down to subtotal by selection type; however, services rendered by a university are exempt from competitive selection requirements.

# City of Madison

City of Madison
Madison, WI 53703
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## Master

### File Number: 93695

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93695 | **File Type:** | Resolution | **Status:** | Council New Business |
| **Version:** | 1 | **Reference:** | 89734 | **Controlling Body:** | COMMON COUNCIL |
| | | | | **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)

### 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*<br>• September 14 & 15 | • October 12 & 13 |
| **3.** | FC Amendment Week | *Alders submit requests to budget analysts; analysts review and publish amendments*<br>• September 16 – 23<br>• Alders submit by Weds., Sept. 23 at 12pm<br>• Finance publishes by Fri., Sept 25 at 1pm | • October 14 – 21<br>• Alders submit by Weds., Oct. 21 at 12pm<br>• 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*<br>• October 27 – November 4<br>• Alders submit by **Weds., Nov. 4 at 12pm**<br>• 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<br>• November 10, 11, 12 | |

# City of Madison

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

## Master

### File Number: 93733

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93733 | **File Type:** | Resolution | **Status:** | Council New 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 And Michael E. Verveer | **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)

### 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: 93749

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|---|---|---|---|---|---|
| **File ID:** | 93749 | **File Type:** | Resolution | **Status:** | Council New Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | COMMON COUNCIL |
| | | | | **File Created Date :** | 06/25/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Amending the Public Health Budget to Accept Grant Funds from the Medical College of Wisconsin (MCW), Inc. on behalf of the Advancing a Healthier Wisconsin Endowment (AHW) for Partnerships for Success: Innovative Health Support for Young Parents in Schools (*2026 C RES -002)*

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | Joann Pritchett | **Effective Date:** | |
| **Attachments:** | | **Enactment Number:** | |
| **Author:** | Adrianne Bonow & Sarah Dobbins | **Hearing Date:** | |
| **Entered by:** | ABonow@publichealthmdc.com | **Published Date:** | |

### History of Legislative File

| Version: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Health Department | 06/25/2026 | Referred for Introduction | | | | |

**Action Text:** This Resolution was Referred for Introduction
**Notes:** Finance Committee (7/26/26), Board of Health Madison and Dane County (7/8/26), Common Council (8/4/26)

### Text of Legislative File 93749

Fiscal Note
The proposed resolution amends Public Health's 2026 operating budget to appropriate a $250,000 grant from the Medical College of Wisconsin on behalf of the Advancing a Healthier Wisconsin Endowment. The grant does not require a local match and covers activities for the period 7/1/2026 to 6/30/2028.

Title
Amending the Public Health Budget to Accept Grant Funds from the Medical College of Wisconsin (MCW), Inc. on behalf of the Advancing a Healthier Wisconsin Endowment (AHW) for Partnerships for Success: Innovative Health Support for Young Parents in Schools (*2026 C RES -002)*
Body

WHEREAS, Public Health Madison and Dane County ("Public Health") proposes the acceptance of $250,000.00 from the Medical College of Wisconsin ("MCW"), Inc. on behalf of the Advancing a Heathier Wisconsin Endowment ("AHW") for Partnerships for Success: Innovative Health Support for Young Parents in Schools; and

WHEREAS, The funding awarded is provided by AHW. Resources for AHW resulted from the conversion of the Blue Cross and Blue Shield United of Wisconsin to a stock insurance corporation and the distribution of one-half of the proceeds of the sale of stock to MCW. AHW's mission is to work with partners to serve as a catalyst for positive change in the health of Wisconsin communities. Funds are provided on a direct cost reimbursement basis in accordance with the terms of the agreement and covers activities for the period 7/1/2026 to 6/30/2028 ("Period of Performance"); and

WHEREAS, MCW on behalf of AHW awarded Public Health $250,000.00 to partner with the Young Parent Collective (YPC), Madison Metropolitan School District (MMSD), and the Medical College of Wisconsin (MCW) to build on a 2025 pilot project to establish a replicable, scalable, effective model that empowers schools and districts across Wisconsin to improve young parents' maternal health, mental health, and educational outcomes, while advancing health equity for two generations-young parents and their children. Building on a previous Seed Grant, this project will expand and sustain the Pathways to Thrive model across Wisconsin, strengthening infrastructure, refining tools, building leadership and evaluation capacity among young parents; and

WHEREAS, the intergovernmental agreement creating the joint City-County health department requires approval of the City Council for a new grant over $50,000.00.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Madison authorizes the Director of Public Health, or their designee, to apply, sign the agreement, accept and expend the funding, and amend the 2026 Public Health Budget by $250,000.00.

# City of Madison

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

## Master

### File Number: 93752

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93752 | **File Type:** | Resolution | **Status:** | Council New Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | COMMON COUNCIL |
| | | | | **File Created Date :** | 06/26/2026 |
| **File Name:** | Resolution Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing (various alder districts, citywide) | | | **Final Action:** | |

**Title:** Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing (Citywide)

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | Tag Evers And Regina M. Vidaver | **Effective Date:** | |
| **Attachments:** | Memo - SFY27 MWU Declaring Intent for SDWLP Reimbursements.pdf, Resolution No 93752 Declaring Official Intent to Reimburse Expenditures from Proceeds.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 | 06/26/2026 | Referred for Introduction | | | | |
| | **Action Text:** | This Resolution was Referred for Introduction | | | | | |
| | **Notes:** | Finance Committee (7/13/26), Water Utility Board (7/28/26), Common Council (8/4/26) | | | | | |

### Text of Legislative File 93752

**Fiscal Note**

The proposed resolution acknowledges that the City of Madison Water Utility will request reimbursement on eligible capital project expenses through the State of Wisconsin DNR's Safe Drinking Water Loan Program's reduced interest rate loan program. There are no direct fiscal impacts from this proposed resolution.

**Title**

Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing (Citywide)

**Body**

WHEREAS, Madison Water Utility, on behalf of the City of Madison, Dane County, Wisconsin (the "Municipality") intends to complete several public works improvements projects, as identified within Projects: 4837-14, in the Wisconsin DNR Safe Drinking Water Loan Program 2026 Fiscal Year Project Priority List (the "Projects"); and

WHEREAS, the Municipality expects to finance the Projects on a long-term basis by issuing tax-exempt bonds or promissory notes (the "Bonds"); and

WHEREAS, because the bonds will not be issued prior to completion of the eligible Projects, the Municipality must provide interim financing to cover costs of the Projects incurred prior to receipt of the proceeds of the Bonds; and

WHEREAS, it is necessary, desirable, and in the best interests of the Municipality to advance moneys from its funds on hand on an interim basis to pay the costs of the Projects until the Bonds are issued; and

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Madison, Wisconsin, that:

Section 1 - Expenditure of Funds. The Municipality shall make expenditures as needed from its funds on hand to pay the costs of the Projects until Bond proceeds become available.

Section 2 - Declaration of Official Intent. The Municipality hereby officially declares its intent under Treas. Regs. Section 1.150-2 to reimburse said expenditures with proceeds of the Bonds, the principal amount of which is not expected to exceed $1,483,500 under the State Fiscal Year 2027 Projects.

Section 3 - Unavailability of Long-Term Funds. No funds for payment of the Projects from sources other than the Bonds are, or are reasonably expected to be, reserved, allocated on a long term basis, or otherwise set aside by the Municipality pursuant to its budget or financial policies.

Section 4 - Public Availability of Official Intent Resolution. This resolution shall be made available for public inspection at the Madison Water Utility office within 30 days after its approval in compliance with applicable State law governing the availability of records of official acts including Subchapter II of Chapter 19, and shall remain available for public inspection until the Bonds are issued.

Section 5 - Effective Date. This resolution shall be effective upon its adoption and approval.

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

**MEMORANDUM**

Date: July 28, 2026

To: Water Utility Board

From: January Vang, Interim General Manager & Finance Manager
Pete Holmgren, Chief Engineer
Adam Wiederhoeft, Design & Construction Manager

Subject: Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing

This proposed resolution acknowledges that the Utility will be requesting reimbursement of eligible Capital expenditures on one 2027 Capital Project through Wisconsin Department of Natural Resources (WI-DNR) Safe Drinking Water Loan Program (SDWLP) with low-interest rate (estimated 2.475%) 30-year loan, as was similarly done by the Utility in State Fiscal Years 2023 through 2026 for prior SDWLP-eligible Utility infrastructure projects.

The proposed State Fiscal Year 2027 project intending to utilize SDWLP loan reimbursements is the proposed Lake Forest water system consolidation & replacement project, phase 1 of 3 (estimated value $1,483,500). Phase 2 is anticipated to proceed in 2028, and phase 3 in 2029.

This resolution does not have any direct fiscal impact to the City or Utility and simply acknowledges the Utility's intent to apply for SDWLP utilization related to these projects.

**ATTACHMENTS:**

A. Resolution 93752: Resolution Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing
B. Memo: Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing

# City of Madison

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

## Master

### File Number: 93752

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93752 | **File Type:** | Resolution | **Status:** | Council New Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Water Utility |
| | | | | **File Created Date :** | 06/26/2026 |
| **File Name:** | Resolution Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing (various alder districts, citywide) | | | **Final Action:** | |

**Title:** Resolution Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing (various alder districts, citywide)

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | Tag Evers And Regina M. Vidaver | **Effective Date:** | |
| **Attachments:** | Memo - SFY27 MWU Declaring Intent for SDWLP Reimbursements.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 | 06/26/2026 | Referred for Introduction | | | | |

**Action Text:** This Resolution was Referred for Introduction
**Notes:** Finance Committee (7/13/26), Water Utility Board (7/28/26), Common Council (8/04/26)

### Text of Legislative File 93752

FISCAL NOTE
There are no direct fiscal impacts resulting from this proposed resolution. This resolution acknowledges that the Utility's initial/interim Capital expenditures on eligible Capital projects will be requesting reimbursement through the SDWLP's reduced interest rate loan program.

TITLE
Resolution Declaring Official Intent to Reimburse Expenditures from Proceeds of Borrowing (various alder districts, citywide)

BODY
WHEREAS, Madison Water Utility, on behalf of the City of Madison, Dane County, Wisconsin (the "Municipality") intends to complete several public works improvements projects, as identified within Projects: 4837-14, in the Wisconsin DNR Safe

Drinking Water Loan Program 2026 Fiscal Year Project Priority List (the "Projects"); and

WHEREAS, the Municipality expects to finance the Projects on a long-term basis by issuing tax-exempt bonds or promissory notes (the "Bonds"); and

WHEREAS, because the bonds will not be issued prior to completion of the eligible Projects, the Municipality must provide interim financing to cover costs of the Projects incurred prior to receipt of the proceeds of the Bonds; and

WHEREAS, it is necessary, desirable, and in the best interests of the Municipality to advance moneys from its funds on hand on an interim basis to pay the costs of the Projects until the Bonds are issued; and

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Madison, Wisconsin, that:

Section 1 - Expenditure of Funds. The Municipality shall make expenditures as needed from its funds on hand to pay the costs of the Projects until Bond proceeds become available.

Section 2 - Declaration of Official Intent. The Municipality hereby officially declares its intent under Treas. Regs. Section 1.150-2 to reimburse said expenditures with proceeds of the Bonds, the principal amount of which is not expected to exceed $1,483,500 under the State Fiscal Year 2027 Projects.

Section 3 - Unavailability of Long-Term Funds. No funds for payment of the Projects from sources other than the Bonds are, or are reasonably expected to be, reserved, allocated on a long term basis, or otherwise set aside by the Municipality pursuant to its budget or financial policies.

Section 4 - Public Availability of Official Intent Resolution. This resolution shall be made available for public inspection at the Madison Water Utility office within 30 days after its approval in compliance with applicable State law governing the availability of records of official acts including Subchapter II of Chapter 19, and shall remain available for public inspection until the Bonds are issued.

Section 5 - Effective Date. This resolution shall be effective upon its adoption and approval.

# City of Madison

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

## Master

### File Number: 93763

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93763 | **File Type:** | Resolution | **Status:** | Council New 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

| Ver-sion: | 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)

### 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
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## Master

### File Number: 93772

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93772 | **File Type:** | Resolution | **Status:** | Council New Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | COMMON COUNCIL |
| | | | | **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 | **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)

### Text of Legislative File 93772

**Fiscal Note**

The proposed resolution authorizes a 25-month extension of the lease term beginning December 1, 2026, and includes the current adjacent Expanded Leased Premises space used by the Clerk's office for storage purposes. The lease is a modified gross lease with the Lessor paying for all utilities, common area maintenance, real estate taxes, and maintenance and repairs needed in the Leased Premises and Building. The City is paying for the following operating costs: janitorial, internet, and fire alarm and security monitoring. 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.

Under the terms of the Third Amendment to the Lease, the current monthly Rent will increase by ten (10) percent to $4,003.88 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.

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:<br><br>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**

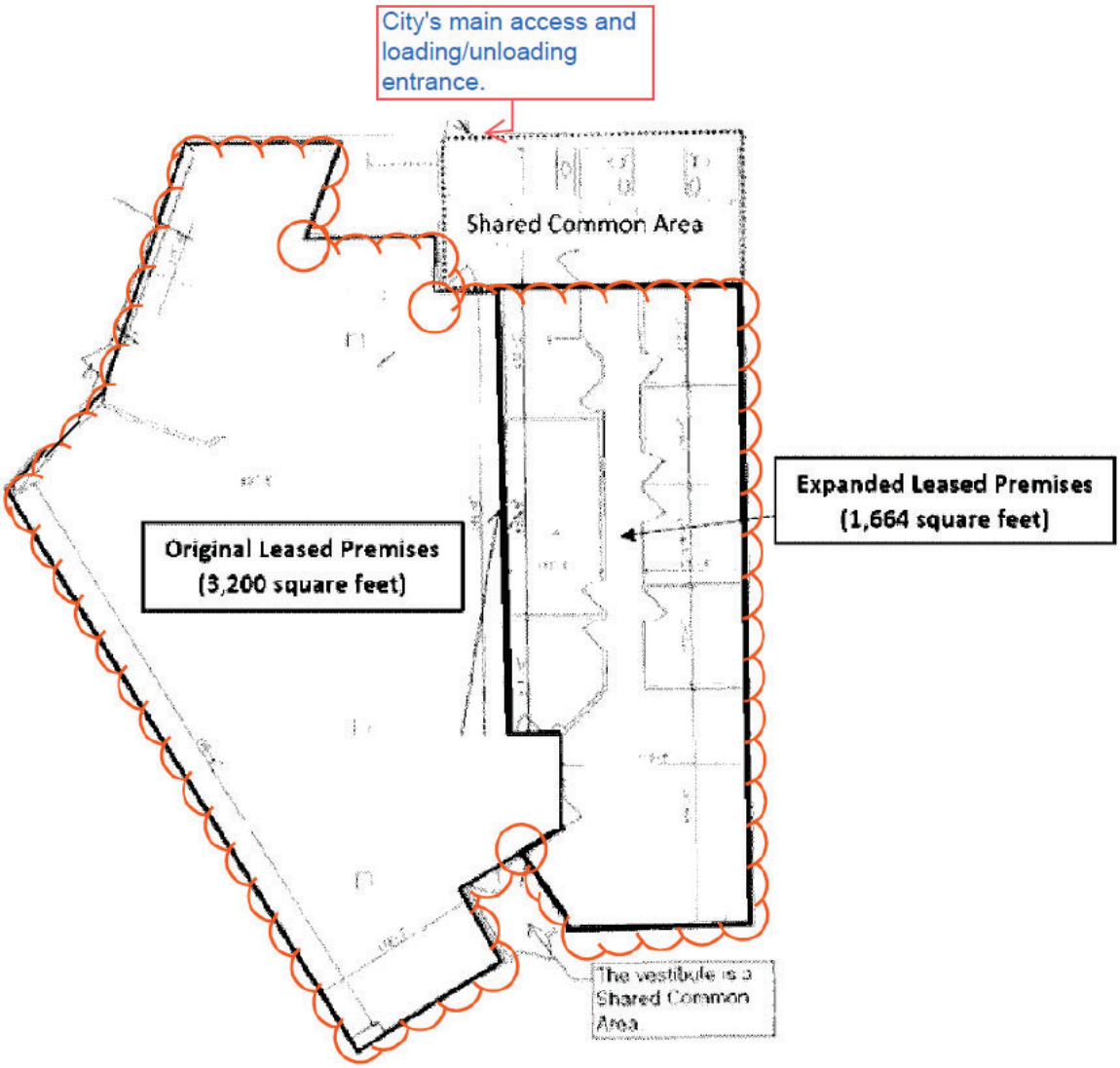
LEGAL DESCRIPTION

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:** | Council New Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | COMMON COUNCIL |
| | | | | **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

| | | | |
|---|---|---|---|
| **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:** | |

### 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)

### 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.

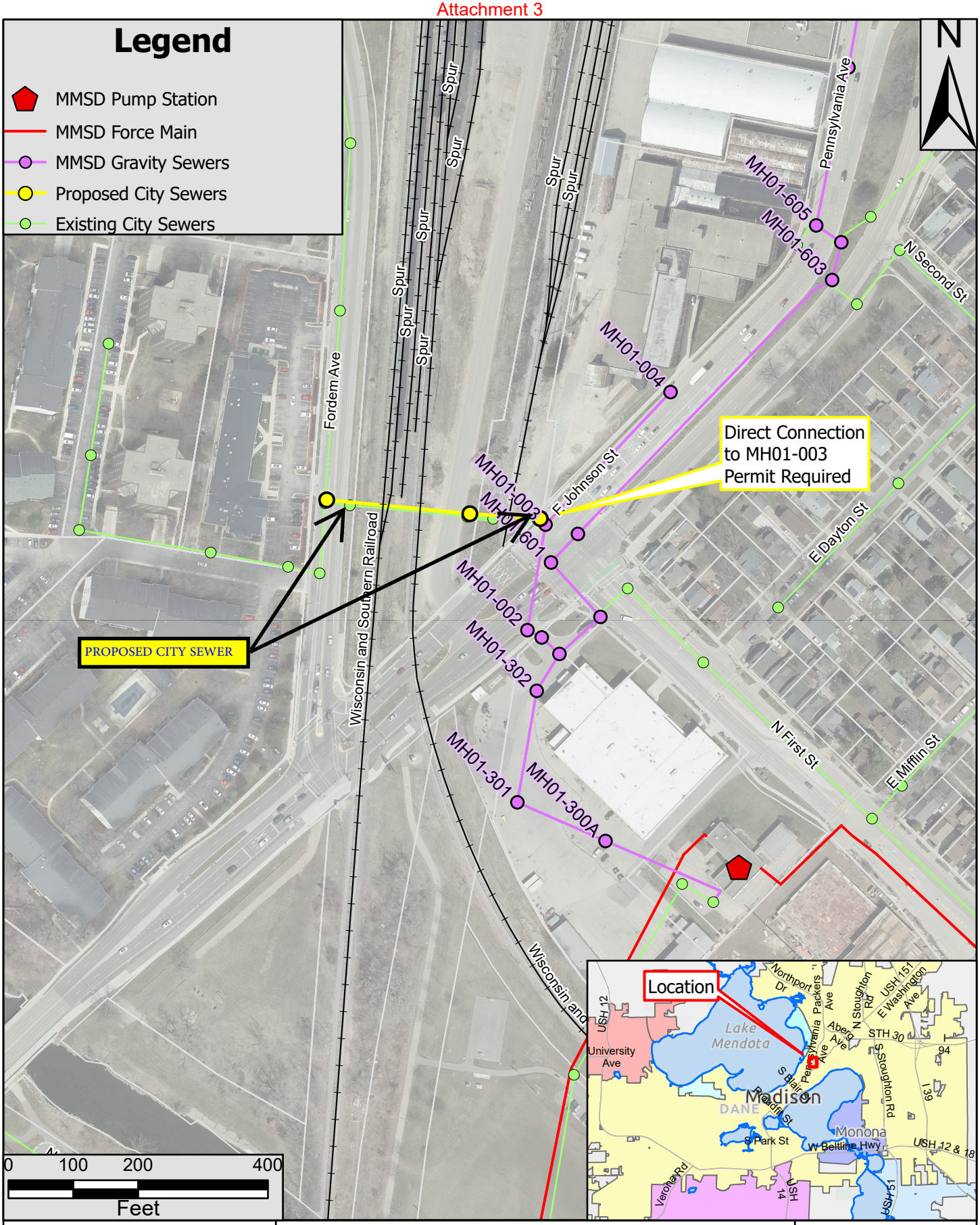
NOW, THEREFORE, BE IT RESOLVED, that the following low bid for improvements be accepted and that the Mayor and City Clerk be and are hereby authorized and directed to enter into a contract with the low bidder contained herein, subject to the Contractor's compliance with Section 39.02 of the Madison General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

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: 93776

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93776 | **File Type:** | Resolution | **Status:** | Council New Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | COMMON COUNCIL |
| | | | | **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)

### Text of Legislative File 93776

**Fiscal Note**
Fiscal note pending.

**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 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: | 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: 93777

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93777 | **File Type:** | Resolution | **Status:** | Council New Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | COMMON COUNCIL |
| | | | | **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 And Michael E. Verveer | **Effective Date:** | |
| **Attachments:** | Park Street Jurisdictional Transfer Common Council.pdf, CH330_STHX151_EastWash_Draft.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 | Referred for Introduction | | | | |

**Action Text:** This Resolution was Referred for Introduction

**Notes:** Finance Committee (7/27/26), Transportation Commission (7/15/26), Board of Public Works (7/8/26), Common Council (8/4/26)

### Text of Legislative File 93777

**Fiscal Note**

This resolution authorizes a jurisdictional transfer agreement between the City and the State of Wisconsin. Under the agreement, the City assume ownership of the sections of former US Highway 151 described in this resolution. The State of Wisconsin will make a one-time payment of $37 million to the City to be placed in a new capital fund for transportation projects.

The City will assume full responsibility for the current and future maintenance costs and future reconstruction costs of the roads being transferred. The City currently maintains these sections of the connecting highway in the Streets Department Operating Budget and the transfer is not anticipated to require additional budget appropriations. The City will no longer receive state aid for this section of road. There is no cost to the City at this time.

**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.

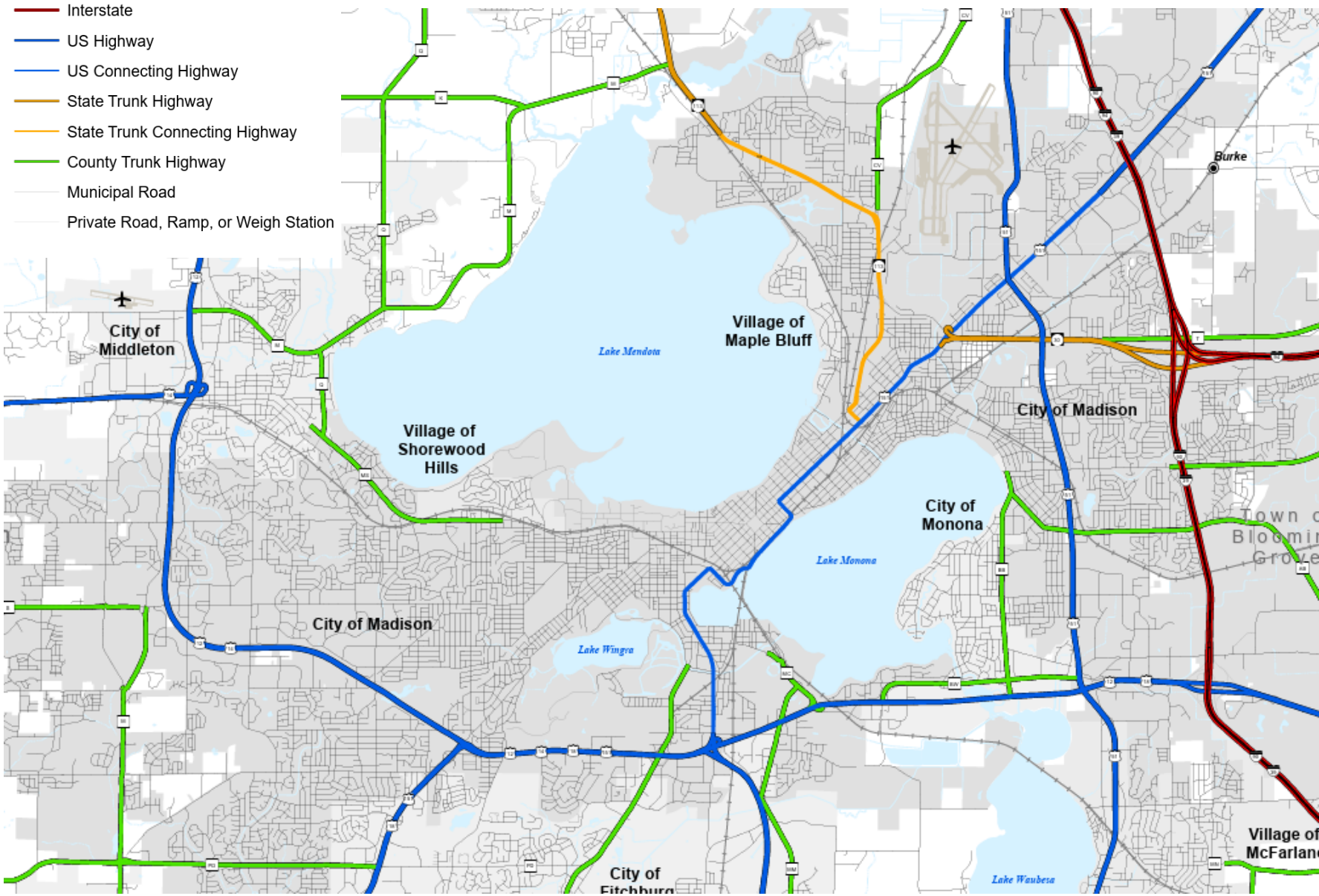
# WisDOT Jurisdictional Transfer

Common Council

July 1, 2026

# Street and Highway Jurisdiction:

## Who's in Charge of a Road?



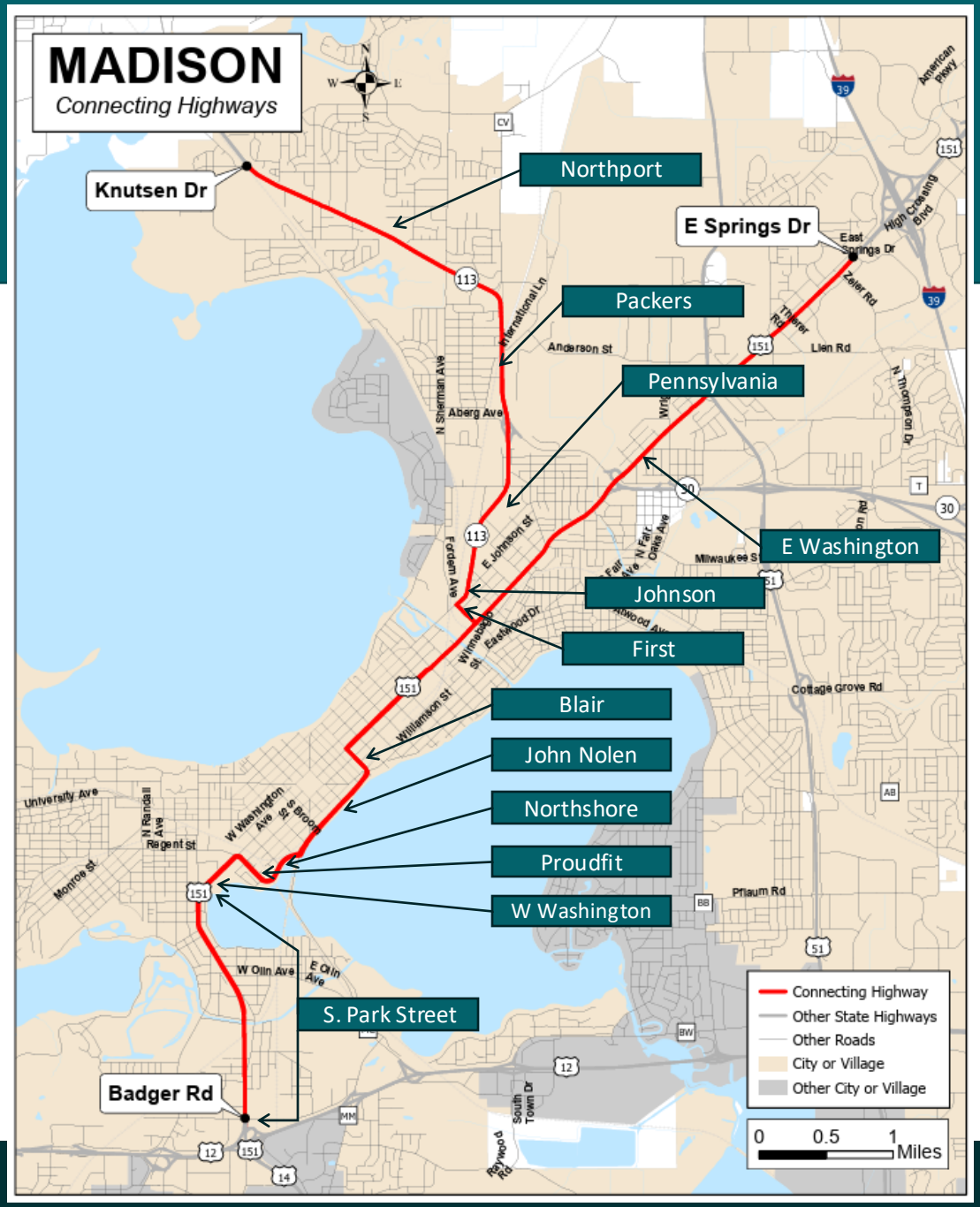
# Street and Highway Jurisdiction

| 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*

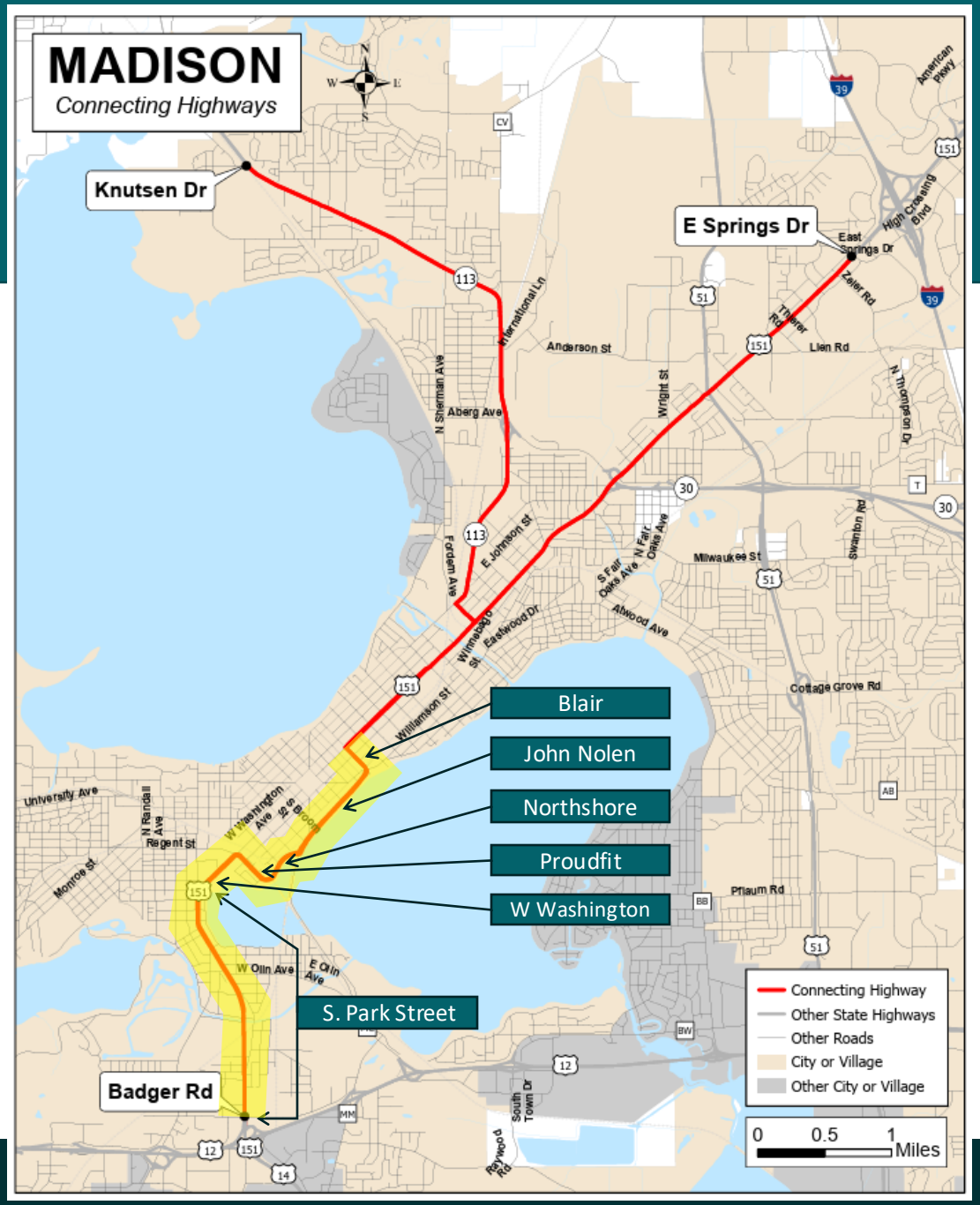



https://wisconsindot.gov/Pages/projects/data-plan/plan-res/connecting.aspx

# 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**

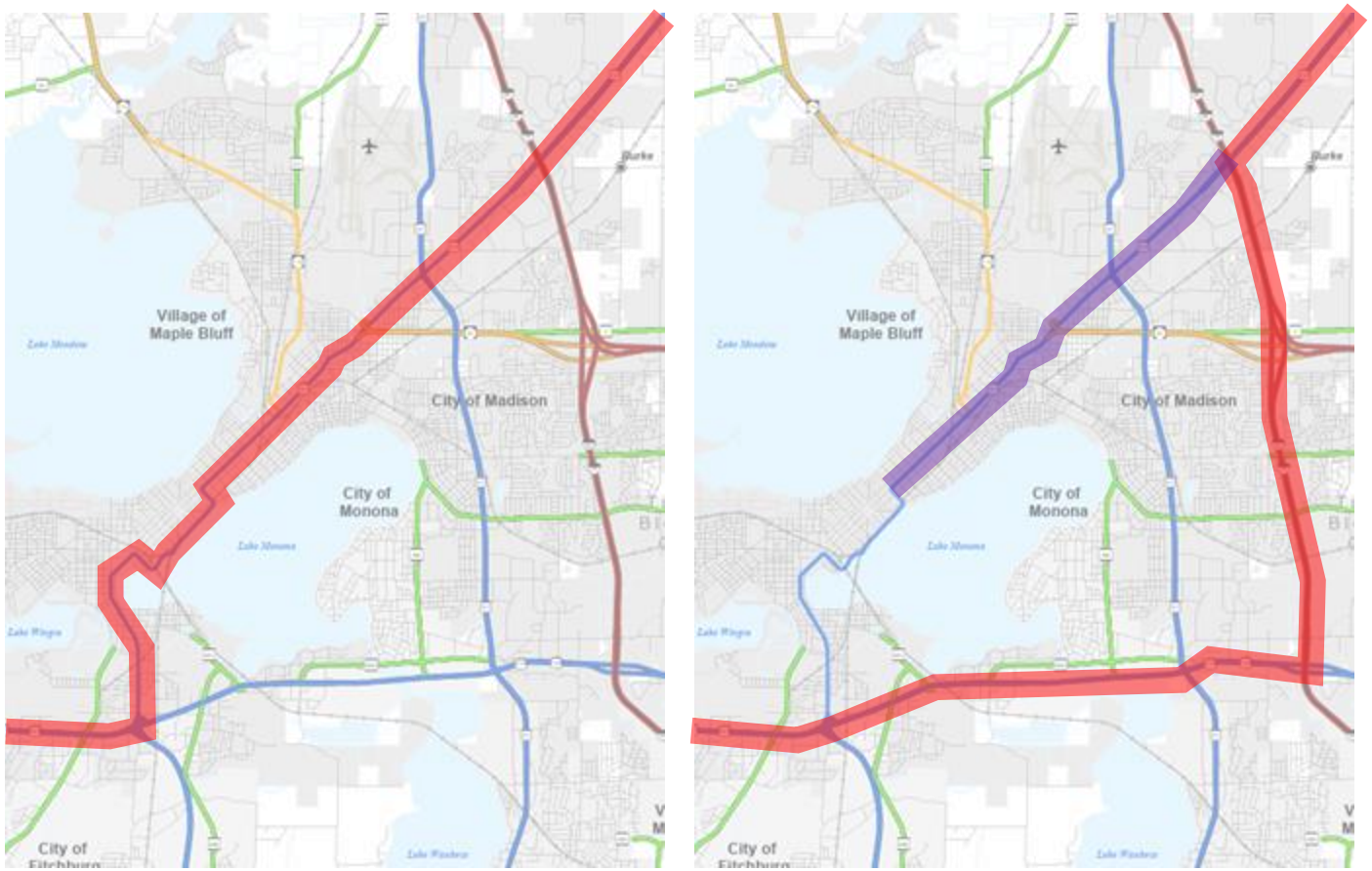
- US 151 extends from near Cedar Rapids, IA to Mantiowoc, WI
- New path follows Beltline, Interstate
- For through traffic: 0.8 miles longer but 8 minutes faster

**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<br>$5m 1-B<br>$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<br>(Blair to East Springs) | x | | x | | | | x | | Connecting Highway | x | x | | x | |
| 7<br>(overlaps 6) | East Washington<br>(Blair to interchange ) | | | | | x | | | | New highway number | | | | | |
| 8 | Beltline/Interstate | | | | | | | | | New route for 151 | | | | | |

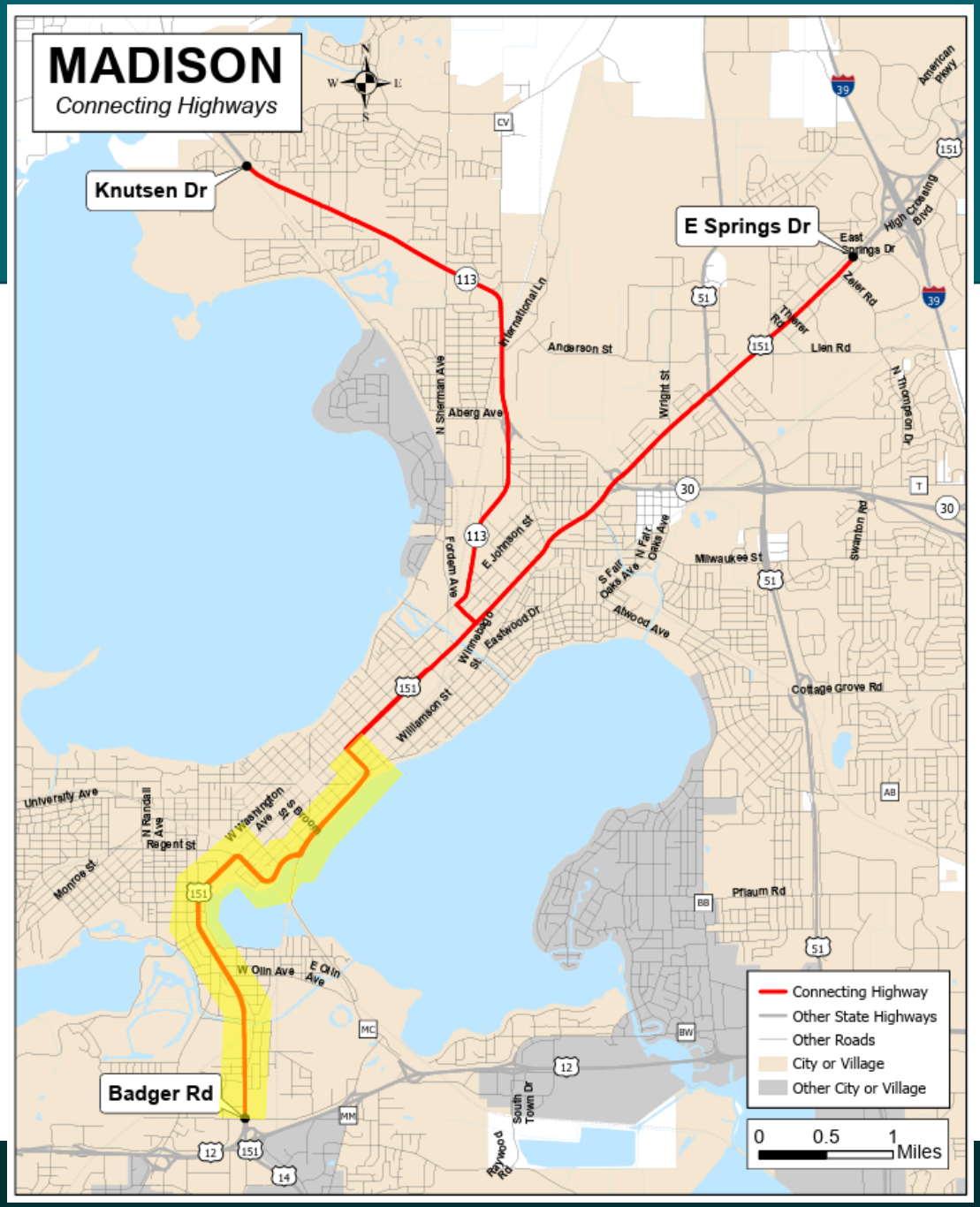
# Financial considerations

**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.

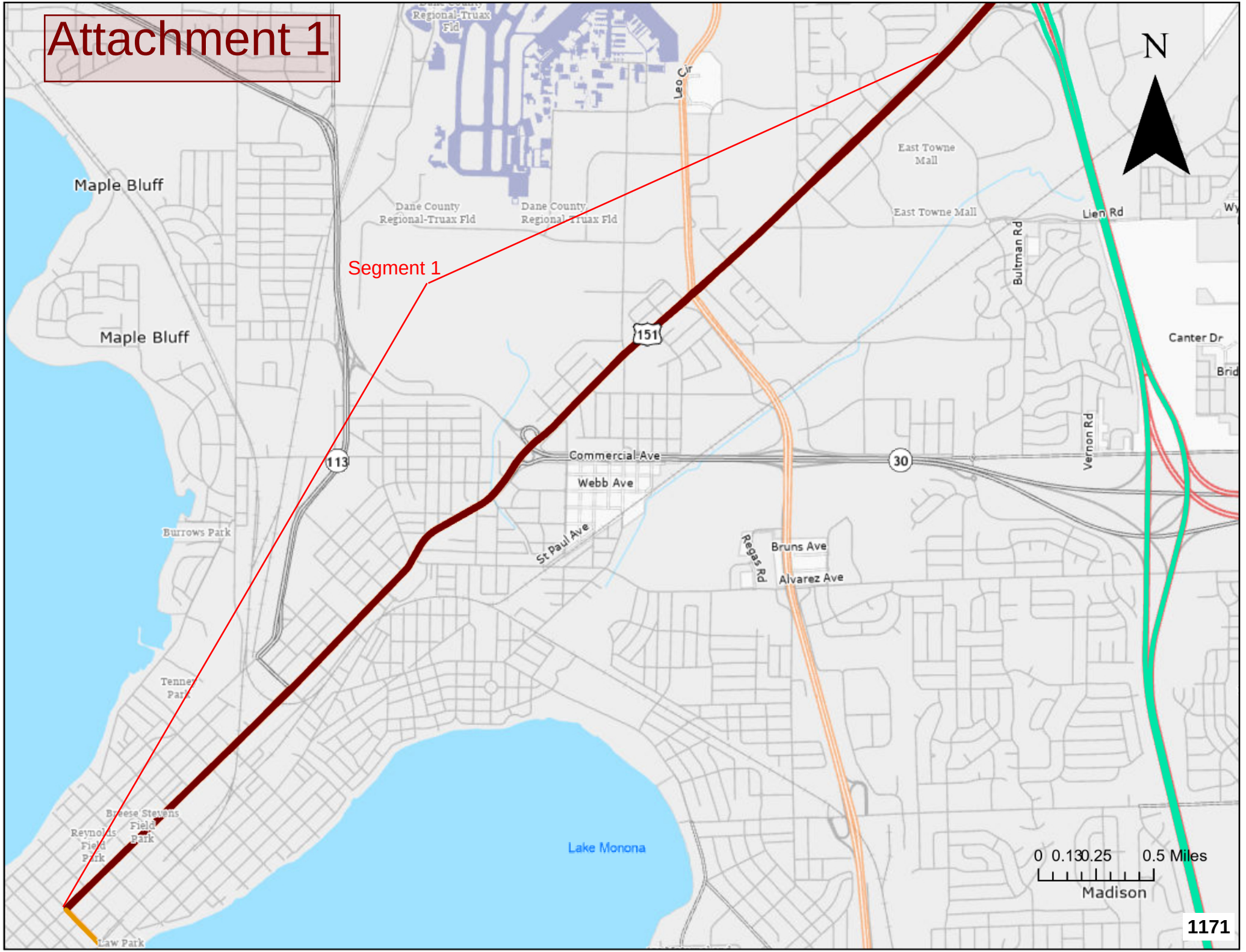
DRAFT

Approved for the Wisconsin Department of Transportation by:

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

_____ _____
Local Date

DRAFT


Attachment 1
Segment 1
N
Maple Bluff
Maple Bluff
Dane County Regional-Truax Fld
Dane County Regional-Truax Fld
Dane County Regional-Truax Fld
Leo Cir
East Towne Mall
East Towne Mall
Lien Rd
Bultman Rd
Canter Dr
151
113
30
Commercial Ave
Webb Ave
St Paul Ave
Vernon Rd
Regas Rd
Bruns Ave
Alvarez Ave
Burrows Park
Tenney Park
Reynolds Field Park
Breese Stevens Field Park
Lake Monona
Law Park
0 0.13 0.25 0.5 Miles
Madison
1171

# City of Madison

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

## Master

### File Number: 93780

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93780 | **File Type:** | License | **Status:** | Council New Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | COMMON COUNCIL |
| | | | | **File Created Date :** | 07/01/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Public Hearing - New License
Killdevil RC LLC • dba Killdevil Rum Club
2042 Atwood Ave • Agent: Mitchell Turino
Estimated Capacity (in/out): 86/0
Class B Combination Liquor & Beer • 80% alcohol, 10% food, 10% other
Police Sector 410 (District 6)

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | LICLIB-2026-00359 App.pdf, LICLIB-2026-00359 Supplemental.pdf | **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 | 07/01/2026 | Referred for Introduction | | | | |

**Action Text:** This License was Referred for Introduction
**Notes:** Alcohol License Review Committee- Public Hearing (7/15/26), Common Council (8/4/26)

## Text of Legislative File 93780

**Title**

Public Hearing - New License
Killdevil RC LLC • dba Killdevil Rum Club
2042 Atwood Ave • Agent: Mitchell Turino
Estimated Capacity (in/out): 86/0
Class B Combination Liquor & Beer • 80% alcohol, 10% food, 10% other
Police Sector 410 (District 6)

1173

# Liquor/Beer License Application

City of Madison Clerk
210 MLK Jr Blvd, Room 105
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

_____ *(Agenda Item Number)*

_____ *(Legistar file number)*

LICLIB-2026-00359 *(License number)*

6 *(Alder District #)* _____ *(Police Sector)*

Office Use Only

Class A: ☐ Beer, ☐ Liquor, ☐ Cider

Class B: ☐ Beer, ☒ Liquor,
☐ Class C Wine

## Section A – Applicant

1. List the name of your ☐ Sole Proprietor, ☐ Partnership, ☐ Corporation/Nonprofit Organization or ☒ Limited Liability Company exactly as it appears on your State Seller's Permit.

   Killdevil RC, LLC

2. Trade Name (doing business as) Killdevil Rum Club

3. Address to be licensed 2042 Atwood Ave, Madison WI 53704

4. Mailing address 2042 Atwood Ave, Madison WI 53704

5. Anticipated opening date Oct 1, 2026

6. Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?

   ☒ No ☐ Yes (explain)

7. Does another alcohol beverage licensee or wholesale permitee have interest in this business? ☐ No ☒ Yes (explain)

   I/O Arcade Bar, LLC - same owner

## Section B—Premises

8. Describe in words the building or buildings where alcohol beverages are to be sold and stored. Include all rooms including living quarters, if used, and any outdoor seating used for the sales, service, and/or storage of alcohol beverages and receipts. Alcohol beverages may be sold and stored only on the premises as approved by Common Council and described on license.

   2600 sqft basement space. Alcohol is stored behind bar and in designated liquor closet behind office. No outdoor seating.

9. *Applicants for on-premises consumption only.* Estimated capacity (patrons and employees):

   Indoor: 86 Outdoor: _____

10. Describe existing parking and how parking lot is to be monitored.

    Street parking

11. Was this premises licensed for the sale of liquor or beer during the past license year?

    ☒ No ☐ Yes, license issued to _____ (name of licensee)

## Section C—Corporate Information

This section applies to corporations, nonprofit organizations, and Limited Liability Companies only. Sole proprietorships and partnerships, skip to Section D.

12. Name of liquor license agent Mitchell Turino

13. City, state in which agent resides Madison, WI

14. How long has the agent continuously resided in the State of Wisconsin? 34 years

15. Has the liquor license agent completed the responsible beverage server training course?

    ☐ No, but will complete prior to ALRC meeting ☒ Yes, date completed 10/2018

16. State and date of registration of corporation, nonprofit organization, or LLC.

    WI, 11/2025

17. In the table below list the directors of your corporation or the members of your LLC.
    ☐ Attach background check forms for each director/member.

| Title | Name | City and State of Residence |
|---|---|---|
| Member | Mitchell Turino | Madison, WI |
| | | |
| | | |
| | | |

18. Registered agent for your corporation or LLC. This is your agent for service of process, notice or demand required or permitted by law to be served on the corporation. This is not necessarily the same as your liquor agent.

    Mitchell Turino

19. Is applicant a subsidiary of any other corporation or LLC?

    ☒ No ☐ Yes (explain) _____

20. Does the corporation, any officer, any director, any stockholder, liquor agent, LLC, any member, or any manager hold any interest in any other alcohol beverage license or permit in Wisconsin?

    ☐ No ☒ Yes (explain) Mitchell Turino, owner of I/O Arcade Bar

## Section D—Business Plan

21. What type of establishment is contemplated?
☒ Tavern ☐ Nightclub ☐ Restaurant ☐ Liquor Store ☐ Grocery Store
☐ Convenience Store without gas pumps ☐ Convenience Store with gas pumps
☐ Other _____

22. Private organizations (clubs): Do your membership policies contain any requirement of "invidious" (likely to give offense) discrimination in regard to race, creed, color, or national origin? ☒ No ☐ Yes

23. Hours of operation: please enter opening and closing times in the table below.

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|---|---|---|---|---|---|
| 4pm - 12am | - | 4pm - 12am | 4pm - 12am | 4pm - 12am | 4pm - 2am | 4pm - 2am |
| *(Class B only) Enter below any hours when food service will not be available, if applicable* | | | | | | |
| - | - | - | - | - | - | - |

## Section E—Consumption on Premises

*This section applies to Class B and Class C applicants only. Class A license applicants (consumption off premises) may skip to Section F.*

24. Indicate any other product/service offered. _____

25. All restaurants and taverns serving alcohol must substantiate their gross receipts for food and alcohol beverage sales broken down by percentage. (Note: Non-alcoholic drinks are classified as "Food.") New establishments estimate percentages:
80 % Alcohol 10 % Food 10 % Other

If applicable, describe "Other": Collectible mugs and merchandise

Do you have written records to document the percentages shown? ☒ No ☐ Yes
You may be required to submit documentation verifying the percentages indicated.

26. Do you plan to have live entertainment? ☐ No ☒ Yes—what kind? Karaoke

If planned entertainment includes live music (except solo acoustic), a DJ, or a designated dance floor, please also complete an Entertainment License.

## Section F—Required Contacts and Filings

27. I understand that liquor/beer license renewal applications are due April 15 of every year, regardless of when license was initially granted. ☐ No ☒ Yes

28. I understand that I am required to host an information session at least one week before the ALRC meeting. ☐ No ☒ Yes

29. I agree to contact the Alderperson for this location to discuss my application and to invite the Alderperson to my information session. ☐ No ☒ Yes

30. I agree to contact the Police Department District Captain for this location prior to the ALRC meeting. ☐ No ☒ Yes

31. I agree to contact the Deputy Clerk prior to the ALRC meeting. ☐ No ☒ Yes

32. I agree to contact the neighborhood association representative prior to the ALRC meeting. ☐ No ☒ Yes

33. I intend to operate under the alcohol license within 180 days of the Common Council granting this license. The license shall be considered surrendered if not issued within 180 days of being granted. ☐ No ☒ Yes

34. I understand we must file a Special Occupational Tax return (TTB form 5630.5) before beginning business. [phone 1-800-937-8864] ☐ No ☒ Yes

35. I understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in question 1, above. [phone 608-266-2776] ☐ No ☒ Yes

36. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? ☒ No ☐ Yes

## Section G—Information for Clerk's Office

37. This application is for the license period ending June 30, 20 27 .

38. State Seller's Permit 4 5 6 - 1 0 3 2 2 0 3 5 4 7 - 0 2

39. Federal Employer Identification Number 41-2799058

40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?

Contact person Mitchell Turino

Business phone 608 354 6092 Business e-mail address mitchell@killdevil.bar

Preferred language English

If needed, a qualified interpreter can be provided at no charge to you. Would you like an interpreter?

☐ Yes (language: _____)

☐ No (If you answer no and you do require an interpreter, the ALRC will refer your application to a subsequent meeting and this may delay your application process)

Si usted requiere o necesita un/a intérprete, nosotros podemos proveer un/a intérprete sin costo alguno. ¿Le gustaría tener un/a intérprete?

☐ Sí, lenguaje: _____

☐ No. Si usted escoge "no" en la solicitud/aplicación, y usted sí requiere un/a intérprete, el comité remitirá su solicitud para una nueva junta y esto puede atrasar el proceso de su solicitud.

41. Corporate attorney, if applicable: Name _____

Phone _____ E-mail _____

1177

**NOTICE:** Completed application are due by noon of the third Monday (fourth, if the Clerk's office is closed on the third Monday) to get on the agenda for the proceeding months Alcohol License Review Committee. A completed application **must** be accompanied by the following items:

☒ Copy of State Seller's Permit (Not Business Tax Registration Certificate), ☒ Appointment of Agent (if Corp/LLC), ☒ Member background investigation forms, ☒ Articles of Incorporation (if Corp/LLC), ☒ Floor Plans, ☒ Copy of Lease, ☒ Business Plan, and ☒ Sample Menu (if applying for Class B license)

If required items are missing, the application will not be considered complete and will not be accepted by the Clerk's Office until all requirements are submitted. No exceptions are made.

***Read carefully before signing:*** *Under penalty provided by law, the applicant states that the above information has been truthfully completed to the best of the knowledge of the signer. Signer agrees to operate the business according to law, and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. Lack of access to any portion of licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.*

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

Mitchell Turino
(Officer of Corporation/Member of LLC/Partner/Sole Proprietor)

5-12-2026
(Date)

**Clerk's Office checklist for complete applications**

☐ WI Seller's Permit Certificate (matching articles of incorporation)
☐ FEIN
☐ Written description of premises
☐ Background investigation form(s)
☐ Form for surrender of previous license
☐ *Articles of Incorporation
☐ *Appointment of Agent
☐ Floor Plans
☐ Lease
☐ Business Plan
☐ **Sample Menu

* Corporation/LLC only

** Class B only

**Upon Application Submission, the Clerk's Office issued to the application:**

☐ Orange sign ☐ Orange business card

☐ "Applying for a Liquor/Beer License in the City of Madison" brochure with contact information

Date complete application filed with Clerk's Office _____

Date of ALRC meeting _____ Date license granted by Common Council _____

Date provisional issued _____ Date license issued _____

# Killdevil Rum Club

2042 Atwood Ave

Owned & Operated by
Mitchell Turino

Killdevil Rum Club is a unique tropical bar concept in Madison, WI, heavily featuring the rainbow of flavors and styles that is rum. Located in the basement at 2042 Atwood Ave, Killdevil offers an immersive, speakeasy-style escape for cocktail enthusiasts.

Killdevil aims for a certain amount of education as well as consumption - rum has a rich, even dark, history, as do the cocktails that feature it. Tasting classes, cocktailing courses, and endless tidbits and trivias can serve as an on-ramp for customers and new cocktail fans.

Rum's long history and low-cost components means it tends to be more affordable than most other liquors, and a unique concept in a vibrant neighborhood means Killdevil is expected to have a steady revenue stream and good profitability.

**Why rum?**

Rum was the first American spirit - its trade through the East coast and the Caribbean defined generations of economic progress in the United States. Dozens of styles, hundreds of distilleries, and thousands of different bottles transformed the world through their distribution and development through the centuries. But as whiskey became the drink of the American patriot, the rum market fell to the wayside. These days, rum is part of a huge resurgence as a diverse, delicious, and creative spirit used in hundreds of traditional, modern, and tropical cocktails.

**Who's in charge?**

Mitchell Turino has 10 years of experience developing and running a high volume bar at I/O Arcade Bar, winner of Best Bar in Madison on three separate occasions, which opened in 2018 but began development in 2016. This experience is compounded from being in two different locations - having moved during the COVID-19 pandemic into a larger space - each with their own unique challenges. This means KDRC is a bar that will be run by an industry veteran to provide an organized, relaxed, and unique experience.

**Where is this?**

Killdevil is currently planned in the basement of 2042 Atwood Ave, near many other successful bars and restaurants like Bar Corallini, Alchemy, The Green Owl, Ideal, and the Green Room. It's a 2600 sqft ADA-accessible space with a very cool and understated entrance (like a Tiki speakeasy... or Tik-easy?). The space has ample room for storage and office space, as well as a secondary seating space that can be cordoned off for private events. The top floor is occupied by The Baked Lab, a bakery that aims to offer wine cafe vibes with lots of sweet treats.

## Marketing

Much of the marketing for KDRC will be word of mouth, aided by Mitchell's other business, I/O. Hundreds of unique guests a week make it easy for word to spread about a literally underground bar nearby. But on top of that, there are also ample opportunities in the neighborhood, like direct marketing through the nearby Barrymore Theatre, working with the Williamson-Marquette Business Association, sponsoring the annual AtwoodFest, and more. The event space in the bar allows participation in public markets and makers' fairs.

## Sales Plan

Most of the sales plan comes from the drinks - large drinks with a blend of rums, a wide array of ingredients, fun glasses, and exotic garnishes. Killdevil is largely about the exotic experience of tropical drinks and memorabilia in a colorful space. It's quiet, it's unassuming, but once inside, it's a whole new world far away from typical Madison nightlife.

Tropical drinks range from $8 for a simple tap cocktail to $50 for a sharable bowl for 4-6 people. The menu is split into 6 different menu sections:
1) Rum classics: cocktail standards. $8-16.
2) Tropical drinks: Zombies, Mai Tais, Jungle Birds, and a ton of other juicy, bright, strong drinks make up this section of the menu. $11-18.
3) Experiments: A small list of cocktails that we feel push rum in bold new directions. $10-18.
4) Sharables: Drinks designed to be shared between 2-6 people. $20-50.
5) N/A: Mocktails made with our high quality juices, teas, and syrups for those looking for a sober experience. $8-12
6) THC: A budding market trend that offers a different kind of buzz. $12-18.

**Sample Menu**

Wine - Cabernet Sauvignon, Malbec, Chardonnay, Albariño, champagne, rose
Beer - High Life, Modelo, Red Stripe, PBR, Mango Cart, local sour beer, local IPA

Cocktails:

Tropical:
**Mai Tai** - Two rums, orange liqueur, lime, house-made almond syrup
**Three Dots and a Dash** - Rhum agricole, lime, orange, falernum, allspice dram
**Zombie** - Three rums, grapefruit, house-made grenadine, herbstura, cinnamon, falernum, lime
**Hurricane** - Rum, passionfruit, lemon, orange
**Painkiller** - Rum, pineapple, orange, lime, coconut
**Humuna Humuna** - Gin, lemon, pineapple, almond, bitters
**Ancient Mariner** - Two rums, lime, grapefruit, allspice dram, Angostura bitters
**Lei-Lani Volcano** - Coconut rum, pineapple, lime, guava
**Killdevil Rum Barrel - Top secret!** Rums, spices, citrus

Rum classics:
**Daiquiri** - Rum, sugar, lime
**Cuba Libre** - house-spiced rum, Coca Cola, lime juice, Angostura bitters
**Wray & Ting** - Wray & Nephew overproof rum, Ting grapefruit soda
**El Presidente** - Aged rum, dry vermouth, orange curacao, grenadine
**Mojito** - Unaged rum, sugar, lime, soda, mint
**Kingston Negroni** - Overproof Jamaican rum, Campari, sweet vermouth, orange

Our experiments:
**Last Bird** - Rum, gin, Campari, Luxardo, pineapple, lime, simple
**Planet of the Apes** - Rum, creme de banane, coconut cream, oat milk
**Passion Plane** - Rum, amaro, passion fruit liqueur, lemon
**Tequila Saturn** - Tequila, lemon, passion fruit syrup, almond syrup, falernum

Sharable cocktails:
**Scorpion Bowl (2-4 people)** - gin, brandy, two rums, grenadine, pineapple juice, orange juice, almond syrup
**Fugu for Two(-Gu)** - Infused vodka, coconut rum, lime, lemon, tamarind, champagne
**Tempest Bowl** - Tequila, apple brandy, guava, pineapple, lime, almond

Mocktails:
**Samoan Sunset** - Hibiscus tea, strawberry-basil shrub, lemon, soda
**Pain-free** - Pineapple shrub, orange, coconut, nutmeg
**Isle of Kentucky** - Bourbon-barrel aged tea, lemon, passionfruit, honey

Food
**Cold Noodle Bowls** - Sesame, thai lemongrass, sriracha peanut vegetarian noodle bowls
**Batch Bakehouse Pretzels**
**Charcuterie**

# Rum Distillery list (tentative)

**Barbados**
Planteray
Mt Gay
Foursquare
Bumbu

**Brazil**
51
Leblon

**Cuba(n-style)**
Havana Club
Bacardi

**Dominican Republic**
**Guatemala**
Ron Zacapa
Botran

**Guyana**
Hamilton
El Dorado
Angostura
Lemon Hart

**Haiti & Martinique**
Clement
Barbancourt
Rhum JM
**Jamaica**
Hampden Estate
Smith & Cross
Doctor Bird
Appleton Estate
Wray & Nephew
Worthy Park
Myer's
Denizen

**Nicaragua**
Flor de Cana

**Panama**
Don Pancho

**Puerto Rico**
Don Q

Bacardi
Ron del Barillito

**Venezuela**
Diplomatico

**Local**
State Line
Old Sugar
Doundrins
Yahara Bay
Great Lakes

**American**
Chicago Cane Collective
Tattersall

**South-east Asia**
Tanduay
Batavia Arrack

# KILLDEVIL RUM CLUB

2044 ATWOOD AVE.
MADISON, WI 53704

## PROJECT GENERAL NOTES:

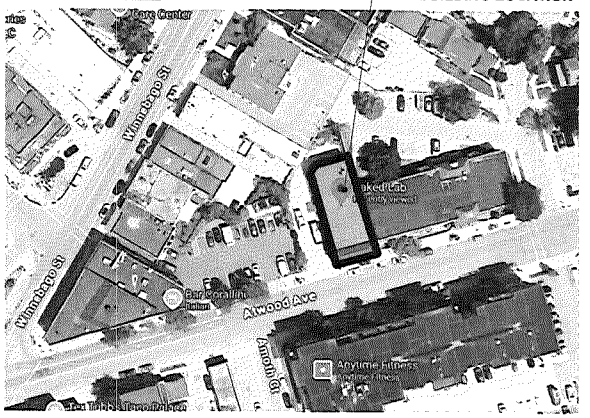
1. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.
2. DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
3. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.).
4. CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT.
5. JOB SITE SHALL BE BROOM SWEPT AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER.
6. MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL.
7. ALL MECHANICAL (HVAC), ELECTRICAL, PLUMBING AND FIRE PROTECTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES.
8. HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.
9. WITHIN THIS DOCUMENT "NORTH, SOUTH, EAST, WEST" ARE REFERRED TO AS PROJECT NORTH AND MAY NOT BE TRUE NORTH.
10. ALL EXPOSED WOOD AND/OR WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
11. PROVIDE GFI OUTLETS NEAR WATER SOURCES AND AS REQUIRED BY IEC.
12. PROVIDE FIRE BLOCKING AND DRAFTSTOPPING THROUGHOUT BUILDING PER IBC CHAPTER 7.
13. SUBMIT ALL FIXTURES, APPLIANCES, MATERIALS, SHOP DRAWINGS, PLAN MODIFICATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL.
14. IN SOME CASES THE SELECTION OF SPECIFIC ACCESSORIES, HARDWARE, MATERIALS OR FINISHES MAY NOT BE AVAILABLE AT ISSUANCE OF THESE DRAWINGS. THESE INSTANCES ARE INDICATED WITH "TBD", OR "TO BE DETERMINED". IN THESE SITUATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE ALLOWANCES TO COVER THE MATERIAL AND INSTALLATION FOR THAT ELEMENT, BASED ON THE BEST INFORMATION PROVIDED. IF NO INFORMATION IS PROVIDED, ASSUME A MID-RANGE PRODUCT COST TO SATISFY THE INTENT OF THE PROJECT. THE CONTRACTOR SHALL CLEARLY STATE IN THEIR BID PROPOSAL WHAT THE ALLOWANCE VALUE AND UNIT PRICE IS, LISTED SEPARATELY FOR EACH ITEM.
15. IF THE CONTRACTOR ELECTS TO NOT PROVIDE A PRICE FOR ANY ELEMENT CONTAINED IN THESE DOCUMENTS, FOR WHATEVER REASON, THE CONTRACTOR SHALL CLEARLY INDICATE THIS EXCLUSION IN THEIR BID PROPOSAL. IF NO EXCLUSION IS MADE, IT IS THE CONTRACTUAL OBLIGATION OF THE CONTRACTOR TO PROVIDE THE ELEMENT IN ACCORDANCE WITH THE GENERAL INTENT OF THE DRAWINGS.
16. IN THE EVENT OF CONTRADICTION OF DOCUMENTS, SPECIFICATIONS SHALL TAKE PRECEDENT. IF A CONTRADICTION REMAINS, OR IF THE SPECIFICATION DOES NOT CLARIFY, THEN THE CONTRACTOR SHALL ASSUME THE MOST EXPENSIVE OF THE MATERIALS AND INSTALLATION WHEN COMPARING THE CONTRADICTORY ITEMS.

## SHEET INDEX

| SHEET NUMBER | SHEET NAME | REVISIONS MARK | REVISIONS DATE |
|---|---|---|---|
| GENERAL | | | |
| G002 | BUILDING CODE & ENERGY ANALYSIS | | |
| G003 | FIRE SEPARATION & EGRESS PATH | | |
| EXTERIOR ELECTRICAL | | | |
| E0101 | SITE LIGHTING PLAN | | |
| ARCHITECTURAL GENERAL | | | |
| A001 | SYMBOLS & ABBREVIATIONS | | |
| ARCHITECTURAL DEMOLITION | | | |
| AD101 | EXISTING & DEMO FLOOR PLAN | | |
| ARCHITECTURAL | | | |
| A101 | LOWER LEVEL PLAN | | |
| A102 | LOWER LEVEL REFLECTED CEILING PLAN | | |
| A401 | ENLARGED FLOOR PLANS | | |
| A501 | PLAN DETAILS | | |
| A601 | DOOR AND WINDOW SCHEDULES | | |

**PROJECT LOCATION**

**BUILDING LOCATION**




NEED OWNERES INFO

## PROJECT CONTACTS:

**OWNER:**
MITCHELL TURSO
[ADDRESS]
[CITY, STATE ZIP CODE]

**CONTACT:**
MITCHELL TURSO (OWNER)
[PHONE NUMBER]

**ARCHITECT:**
SKETCHWORKS ARCHITECTURE, LLC
2501 PARMENTER STREET, SUITE 300A
MIDDLETON, WI 53562

**CONTACT:**
AARON CLARK (PROJECT ARCHITECT)
MIGUEL REA (DESIGNER)
608-836-7570

**GENERAL CONTRACTOR:**
[COMPANY NAME]
[ADDRESS]
[CITY, STATE ZIP CODE]

**CONTACT:**
[NAME] (OWNER)
[PHONE NUMBER]

PRELIMINARY

sketchworks architecture

ARCHITECT / ENGINEER OF RECORD

**KILLDEVIL RUM CLUB**
TENANT IMPROVEMENT
2044 ATWOOD AVE.
MADISON, WI 53704

Project Status

PROJ. #: 25001-01

© SKETCHWORKS ARCHITECTURE 2025

**COVER SHEET**

**G001**

1185




A1 LOWER LEVEL NEW
1/4" = 1'-0"

-ANY SPECIAL CASEWORK IN THE BAR
-WHAT TYPE OF FLOORING
-WALL PAINT?
-WHAT TYPE OF PLATFORM AT VESTIBULE
-ARE WE FURRING ANY COLUMNS/

## GENERAL PLAN NOTES:

A. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS SHALL BE DESIGN BUILD, UNLESS NOTED OTHERWISE. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. SEE SHEET A000 FOR BUILDING CODE RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACE.

B. PROVIDE SOUND INSULATION IN ALL DEMISING WALLS AND INTERIOR WALLS UNLESS NOTED OTHERWISE.

C. ALL INTERIOR WALLS TO BE GWB UNLESS NOTED OTHERWISE.

D. PROVIDE MOISTURE RESISTANT GWB AT ALL PLUMBING WALLS.

E. PROVIDE BLOCKING AT TOILET ROOM FIXTURES AND ACCESSORIES PER MANUFACTURING HEIGHTS INDICATED ON SHEET A001.

F. PROVIDE 2X BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009

G. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS.

H. EXTERIOR DIMENSIONS ARE FROM CENDLINE TO CENTERLINE UNLESS NOTED OTHERWISE. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.

I. INTERIOR DIMENSIONS FOR NEW CONSTRUCTION ARE FROM FACE OF FRAME TO FACE OF FRAME OR CENTERLINE UNLESS NOTED OTHERWISE. ALL DIMENSIONS FROM EXISTING WALLS ARE FROM FINISH FACE UNLESS NOTED OTHERWISE.

J. PERIMETER WALL SHALL HAVE A TYPICAL DIMENSION OF 4" FROM FACE OF FRAME TO FACE OF FINISH UNLESS NOTED OTHERWISE.

K. CONTRACTOR TO VERIFY ALL EXISTING WALL DIMENSIONS ACCURATELY. CONTACT ARCHITECT WITH ANY DISCREPANCIES.

L. CONTRACTOR SHALL NOTIFY ARCHITECT, OWNER AND OWNER REPRESENTATIVE UPON DISCOVERY OF ANY CONDITIONS THAT DIFFER FROM CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.

M. PAINT EXTINGUISHER CABINETS SHALL BE RATED TO MEET THE ASSOCIATED WALL FIRE RATING.

N. CONSTRUCTION AREA: DURING CONSTRUCTION WORK, SEAL ALL DOORS AS REQUIRED. CONSTRUCTION AREA SHALL BE KEPT CLEAN DUST, DEBRIS AND SOUND.

O. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE ADEQUATELY SEPARATED FROM PUBLIC AREAS. PERIODICALLY PER OWNERS REQUEST, VERIFY CONSTRUCTION STAFF HAVE NOT PROPPED DOOR OPEN TO PUBLIC AREAS. PRIOR TO CONSTRUCTION START, ARRANGE FOR REQUIRED SIGNAGE AND BARRICADES AT EXIT DOORS WITH OWNER PRIOR TO SHUT DOWN. COORDINATE UTILITY COMMENCEMENT OF WORK.

## HATCH PATTERN KEY:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

## KEYNOTES:

1 MOP SINK
2 PLATFORM, COORDINATE WITH OWNER
3 WALL MOUNTED TV
4 BAR COUNTER, COORDINATE WITH OWNER FOR FINAL LOCATION
5 EQUIPMENT, COORDINATE WITH OWNER FINAL LOCATION OF EQUIPMENT
6 COORDINATE WITH OWNER FINAL LOCATION OF CLOSET SHELVING

PRELIMINARY

ARCHITECT / ENGINEER OF RECORD

# KILLDEVIL RUM CLUB

TENANT IMPROVEMENT
2044 ATWOOD AVE.
MADISON, WI 53704

Project Status

PROJ. # 25001-01
© 3SIXTY DESIGN ARCHITECTURE 2025

PLAN NORTH
TRUE NORTH ROTATION

SCALE: 1/4" = 1'-0"

LOWER LEVEL PLAN

A101

# City of Madison

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

## Master

### File Number: 93782

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93782 | **File Type:** | License | **Status:** | Council New Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | COMMON COUNCIL |
| | | | | **File Created Date :** | 07/01/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Public Hearing - New License
Grandads Farm Stop LLC • dba Grandad's Farm Stop
3802 Mineral Point Rd • Agent: Patrick Randolph
Class A Beer, Class A Cider
Police Sector 208 (District 5)

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | LICLIA-2026-00366 App.pdf, LICLIA-2026-00366 Supplemental.pdf | **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 | 07/01/2026 | Referred for Introduction | | | | |

**Action Text:** This License was Referred for Introduction
**Notes:** Alcohol License Review Committee- Public Hearing (7/15/26), Common Council (8/4/26)

### Text of Legislative File 93782

**Title**

Public Hearing - New License
Grandads Farm Stop LLC • dba Grandad's Farm Stop
3802 Mineral Point Rd • Agent: Patrick Randolph
Class A Beer, Class A Cider
Police Sector 208 (District 5)

# Liquor/Beer License Application

1187

(Agenda Item Number)

(Legistar file number)

LICLIA-2026-00366
(License number)

5 (Alder District #) 208 (Police Sector)

Office Use Only

Class A: ☑ Beer, ☐ Liquor, ☑ Cider
Class B: ☐ Beer, ☐ Liquor,
☐ Class C Wine

City of Madison Clerk
210 MLK Jr Blvd, Room 105
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

## Section A – Applicant

1. List the name of your ☐ Sole Proprietor, ☐ Partnership, ☐ Corporation/Nonprofit Organization or ☑ Limited Liability Company exactly as it appears on your State Seller's Permit.

   GRANDADS FARM STOP LLC

2. Trade Name (doing business as) Grandad's Farm Stop

3. Address to be licensed 3802 Mineral Point Rd, Madison, WI, 53705

4. Mailing address 10312 Shady Birch Trl, Verona, WI, 53593

5. Anticipated opening date August 1, 2026

6. Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?

   ☑ No ☐ Yes (explain)

7. Does another alcohol beverage licensee or wholesale permitee have interest in this business? ☑ No ☐ Yes (explain)

## Section B—Premises

8. Describe in words the building or buildings where alcohol beverages are to be sold and stored. Include all rooms including living quarters, if used, and any outdoor seating used for the sales, service, and/or storage of alcohol beverages and receipts. Alcohol beverages may be sold and stored only on the premises as approved by Common Council and described on license.

   A 1440 sqft Single Story building. The building has three areas ( A retail area, a cafe and queuing area, and a prep space). Beer and cider will be sold in the retail area in a cooler or on a shelf. Beer and cider will be stored behind the Building in our walk in cooler or our dry storage shed.

1188

9. *Applicants for on-premises consumption only.* Estimated capacity (patrons and employees):

   Indoor: _____ Outdoor: _____

10. Describe existing parking and how parking lot is to be monitored.

The premises has an on-site parking lot accessible from Glenway St as well as a right turn only exit to Mineral Point Rd.

Parking will be monitored by store staff during business hours.

11. Was this premises licensed for the sale of liquor or beer during the past license year?

    ☑ No ☐ Yes, license issued to _____ (name of licensee)

## Section C—Corporate Information

This section applies to corporations, nonprofit organizations, and Limited Liability Companies only. Sole proprietorships and partnerships, skip to Section D.

12. Name of liquor license agent Patrick D. Randolph

13. City, state in which agent resides Verona, WI

14. How long has the agent continuously resided in the State of Wisconsin? 1 year & 9 months

15. Has the liquor license agent completed the responsible beverage server training course?

    ☐ No, but will complete prior to ALRC meeting ☒ Yes, date completed 05/27/2026

16. State and date of registration of corporation, nonprofit organization, or LLC.

    Wisconsin, 8/15/24

17. In the table below list the directors of your corporation or the members of your LLC.
    ☐ Attach background check forms for each director/member.

| Title | Name | City and State of Residence |
|---|---|---|
| Owner | Patrick D. Randolph | Verona, WI |
| | | |
| | | |
| | | |

18. Registered agent for your corporation or LLC. This is your agent for service of process, notice or demand required or permitted by law to be served on the corporation. This is not necessarily the same as your liquor agent.

    Patrick D. Randolph

19. Is applicant a subsidiary of any other corporation or LLC?

    ☑ No ☐ Yes (explain) _____

20. Does the corporation, any officer, any director, any stockholder, liquor agent, LLC, any member, or any manager hold any interest in any other alcohol beverage license or permit in Wisconsin?

    ☑ No ☐ Yes (explain) _____

## Section D—Business Plan

21. What type of establishment is contemplated?
☐ Tavern ☐ Nightclub ☐ Restaurant ☐ Liquor Store ☑ Grocery Store
☐ Convenience Store without gas pumps ☐ Convenience Store with gas pumps
☐ Other _____

22. Private organizations (clubs): Do your membership policies contain any requirement of "invidious" (likely to give offense) discrimination in regard to race, creed, color, or national origin? ☐ No ☐ Yes

23. Hours of operation: please enter opening and closing times in the table below.

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|---|---|---|---|---|---|
| 7am -7pm | 7am -7pm | 7am - 7pm | 7am - 7pm | 7am - 7pm | 7am - 7pm | 7am -7pm |
| *(Class B only) Enter below any hours when food service will not be available, if applicable* | | | | | | |
| - | - | - | - | - | - | - |

## Section E—Consumption on Premises

*This section applies to Class B and Class C applicants only. Class A license applicants (consumption off premises) may skip to Section F.*

24. Indicate any other product/service offered. _____

25. All restaurants and taverns serving alcohol must substantiate their gross receipts for food and alcohol beverage sales broken down by percentage. (Note: Non-alcoholic drinks are classified as "Food.") New establishments estimate percentages:
_____ % Alcohol _____ % Food _____ % Other

If applicable, describe "Other": _____

Do you have written records to document the percentages shown? ☐ No ☐ Yes
You may be required to submit documentation verifying the percentages indicated.

26. Do you plan to have live entertainment? ☐ No ☐ Yes—what kind? _____

_____

If planned entertainment includes live music (except solo acoustic), a DJ, or a designated dance floor, please also complete an Entertainment License.

## Section F—Required Contacts and Filings

27. I understand that liquor/beer license renewal applications are due April 15 of every year, regardless of when license was initially granted. ☐ No ☑ Yes

28. I understand that I am required to host an information session at least one week before the ALRC meeting. ☐ No ☑ Yes

29. I agree to contact the Alderperson for this location to discuss my application and to invite the Alderperson to my information session. ☐ No ☑ Yes

30. I agree to contact the Police Department District Captain for this location prior to the ALRC meeting. ☐ No ☑ Yes

31. I agree to contact the Deputy Clerk prior to the ALRC meeting. ☐ No ☑ Yes

32. I agree to contact the neighborhood association representative prior to the ALRC meeting. ☐ No ☑ Yes

33. I intend to operate under the alcohol license within 180 days of the Common Council granting this license. The license shall be considered surrendered if not issued within 180 days of being granted. ☐ No ☑ Yes

34. I understand we must file a Special Occupational Tax return (TTB form 5630.5) before beginning business. [phone 1-800-937-8864] ☐ No ☑ Yes

35. I understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in question 1, above. [phone 608-266-2776] ☐ No ☑ Yes

36. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? ☑ No ☐ Yes

## Section G—Information for Clerk's Office

37. This application is for the license period ending June 30, 20 27 .

38. State Seller's Permit 4 5 6 - 1 0 3 2 3 6 6 2 7 0 - 0 2

39. Federal Employer Identification Number 41-3439542

40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?

Contact person Patrick D. Randolph

Business phone 608-469-9055 Business e-mail address info@grandadsfarmstop.com

Preferred language English

If needed, a qualified interpreter can be provided at no charge to you. Would you like an interpreter?

☐ Yes (language: _____)

☑ No (If you answer no and you do require an interpreter, the ALRC will refer your application to a subsequent meeting and this may delay your application process)

Si usted requiere o necesita un/a intérprete, nosotros podemos proveer un/a intérprete sin costo alguno. ¿Le gustaría tener un/a intérprete?

☐ Sí, lenguaje: _____

☐ No. Si usted escoge "no" en la solicitud/aplicación, y usted sí requiere un/a intérprete, el comité remitirá su solicitud para una nueva junta y esto puede atrasar el proceso de su solicitud.

41. Corporate attorney, if applicable: Name Bailey Lagman

Phone 608-662-0440 E-mail blagman@dfgrams.com

1191

**NOTICE:** Completed application are due by noon of the third Monday (fourth, if the Clerk's office is closed on the third Monday) to get on the agenda for the proceeding months Alcohol License Review Committee. A completed application **must** be accompanied by the following items:

☑ Copy of State Seller's Permit (Not Business Tax Registration Certificate), ☑ Appointment of Agent (if Corp/LLC),
☑ Member background investigation forms, ☑ Articles of Incorporation (if Corp/LLC), ☑ Floor Plans,
☐ Copy of Lease, ☐ Business Plan, and ☑ Sample Menu (if applying for Class B license)

If required items are missing, the application will not be considered complete and will not be accepted by the Clerk's Office until all requirements are submitted. No exceptions are made.

***Read carefully before signing:*** *Under penalty provided by law, the applicant states that the above information has been truthfully completed to the best of the knowledge of the signer. Signer agrees to operate the business according to law, and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. Lack of access to any portion of licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.*

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

(Officer of Corporation/Member of LLC/Partner/Sole Proprietor)

5/28/2026
(Date)

| **Clerk's Office checklist for complete applications** | | |
|---|---|---|
| ☐ WI Seller's Permit Certificate (matching articles of incorporation)<br>☐ FEIN<br>☐ Written description of premises | ☐ Background investigation form(s)<br>☐ Form for surrender of previous license<br>☐ *Articles of Incorporation<br>☐ *Appointment of Agent<br>* Corporation/LLC only | ☐ Floor Plans<br>☐ Lease<br>☐ Business Plan<br>☐ **Sample Menu<br>** Class B only |
| **Upon Application Submission, the Clerk's Office issued to the application:**<br>☐ Orange sign ☐ Orange business card<br>☐ "Applying for a Liquor/Beer License in the City of Madison" brochure with contact information | | |
| Date complete application filed with Clerk's Office _____<br>Date of ALRC meeting _____ Date license granted by Common Council _____<br>Date provisional issued _____ Date license issued _____ | | |

# GRANDAD'S FARM STOP

3802 Mineral Point Rd, Madison, WI
grandadsfarmstop.com
**Menu & Price List**

The following menu reflects all cafe items to be sold at Grandad's Farm Stop. Prices listed are current retail prices. Items are prepared and served on-site.

## Hot Beverages

| Item | 12 oz | 16 oz | 20 oz |
|---|---|---|---|
| Brewed Coffee | $2.60 | $2.70 | $2.80 |
| Latte | $5.40 | $5.50 | $5.70 |
| Cappuccino | $5.40 | $5.50 | $5.70 |
| Americano | $4.10 | $4.21 | $4.26 |
| Mocha | $4.56 | $4.65 | $4.74 |
| Hot Chocolate | $4.44 | $4.53 | $4.64 |
| Tea | $4.15 | $4.23 | $4.30 |

## Cold Beverages

| Item | 12 oz | 16 oz | 20 oz |
|---|---|---|---|
| Cold Brew | $4.35 | $4.50 | $4.65 |

## Food Items

| Item | Price |
|---|---|
| Pastry | $5.50 |

*All beverages are prepared to order. Pastry selections may vary by day. No items are prepared off-site or sold for wholesale.*

# GRANDAD'S FARM STOP

3802 MINERAL POINT ROAD,
MADISON, WI 53705

## PROJECT GENERAL NOTES:

1 CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION IN THESE DOCUMENTS. CONTRACTOR SHALL CAREFULLY REVIEW AND COMPARE ALL DRAWINGS DURING THE BIDDING PERIOD AND BEFORE INSTALLATION OF THEIR WORK. ANY INCONSISTENCIES IN THE DRAWINGS SHALL BE REPORTED PROMPTLY TO THE ARCHITECT AND ENGINEER(S) FOR CLARIFICATION.

2 DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.

3 CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED EXISTING SITE CONDITIONS AFFECTING THE EXECUTION OF THESE DOCUMENTS (SUCH AS HAZARDOUS MATERIALS, ETC.)

4 CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE AND FEDERAL CODES AND REGULATIONS GOVERNING THIS PROJECT

5 JOB SITE SHALL BE BROOM SWEPT AND CLEAN AT THE END OF EACH DAY. ALL DEBRIS SHALL BE PICKED UP AND DISPOSED OF PROPERLY INTO APPROVED CONTAINER

6 MAINTAIN DESIGNATED EGRESS ROUTES DURING CONSTRUCTION BY KEEPING CLEAR OF CONSTRUCTION DEBRIS AND CLEARLY MARKING THE PATH OF EGRESS TRAVEL

7 ALL MECHANICAL (HVAC), ELECTRICAL, PLUMBING AND FIRE PROTECTION (MEP & FP) DESIGN AND CONSTRUCTION TO BE BY A DESIGN-BUILD DELIVERY METHOD AND ARE SUBSEQUENTLY NOT PART OF THESE DOCUMENTS. IT IS THE MEP CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND WITH THESE DRAWINGS THE FINAL DESIGN, RETROFIT AND INSTALLATION OF THESE SYSTEMS. NOTIFY THE ARCHITECT PRIOR TO MAKING ANY REVISIONS TO THE STRUCTURE OR ARCHITECTURAL FEATURES

8 HVAC CONTRACTOR SHALL SUBMIT PROPER DESIGN DRAWINGS AS NEEDED FOR PLAN APPROVAL AND BUILDING PERMITS.

9 WITHIN THIS DOCUMENT "NORTH, SOUTH, EAST, WEST" ARE REFERRED TO AS PROJECT NORTH AND MAY NOT BE TRUE NORTH.

10 ALL EXPOSED WOOD AND/OR WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED

11 PROVIDE GFI OUTLETS NEAR WATER SOURCES AND AS REQUIRED BY IEC.

12 PROVIDE FIRE BLOCKING AND DRAFTSTOPPING THROUGHOUT BUILDING PER IBC CHAPTER 7

13 SUBMIT ALL FIXTURES, APPLIANCES, MATERIALS, SHOP DRAWINGS, PLAN MODIFICATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL

14 IN SOME CASES THE SELECTION OF SPECIFIC ACCESSORIES, HARDWARE, MATERIALS OR FINISHES MAY NOT BE AVAILABLE AT ISSUANCE OF THESE DRAWINGS. THESE INSTANCES ARE INDICATED WITH "TBD", OR "TO BE DETERMINED". IN THESE SITUATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING APPROPRIATE ALLOWANCES TO COVER THE MATERIAL AND INSTALLATION FOR THAT ELEMENT, BASED ON THE BEST INFORMATION PROVIDED. IF NO INFORMATION IS PROVIDED, ASSUME A MID-RANGE PRODUCT COST TO SATISFY THE INTENT OF THE PROJECT. THE CONTRACTOR SHALL CLEARLY STATE IN THEIR BID PROPOSAL WHAT THE ALLOWANCE VALUE AND UNIT PRICE IS, LISTED SEPARATELY FOR EACH ITEM.

15 IF THE CONTRACTOR ELECTS TO NOT PROVIDE A PRICE FOR ANY ELEMENT CONTAINED IN THESE DOCUMENTS, FOR WHATEVER REASON, THE CONTRACTOR SHALL CLEARLY INDICATE THIS EXCLUSION IN THEIR BID PROPOSAL. IF NO EXCLUSION IS MADE, IT IS THE CONTRACTUAL OBLIGATION OF THE CONTRACTOR TO PROVIDE THE ELEMENT IN ACCORDANCE WITH THE GENERAL INTENT OF THE DRAWINGS

16 IN THE EVENT OF CONTRADICTION OF DOCUMENTS, SPECIFICATIONS SHALL TAKE PRECEDENT. IF A CONTRADICTION REMAINS, OR IF THE SPECIFICATION DOES NOT CLARIFY, THEN THE CONTRACTOR SHALL ASSUME THE MOST EXPENSIVE OF THE MATERIALS AND INSTALLATION WHEN COMPARING THE CONTRADICTORY ITEMS

## SHEET INDEX


| SHEET NUMBER | SHEET NAME | REVISIONS MARK | REVISIONS DATE |
|---|---|---|---|
| GENERAL | | | |
| G001 | COVER SHEET | | |
| G002 | FIRE SEPARATION & EGRESS PATH | | |
| ARCHITECTURAL GENERAL | | | |
| A001 | SYMBOLS & ABBREVIATIONS | | |
| ARCHITECTURAL DEMOLITION | | | |
| AD101 | DEMOLITION FLOOR PLAN | | |
| ARCHITECTURAL SITE | | | |
| AS101 | ARCHITECTURAL SITE PLAN | | |
| ARCHITECTURAL | | | |
| A101 | FLOOR PLAN | | |
| A201 | EXTERIOR ELEVATIONS | | |


## PROJECT LOCATION

BUILDING LOCATION

## PROJECT CONTACTS:


**OWNER:**
GRANDAD'S FARM STOP
3802 MINERAL POINT RD.
MADISON, WI

CONTACT:
PATRICK RANDOLPH (OWNER)
608.469.9055

**ARCHITECT:**
SKETCHWORKS ARCHITECTURE, LLC
2501 PARMENTER STREET, SUITE 300A
MIDDLETON, WI 53562

CONTACT:
STEVE SHULFER (ARCHITECT)
AARON CLARK (PM / CONTACT)
608-836-7570

**GENERAL CONTRACTOR:**
DANIELS CONSTRUCTION
919 APPLEGATE RD.,
MADISON, WI 53713

CONTACT:
KENDALL KOLB
608.333.0132


FOR CONSTRUCTION

Sketchworks architecture

ARCHITECT / ENGINEER OF RECORD

**GRANDAD'S FARM STOP**
TENANT IMPROVEMENT
3802 MINERAL POINT ROAD,
MADISON, WI 53705

**Project Status**

| | |
|---|---|
| 04/24/2026 | FOR CONSTRUCTION |

PROJ. #: 25197-01

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**COVER SHEET**

**G001**

## ARCHITECTURAL SYMBOLS:

BUILDING LINE

NEW COLUMN GRID

EXISTING COLUMN GRID

DETAIL # / BUILDING SECTION TAG / SHEET #

DETAIL # / WALL SECTION TAG / SHEET #

DETAIL # / DETAIL TAG / SHEET #

DETAIL # / INTERIOR ELEVATION / SHEET #

TRUE NORTH ARROW / NORTH ARROW

TRUE NORTH ROTATION

NEW DOOR

EXISTING DOOR

FLOOR ELEVATION SYMBOL

ROOM NAME / ROOM TAG

DOOR NUMBER TAG

MATERIAL ID / MATERIAL NOMINAL WIDTH / PARTITION TYPE CONFIGURATION

PARTITION TYPE TAG

FIRE RESISTANCE RATING

INSULATION TYPE
B = BATT / R = RIGID

PARTIAL HEIGHT PARTITION TYPE TAG

REVISION SYMBOL

WINDOW / STOREFRONT TAG

PLAN KEYNOTE

ELEVATION KEYNOTE

TOILET ROOM ACCESSORY KEYNOTE

ALTERNATE BID KEYNOTE

ROOM NUMBER
REMARKS 1 — ROOM FINISH REMARK
CEILING ACT-1 — CEILING FINISH
WALL PT-1 — WALL FINISH
BASE RB-1 — BASE FINISH
FLOOR LVP-1 — FLOOR FINISH

INTERIOR ELEVATION / FLOOR MATERIAL KEYNOTE

INTERIOR MATERIAL KEYNOTE (EXTENTS / TRANSITION)

EQUIPMENT KEYNOTE

FURNITURE KEYNOTE

FLOOR MATERIAL TRANSITION TAG

FLOOR HEIGHT TRANSITION TAG
OFFSET FINISH ON ELEVATION

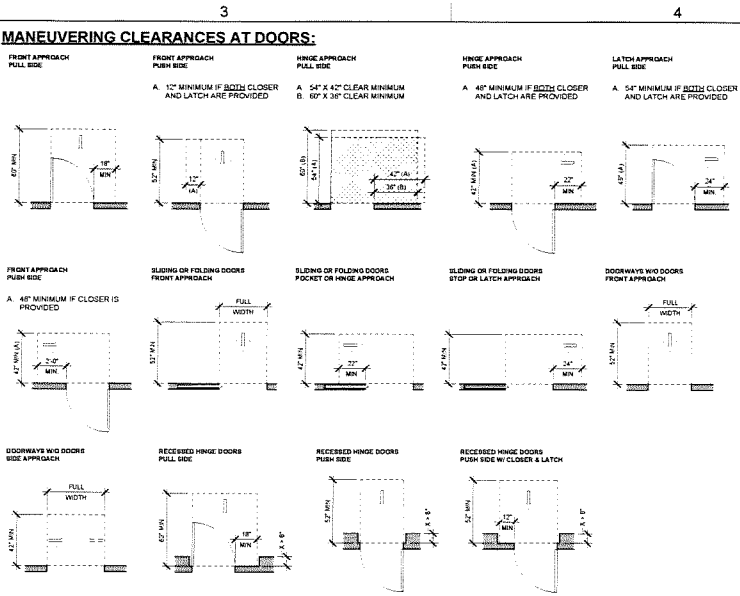
FLOOR MATERIAL INSTALLATION DIRECTION

## COMMON ABBREVIATIONS:

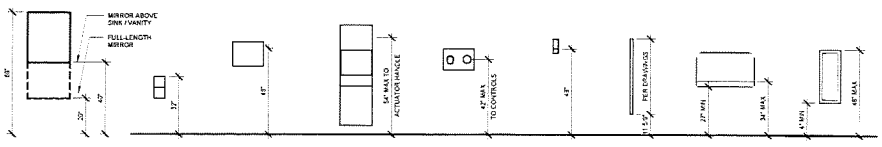
**NOTE: ANY ABBREVIATIONS APPEARING IN THESE DOCUMENTS WHICH ARE NOT LISTED BELOW SHALL BE VERIFIED AND CONFIRMED WITH THE ARCHITECT PRIOR TO CONSTRUCTION.**

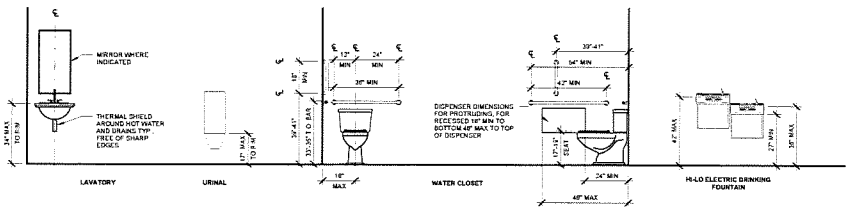
| | | | | | |
|---|---|---|---|---|---|
| AB | ANCHOR BOLT | FF | FINISH FLOOR | OC | ON CENTER |
| ACT | ACOUSTICAL CEILING TILE | F-F | FACE-TO-FACE | OCEW | ON CENTER EACH WAY |
| ADA | AMERICANS WITH DISABILITIES ACT | FIN | FINISH (OR) FINNED | OD | OUTSIDE DIAMETER |
| AFF | ABOVE FINISH FLOOR | | | OH | OVERHEAD |
| AGGR | AGGREGATE | FLG | FLANGE | OPP | OPPOSITE |
| ALUM | ALUMINUM | FP | FIRE PROTECTION | OF | OWNER FURNISHED |
| ALT | ALTERNATE | FRT | FIRE RESISTANT TREATED | OI | OWNER INSTALLED |
| ANOD | ANODIZED | FRTW | FIRE RETARDANT TREATED WOOD | | |
| ARCH | ARCHITECT / ARCHITECTURAL | FT | FOOT OR FEET | PC | PLUMBING CONTRACTOR |
| | | FTG | FOOTING | PCC | PRECAST CONCRETE |
| BAB | BACK-TO-BACK | FUT | FUTURE | PEMB | PRE-ENGINEERED METAL BUILDING |
| BLDG | BUILDING | FV | FIELD VERIFY | PERIM | PERIMETER |
| BLK | BLOCK | | | PL | STEEL PLATE |
| BM | BEAM | GA | GAUGE | PS CONC | PRE-STRESSED CONCRETE |
| BOT | BOTTOM | GALV | GALVANIZED | PTD | PAINTED, PRINTED |
| BO_ | BOTTOM OF _____ | GC | GENERAL CONTRACTOR | PT CONC | POST-TENSIONED CONCRETE |
| BRG | BEARING | GFI | GROUND FAULT INTERUPTER | PRT | PRESSURE TREATED |
| BS | BOTH SIDES | GL | GLASS or GRID LINE | | |
| | | GWB | GYPSUM WALL BOARD | RB | RUBBER BASE |
| C | CHANNEL DESIGNATION | GYP | GYPSUM | REINF | REINFORCING |
| CIP | CAST IN PLACE | | | REQD | REQUIRED |
| CJ | CONSTRUCTION JOINT | H | HEIGHT | REQT | REQUIREMENT |
| CL | CENTER LINE | HM | HOLLOW METAL | RTU | ROOF TOP UNIT |
| CLG | CEILING | HORIZ | HORIZONTAL | | |
| CLR | CLEAR DISTANCE | HP | HIGH POINT | SCHD | SCHEDULE |
| CMU | CONCRETE MASONRY UNIT | HR | HOUR | SF | SQUARE FOOT |
| CF | CONTRACTOR FURNISHED | HT | HEIGHT | SHT | SHEET |
| CI | CONTRACTOR INSTALLED | HVAC | HEATING, VENTILATING & AIR CONDITIONING | SIM | SIMILAR |
| COL | COLUMN | | | SOG | SLAB ON GRADE |
| CONN | CONNECTION | HW | HARDWOOD | SPA | SPACE/SPACES |
| CONT | CONTINUOUS | | | SPEC | SPECIFICATION |
| CONTR | CONTRACTOR | IBC | INTERNATIONAL BUILDING CODE | SQ | SQUARE |
| | | ID | INSIDE DIAMETER | STD | STANDARD |
| D | DEPTH | IFC | ISSUED FOR CONSTRUCTION | STL | STEEL |
| D-B | DESIGN-BUILD | INS | INSULATED | STR | STRUCTURAL |
| DEMO | DEMOLISH / DEMOLITION | INSUL | INSULATION | | |
| DIA | DIAMETER | INT | INTERIOR | T | TALL |
| DIM | DIMENSION | | | TBD | TO BE DETERMINED |
| DN | DOWN | JT | JOINT | THK | THICK / THICKNESS |
| DTL | DETAIL | | | TL | TREATED LUMBER |
| DWG | DRAWING | KO | KNOCKOUT | TOC | TOP OF CONCRETE |
| DWL | DOWEL | | | TOF | TOP OF FLOOR |
| | | L | LENGTH | TOL | TOP OF LEDGE ELEVATION |
| EA | EACH | LG | LENGTH/LONG | TOW | TOP OF WALL |
| EC | ELECTRICAL CONTRACTOR | LGMF | LIGHT GAUGE METAL FRAMING | TP | TOP OF PIER ELEVATION |
| EJ | EXPANSION JOINT | LLH | LONG LEG HORIZONTAL | TYP | TYPICAL |
| EL | ELEVATION | LLV | LONG LEG VERTICAL | | |
| ELEV | ELEVATOR | LP | LOW POINT | UNO | UNLESS NOTED OTHERWISE |
| ENGR | ENGINEER | LVL | LAMINATED VENEER LUMBER | | |
| EQ | EQUAL | | | VB | VAPOR BARRIER |
| EW | EACH WAY | MANF | MANUFACTURER | VCT | VINYL COMPOSITE TILE |
| E-W | EAST-WEST DIRECTION | MAX | MAXIMUM | VERT | VERTICAL |
| ETC | EXETERA | MBW | MASONRY BEARING WALL | VIF | VERIFY IN FIELD |
| ETR | EXISTING TO REMAIN | MC | MECANICAL CONTRACTOR | VR | VAPOR RETARDER |
| EXIST | EXISTING | MEPF | MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION | | |
| EXP | EXPANSION | | | W | WIDTH |
| EXT | EXTERIOR | MIN | MINIMUM | W | WITH |
| | | MTL | METAL | WO | WITHOUT |
| FBR | FIBERGLASS | | | WD | WOOD |
| FDN | FOUNDATION | NIC | NOT IN CONTRACT | WF | WIDE FLANGE |
| FE | FIRE EXTINGUISHER | NOM | NOMINAL | WP | WORKING POINT |
| FEC | FIRE EXTINGUISHER CABINET | NTS | NOT TO SCALE | WSBW | WOOD STUD BEARING WALL |
| | | N-S | NORTH+SOUTH DIRECTION | WWF | WELDED WIRE FABRIC |

## MANEUVERING CLEARANCES AT DOORS:



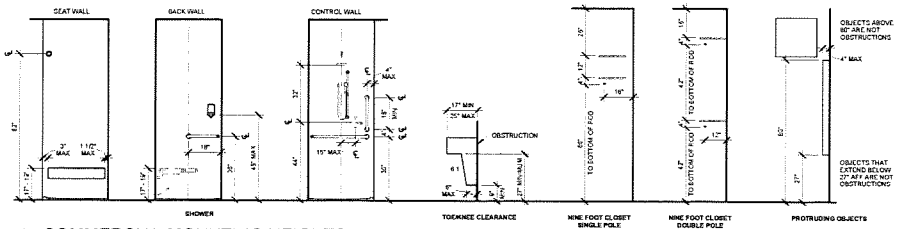

NOTE: THE INFORMATION ON THIS SHEET IS FOR ILLUSTRATIVE PURPOSES AND TO PROVIDE EASE OF ACCESS TO INFORMATION FOR THE GC AND SUB-CONTRACTORS. IT IS THE RESPONSIBILITY OF THE GC AND SUB-CONTRACTORS TO BE KNOWLEDGEABLE OF THE FAIR HOUSING ACT GUIDELINES (FPHAG), THE AMERICANS WITH DISABILITIES ACT GUIDELINES (ADAAG), AND THE AMERICAN NATIONAL STANDARDS INSTITUTE GUIDELINES (ANSI A117.1) TO EXECUTE THEIR WORK IN COMPLIANCE WITH THESE GUIDELINES.

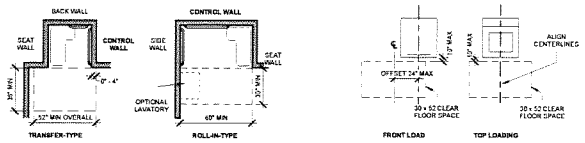



## COMMERCIAL MOUNTING HEIGHTS

3/8" = 1'-0"



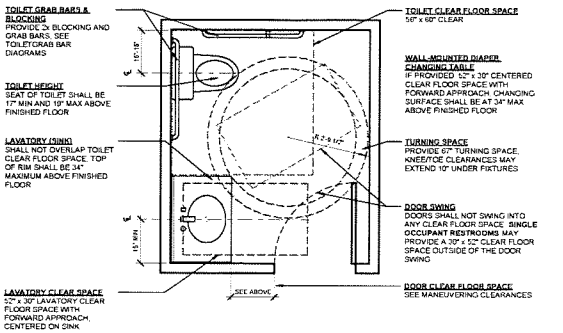




## SHOWER CLEARANCES

1/4" = 1'-0"

## LAUNDRY CLEARANCES

1/4" = 1'-0"




## SINGLE STALL RESTROOM CLEARANCES

1/2" = 1'-0"

FOR CONSTRUCTION

Sketchworks architecture

ARCHITECT / ENGINEER OF RECORD

**GRANDAD'S FARM STOP**

TENANT IMPROVEMENT
3802 MINERAL POINT ROAD,
MADISON, WI 53705

**Project Status**

04/24/2025 | FOR CONSTRUCTION

PROJ. #: 25197-01

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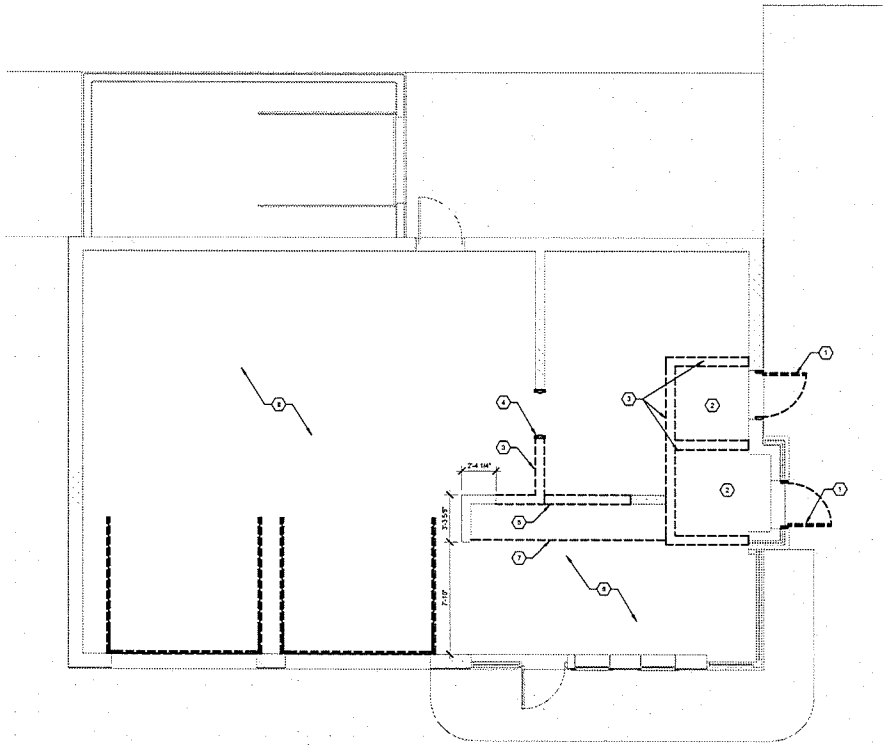
**SYMBOLS & ABBREVIATIONS**

**A001**




A2 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

## GENERAL DEMOLITION PLAN NOTES:

A. SALVAGE AND TURN OVER TO OWNER ALL EXISTING LIGHT FIXTURES, DOORS, FRAMES, EQUIPMENT, CASEWORK, CEILING TILES AND GRIDS, AND HARDWARE FOR REUSE WHERE APPLICABLE.

B. REMOVE ALL "DASHED" WALLS (DEMOLISHED) FROM FLOOR TO DECK. WHERE EXISTING MECHANICAL, PLUMBING, ELECTRICAL OR DATA CONNECTIONS ARE ABANDONED DUE TO DEMOLITION WORK OR REMOVAL OF FIXTURES AND ACCESSORIES, CAP EXISTING CONNECTIONS AS REQUIRED PER CODE OR PROVIDE CONNECTOR FOR NEW FIXTURE AND ACCESSORIES WHERE APPLICABLE.

C. EXISTING EXTERIOR WALLS, STRUCTURE AND FLOORS SHALL REMAIN INTACT AND UNDISTURBED. WHERE MODIFICATION IS NECESSARY, RESTORE TO EXISTING CONDITION, INCLUDING EXISTING AIR/ VAPOR BARRIERS AND THERMAL ENVELOPE DESIGN.

D. AREAS OF CONCEALED EXISTING BUILDING STRUCTURE TO BE EXPOSED AND EXAMINED DURING DEMOLITION TO VERIFY PROPOSED STRUCTURAL MODIFICATIONS ARE SUFFICIENT. COORDINATE CONSTRUCTION SCHEDULE WITH ARCHITECT AND ENGINEER TO ALLOW ACCESS FOR VERIFICATION. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER, AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS.

E. PATCH AND REPAIR ADJACENT WALLS AND FLOOR SURFACES TO PROVIDE A UNIFORM FINISH WHERE NECESSARY AT AREAS OF DEMOLITION. LOCATIONS OF REMOVED ACCESSORIES OR HARDWARE, AND ANY NEW OR RELOCATED WALLS. MATCH EXISTING FLOOR FINISHES, WALL FINISHES AND BASE MATERIALS UNLESS OTHERWISE SPECIFIED IN FINISH NOTES, FINISH PLANS, PARTITION TYPES, OR ELSEWHERE ON PLANS.

F. ALL DIMENSIONS FROM EXISTING WALLS ARE FROM FINISH FACE UNLESS NOTED OTHERWISE.

G. PREPARE ALL EXISTING AREAS INVOLVED WITH DEMOLITION TO RECEIVE NEW WORK OR NEW FINISHES PER PLANS, ROOM FINISH SCHEDULE AND SPECIFICATIONS. CONTACT ARCHITECT OR ENGINEER BEFORE BEGINNING NEW WORK IF THERE ARE ANY DISCREPANCIES OR QUESTIONS REGARDING EXISTING CONDITIONS NOT CLEARLY DEFINED ON THE DRAWINGS THAT AFFECT NEW CONSTRUCTION.

H. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED. CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND.

I. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR PERIODICALLY PER OWNERS REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK.

J. GENERAL CONTRACTOR TO MAINTAIN A CLEAR PATH THROUGH PORTIONS OF THE CONSTRUCTION AREA FOR ACCESS TO EGRESS ROUTES.

## HATCH PATTERN KEY:

EXISTING CONSTRUCTION

DEMO CONSTRUCTION

## DEMO PLAN KEYNOTES:

1. REMOVE EXISTING DOOR AND FRAME, PREP AREA FOR NEW CMU INFILL
2. REMOVE EXISTING FIXTURES, PREP AREA FOR NEW WORK
3. REMOVE EXIST. NON-STRUCTURAL CMU WALL
4. REMOVE EXIST. DOOR FRAME
5. REMOVE EXIST. CMU WALL
6. REMOVE EXISTING FLOORING
7. REMOVE EXIST. CABINETRY
8. ALT. #01 - REMOVE EXISTING FLOOR SLAB AND PREP AREA FOR NEW SLAB

FOR CONSTRUCTION

Sketchworks architecture

ARCHITECT / ENGINEER OF RECORD

**GRANDAD'S FARM STOP**

TENANT IMPROVEMENT
3802 MINERAL POINT ROAD,
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**Project Status**

| | |
|---|---|
| 04/24/2026 | FOR CONSTRUCTION |

PROJ. # 25197-01

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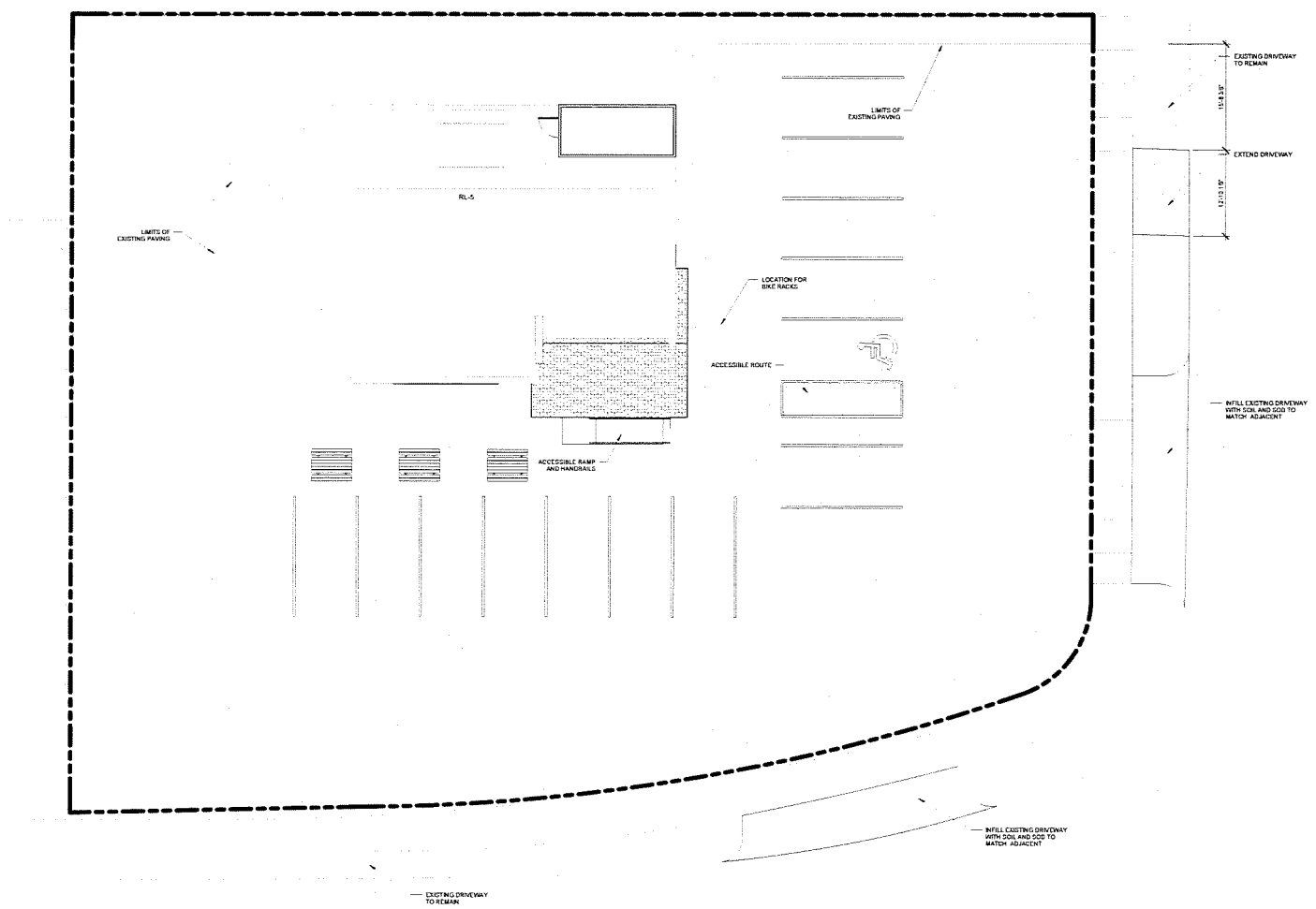
PLAN NORTH
TRUE NORTH ROTATION

0' 2' 4' 8'
0' 1/4" 1/2" 1"
SCALE: 1/8" = 1'-0"

**DEMOLITION FLOOR PLAN**

**AD101**




A1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

## GENERAL SITE PLAN NOTES:

A. CONTRACTOR TO ENGAGE SERVICES OF SURVEYOR TO VERIFY ALL PROPERTY LIMITS AND ENSURE COMPATIBILITY WITH PROPOSED ALTERATIONS. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DISCREPANCIES OR CONFLICTING INFORMATION WITH PROPOSED ALTERATIONS.

B. EXISTING ADJACENT BUILDINGS TO BE PROTECTED FROM DAMAGE DURING ALL DEMOLITION AND CONSTRUCTION WORK.

C. CITY SIDEWALKS, UTILITIES AND LANDSCAPE TO REMAIN INTACT AND UNDISTURBED WHERE POSSIBLE. IF MODIFICATION IS NECESSARY, RESTORE TO EXISTING CONDITIONS AND CURRENT ACCESSIBILITY STANDARDS.

D. VERIFY CURRENT UTILITY LOCATIONS; CONFIRM SERVICES WITH PROPOSED ALTERATIONS AND COORDINATE RELOCATION AS REQUIRED.

E. COORDINATE CONSTRUCTION STAGING AREA WITH OWNER, INCLUDING JOBSITE ACCESS, DUMPSTER PLACEMENT, AND JOB TRAILER LOCATIONS. CONTRACTOR TO MAINTAIN EGRESS EXIT PATH THROUGH JOB SITE, INCLUDING CONSTRUCTION SITE AND STAGING AREAS.

## GENERAL PARKING NOTES:

A. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL, UNLESS OTHERWISE NOTED. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES.

B. PARKING DIMENSIONS ARE FROM CENTERLINE OF STALL TO CENTERLINE OF STALL, OR TO "CLEAR" SPACE OF STALL.

C. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

D. TRASH / RECYCLE LOCATION: OWNER SHALL PROVIDE SEPARATE ROOM OR DESIGNATED SPACE WITHIN OR ADJACENT TO BUILDING FOR SEPARATION, TEMPORARY STORAGE AND COLLECTION OF RECYCLABLE MATERIALS.

E. PARKING REQUIREMENTS DETERMINED BY CITY STAFF.

FOR CONSTRUCTION

Sketchworks architecture

ARCHITECT / ENGINEER OF RECORD

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| | |
|---|---|
| 04/24/2026 | FOR CONSTRUCTION |

PROJ # 25197-01

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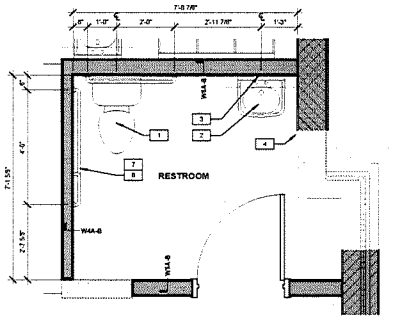
PLAN NORTH

TRUE NORTH ROTATION

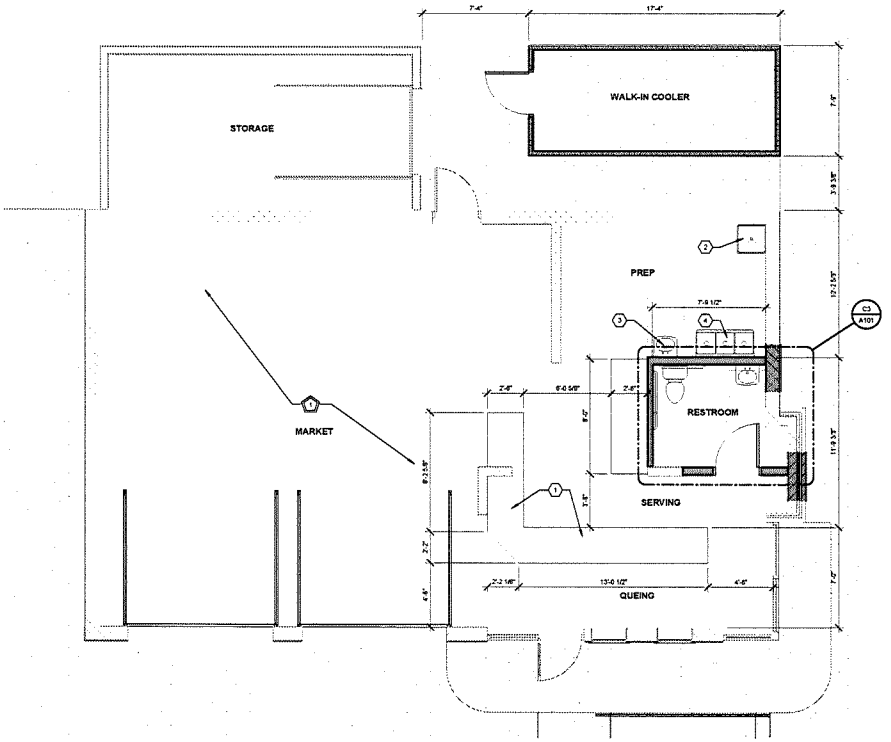
0' 10' 20'
0' 1/4" 1"
SCALE 1" = 20'-0"

**ARCHITECTURAL SITE PLAN**

**AS101**




C3 ENLARGED RESTROOM PLAN
1/2" = 1'-0"




A2 FIRST FLOOR PLAN
1/4" = 1'-0"

## GENERAL PLAN NOTES:

A. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION IMPROVEMENTS TO BE DESIGN BUILD, UNLESS NOTED OTHERWISE. DESIGNED AS REQUIRED BY CURRENT BUILDING CODES. MEP DESIGN BUILD CONTRACTOR(S) RESPONSIBLE FOR ENSURING CODE COMPLIANT CONSTRUCTION OF NEW SYSTEMS IN TENANT SPACES.

B. PROVIDE SOUND INSULATION IN ALL DEMISING WALLS AND INTERIOR WALLS, UNLESS NOTED OTHERWISE.

C. ALL INTERIOR WALLS TO BE X UNLESS NOTED OTHERWISE.

D. PROVIDE MOISTURE RESISTANT GWB AT ALL PLUMBING WALLS.

E. PROVIDE ACCESSIBLE TOILET ROOM FIXTURES AND ACCESSORIES PER MOUNTING HEIGHTS INDICATED ON SHEET A001

F. PROVIDE 2x BLOCKING AT ALL GRAB BAR LOCATIONS PER ANSI A117.1 2009

G. PROVIDE ADA APPROVED THRESHOLDS AT ALL NEW FLOOR TRANSITIONS AND DOORWAYS

H. EXTERIOR DIMENSIONS ARE FROM GRIDLINE TO GRIDLINE, OR TO EDGE OF FOUNDATION WALL UNLESS NOTED OTHERWISE. PLEASE CONTACT ARCHITECT WITH ANY DISCREPANCIES

I. INTERIOR DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF FRAME OR COLUMN CENTERLINE UNLESS NOTED OTHERWISE. ALL DIMENSIONS FROM EXISTING WALLS ARE FROM FINISH FACE UNLESS NOTED OTHERWISE

J. ALL DOORS WITH A CLOSE PROXIMITY OF A PERPENDICULAR WALL SHALL HAVE A TYPICAL DIMENSION OF 6" FROM FACE OF FRAME TO DOOR OPENING UNLESS NOTED OTHERWISE.

K. VERIFY ALL EXISTING CONDITIONS AND ADJUST WALL DIMENSIONS ACCORDINGLY. CONTACT ARCHITECT WITH ANY DISCREPANCIES

L. CONTRACTOR SHALL NOTIFY ARCHITECT, ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERING ANY UNANTICIPATED STRUCTURAL CONDITIONS OR DISCREPANCIES WITH PROPOSED MODIFICATIONS

M. FIRE EXTINGUISHER CABINETS SHALL BE RATED TO MEET THE ASSOCIATED WALL FIRE RATING

N. GENERAL CONTRACTOR TO SECURE CONSTRUCTION AREA DURING CONSTRUCTION WORK. SEAL ALL DOORS AS REQUIRED CONSTRUCT AND MAINTAIN A FLOOR TO CEILING DUST BARRIER, TO PROVIDE SEPARATION FOR DUST, DEBRIS AND SOUND

O. GENERAL CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE TO MINIMIZE IMPACT ON EXISTING BUILDING OPERATIONS AND PLANNED EVENTS. CONSTRUCTION SPACE MUST BE CLEAN AND AVAILABLE FOR USE PERIODICALLY PER OWNERS REQUEST. VERIFY SCHEDULED EVENTS WITH OWNER PRIOR TO CONSTRUCTION START AND ARRANGE CONSTRUCTION SCHEDULE TO MEET OWNER'S NEEDS. COORDINATE SYSTEMS AND UTILITY SHUT DOWNS WITH OWNER PRIOR TO COMMENCEMENT OF WORK

P. SUBMIT ALL FINISHES TO THE ARCHITECT FOR APPROVAL

## HATCH PATTERN KEY:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

## KEYNOTES:

1. COUNTERTOP @ 34" A.F.F., FINISH TO BE SELECTED BY OWNER
2. MOP SINK
3. WALL MOUNTED HAND SINK
4. 3-COMP SINK

## ALTERNATE BIDS:

1. REMOVE EXISTING SLAB AND PROVIDE NEW 5" CONC. SLAB IN THIS AREA

## TOILET ROOM KEYNOTES:

1. FLOOR MOUNTED TOILET
2. VANITY SINK
3. WALL MOUNTED MIRROR
4. WALL MOUNTED LIQUID SOAP DISPENSER
5. TOILET PAPER DISPENSER
8. 42" LONG HORIZONTAL GRAB BAR & 18" LONG VERTICAL GRAB BAR

FOR CONSTRUCTION

Sketchworks architecture

ARCHITECT / ENGINEER OF RECORD

**GRANDAD'S FARM STOP**

TENANT IMPROVEMENT
3802 MINERAL POINT ROAD,
MADISON, WI 53705

**Project Status**

| | |
|---|---|
| 04/24/2026 | FOR CONSTRUCTION |

PROJ # 25197-01

© SKETCHWORKS ARCHITECTURE 2025

PLAN NORTH

TRUE NORTH ROTATION

0' 2' 4' 8'

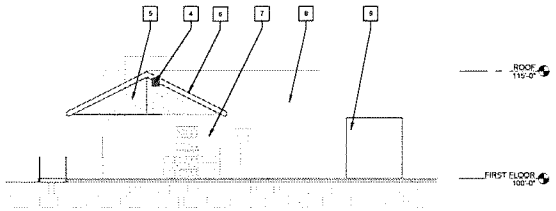
SCALE: 1/8" = 1'-0"

**FLOOR PLAN**

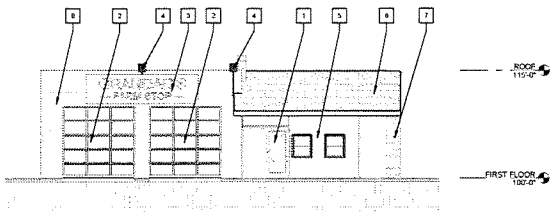
**A101**

## EXTERIOR ELEVATIONS KEYNOTE SCHEDULE

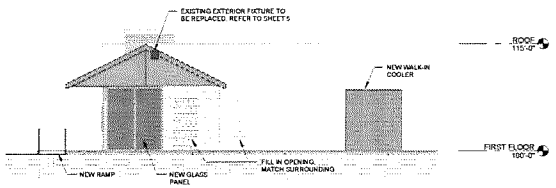
| # | DESCRIPTION | MANUFACTURER | TYPE/STYLE | COLOR | HEIGHT | WIDTH | COMMENTS |
|---|---|---|---|---|---|---|---|
| 1 | NEW ALUM. STOREFRONT DOOR | | | MATCH EXISTING | | | REPLACE EXISTING DOOR |
| 2 | NEW GLASS PANEL O.H. DOOR | | | MATCH EXISTING | | | REPLACE EXISTING DOOR |
| 3 | SIGNAGE, BY CLIENT | | | | | | |
| 4 | NEW LIGHT FIXTURE | | | TO BE SELECTED | | | REPLACE EXISTING LIGHT FIXTURE |
| 5 | PAINT EXISTING SIDING | | | TO BE SELECTED | | | |
| 6 | PAINT EXISTING ROOF | | | TO BE SELECTED | | | |
| 7 | PAINT EXISTING BRICK | | | TO BE SELECTED | | | |
| 8 | PAINT EXISTING METAL PANELS | | | TO BE SELECTED | | | |
| 9 | NEW WALK-IN COOLER | | | | | | FURNISHED BY OWNER |



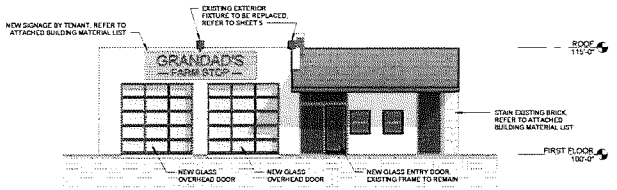

C2 EAST ELEVATION
1/8" = 1'-0"



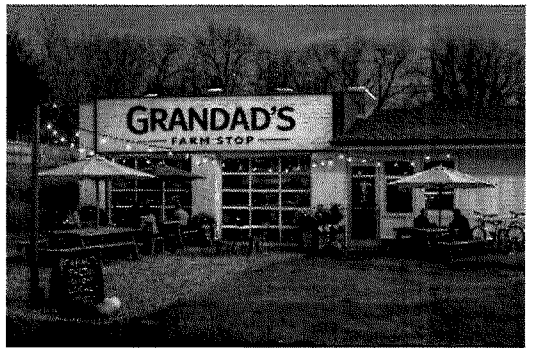

C3 SOUTH ELEVATION
1/8" = 1'-0"




B2 EAST ELEVATION - COLOR
1/8" = 1'-0"




B3 SOUTH ELEVATION - COLOR
1/8" = 1'-0"




PROPOSED EXTERIOR

FOR CONSTRUCTION

Sketchworks architecture

ARCHITECT / ENGINEER OF RECORD

**GRANDAD'S FARM STOP**

TENANT IMPROVEMENT
3602 MINERAL POINT ROAD,
MADISON, WI 53705

**Project Status**

| | |
|---|---|
| 04/24/2026 | FOR CONSTRUCTION |

PROJ # 25107-01

© SKETCHWORKS ARCHITECTURE 2025

SCALE: 1/8" = 1'-0"

**EXTERIOR ELEVATIONS**

**A201**

# City of Madison

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

## Master

### File Number: 93788

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93788 | **File Type:** | License | **Status:** | Council New Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | COMMON COUNCIL |
| | | | | **File Created Date :** | 07/01/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Public Hearing - New License
Osaka Madison Corporation • dba Osaka
2505 E Washington Ave • Agent: Florencia Djaja
Estimated Capacity (in/out): 50/0
Class B Beer, Class C Wine • 5% alcohol, 95% food
Police Sector 603 (District 15)

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | LICLIB-2026-00412 App.pdf, LICLIB-2026-00412 Supplemental.pdf | **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 | 07/01/2026 | Referred for Introduction | | | | |

**Action Text:** This License was Referred for Introduction
**Notes:** Alcohol License Review Committee- Public Hearing (7/15/26), Common Council (8/4/26)

## Text of Legislative File 93788

**Title**

Public Hearing - New License
Osaka Madison Corporation • dba Osaka
2505 E Washington Ave • Agent: Florencia Djaja
Estimated Capacity (in/out): 50/0
Class B Beer, Class C Wine • 5% alcohol, 95% food
Police Sector 603 (District 15)

# Liquor/Beer License Application

City of Madison Clerk
210 MLK Jr Blvd, Room 105
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

1201

(Agenda Item Number)

(Legistar file number)

(License number) LCLB-2026-004/2

603 (Alder District #) 15 (Police Sector)

Office Use Only

Class A: ☐ Beer, ☐ Liquor, ☐ Cider
Class B: ☒ Beer, ☐ Liquor,
☒ Class C Wine

## Section A – Applicant

1. List the name of your ☐ Sole Proprietor, ☐ Partnership, ☑ Corporation/~~Nonprofit~~ Organization or ☐ Limited Liability Company exactly as it appears on your State Seller's Permit.
   Osaka Madison Corporation
2. Trade Name (doing business as) Osaka
3. Address to be licensed 2505 E. Washington Ave, Madison WI 53704
4. Mailing address 2505 E. Washington Ave, Madison WI 53704
5. Anticipated opening date August 20, 2026
6. Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?
   ☒ No ☐ Yes (explain)
7. Does another alcohol beverage licensee or wholesale permitee have interest in this business? ☒ No ☐ Yes (explain)

## Section B—Premises

8. Describe in words the building or buildings where alcohol beverages are to be sold and stored. Include all rooms including living quarters, if used, and any outdoor seating used for the sales, service, and/or storage of alcohol beverages and receipts. Alcohol beverages may be sold and stored only on the premises as approved by Common Council and described on license.
   Alcohol beverages will be stored in a designated storage room within the restaurant. Alcohol sales and service will occur only in the indoor dine-in area of the premises. There is no outdoor seating / outdoor alcohol service. No living quarters are located on or used as part of the licensed premises. Alcohol beverages & related receipts will be stored only within the approved premises.

9. *Applicants for on-premises consumption only.* Estimated capacity (patrons and employees):

Indoor: 50 Outdoor: X

10. Describe existing parking and how parking lot is to be monitored.

the premises has an existing parking lot available for customers. Customers are expected to use the parking area responsibly while visiting the restaurant.

11. Was this premises licensed for the sale of liquor or beer during the past license year?

☒ No ☐ Yes, license issued to _____ (name of licensee)

## Section C—Corporate Information

This section applies to corporations, nonprofit organizations, and Limited Liability Companies only. Sole proprietorships and partnerships, skip to Section D.

12. Name of liquor license agent Florencia Djaja

13. City, state in which agent resides Columbus, WI

14. How long has the agent continuously resided in the State of Wisconsin? 20 years

15. Has the liquor license agent completed the responsible beverage server training course?

☐ No, but will complete prior to ALRC meeting ☒ Yes, date completed 10/01/2025

16. State and date of registration of corporation, nonprofit organization, or LLC.

WI – 11/04/2025

17. In the table below list the directors of your corporation or the members of your LLC.
☐ Attach background check forms for each director/member.

| Title | Name | City and State of Residence |
|---|---|---|
| Manager | Florencia Djaja | Columbus, WI |
| | | |
| | | |
| | | |

18. Registered agent for your corporation or LLC. This is your agent for service of process, notice or demand required or permitted by law to be served on the corporation. This is not necessarily the same as your liquor agent.

Florencia Djaja

19. Is applicant a subsidiary of any other corporation or LLC?

☒ No ☐ Yes (explain) _____

20. Does the corporation, any officer, any director, any stockholder, liquor agent, LLC, any member, or any manager hold any interest in any other alcohol beverage license or permit in Wisconsin?

☐ No ☐ Yes (explain) _____

## Section D—Business Plan

21. What type of establishment is contemplated?
☐ Tavern ☐ Nightclub ☒ Restaurant ☐ Liquor Store ☐ Grocery Store
☐ Convenience Store without gas pumps ☐ Convenience Store with gas pumps
☐ Other _____

22. Private organizations (clubs): Do your membership policies contain any requirement of "invidious" (likely to give offense) discrimination in regard to race, creed, color, or national origin? ☒ No ☐ Yes

23. Hours of operation: please enter opening and closing times in the table below.

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|---|---|---|---|---|---|
| 11 - 9 | 11 - 9 | 11 - 9 | 11 - 9 | 11 - 9 | 11 - 10 | 11 - 10 |
| *(Class B only) Enter below any hours when food service will not be available, if applicable* | | | | | | |
| - | - | - | - | - | - | - |

## Section E—Consumption on Premises

*This section applies to Class B and Class C applicants only. Class A license applicants (consumption off premises) may skip to Section F.*

24. Indicate any other product/service offered. _____

25. All restaurants and taverns serving alcohol must substantiate their gross receipts for food and alcohol beverage sales broken down by percentage. (Note: Non-alcoholic drinks are classified as "Food.") New establishments estimate percentages:
5 % Alcohol 95 % Food _____ % Other

If applicable, describe "Other": _____

Do you have written records to document the percentages shown? ☒ No ☐ Yes
You may be required to submit documentation verifying the percentages indicated.

26. Do you plan to have live entertainment? ☒ No ☐ Yes—what kind? _____

If planned entertainment includes live music (except solo acoustic), a DJ, or a designated dance floor, please also complete an Entertainment License.

## Section F—Required Contacts and Filings

27. I understand that liquor/beer license renewal applications are due April 15 of every year, regardless of when license was initially granted. ☐ No ☒ Yes

28. I understand that I am required to host an information session at least one week before the ALRC meeting. ☐ No ☒ Yes

29. I agree to contact the Alderperson for this location to discuss my application and to invite the Alderperson to my information session. ☐ No ☒ Yes

30. I agree to contact the Police Department District Captain for this location prior to the ALRC meeting. ☐ No ☒ Yes

31. I agree to contact the Deputy Clerk prior to the ALRC meeting. ☐ No ☒ Yes

32. I agree to contact the neighborhood association representative prior to the ALRC meeting. ☐ No ☒ Yes

33. I intend to operate under the alcohol license within 180 days of the Common Council granting this license. The license shall be considered surrendered if not issued within 180 days of being granted. ☐ No ☒ Yes

34. I understand we must file a Special Occupational Tax return (TTB form 5630.5) before beginning business. [phone 1-800-937-8864] ☐ No ☐ Yes

35. I understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in question 1, above. [phone 608-266-2776] ☐ No ☒ Yes

36. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? ☒ No ☐ Yes

## Section G—Information for Clerk's Office

37. This application is for the license period ending June 30, 20 26.

38. State Seller's Permit 4 5 6 - 1 0 3 2 3 1 2 4 5 9 - 0 2

39. Federal Employer Identification Number 41-2421341

40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?

Contact person Florencia Djaja

Business phone _____ Business e-mail address osakamiddleton@gmail.com

Preferred language English

If needed, a qualified interpreter can be provided at no charge to you. Would you like an interpreter?

☐ Yes (language: _____)

☒ No (If you answer no and you do require an interpreter, the ALRC will refer your application to a subsequent meeting and this may delay your application process)

Si usted requiere o necesita un/a intérprete, nosotros podemos proveer un/a intérprete sin costo alguno. ¿Le gustaría tener un/a intérprete?

☐ Sí, lenguaje: _____

☐ No. Si usted escoge "no" en la solicitud/aplicación, y usted sí requiere un/a intérprete, el comité remitirá su solicitud para una nueva junta y esto puede atrasar el proceso de su solicitud.

41. Corporate attorney, if applicable: Name _____

Phone _____ E-mail _____

1205

**NOTICE:** Completed application are due by noon of the third Monday (fourth, if the Clerk's office is closed on the third Monday) to get on the agenda for the proceeding months Alcohol License Review Committee. A completed application **must** be accompanied by the following items:

☑ Copy of State Seller's Permit (Not Business Tax Registration Certificate), ☑ Appointment of Agent (if Corp/LLC), ☑ Member background investigation forms, ☑ Articles of Incorporation (if Corp/LLC), ☑ Floor Plans, ☑ Copy of Lease, ☑ Business Plan, and ☑ Sample Menu (if applying for Class B license)

If required items are missing, the application will not be considered complete and will not be accepted by the Clerk's Office until all requirements are submitted. No exceptions are made.

***Read carefully before signing:*** *Under penalty provided by law, the applicant states that the above information has been truthfully completed to the best of the knowledge of the signer. Signer agrees to operate the business according to law, and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. Lack of access to any portion of licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.*

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

_____ 6/4/26

(Officer of Corporation/Member of LLC/Partner/Sole Proprietor) (Date)

**Clerk's Office checklist for complete applications**

| | | |
|---|---|---|
| ☐ WI Seller's Permit Certificate (matching articles of incorporation) | ☐ Background investigation form(s) | ☐ Floor Plans |
| ☐ FEIN | ☐ Form for surrender of previous license | ☐ Lease |
| ☐ Written description of premises | ☐ *Articles of Incorporation | ☐ Business Plan |
| | ☐ *Appointment of Agent | ☐ **Sample Menu |
| | * Corporation/LLC only | ** Class B only |

**Upon Application Submission, the Clerk's Office issued to the application:**

☐ Orange sign ☐ Orange business card

☐ "Applying for a Liquor/Beer License in the City of Madison" brochure with contact information

Date complete application filed with Clerk's Office _____

Date of ALRC meeting _____ Date license granted by Common Council _____

Date provisional issued _____ Date license issued _____

# Business Plan: Osaka

## 1. Overview

**Osaka** is a fast-casual restaurant specializing in ramen, hibachi, and rice bowls. The concept focuses on serving high-quality, flavorful Japanese-inspired meals quickly and at an affordable price.

**Location:** Madison, WI
**Concept:** Fast-casual dining (dine-in, takeout, delivery)
**Goal:** Provide delicious, consistent food with fast service and strong customer experience.

---

## 2. Menu

**Core Items:**

- **Ramen:** Tonkotsu, Shoyu, Miso, Spicy Ramen
- **Hibachi Plates:** Chicken, steak, shrimp with vegetables and fried rice
- **Rice Bowls:** Teriyaki chicken, beef, spicy chicken

**Price Range:**

- Ramen: $13–$25
- Hibachi: $14–$27
- Rice Bowls: $11–$15

**Strategy:**

- Keep menu simple and efficient
- Focus on high-margin items
- Offer add-ons (extra protein, egg, toppings)

---

## 3. Target Market

- Office workers (lunch crowd)
- Young professionals
- Families

- Delivery customers

**Why they'll come:**

- Fast service
- Affordable pricing
- Variety (ramen + hibachi + bowls in one place)

---

**4. Operations**

**Hours:**

- Lunch: 11 AM – 3 PM
- Dinner: 3 PM – 9/10 PM

**Staffing:**

- 2–3 kitchen staff
- 1–2 front staff
- 1 manager

**Service Type:**

- Counter service (fast-casual)
- Strong takeout and delivery focus

---

**5. Marketing**

- Social media (Instagram, TikTok)
- Online reviews (Google, Yelp)
- Delivery platforms: Uber Eats, DoorDash

**Promotions:**

- Lunch specials
- Grand opening discounts
- Loyalty rewards

# OSAKA MADISON MENU

## APPETIZER

TAKOYAKI: Deep fried octopus ball served with special sauce (5 pieces) $6.50

HARUMAKI: Vegetable spring rolls (2 pieces) $4.00

Pork egg roll ( 2 pieces) $5.50

GYOZA: Fried pork dumpling (5 pieces) $5.50

Shumai: fried shrimp dumpling (5 pieces) $5.50

Golden tofu: deep fried tofu served with special sauce $4.50

Chicken karage: Breaded marinated Japanese fried chicken $8.50

Yakitori pork belly : tender grill marinated pork belly on the stick in special sauce $7.50

Korean taco: perfectly cook choice of beef or pork belly in special sauce wrapped in warm tortilla topped with coleslaw and drizzle with special sauce $10.95

## LUNCH HIBACHI

**(come with fried rice)**

HIBACHI VEGETABLE: Freshly grilled vegetables served with a special hibachi sauce $11.95

HIBACHI TOFU: light breaded deep fried tofu with mix vegetable served with a special hibachi sauce $12.95

HIBACHI CHICKEN: Marinated grilled chicken served with fresh vegetables and special hibachi sauce $12.95

HIBACHI SHRIMP: Freshly grilled shrimp served with vegetables and special hibachi sauce $13.95

HIBACHI FILET: Tender grilled filet mignon served with fresh vegetables and a special hibachi sauce $13.95

HIBACHI SALMON: Freshly grilled salmon served with vegetables and special hibachi sauce $13.95

## FRIED RICE

CHICKEN FRIED RICE: Stir-fried rice with marinated chicken, mixed vegetables, and a touch of soy sauce $13.95

PORK BELLY FRIED RICE: Stir-fried rice with tender pork belly, mixed vegetables, and a touch of soy sauce $14.95

BEEF FRIED RICE: Stir-fried rice with tender beef slices, mixed vegetables, and a touch of soy sauce $14.95

SHRIMP FRIED RICE: Stir-fried rice with freshly grilled shrimp, mixed vegetables, and a touch of soy sauce $14.95

VEGETABLE FRIED RICE: Stir-fried rice with fresh vegetables, and a touch of soy sauce $11.95

COMBINATION FRIED RICE: Stir-fried rice with a mix of marinated chicken, beef slices, grilled shrimp, fresh vegetables, and a touch of soy sauce $15.95

## NOODLE

YAKISOBA NOODLE: Stir-fried Japanese noodles with a mix fresh vegetables, and a savory soy-based sauce with choice of protein

Tofu or chicken $13.95

Shrimp or beef $14.95

Combination $16.95

LOMEIN NOODLE: Stir-fried Chinese noodles with mixed vegetables and a savory soy-based sauce with your choice of protein

Tofu or Chicken $13.95

Shrimp or Beef $14.95

Combination $16.95

RICE BOWL

CHICKEN TERIYAKI RICE BOWL: Grilled teriyaki chicken served over steamed rice, coleslaw, green onion in a savory teriyaki sauce. $13.95

CHICKEN KATSU RICE BOWL: Breaded and deep-fried chicken cutlet served over steamed rice with coleslaw, green onion, with special sauce on the side. $14.95

PORK KATSU RICE BOWL: Breaded and deep-fried pork cutlet served over steamed rice with coleslaw, green onion, and special sauce on the side. $14.95

CHICKEN KARAGE RICE BOWL: Japanese marinated breaded chicken served over steamed rice with coleslaw, green onion, and a special sauce on the side. $14.95

SALMON RICE BOWL: Grilled salmon served over steamed rice, coleslaw, green onion, in savory teriyaki sauce . $14.95

SHRIMP RICE BOWL: grilled shrimp served over steamed rice, coleslaw, green onion, in savory teriyaki sauce $15.95

BEEF BULGOGI RICE BOWL: perfectly marinated tender beef in Korean special sauce, served over bed of steamed rice, coleslaw, and green onion. $ 14.95

BRISKET RICE BOWL: Tender marinated brisket in special sauce served over steamed rice, coleslaw, and green onion. $19.95

PORK RIB RICE BOWL: delicious super tender pork rib in special sauce served over steam rice, coleslaw, and green onion. $20.95

BEEF RIB RICE BOWL: Our signature super tender beef rib cook in perfection in special sauce served over steamed rice, coleslaw, and green onion. $23.95

## OSAKA RAMEN

TAN TAN RAMEN: Spicy sesame dashi broth topped with ground pork, mushroom, bamboo, bean sprout, scallion, fish cakes, and boiled egg. $17.50

SHOYU RAMEN: Light beef broth topped with pork chashu, mushroom, bamboo, bean sprout, scallion, fish cakes, and a boiled egg. $17.50

MISO RAMEN: Rich pork broth, soy bean paste, topped with pork chashu, mushroom, bamboo, bean sprout, scallion, fish cakes, and a boiled egg. $17.50

SPICY CHICKEN RAMEN: Creamy spicy pork broth topped with grilled chicken, mushroom, bamboo, bean sprouts, scallion, fish cakes, and a boiled egg. $17.50

BONITO JUZU: Creamy pork broth topped with pork chasu, mushrooms, bamboo, bean sprouts, scallions, fish cakes, juzu spice, bonito flakes, and a boiled egg. $17.50

TONKATSU RAMEN: Original tonkatsu with creamy, rich pork broth, pork chashu, mushrooms, bamboo, bean sprouts, scallions, fish cakes, and a boiled egg. $17.50

BEEF GYUDON RAMEN: Light beef broth, topped with thin slices of tender beef, mushrooms, bamboo, bean sprouts, scallions, fish cakes, and a boiled egg. $18.50

SPICY TONKATSU RAMEN: Spicy creamy pork broth, topped with pork chasu, mushrooms, bamboo, bean sprouts, scallions, fish cakes, and a boiled egg. $17.50

CHICKEN KARAGE RAMEN: Spicy creamy pork broth, topped with Japanese marinated breaded chicken, mushrooms, bamboo, bean sprouts, scallions, fish cakes, and a boiled egg. $17.50

SHRIMP TEMPURA RAMEN: Spicy creamy pork broth, topped with shrimp tempura, mushrooms, scallions, beansprouts, bamboo, fish cakes, and a boiled egg. $17.50

HOT MISO RAMEN: Spicy pork broth, topped with ground pork, mushrooms, bamboo, scallions, beansprouts, fish cakes, and a boiled egg. $17.50

PORK KATSU RAMEN: Tender deep-fried pork covered with bread crumbs, laid upon a bed of spicy creamy pork broth, mushrooms, bamboo, bean sprouts, scallions, fish cakes, and a boiled egg. $17.50

CHICKEN KATSU RAMEN: Tender deep-fried pork covered with bread crumbs, laid upon a bed of spicy creamy pork broth, mushrooms, bamboo, bean sprouts, scallions, fish cakes, and a boiled egg. $17.50

## CHEF SPECIAL RAMEN

BEEF RIB RAMEN : Spicy creamy pork broth topped with marinated tender beef rib, mushrooms, scallions, beansprouts, bamboo, asparagus, fish cakes, and a boiled egg. $24.95

PORK RIB RAMEN : Spicy creamy pork broth topped with marinated tender pork rib, mushrooms, scallions, beansprouts, bamboo, asparagus, fish cakes, and a boiled egg. $22.95

BRISKET RAMEN: Spicy or non-spicy creamy pork broth topped with delicious tender brisket, mushrooms, scallions, bean sprouts, bamboo, asparagus, fish cakes, and a boiled egg. $21.95

## VEGETERIAN MENU

GLUTEN FREE VEGAN RAMEN: Creamy vegetable broth, tofu, mushrooms, scallions, beansprouts, bamboo, and asparagus. $14.50

VEGETARIAN RAMEN: creamy vegetable broth, topped with mushrooms, scallions, beansprouts, bamboo, asparagus and a boiled egg. $14.50

RICE BOWLS

RICE BOWL TOFU: Lightly breaded tofu served over a bed of steamed rice, coleslaw, green onion in savory teriyaki sauce. $12.95

RICE BOWL MIX VEGETABLE: A healthy mix of sautéed vegetables, coleslaw served over a bed of steamed rice with a savory teriyaki sauce. $12.95

TERIYAKI TOFU: Lightly breaded tofu in teriyaki sauce served with white rice. $13.95

HIBACHI VEGETABLE: A delightful mix of fresh sautéed vegetables in savory hibachi sauce. Served with white rice $13.95

## TERIYAKI

(SERVED WITH WHITE RICE)

| | |
|---|---|
| KOREAN BULGOKI | $16.95 |
| TERIYAKI CHICKEN | $17.95 |
| TERIYAKI SALMON | $20.95 |
| TERIYAKI SHRIMP | $19.95 |
| TERIYAKI FILLET MIGNON | $23.95 |

HIBACHI

(Freshly grilled mix vegetables served with choice of protein a special hibachi sauce served with fried rice)

| | |
|---|---|
| HIBACHI CHICKEN | $ 16.95 |
| HIBACHI SHRIMP | $ 17.95 |
| HIBACHI SALMON | $19.95 |
| HIBACHI FILLET MIGNON | $23.95 |
| HIBACHI CHICKEN & SHRIMP | $19.95 |
| HIBACHI CHICKEN & FILLET | $ 22.95 |
| HIBACHI FILLET & SHRIMP | $ 24.95 |
| HIBACHI SPECIAL COMBO | $ 26.95 |

(CHICKEN, SHRIMP, FILLET MIGNON)

SIDE / EXTRA

| | |
|---|---|
| PLAIN RAMEN: noodle and choice of broth | $8.00 |
| Egg | $2.00 |
| Broth | $4.00 |
| Noodle | $4.00 |
| Add vegetables | $1.00 |
| Side vegetables | $5.95 |
| Side sauce | $1.00 |
| Side chicken | $6.95 |
| Side fillet mignon | $7.95 |
| Side salmon or shrimp | $7.95 |
| Side fried rice | $3.50 |
| Side white rice | $2.50 |

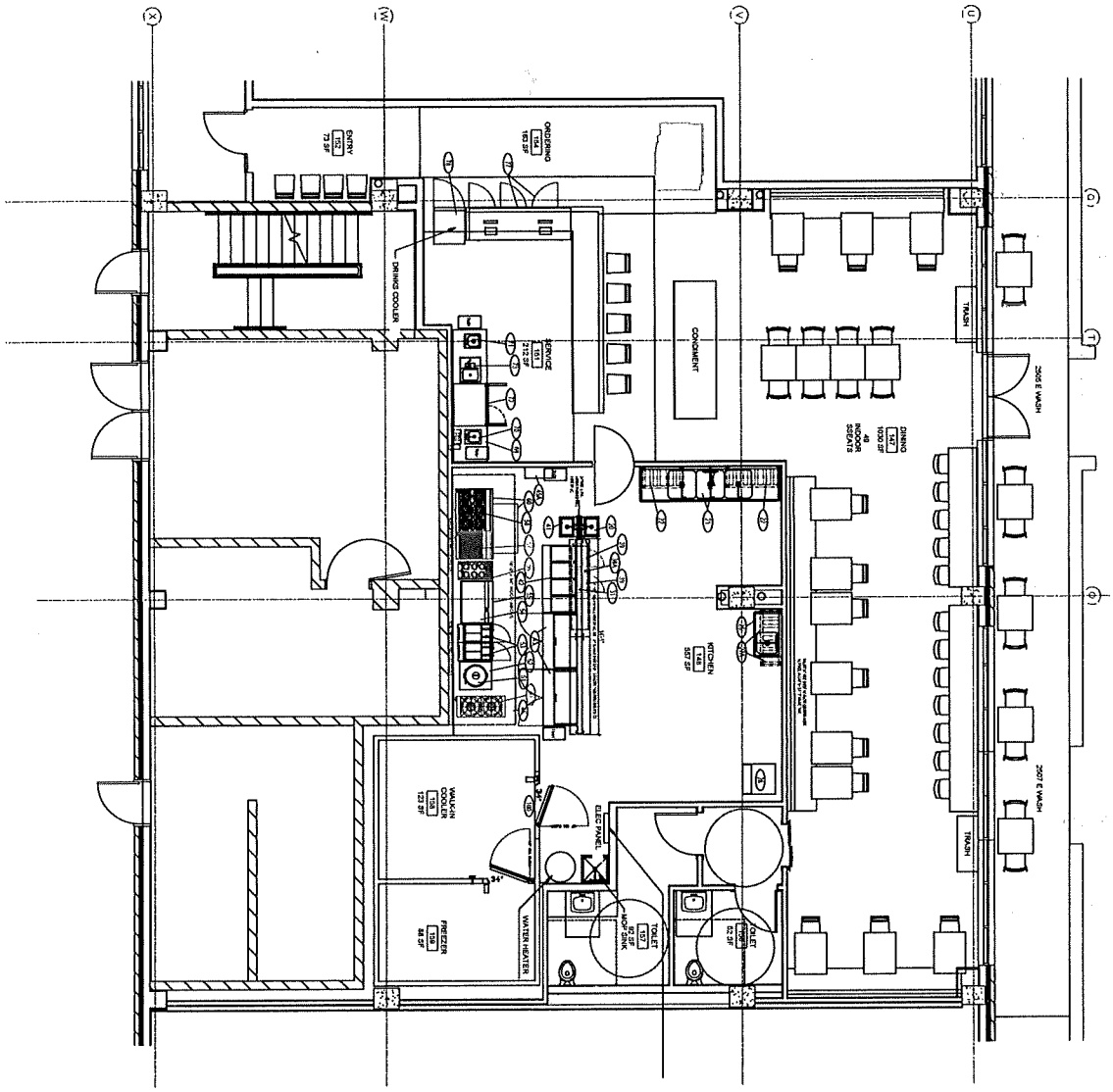
| | |
|---|---|
| SODA (free refill) | $ 3.50 |
| Ramune (Japanese soda) | $ 3.95 |
| BOBA DRINK | $6.25 |

($1 more for strawberry popping boba)

| | |
|---|---|
| STRAWBERRY | THAI TEA |
| MELON | MOCHA |
| MANGO | GREEN TEA |
| TARO | BROWN SUGAR |
| WATERMELON | MILK TEA |

THAI COFFEE

1 FIRST FLOOR PLAN
1/4" = 1'-0"




FS100

Osaka Raman & Hibachi

FOOD SERVICE EQUIPMENT LAYOUT

PLOT DATE 01/30/2026 | DRWN BY RGF | SCALE 1/4"=1' | PROJ MGR SP

EST 1987
Kavanaugh
RESTAURANT SUPPLY

2920 Bryant Road Madison, WI 53713 608-271-8514

All drawings and specifications are property of Kavanaugh Restaurant Supply, Inc. and shall not be used on any other work nor be disclosed to a person for any use whatsoever without written permission. Dimensions to be verified at the job site.

# City of Madison

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

## Master

### File Number: 93795

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93795 | **File Type:** | License | **Status:** | Council New Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | COMMON COUNCIL |
| | | | | **File Created Date :** | 07/01/2026 |
| **File Name:** | | | | **Final Action:** | |

**Title:** Public Hearing - New License
Harley's Liquor & Bait Inc • dba Harley's Liquor & Bait
3838 Atwood Ave • Agent: Hiren Patel
Class A Beer, Class A Liquor, Class A Cider
Police Sector 610 (District 15)

**Notes:**

| | | | |
|---|---|---|---|
| **Sponsors:** | | **Effective Date:** | |
| **Attachments:** | LICLIA-2026-00436 App.pdf, LICLIA-2026-00436 Supplemental.pdf | **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 | 07/01/2026 | Referred for Introduction | | | | |

**Action Text:** This License was Referred for Introduction
**Notes:** Alcohol License Review Committee- Public Hearing (7/15/26), Common Council (8/4/26)

### Text of Legislative File 93795

**Title**

Public Hearing - New License
Harley's Liquor & Bait Inc • dba Harley's Liquor & Bait
3838 Atwood Ave • Agent: Hiren Patel
Class A Beer, Class A Liquor, Class A Cider
Police Sector 610 (District 15)

1218

# Liquor/Beer License Application

City of Madison Clerk
210 MLK Jr Blvd, Room 105
Madison, WI 53703

licensing@cityofmadison.com
608-266-4601

(Agenda Item Number)

(Legistar file number)
LICLIA-2026-00436
(License number)

15 (Alder District #)  610 (Police Sector)
Office Use Only

Class A: ☑ Beer, ☑ Liquor, ☑ Cider
Class B: ☐ Beer, ☐ Liquor,
☐ Class C Wine

## Section A – Applicant

1. List the name of your ☐ Sole Proprietor, ☐ Partnership, ☑ Corporation/Nonprofit Organization or ☐ Limited Liability Company exactly as it appears on your State Seller's Permit.
   Harley's Liquor & Bait Inc.
2. Trade Name (doing business as) Harley's Liquor & Bait
3. Address to be licensed 3838 Atwood Ave, Madison WI-53714
4. Mailing address 2216 Lake Woods way Stoughton WI-53589
5. Anticipated opening date August 8th
6. Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?
   ☑ No ☐ Yes (explain)
7. Does another alcohol beverage licensee or wholesale permitee have interest in this business? ☒ No ☑ Yes (explain)
   ~~Looking to do Bottle sharing with consumers so class B.~~ NO.

## Section B—Premises

8. Describe in words the building or buildings where alcohol beverages are to be sold and stored. Include all rooms including living quarters, if used, and any outdoor seating used for the sales, service, and/or storage of alcohol beverages and receipts. Alcohol beverages may be sold and stored only on the premises as approved by Common Council and described on license.
   Main Sales floor, 3 walk in coolers, 3 storage rooms, Basements

9. *Applicants for on-premises consumption only.* Estimated capacity (patrons and employees):

Indoor: ~~50 - 70~~ N/A Outdoor: ~~40 - 50~~ N/A

10. Describe existing parking and how parking lot is to be monitored.

N/A

11. Was this premises licensed for the sale of liquor or beer during the past license year?

☐ No ☒ Yes, license issued to Hanley's Liquor Inc. (name of licensee)

## Section C—Corporate Information

This section applies to corporations, nonprofit organizations, and Limited Liability Companies only. Sole proprietorships and partnerships, skip to Section D.

12. Name of liquor license agent Hiren Patel

13. City, state in which agent resides Wisconsin

14. How long has the agent continuously resided in the State of Wisconsin? 7 years.

15. Has the liquor license agent completed the responsible beverage server training course?

☐ No, but will complete prior to ALRC meeting ☑ Yes, date completed _____

16. State and date of registration of corporation, nonprofit organization, or LLC.

05/15/2026

17. In the table below list the directors of your corporation or the members of your LLC.

☐ Attach background check forms for each director/member.

| Title | Name | City and State of Residence |
|---|---|---|
| President | Hiren Patel | Stoughton WI. |
| Treasurer | Bhavesh Patel | Stoughton WI. |
| Treasurer | Hardik Patel | Carol stream IL |
| Vice President | Soham Patel | Madison WI |

18. Registered agent for your corporation or LLC. This is your agent for service of process, notice or demand required or permitted by law to be served on the corporation. This is not necessarily the same as your liquor agent.

Hiren R. Patel.

19. Is applicant a subsidiary of any other corporation or LLC?

☐ No ☑ Yes (explain) _____

20. Does the corporation, any officer, any director, any stockholder, liquor agent, LLC, any member, or any manager hold any interest in any other alcohol beverage license or permit in Wisconsin?

☐ No ☑ Yes (explain) _____

## Section D—Business Plan

21. What type of establishment is contemplated?
☐ Tavern ☐ Nightclub ☐ Restaurant ☑ Liquor Store ☐ Grocery Store
☐ Convenience Store without gas pumps ☐ Convenience Store with gas pumps
☐ Other _____

22. Private organizations (clubs): Do your membership policies contain any requirement of "invidious" (likely to give offense) discrimination in regard to race, creed, color, or national origin? ☐ No ☐ Yes

23. Hours of operation: please enter opening and closing times in the table below.

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|---|---|---|---|---|---|
| 8 AM - 9 PM | 8AM - 9PM | 8AM - 9PM | 8 AM - 9PM | 8 AM - 9PM | 8AM - 9 PM | 8AM - 9PM |
| *(Class B only) Enter below any hours when food service will not be available, if applicable* | | | | | | |
| - | - | - | - | - | - | - |

## Section E—Consumption on Premises

*This section applies to Class B and Class C applicants only. Class A license applicants (consumption off premises) may skip to Section F.*

24. Indicate any other product/service offered. N/A

25. All restaurants and taverns serving alcohol must substantiate their gross receipts for food and alcohol beverage sales broken down by percentage. (Note: Non-alcoholic drinks are classified as "Food.") New establishments estimate percentages:
N/A % Alcohol _____ % Food _____ % Other

If applicable, describe "Other": _____

Do you have written records to document the percentages shown? ☐ No ☐ Yes
You may be required to submit documentation verifying the percentages indicated.

26. Do you plan to have live entertainment? ☐ No ☐ Yes—what kind? _____
N/A

If planned entertainment includes live music (except solo acoustic), a DJ, or a designated dance floor, please also complete an Entertainment License.

## Section F—Required Contacts and Filings

27. I understand that liquor/beer license renewal applications are due April 15 of every year, regardless of when license was initially granted. ☐ No ☒ Yes

28. I understand that I am required to host an information session at least one week before the ALRC meeting. ☐ No ☑ Yes

29. I agree to contact the Alderperson for this location to discuss my application and to invite the Alderperson to my information session. ☐ No ☒ Yes

30. I agree to contact the Police Department District Captain for this location prior to the ALRC meeting. ☐ No ☑ Yes

31. I agree to contact the Deputy Clerk prior to the ALRC meeting. ☐ No ☑ Yes

32. I agree to contact the neighborhood association representative prior to the ALRC meeting. ☐ No ☑ Yes

33. I intend to operate under the alcohol license within 180 days of the Common Council granting this license. The license shall be considered surrendered if not issued within 180 days of being granted. ☐ No ☑ Yes

34. I understand we must file a Special Occupational Tax return (TTB form 5630.5) before beginning business. [phone 1-800-937-8864] ☐ No ☑ Yes

35. I understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in question 1, above. [phone 608-266-2776] ☐ No ☑ Yes

36. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? ☐ No ☑ Yes

## Section G—Information for Clerk's Office

37. This application is for the license period ending June 30, 20 27.

38. State Seller's Permit 4 5 6 - 1 0 3 2 5 7 2 1 6 9 - 0 2

39. Federal Employer Identification Number 42-2588707

40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?

Contact person Hiren R. Patel

Business phone 712-635-7194 Business e-mail address EZstop23@gmail.com.

Preferred language English.

If needed, a qualified interpreter can be provided at no charge to you. Would you like an interpreter?

☐ Yes (language: _____)

☐ No (If you answer no and you do require an interpreter, the ALRC will refer your application to a subsequent meeting and this may delay your application process)

Si usted requiere o necesita un/a intérprete, nosotros podemos proveer un/a intérprete sin costo alguno. ¿Le gustaría tener un/a intérprete?

☐ Sí, lenguaje: _____

☐ No. Si usted escoge "no" en la solicitud/aplicación, y usted sí requiere un/a intérprete, el comité remitirá su solicitud para una nueva junta y esto puede atrasar el proceso de su solicitud.

41. Corporate attorney, if applicable: Name _____

Phone _____ E-mail _____

1222

**NOTICE:** Completed application are due by noon of the third Monday (fourth, if the Clerk's office is closed on the third Monday) to get on the agenda for the proceeding months Alcohol License Review Committee. A completed application **must** be accompanied by the following items:

☑ Copy of State Seller's Permit (Not Business Tax Registration Certificate), ☑ Appointment of Agent (if Corp/LLC), ☑ Member background investigation forms, ☑ Articles of Incorporation (if Corp/LLC), ☑ Floor Plans, ☐ Copy of Lease, ☑ Business Plan, and ☐ Sample Menu (if applying for Class B license)

If required items are missing, the application will not be considered complete and will not be accepted by the Clerk's Office until all requirements are submitted. No exceptions are made.

***Read carefully before signing:*** *Under penalty provided by law, the applicant states that the above information has been truthfully completed to the best of the knowledge of the signer. Signer agrees to operate the business according to law, and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. Lack of access to any portion of licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.*

*Penalty for materially false application information: Any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000.*

_____ 05/25/2026.

(Officer of Corporation/Member of LLC/Partner/Sole Proprietor) (Date)

| **Clerk's Office checklist for complete applications** | | |
|---|---|---|
| ☒ WI Seller's Permit Certificate (matching articles of incorporation)<br>☒ FEIN<br>☒ Written description of premises | ☒ Background investigation form(s)<br>☐ Form for surrender of previous license<br>☒ *Articles of Incorporation<br>☒ *Appointment of Agent<br>* Corporation/LLC only | ☒ Floor Plans<br>☐ Lease<br>☐ Business Plan<br>☐ **Sample Menu<br>** Class B only |
| **Upon Application Submission, the Clerk's Office issued to the application:**<br>☐ Orange sign ☐ Orange business card<br>☐ "Applying for a Liquor/Beer License in the City of Madison" brochure with contact information | | |
| Date complete application filed with Clerk's Office _____<br>Date of ALRC meeting _____ Date license granted by Common Council _____<br>Date provisional issued _____ Date license issued _____ | | |

HARLEY'S LIQUOR & BAIT
BUSINESS PLAN

Submitted to:
City of Madison Alcohol License Review Committee

Business Address:
3838 Atwood Avenue
Madison, WI 53714

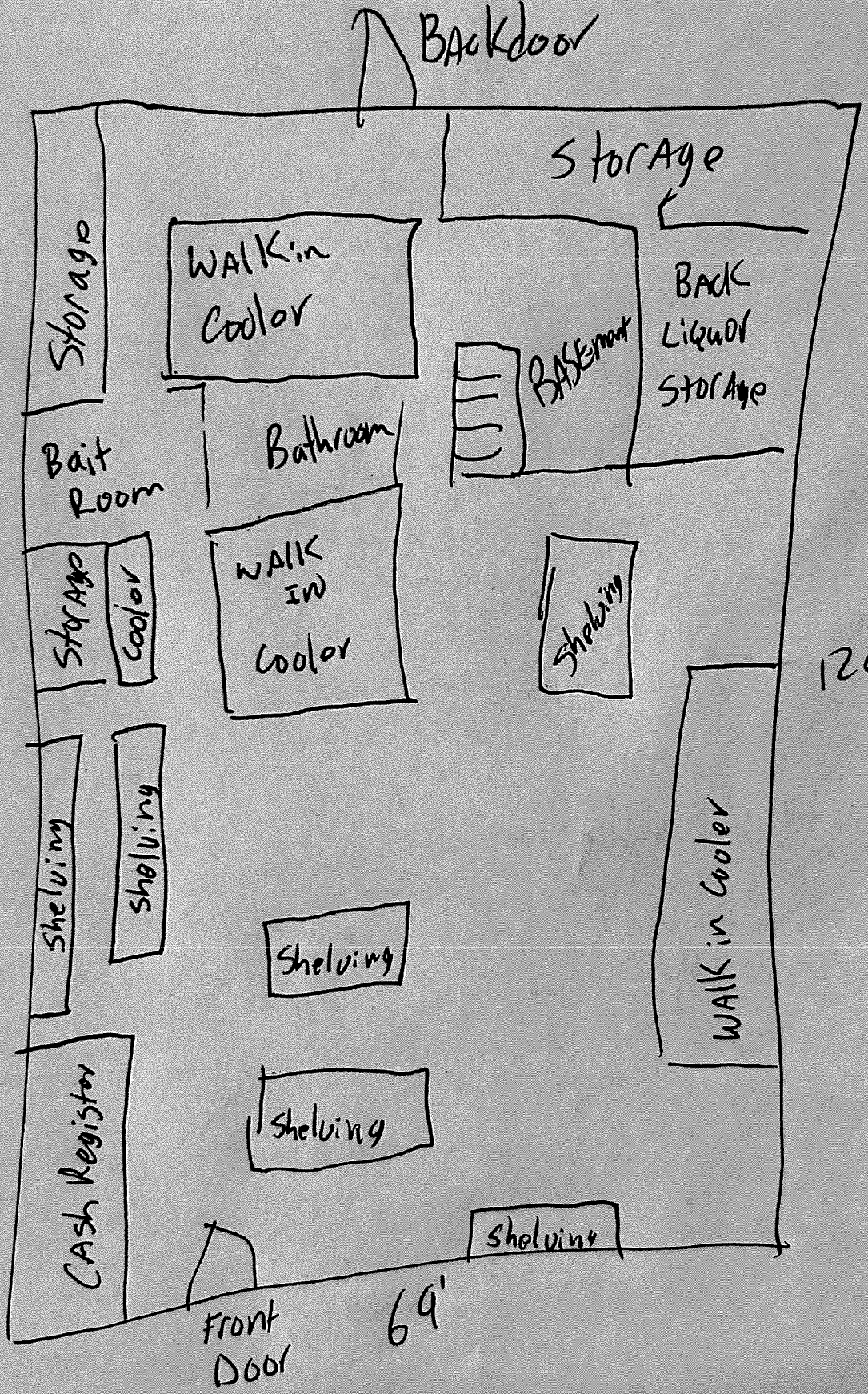
Owners:
Hiren Patel
Soham Patel
Hardik Patel
Bhavesh Patel

BUSINESS OVERVIEW

The ownership group is purchasing both the business and property located at 3838 Atwood Avenue, Madison, Wisconsin, and will continue operating under the established Harley's Liquor & Bait name. The owners currently operate EZ Liquor & Tobacco in Sun Prairie, Wisconsin, which has successfully operated for the past two years, and Sauk Prairie Liquor in Sauk City, Wisconsin, which was acquired in February 2026. Both businesses operate in accordance with all federal, state, and local laws and regulations governing the sale of alcohol and tobacco products. Through this experience, the ownership group has developed strong knowledge of retail operations, inventory management, employee training, customer service, vendor relations, and regulatory compliance. Hiren Patel and Soham Patel will serve as the primary operators of Harley's Liquor & Bait and oversee the day-to-day operations of the business. Harley's Liquor & Bait will continue to offer beer, wine, spirits, tobacco products, convenience items, fishing bait, and seasonal merchandise while maintaining a clean, safe, and welcoming environment for customers. The ownership group is committed to responsible alcohol sales, strict age-verification procedures, employee training, and full compliance with all City of Madison, State of Wisconsin, and federal regulations. We are grateful for the opportunity to serve the Atwood community and look forward to building positive relationships with customers, neighbors, local organizations, and city officials while continuing the long-standing success of Harley's Liquor & Bait.

Respectfully Submitted,

Hiren Patel
Soham Patel
Hardik Patel
Bhavesh Patel


Backdoor
Storage
Storage
WALK in Cooler
Back Liquor Storage
Basement
Bait Room
Bathroom
Storage
Cooler
WALK IN Cooler
Shelving
120'
Shelving
Shelving
Shelving
WALK in Cooler
Shelving
Cash Register
Shelving
Front Door
69'

# City of Madison

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

## Master

### File Number: 93681

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93681 | **File Type:** | Claim | **Status:** | Risk Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Risk Manager |
| | | | | **File Created Date :** | 06/22/2026 |
| **File Name:** | CLAIM: J. Lattimore - Civil Rights Violation - $141,200.00 | | | **Final Action:** | |

**Title:** J. Lattimore - Civil Rights Violation - $141,200.00

**Notes:** EVL007783

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

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|

### Text of Legislative File 93681

**Title**

J. Lattimore - Civil Rights Violation - $141,200.00

**Body**

Claim received 6/13/2026.

# City of Madison

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

## Master

### File Number: 93684

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93684 | **File Type:** | Claim | **Status:** | Risk Business |
| **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

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|

### 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: 93688

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93688 | **File Type:** | Claim | **Status:** | Risk Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Risk Manager |
| | | | | **File Created Date :** | 06/22/2026 |
| **File Name:** | CLAIM: O. Fernandez - Vehicle Damage - $14,457.87 | | | **Final Action:** | |
| **Title:** | O. Fernandez - Vehicle Damage - $14,457.87 | | | | |
| **Notes:** | EVL007787 | | | | |
| **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 93688

**Title**

O. Fernandez - Vehicle Damage - $14,457.87

**Body**

Claim received 6/17/2026.

# City of Madison

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

## Master

### File Number: 93691

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93691 | **File Type:** | Claim | **Status:** | Risk Business |
| **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

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|

### 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: 93694

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93694 | **File Type:** | Claim | **Status:** | Risk Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Risk Manager |
| | | | | **File Created Date :** | 06/23/2026 |
| **File Name:** | CLAIM: E. Ryan - Property Damage - $75.00 | | | **Final Action:** | |
| **Title:** | E. Ryan - Property Damage - $75.00 | | | | |
| **Notes:** | EVL007789 | | | | |
| **Sponsors:** | | | | **Effective Date:** | |
| **Attachments:** | | | | **Enactment Number:** | |
| **Author:** | | | | **Hearing Date:** | |
| **Entered by:** | jfletcher@cityofmadison.com | | | **Published Date:** | |

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|

### Text of Legislative File 93694

**Title**

E. Ryan - Property Damage - $75.00

**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:** | Risk Business |
| **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

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|

### 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:** | Risk Business |
| **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

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|

### 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:** | Risk Business |
| **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

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|

### 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: 93762

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93762 | **File Type:** | Claim | **Status:** | Risk Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Risk Manager |
| | | | | **File Created Date :** | 06/29/2026 |
| **File Name:** | CLAIM: F. Hayek - Property Damage - $3,150.00 | | | **Final Action:** | |
| **Title:** | F. Hayek - Property Damage - $3,150.00 | | | | |
| **Notes:** | EVL007821 | | | | |
| **Sponsors:** | | | | **Effective Date:** | |
| **Attachments:** | | | | **Enactment Number:** | |
| **Author:** | | | | **Hearing Date:** | |
| **Entered by:** | jfletcher@cityofmadison.com | | | **Published Date:** | |

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|

### Text of Legislative File 93762

**Title**

F. Hayek - Property Damage - $3,150.00

**Body**

Claim received 6/25/2026.

# City of Madison

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## Master

### File Number: 93765

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93765 | **File Type:** | Claim | **Status:** | Risk Business |
| **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

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|

### Text of Legislative File 93765

**Title**

S. Slover - Vehicle Damage - $5,000.92

**Body**

Claim received 6/25/2026.

# City of Madison

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## Master

### File Number: 93766

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93766 | **File Type:** | Claim | **Status:** | Risk Business |
| **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

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|

### Text of Legislative File 93766

**Title**

T. Fulmer - Property Damage - $4,000.00

**Body**

Claim received 6/25/2026.

# City of Madison

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## Master

### File Number: 93769

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93769 | **File Type:** | Claim | **Status:** | Risk Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Risk Manager |
| | | | | **File Created Date :** | 06/30/2026 |
| **File Name:** | CLAIM: D. Parr - Property Damage - $1,000.00 | | | **Final Action:** | |
| **Title:** | D. Parr - Property Damage - $1,000.00 | | | | |
| **Notes:** | EVL007830 | | | | |
| **Sponsors:** | | | | **Effective Date:** | |
| **Attachments:** | | | | **Enactment Number:** | |
| **Author:** | | | | **Hearing Date:** | |
| **Entered by:** | jfletcher@cityofmadison.com | | | **Published Date:** | |

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|

### Text of Legislative File 93769

**Title**

D. Parr - Property Damage - $1,000.00

**Body**

Claim received 6/19/2026.

# City of Madison

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## Master

### File Number: 93770

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93770 | **File Type:** | Claim | **Status:** | Risk Business |
| **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

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|

### Text of Legislative File 93770

**Title**

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

**Body**

Claim received 6/22/2026.

# City of Madison

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## Master

### File Number: 93771

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93771 | **File Type:** | Claim | **Status:** | Risk Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Risk Manager |
| | | | | **File Created Date :** | 06/30/2026 |
| **File Name:** | CLAIM: Allstate - Vehicle Damage - $2,246.61 | | | **Final Action:** | |
| **Title:** | Allstate - Vehicle Damage - $2,246.61 | | | | |
| **Notes:** | TMI - METRO CLAIM | | | | |
| **Sponsors:** | | | | **Effective Date:** | |
| **Attachments:** | | | | **Enactment Number:** | |
| **Author:** | | | | **Hearing Date:** | |
| **Entered by:** | jfletcher@cityofmadison.com | | | **Published Date:** | |

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|

### Text of Legislative File 93771

**Title**

Allstate - Vehicle Damage - $2,246.61

**Body**

Claim received 6/23/2026.

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## Master

### File Number: 93774

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93774 | **File Type:** | Claim | **Status:** | Risk Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Risk Manager |
| | | | | **File Created Date :** | 06/30/2026 |
| **File Name:** | CLAIM: American Family Insurance - Vehicle Damage - $9,885.43 | | | **Final Action:** | |

**Title:** American Family Insurance - Vehicle Damage - $9,885.43

**Notes:** EVL007685

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

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|

### Text of Legislative File 93774

**Title**

American Family Insurance - Vehicle Damage - $9,885.43

**Body**

Claim received 6/25/2026.

# City of Madison

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## Master

### File Number: 93786

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93786 | **File Type:** | Claim | **Status:** | Risk Business |
| **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

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|

### Text of Legislative File 93786

**Title**

A. Pimentel - Personal Injury - $1,000.00

**Body**

Claim received 6/25/2026.

# City of Madison

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## Master

### File Number: 93791

| | | | | | |
|---|---|---|---|---|---|
| **File ID:** | 93791 | **File Type:** | Claim | **Status:** | Risk Business |
| **Version:** | 1 | **Reference:** | | **Controlling Body:** | Risk Manager |
| | | | | **File Created Date :** | 07/01/2026 |
| **File Name:** | CLAIM: J. Fluhr - Property Damage and Personal Injury - $2000.00 | | | **Final Action:** | |

**Title:** J. Fluhr - Property Damage and Personal Injury - $2,000.00

**Notes:** EVL007845

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

### History of Legislative File

| Ver-sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|

### Text of Legislative File 93791

**Title**

J. Fluhr - Property Damage and Personal Injury - $2,000.00

**Body**

Claim received 6/28/2026.